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IN its last issue, the Record and Guide published a table prepared by the Bureau of Municipal Research, showing the increases in appropriations demanded by sixteen of the city departments; and in view of the discussion over the increase in the Budget now taking place, this table is of sufficient significance to warrant a second publication. It is, consequently, reproduced herewith:

TABLE OF STATISTICS.

Department.	Increase requested for 1909.	Per-cent-age.	Total budget if increased at like percentage.
Borough President, Brooklyn....	\$1,230,375.79	60.9	\$210,618,000
Borough President, Richmond....	543,122.50	85.2	235,404,000
Fire	1,088,190.36	14.5	163,290,000
Borough President, Bronx.....	323,929.40	21.4	170,228,000
Borough President, Manhattan...	753,451.17	27.7	176,754,000
Correction	186,682.00	15.9	164,718,000
Tenement	184,593.00	28.7	166,774,000
Health	1,136,669.75	49.9	199,398,000
Bellevue	271,659.50	29.3	178,386,000
Parks—Man. and Rich.....	351,380.60	25.5	174,510,000
Parks—Brooklyn and Queens.....	354,307.79	34.5	183,690,000
Parks—Bronx	241,195.00	35.9	185,118,000
Bridges	282,135.50	49.5	198,990,000
Borough President, Queens.....	1,177,174.60	91.7	242,034,000
Police	2,043,039.51	14.2	162,984,000
College City N. Y.....	134,510.09	27.3	176,346,000

The Record and Guide would like its readers particularly to notice those departments whose requests for increased appropriations are largest. At the head of the list is the Borough President of Queens, who believes himself entitled to an increase of almost 92 per cent. of his present allowance. Next comes the Borough President of Richmond, who claims an enlargement of about 85 per cent. The third biggest claimant is the Borough President of Brooklyn, who believes that he needs a 60 per cent. increase for the proper fulfillment of his borough work. Among the remaining departments, who demand very large increases are the Health and the Bridge Departments, both of which want an increase of about one-half. The significant thing about this exhibit, however, is that the list is headed by three of the Borough Presidents. Each of these gentlemen claim an increase in their share of the total budget, which on the face of it is ridiculous. No doubt their boroughs are growing and no doubt the peculiar work performed by the borough officials increases considerably with the increase in population. But when the increase in population is at the outside only about six per cent. per annum, why should the increase in appropriation amount to sixty per cent. or more? The Borough of the Bronx is increasing in population at approximately the same rate as the other boroughs, but its executive staff is willing to put up with an increase of only twenty-one per cent. A better illustration could not be desired of the viciousness of the system of borough government as authorized by the existing charter. These local officials, although sitting on the Board of Estimate, are, as a rule, callous to the general interest of the whole city. They consider all business from the point of view of the exclusive interest of their own boroughs; and they are encouraged to do so by their independence of the Mayor. They claim appropriations which they must know the city cannot afford to grant, and which it should be their manifest duty as members of the Board of Estimate to refuse. The owners of real estate in all the boroughs who are interested particularly in moderate taxes, should not disregard the obvious significance of this attitude on the part of the borough chiefs.

MR. EDWARD M. BASSETT, the Public Service Commissioner, on his recent return from Europe gave out an interview covering the result of his investigations into the transit systems of the larger European cities. Mr. Bassett has evidently collected a great deal of useful and interesting information; but perhaps the most important comparison which he makes between New York and these other cities is contained in the following paragraph: "No other city," he says, "has its business streets so crowded with trucks as New York City. Conformation has much to do with this. Most of the large cities of Europe are approachable by railroads on all sides; each locality has its railroad freight station, and all goods going to that locality are shipped to that station. There is no such constant and enormous transportation of freight across the city and through the business streets as there is here. The difference is plainly shown in the freedom with which surface cars, cabs and omnibuses can move in Berlin, Paris, Vienna and London. Nothing is more important for the business parts of New York than to find some method of taking from the public streets the immense amount of freight traffic that is now congesting them. The solution of this problem must some day be found by the City of New York, so that it will be on a parity with the cities that are free from the embarrassments that the topography of New York creates." In the foregoing statement Mr. Bassett unquestionably places his finger upon one of the most vital problems created by the business growth of New York City; and it is a problem which, considering its importance, attracts comparatively little attention. The congestion of the street traffic in Manhattan is becoming a serious threat to the commercial and manufacturing future of the whole Metropolitan district. Something must soon be done about it, or else New York will lose to competing cities a large amount of business to which it is fairly entitled.

THERE are two methods of relieving the congestion of surface traffic in the streets of Manhattan. One is the method suggested by Mr. Bassett of doing something to take away from the surface of the island a part of the enormous movement of freight, which year by year is constantly tending to make the more important thoroughfares impassable. In this respect the transportation problem is allied to the transit problem. The only practicable way of distributing freight around the city without using the streets is, of course, to construct a system of freight tunnels, similar to that which is now being built in Chicago; but up to the present time the best possible route or routes of such tunnels, the details of its construction, and its necessary capacity has not received any consideration. One freight subway, which might be of the utmost value would be a belt line of large capacity, running as far as necessary around the exterior street and connecting with all the important docks. In order to obtain, however, its maximum value, such a subway should also be connected by a system of river tunnels to the terminals of the railroads in New Jersey, and should terminate in a huge union freight depot situated somewhere in the middle West Side of Manhattan. This suggestion might, of course, after careful examination, prove to be wholly impracticable, and it is offered not as even an approximate solution of the problem, but merely as an indication of the sort of freight-subway system which might tend both to diminish the cost of handling freight in Manhattan and to relieve the streets of that borough of some of their existing and prospective burden. The only practicable step, which could be immediately taken in this all-important matter, would be the appointment by the Mayor of a Commission for the purpose of making a preliminary investigation. Such a Commission should include representatives of the railroads, the most prominent shipping interests, a competent engineer and one or two responsible public officials. If the commission reported after careful investigation that a system of freight subways was practicable and could be made to pay, the report could be made the basis of subsequent legislation. It is all the more necessary that action of this kind should soon be taken, because when the plans of the Long Island, Pennsylvania and New Haven Railroad companies in connection with the Brooklyn water front are carried out, Manhattan will be threatened by the loss of a great deal of business, now transacted in this borough. It should be added that all the railroads with terminals in New Jersey, excepting the Pennsylvania, have a vital interest in this matter, while the interest of the New York Central is probably greater than that of any other single corporation. They

should combine with the real estate, manufacturing and jobbing interests of Manhattan to secure early and efficient action.

A FREIGHT subway is not, however, the only method of relieving the congestion of traffic in the streets of Manhattan. That congestion is caused, not only by the large amount of trucking, but by defects in the street plan of the borough; and it will never be removed as long as the street plan remains as inconvenient as it is at present. This aspect of the matter has received abundant attention, but not with any effective result. Many excellent ideas, for new streets have been suggested—ideas, which, if carried out, would not only relieve existing congestion, but would help to build up parts of Manhattan, available for business purposes, but given over at present to insignificant uses. All these ideas have, however, come to naught. Even the official report of the City Improvement Commission remained an absolutely dead document. They all come to nothing, chiefly because of the huge cost of these improvements and the practicable impossibility of raising the needed money under the existing financial system. Even in case arrangements are made to finance subway construction hereafter without encroaching on the 10 per cent. debt margin, what remains of the borrowing capacity of the city will be sufficient only to provide for such necessary improvements as schoolhouses, docks, public buildings and the like? Apparently there is no way in which the municipality can pay for street improvements unless, as in so many cases abroad, they can be made partly to pay for themselves; and if a constitutional amendment is required for such a purpose, the attempt should soon be made to get one through the Legislature. In the opinion of the Record and Guide, this matter should receive the attention of the Charter Revision Commission. It is the business of that commission to make the machinery of municipal government in this city adequate to the public needs; and no such adequacy can exist as long as the hands of the local officials are tied in this respect.

NO RELATION BETWEEN TAXATION AND THE BUILDING LIMIT.

To the Editor of the Record and Guide:

Sir:—You published some weeks ago a report made by the Committee on Congestion of Population to the Building Code Revision Commission, in which there appeared the following statement:

"A study of the assessed land values of the sites of the high buildings in selected sections, as compared with increase in assessed land value from 1905 to 1908, of the sites in the blocks in which these high buildings are located, exclusive of the sites of the high buildings, shows that the owners of the sites of these large buildings are securing by far the largest proportion of the increase in the assessed land values.

"In the section, for instance, bounded by Broadway, State, Whitehall, New, Exchange pl, Nassau and Fulton, the tier of blocks east of Broadway and State st, below Fulton—the increase in assessed land values of the blocks in which buildings 15 to 23 stories are located, exclusive of the values of the sites of these buildings, was 5.21%, whereas the increase in the assessed land value of the sites of these high buildings was 14.53%, nearly three times as much."

As the high buildings are scattered among the low ones, this statement implies that the assessors place a higher valuation on the sites of high buildings than on those adjoining which are occupied by low buildings. In fairness to the Tax Department it should be said that no such discrimination exists, as can be seen by even a casual inspection of the lists. Indeed the purpose of the law requiring a separate statement of land value and publication of the lists was to make any discrimination of the kind so apparent that owners could detect it promptly.

We have been over, in detail, the assessments in the blocks named above for every year since 1904, when the land values were first separately given.

We find that from 1905 to 1908—the time given by the Committee—the increase in the assessment of the sites of the "high" buildings in those blocks was 11.28 per cent. (instead of 14.53) and of the rest of the sites 10.56 per cent. (instead of 5.20), making a difference of three-quarters of one per cent. (instead of nine per cent.) From 1904 to 1908 the variation is less—12.30 and 12.82.

In some cases there has been no increase in the assessment of the sites of high buildings, while the other land on the street has been raised; in other cases the reverse has happened. Generally the tendency has been toward a better equalization. There are some seeming inequalities, but these affect both high and low buildings.

Apart from the inaccuracy of the figures obtained, the method of comparison chosen by the Committee is faulty. In most

cases one side of a block is more valuable than any of the others, and increases in value which come to a street frontage do not affect the entire block.

It happens that in the tier of blocks under discussion the high buildings are fairly well scattered, so the disproportion in the average increase is trifling. Had it been that there were many more sites (in area) occupied by high than by low buildings where land was increasing in value most rapidly, and more low than high building sites where the increase was small, this difference in proportion of area to values would have shown an apparent increase in the value of sites of high buildings. But the increase really would have been in the value of certain frontages regardless of the height of the buildings.

The proper way to compare assessments is by streets, not blocks. And if comparison of land values is desired, either entire districts, or square foot values, should be used.

"Averages" are misleading, unless due consideration is given to all factors. The "average value" of land below Chambers st may be \$50 a square foot; but the man who sold a Broadway corner or bought a South st lot on that basis would be lacking in business ability. Yours very truly,

A. C. PLEYDELL.

(Secretary of the New York Tax Reform Association.)
September 8.

MATCHED THE BRICK IN HOLLAND.

When Fraunce's Tavern, at Broad and Pearl sts, was being rebuilt a year or so ago, the mason contractors, Deisler & Stevenson, 225 5th av, faced the difficulty of securing material to match the old and very odd brick with which this historic building was faced away back in the colonial period. The color was something approaching yellow and the size about 7x3 $\frac{1}{4}$ x 1 $\frac{3}{8}$, which is smaller in every dimension than the present standard size. Inasmuch as the original bricks were imported from Europe, presumably Holland, the contractors naturally turned to that part of the world for the material, relying upon the proverbial conservatism of the European to secure the same product as was put on the market a century or more ago. Mr. Pfothenauer, of Pfothenauer & Nesbit, dealers in face brick, searched the principal brick centres of Europe to find the color and size needed, but this hunt was futile. Another New Yorker stumbled across the very article wanted in an unobtrusive spot in Holland shortly afterwards and the difficulty was overcome. The distance of Holland from New York and the limited number of brick needed made the cost per thousand pretty high, but the necessary number was finally imported. The brick may be seen on the Broad st side of the old hostelry. The red brick used to repair the front came from Baltimore. The balance of the masons' materials used were supplied by the Empire Brick & Supply Co., Terminal Bldg.

Fraunce's Tavern was built in 1720 and restored to its original appearance a few years ago. Within its old walls Washington bade farewell to his officers in 1783. The Sons of the Revolution were organized there in 1883 and this patriotic society purchased the property in 1905.

550 FEET IN 55 SECONDS—AND A GOOD AD.

It is not often that the Record and Guide breaks through any of its established customs, but in this issue a notable exception has been made. On the centre pages will be found what we consider one of the best technical advertisement ever published. The advertisement of the Otis Elevator Company is given the position of honor because it is a splendid example of strong and artistic advertising.

The writer was so impressed with the proof of the advertisement that he accepted an invitation to visit the Singer Building and take a ride in the traction type express elevator. It must be confessed that, at the outset, the trip was a disappointment because the absolute absence of any jar or vibration made the upward journey seem exceedingly slow to one used to the ordinary type of elevator.

A stop watch set this doubt at rest, however, as the car came to rest at the 40th floor—550 feet above the entrance floor—in just 55 seconds!

A MIXED PAPER.

Our attention is called to the fact that the last four paragraphs of the article on Electric Elevators, by Mr. John V. Ihlder, in our issue of August 29, were really no part of the paper which Mr. Ihlder read before the Western Society of Engineers at Chicago. Mr. Ihlder's article terminates, in fact, at the point in our columns immediately ahead of the last four paragraphs, marked by asterisks. Here Mr. Ihlder's responsibility ceased. The remaining remarks should have been credited to Mr. Mabbs, chief engineer of the Chicago Board of Trade Building, and the inventor of the elevator a cut of which we reproduced, a type of elevator installed, so far, only in the building of which Mr. Mabbs is the engineer. Mr. Mabbs' comments (the contents of the last four paragraphs) were part of a discussion that followed Mr. Ihlder's paper.



CONSTRUCTION



A MILE AND A HALF OF PROGRESS.

By CHAS. GRIFFITH MOSES.

PROBABLY no section of our great city is more typical of the "Growth of Empire" than the little stretch of a mile and a half of Broadway and Riverside Drive, from 135th st to 165th st.

Usually when comparisons of development in municipalities are made, a period of twenty years, or surely at least ten years, is the standard of time taken to differentiate the before and after effects of the influences which were the moving causes; but in this district a startling contrast is evident in the lapse of but three years, surely a very brief time in the life and growth of a city.

Let us take up Broadway first and see how it looked in 1905, just three years ago, shortly after the long-heralded opening of the subway occurred. The stretch of thirty blocks from 135th st to 165th st was a badly paved waste, poorly lighted, unfrequented and barren; a hideous caricature of the beautiful "Grand Boulevard" contemplated by its projector, "Boss Tweed."



CHARLES GRIFFITH MOSES.

Its buildings were few and far between, and consisted of a handful of old frame houses and shanties, the homes of two institutions, a church, one 100 foot and three small 33-foot elevator apartment houses, two 5-sty walk-up flats, a 4-sty tenement house and 13 more or less modern private dwellings. Builders were afraid to start new houses in spite of the fact that the side streets and avenues to the east were pretty well built up with profitable and successful operations, because of the distance from transit accommodations and by reason of the bleak, forbidding appearance of the whole avenue.

A MARVELOUS TRANSFORMATION.

And then a modern Aladdin rubbed the lamp and the Geni of Progress appeared in the smoke and steam of the boiler and rock-driller. Spades dug and hammers rang, the city laid out a series of parks through the centre of the street and paved the balance of the roadway with asphalt block, and what had been inaccessible and ugly before, became convenient and good to look at. The speculators, the building-loan operators and the builders got busy at once and rushed in to take advantage of the new order of things, with nothing short of marvelous results.

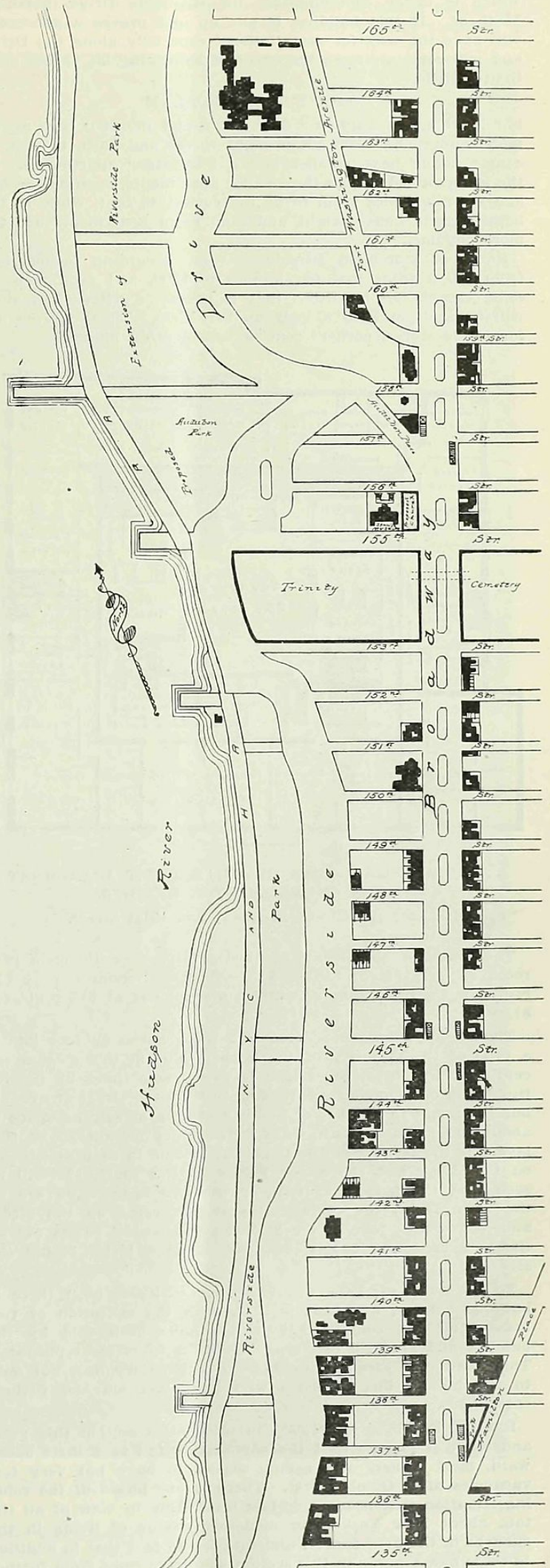
A short study of the accompanying map of this section will show the wonderful metamorphosis that has taken place in the brief time between 1905 and 1908.

In the thirty blocks from 135th st to 165th st there are four hundred and eighty city lots of twenty-five feet front each, and of these four hundred and eighty lots three hundred and thirty-two have been either built upon or used for some permanent purpose,—“consumed” as it were, from the standpoint of the lot situation, leaving but one hundred and forty-eight vacant lots remaining (or less than one-third of the whole number) which can be built upon. There are now in this short stretch sixty-three modern apartment houses and five business buildings completed or under construction, and all of those finished are well rented and are paying propositions.

If this Broadway development is remarkable in respect to rapidity and solidity, then surely the upbuilding of Riverside Drive in this same area is nothing short of marvelous. Three years ago there was no Riverside Drive north of 135th st; that is to say, the work of building and regulating and grading was barely started. To-day, while this work is by no means completed, out of about two hundred and forty lots available for improvement, one hundred and four have been used, leaving only about one hundred and thirty-six vacant lots to be obtained for building purposes.

EACH NEW HOUSE A LITTLE FINER THAN ITS PREDECESSOR.

The character of the majority of these new houses on both Broadway and Riverside Drive is good; they are mostly 6-sty elevator apartment houses, with stores in the Broadway houses only. The Riverside Drive buildings are somewhat larger than those on Broadway, and possibly a little more pretentious in finish and layout, due, I believe, to the fact that they are of a little later date of construction and their constructors used



BROADWAY AND RIVERSIDE DRIVE, FROM 135TH TO 165TH STREET.

Showing Buildings Recently Erected.

Prepared by Charles Griffith Moses.

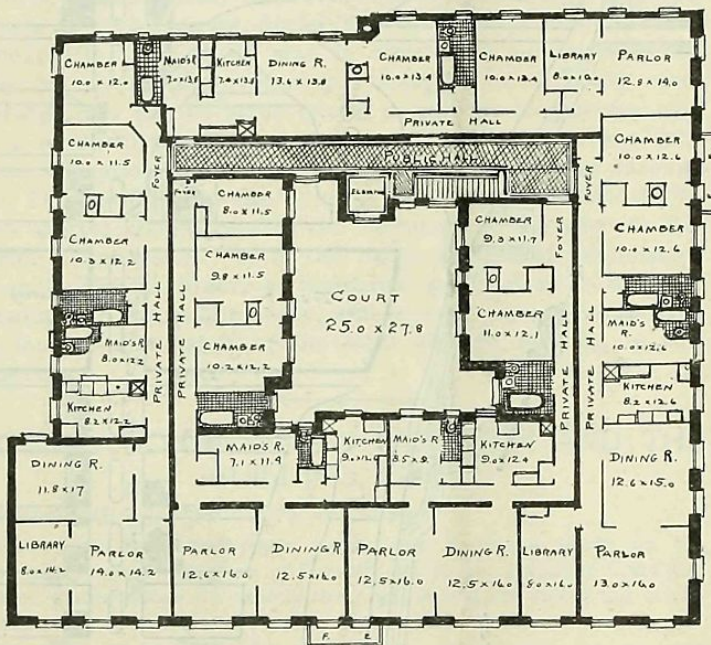
to advantage the experience of the earlier builders. It appears that tenants were willing to pay a little more rent for a first-class apartment with larger rooms and more expensive trim and decorations, so each new house seems to be a trifle better than its predecessor.

Up to the present time no fireproof houses have been erected in this territory, the builders all clinging to the 6-sty, 100x100 ft., type of house. But at the present writing we are preparing estimates of rental, etc., for a 12-sty fireproof house which is under contemplation for Riverside Drive, north of 158th st. If this building is put up and proves a success it will pave the way for many others, especially along the Drive, and will certainly have the effect of enhancing lot values more than a little.

THE FAVORITE PLAN

is for five apartments on a floor (for a plot 100x100) each apartment comprising from six to eight rooms and bath, though, of course, many have smaller and a few larger apartments. In the lower priced houses the smaller apartments, such as the five and six room ones seem to be the easiest to rent, while in the higher grade houses eight and nine room apartments are the more popular.

Rents of stores on Broadway vary, according to location, from \$30 a front foot per annum to \$100, and even more in some exceptional localities, that is to say, a fifteen-foot store will bring from \$450 a year up to \$1,500. These figures are for inside stores, corners renting considerably higher.



A TYPICAL FLOOR PLAN OF THE NEWEST APARTMENT HOUSES ON WASHINGTON HEIGHTS.

"The Alexander Hamilton," Broadway and 161st Street.

The rental of apartments is fixed pretty generally on a per-room basis, at from \$10 to \$15. Thus a 7-room flat at \$10 rents for \$840 per annum, while a 6-room flat at \$15 rents for \$1,080.

The accompanying floor plan of a 6-sty house on four lots is a type of the majority of the houses built in this section recently. The central court idea is varied sometimes by the introduction of open courts extending in from the street or avenue, but the result in number of rooms and area of renting space is about the same in both plans. The chief advantage of this layout is the placing of the important rooms in each apartment on Broadway and the minor rooms on the court. It will be seen that the parlors of four of the five apartments are on the main front, the remaining parlor fronting on the street and, conversely, four of the kitchens and maids' rooms are on the rear or centre courts, but one of these latter facing the street.

To the question, Does this character of house pay? there is but one answer, and that is that, with the exception of two houses, all the completed buildings have been sold by the builders and are held in strong hands for investment purposes. This answer is surely a sound and satisfactory one, not only to the builder but to those who have financed the various enterprises.

Renting has been very good in this entire section this year, and while it is true that the season this fall is a little backward, most owners and agents expect to have but very few vacancies after October first. There is one phase of the renting situation that is more or less interesting in view of all the talk about New Yorkers of moderate means of living in the suburbs in the near future, and that is the fact that in addition to those new tenants in this section who have come from further downtown, a very considerable number have come from out-of-town, especially from New Jersey, Westchester County and even from Brooklyn.

FIREPROOFING THE NEW PENNSYLVANIA RAILROAD STATION.

NOW that the Pennsylvania Railroad terminal, between 7th and 8th avs, and 31st and 33d sts, has begun to take shape, the man in the street can see how important is the fireproofing of this vast building. Already the tile is beginning to appear on the roof, forming the highest level yet reached by the structure. As fast as the steel workers finish one section of the frame, the fireproofers follow them with the terra cotta blocks which are to protect the metal from fire and from corrosion. The masonry used in floors, partitions and roof, and in the covering of columns, girders and beams, will run into thousands of tons. The fireproofing contract amounts to about half a million dollars. At present, somewhat more than one-fourth of it is done. On account of the size of the contract, only an organization with a large staff and extensive resources could make a bid for it. The National Fireproofing Company, to which it was awarded, has scores of men at work on the job, besides the considerable number engaged in manufacturing the material for the terminal.

The station is being built from designs of Messrs. McKim, Mead & White, architects, and is the outcome of the ambition cherished for years by the late A. J. Cassatt. It is to be the largest, in the number of passengers accommodated, in the world. It covers a plot 780 feet long and 430 feet broad. Its chief point of difference from other stations is that the tracks are 40 feet or more beneath the street level. Hence the building on the surface is, in effect, a gateway to a great subway station with twenty-one parallel tracks. On the west these twenty-one narrow into two, passing under the Hudson River, and on the east into four, passing under the East River. It is estimated that the terminal will accommodate 100,000,000 passengers a year. Arrival at the trains and departure therefrom will be particularly easy because each of the four sides of the station is a street front, and the entrances and exits are so arranged that the outward and inward flow of passengers will not collide with one another.

The exterior surface is of pink Milford granite, similar to the material used in the University Club of New York, the Pittsburgh Court House and the Boston Public Library. Along the 7th av face is a Doric colonnade, 35 feet high, topped by an attic, which brings the general elevation to 60 feet. The roof of the general waiting room, yet to be begun, will rise to a height of 150 feet.

The massive granite columns give the effect of mountain-like solidity. A stranger would say without hesitation that they went straight down to a bedrock—that they could not be supported otherwise. But in this he would be deceived. As a matter of fact, the great masses of stone are not even self-supporting—they are held up by steel columns far out of sight of the street crowds. Thus, all the tons of rock, on the four sides of the building are purely ornamental. They support nothing of the body of the structure. Giving an impression of prodigious strength, they get the credit for what the hidden structural steel does.

The steel columns which bear the weight of the granite will be covered with hollow terra cotta blocks manufactured in the New Jersey plant of the National Fireproofing Company. This hollow tile is made of clay and is subjected during the process of manufacture to a heat of about 2,000 degrees Fahrenheit. Since heat cannot affect it, either by melting or cracking, the tile makes an ideal fireproofing material. It protects the steel from the effects of the atmosphere as well as from fire, thus being the means of prolonging the life of the metal. Throughout the station there will be hundreds of these columns, and it is planned to cover them all with hollow tile.

All the partitions, too, will be of tile blocks, varying in thickness. If a blaze should get a start in one room, the hollow terra cotta would keep the fire confined to the room where it started. The tile blocks are laid end on end, the hollow spaces meeting one another perpendicularly. The air pockets thus formed make the partitions non-conductors of heat, with the result that the rooms enclosed by them are warm in winter and cool in summer. Altogether, more than 600,000 square feet of hollow tile will be put into the building. Most of this will be in the column covering and partitions, while some 70,000 square feet of "book" tile will be required for the roof.

The work of installing the tile goes ahead rapidly. When it will be finished is only a question of how soon the steel construction company will put the frame in place.

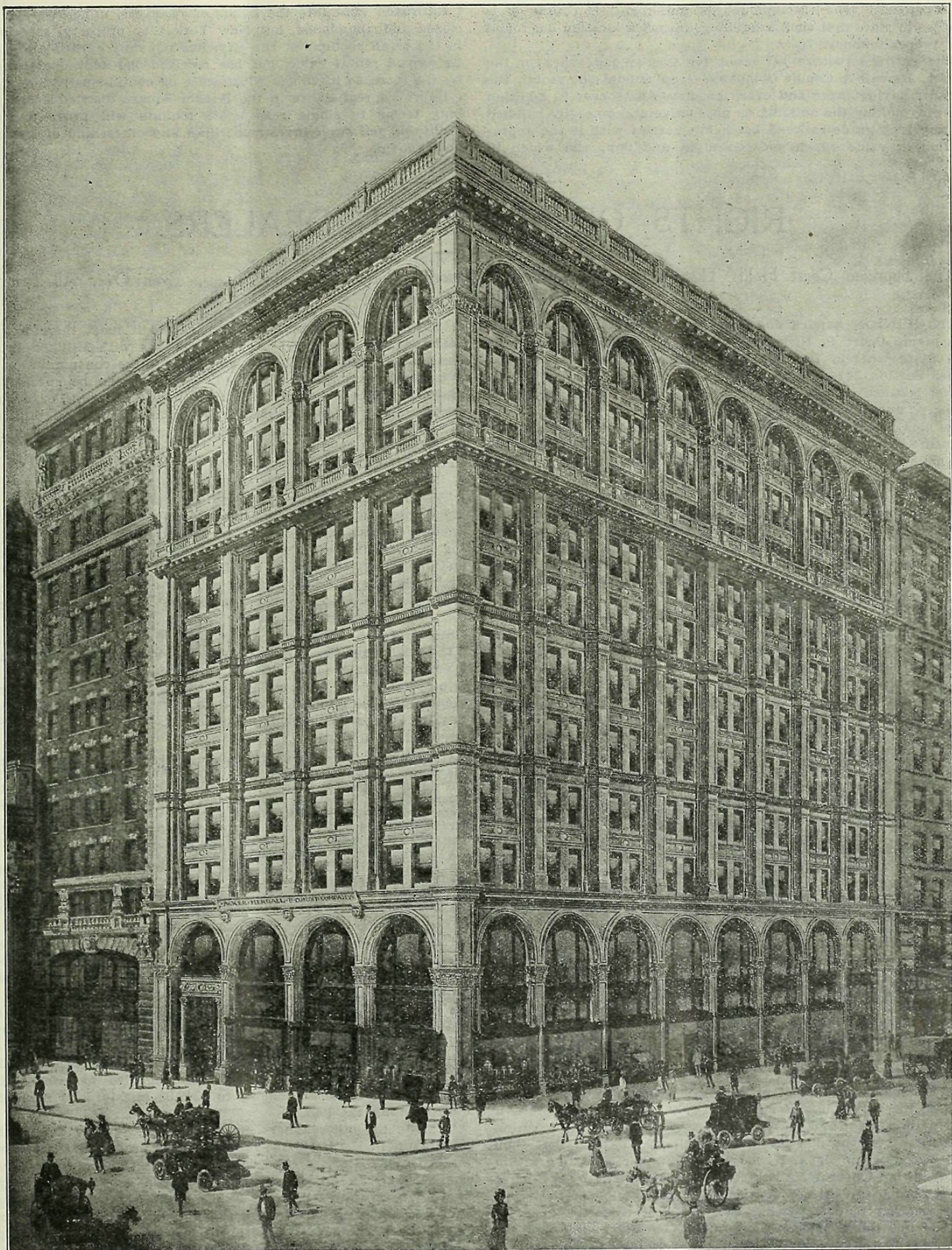
The concrete floors are constructed according to a design submitted by the National Fireproofing Company differing in some particulars from the original specifications. The corrugated reinforcing steel rods are hooked, at the ends, over the steel floor beams; they curve slightly upward to cross intermediate beams. Girders are covered with stone concrete, the formula for the mixture being "one-two-four"—one part of Portland cement, two parts of fine sand and four parts of broken trap rock. The mixers supply automatically the proper proportions. For office floors, where the load to be borne is lighter, cinder concrete is used. In the terminal there will be nearly a million square feet of flooring.

COMMERCIAL CONSTRUCTION CARRIED TO PERFECTION.

EVERY writer on Real Estate has brought to the notice of the Public the wonderful advance in values made within the last few years in the Herald Square District in New York. Even the writer of Aladdin's Wonderful Lamp could not have stretched his fancy too far had he known of the wealth hidden in that district, especially in that part in which the retail business of the city is to be carried on henceforth for generations to come.

the best. Men of enterprise are ready to furnish it. Fifth Avenue from 34th Street to 42d Street even to-day cannot be surpassed or equaled by any city in the world.

It would be useless to foretell the future of this location, as judging from past experience, New York has doubled its population four times within the memory of men of the present generation. It adds nearly one hundred thousand people to its population every year, and with all the present facilities and



ACKER, MERRALL & CONDIT BUILDING.

Southwest Corner of Fifth Av. and 35th St.

Messrs. Boehm & Coon, Owners and Builders.

This district may practically be described as Fifth Avenue on both sides from 34th st to 42d st.

Less than five years ago only old-type private residences were in evidence, with a few altered buildings, used for shop purposes. A great many of these have given way to palaces of commerce, and, as is well known, New Yorkers always want

those which will yet centre round and about 33d, 34th, and 35th streets and Fifth avenue, even the most sanguine and apparently exaggerated value that could be put on to-day would be found to be ridiculously low in a few years hence.

The latest addition to these improvements is the Acker, Merrall & Condit Building, situated at the southwest corner

of Fifth avenue and 35th street, just completed by the owners and builders, Messrs. Boehm & Coon. It occupies an area of about 13,000 square feet and is a marvel of workmanship, art and good taste; stands out boldly and demands admiration for its perfect symmetry and completeness in detail.

Of course the building is fully fireproof. It rises eleven stories in height, with store and arcade floor, basement and sub-basement, and contains ten stories of offices and lofts. The arcade is the chief feature of the building, being elegantly finished in statuary white marble, interlined with Sienna marble and bronze screens, thus creating a beautiful contrast.

There are five high-speed elevators, and an equipment of the most modern type throughout the building. Of course it is useless to state that such a building in such a location has found the proper tenancy.

The entire structure is leased for twenty-one years to the Acker, Merrall & Condit Company at an annual net rental, the tenants paying taxes and every expense whatsoever in addition thereto, making the building as productive and as easily handled as any high-grade railroad bond, but carries with it the appreciation in value which goes on night and day, and which in

a location such as the corner of Fifth avenue and 35th street is destined to be, will be larger by far than its present rental value. High-grade business property leased to one responsible tenant, relieving the owner of all the little cares that realty entails, has become an investment of the best type and has proven oftentimes to be the foundation for affluence and wealth.

Among many of the Astor holdings properties have been purchased for less money than the present rental value alone is, and as history repeats itself this increment will go on, and more so, as present structures are erected in localities that are destined to remain useful for the purpose it has been created for centuries to come.

Railroads went into the hands of receivers, mines were foreclosed and abandoned, but New York City property, especially in the retail sections of the city, has not only earned and paid its agreed rental value, but has received the additional benefit by the increase in values which goes on continuously.

Improved real estate in the Herald Square district leased for long terms to single responsible tenants will prove a more profitable and surer investment than any other kind of security now known.

RIGHTS OF MATERIAL DEALERS.

The Supreme Court Holds That They Are Entitled to Priority Under Mechanics' Liens, Even Over All Prior Liens Filed by Contractors.

AN OPINION handed down by Judge Blackmore of the Supreme Court in Richmond County is the first decision in this State wherein the rights of material dealers are defined under Section 3414 of the Code. It is of far-reaching importance, because it holds that a material dealer is entitled to a priority, under a mechanic's lien filed by him, over all prior liens filed by contractors and sub-contractors, and it holds that even the existence of a written contract is not inconsistent with the claim that a lienor was a material dealer within the meaning of the law.

The case was entitled the Hedden Construction Company vs. the Proctor & Gamble Company, the S. E. Kellar Lumber Company et al. The only questions submitted for the decision of the Court were the claim of Kellar Lumber Company for a preference as a "material man" under Section 3414 of the Code, the validity of the lien and claim of Heinicke (Inc.), the question of interest on the several claims, and the costs. As it appears from the papers in the case, Milliken Bros. (Inc.), who were contractors in the operation out of which grew this suit, are insolvent. It is conceded that the amount of \$27,486.46 became due under their contract from the Proctor & Gamble Co., the owner, and the different parties to the action to share in this amount as lienors. There was not enough to satisfy all the liens, and, therefore, all the foregoing questions, except the validity of the claim of the Heinicke corporation, are vital ones for the plaintiff, the last and largest lienor. The opinion of the court, as written, is then to this effect:

"The Kellar Lumber Company claims to be a material man within the statutory definition and therefore entitled to preference over the other lienors. This company furnished to Milliken Bros., the contractors, oak flooring of a certain grade, quality and size, pursuant to two orders therefor, made by Milliken Bros. and accepted by the lumber company. In the written order of January 22, 1907, after certain printed and typewritten matter relating to the price and manner of delivery and certain shipping directions, appear the words 'charge contract 1981—C—5'. In the other order, dated Aug. 14, 1906, there appears on the face of the order the following: 'This order supersedes and cancels order No. 8 and covers the furnishing and delivering, f. o. b. cars, Proctor & Gamble's special switch—oak flooring for a contract known in this office as 1981.'

"It is conceded that the contract referred to as number 1981 is the contract between the general contractor, Milliken Bros., and the owner. The Lumber Company contends that these orders so given and accepted did not constitute a contract for the 'improvement of such real property,' but that the contract was one for the furnishing of materials only, and that therefore it is a material man and not a sub-contractor within the meaning of section 2 of the lien law. The plaintiff contends that such a contract was made and brought the lumber company within the definition of the term sub-contractor, and that by means of the reference to contract number 1981 the portion of that contract relating to oak flooring was in effect sub-let.

"I do not think the contract created by the giving and acceptance of these orders constituted the lumber company a sub-contractor. It was not a contract for the improvement of real property under which the lumber company obligated itself to complete any portion of the main contract between the contractor and the owner. The acceptance of the contractual obligations of the lumber company was to make delivery of certain lumber at a certain time and place for a specified price. In my opinion, the transaction was simply a sale, and it brought the lumber company within the definition of the term 'material man.' It is doubtless true that the giving and acceptance

of the orders constituted a contract, and it may, therefore, be said that the lumber company did contract with Milliken Bros., the general contractors; but every sale is the consummation of a contract, expressed or implied; and if it can be successfully contended that a sale to a contractor makes the seller a sub-contractor on the theory that a sale is a contract, it is difficult to say what state of facts or what transaction would clothe a person as a 'material man.'

THE DIFFERENCE BETWEEN A MATERIAL MAN AND A SUB-CONTRACTOR.

"The reference in the orders to contract No. 1981 permits, in my opinion, no legal significance of any character. The mere knowledge that material sold to a contractor is to be used in the performance of a certain contract between the contractor and the owner, cannot of itself constitute a sub-letting. If it could, there might be as many sub-lettings as there were separate purchases made by the contractor. It seems to me, therefore, that the lumber company is a material man, and not a sub-contractor. The question is then presented whether, being a material man, the lumber company is entitled to a preference over the other lienors who are admittedly sub-contractors. I think that under section 3414 of the Code the claim of preference must be allowed. Section 20 of Chapter 342 of the Lien Law of 1885, as amended by Chapter 420 of the Laws of 1887, provided as follows:

All persons, firms, corporations or associations entitled to liens under the provisions of this act, except those who contracted with the owner, shall be deemed sub-contractors, and the Court in the judgment shall direct the amount due sub-contractors and workmen to be paid out of the proceeds of sales in their order of priority as herein provided before any part of such proceeds are paid to the contractors—persons standing in equal degree as co-laborers or various persons furnishing materials shall have priority according to the date of filing their liens, provided, however, that in all cases workmen and laborers working for daily or weekly wages shall have a preference over employes of labor, sub-contractors or contractors without reference to the date when such workmen or laborers shall have filed their liens.

"This section gave a preference to workmen and laborers over all other lienors including those now called material men. The section quoted was repealed by Chapter 419, Laws of 1897, which enacted section 3414 of the present Code. It seems to me that this latter section has extended to a material man, as that term is defined in the lien law, the preference that formerly existed in favor of the workman or laborer only. The claim of the Kellar Lumber Company to a preference is allowed, and the Kellar Lumber Company is, therefore, entitled to prior satisfaction of its claim amounting to \$948.98 and interest from the date of filing the lien.

"Among the other lienors, it is conceded that the lien of the defendant, P. Hart & Sons, for \$10,488, is prior in point of time and entitled to satisfaction before that of the plaintiff. Since the hearing, an order was granted, upon consent, permitting the payment of this lien. If it has been paid, evidence of that fact should be presented with the findings. The evidence may be in the shape of a stipulation of counsel or a certified copy of the order and evidence of payment under it. If the amount of such lien has been paid, interest thereon is waived. The remainder of the fund belongs to the plaintiff under its lien, which is greater than the fund.

"The contract of H. R. Heinicke (Inc.), was made with Milliken Bros. and not with the Proctor & Gamble Company. It is not necessary to pass upon the sufficiency of the notice of this lien under the statute, as the lien is invalid because expressly waived in the contract with Milliken Bros. Even if valid, it

(Continued on page 511.)

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

DESIGNED FOR THE HANDLING OF MILK

About a year ago F. A. Rooke, architect, of 489 5th av, completed for the Sheffield Farms-Slawson, Decker Co., in 57th st, west of 10th av, a model creamery building, costing about a quarter of a million dollars, intended for the pasteurizing, bottling and distribution of milk for New York custom, more especially for the central part of Manhattan Island. This model creamery, the largest of its kind in this country, and perhaps in the world, was designed for pasteurizing and bottling of milk under the latest sanitary conditions. As no building already existing could be utilized for this work, this especially constructed building was erected and an average of 50,000 quarts of milk daily are here handled under perfect conditions.

But even this building is now run to its full capacity, and this has caused the owners to have Mr. Rooke design the second model creamery. This building will be for the Harlem section, taking the place of the branch plant, and will be situated on the south side of Manhattan-st, just west of Broadway, on a plot of 91 ft. front and 150 ft. deep, three stories and basement in height. The front will be of glazed white terra cotta of a rather ornate design in modern French. No expense will be spared to have a sanitary building, even to the smallest detail. The walls will be of brick with a steel skeleton frame. This steelwork will be covered with concrete, and the floors will be of concrete in the solid, as all the cement work will be done in the solid, and in such a way as not to leave any openings or voids. All plastering will be done directly on the walls and on solid block partitions, and all in-and-out corners will be rounded, all angles being avoided. All this insures cleanliness and makes a vermin proof as well as a fireproof building. Wide spans of 38 ft. between columns will be used, giving clear floor spaces in the bottling rooms.

In the basement there will be the motive power, such as powerful engines, ice-making machinery with their compressors, refrigerating machinery, pumps of different kinds, and bottle washing machinery. There will be duplicate machines of each kind, as the plant must not be in a disabled condition at any time. This engine room must be of such ample proportion and

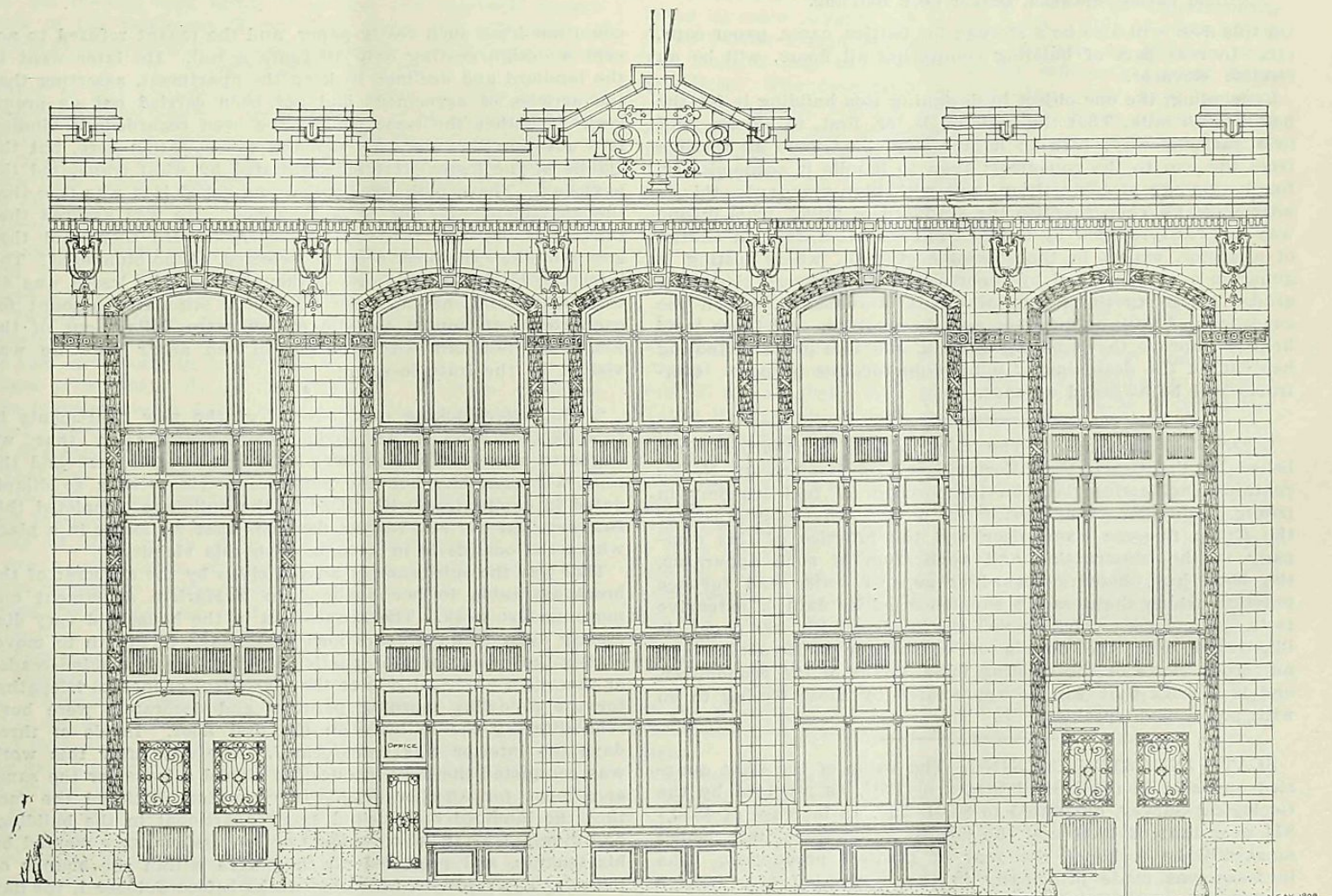
will be complete in such a style that there will be arranged a balcony with marble stairs leading from the street for visitors.

But the main feature of the building is the first story. Bottling and delivering of such large quantities of milk in the shortest time necessitates large platform room. This is obtained by two driveways, one on each side of the building. These driveways follow the outside line, turning in a circle at the rear, continuing around and returning to the street on the other side of the building. By this means over 300 ft. of platform room is obtained. This allows a continuous stream of delivery wagons to be loading, one of the most important factors when hundreds of wagons are sent out. This platform is raised to the height of the floor of the wagons. This level is the level of the bottling-room, which occupies the centre floor space of the first story separated from the platform by tight partitions of plate glass.

This central portion is the heart of the building, for in this part some 50,000 quarts of milk is to be received in the sealed cans from the farm. From these cans it starts on its passage through the latest pasteurizing machines, where the milk is kept to the fraction of a degree of temperature. After the proper cooling it runs to the bottling machines, where twelve bottles in a case are filled and paper stopped at each stroke of the machine, these bottles, including the cases, having been previously sterilized after going through the washing machines.

The filled bottles, in cases, are put on marble platforms and carried to cold-storage rooms. Some before entering the cases are filled with cracked ice. To supply this ice and for cold storage there will be arranged in the mezzanine story two ice-making plants of 100 tons per day capacity. This ice being above the delivery room, it can be crushed and dropped directly to the cases of bottled milk and to the delivery wagons.

Returning to the bottling-room special care is taken to insure a floor of light, an ideal sanitary condition. This light is obtained by skylights across the entire rear of the building, 91 ft. wide, and 30 ft. wide, the upper part of the building being kept back from the rear line to allow for this skylight. The bottling room has a 27-ft. ceiling, with a large dome light, over which is a skylight in the roof. This room will be of cement, tile and plate glass. Where milk is liable to be ex-



FRONT ELEVATION OF NEW MODEL CREAMERY SHEFFIELD FARMS-SLAWSON, DECKER CO.
Manhattan Street, west of Broadway. Frank A. Rooke, Architect.

posed the machines will be enclosed with plate glass partitions, as it is only in the ideal plant where milk is kept under seal from farm to consumer that there is no possibility of the milk coming in contact with the air, which may, or may not, contaminate it.

All the machinery will be finished in white enamel. Attendants will be in white uniforms; these uniforms will be laundered on the premises each day in the laundry on the third story.

To view the bottling-rooms and methods of handling milk, visitors may ascend the marble stairs from the street and on a balcony in the second story have a full view of the bottling hall, as it may be called, for such it will be. Back of the balcony and facing on the street of the second story are the offices of this branch plant. Toilet rooms will be over the driveway, far removed from the bottling room. There are not many offices, as the building is designed for milk, and every other work that can be kept out, will be.

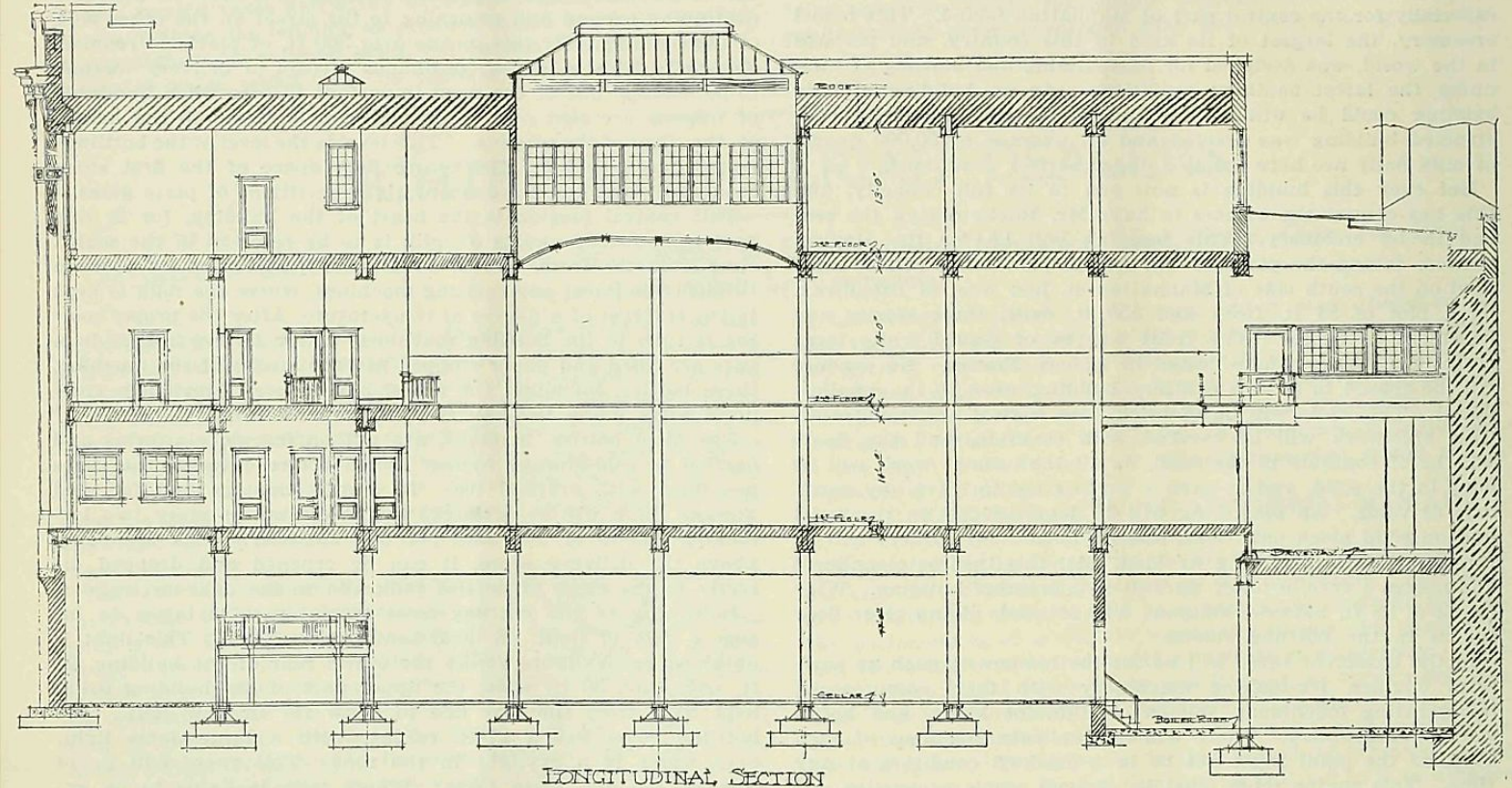
On the third story there will be a shower bath for the help, a laundry, and all the necessities for cleanliness of employees.

THE TALE OF TWO APARTMENTS.

TRUE STORIES OF HOW ONE LANDLORD LOST A TENANT AND HOW ANOTHER GAINED ONE.

AN owner of several apartment houses in Harlem lost a desirable tenant this week because he was not careful in employing a proper decorator to improve the appearance of several rooms in the apartment. The lease was signed and every detail was settled with the exception of the papering of four rooms, which was to be done before the lessee should move in. The selection of the paper and the hanging of it were to be settled between the paperhanger and the prospective occupant of the apartment.

The latter visited the decorator's store to select the paper. A book of samples was given to him with the privilege of looking over them at his leisure. The following day the decorator called and found that the tenant had selected his choice from among the finest samples, the paper costing about 20 cents a roll. The landlord's workman promptly told the tenant that he



Sheffield Farms—Slawson, Decker Co.'s Building.

On this floor will also be a storage for bottles, cases, paper caps, etc. In rear part of building connecting all floors, will be an electric elevator.

Concluding, the one object in designing this building is for the handling of milk. That the building is for, first, to handle milk in a sanitary way; then to handle it just as little as possible from the can to the consumer; then to handle it economically, for in this age of competition, and with high standards, this is an essential. Then to raise the standard of milk. This in one way is greatly helped by a well-equipped laboratory in charge of a doctor, expert in the specialty of milk, where testing is going on every day, and by reports from this expert, the lower grades traced to the farms, where it is remedied. Then the conditions of milk at different ages is reported. All these tests help to improve the handling of milk, and this proper handling has caused the designing of a building for this purpose. Contracts will be awarded at once.

ECONOMY IN FUEL.—The Book of the Economizer, published by the Green Fuel Economizer Co., Matteawan, N. Y., contains engineering data on the problem of fuel economy in power production. While primarily devoted to the interests of the Green flue-gas economizer and the practice of this company in the construction and application of such apparatus, the book has chapters regarding general boiler and furnace practice, which chapters are supplemented by data of extensive tests. The book, which is 6x9 in. in size, with 160 pages, is illustrated with the details of economizer construction and numerous views of the existing installations of the economizer, and is a work that will be appreciated by those having to do with power plant problems.

SLATE INDUSTRY GAINING.—The value of the slate quarried and sold in the United States in 1907, as reported by the Geological Survey, amounted to \$6,019,220, an increase of \$350,874 over that of 1906, and the largest value since 1903, which must still be reckoned the year of greatest production. The increase was made principally in the production of slate for roofing, the purpose to which most of the slate quarried in the United States is applied. The prices for roofing slate were higher in 1907 than they were during the two preceding years. Both exports and imports of slate are insignificant.

could not have such costly paper, and the tenant refused to accept a design costing only 10 cents a roll. He later went to the landlord and declined to keep the apartment, asserting that the articles of agreement had not been carried out as promised. Whether the lease could have been regarded as binding is a question that does not demand consideration here, but the claims of the lessee were substantiated by what transpired the next day. The paperhanger called and asked if it was true that the apartment was not to be occupied. He was assured that the report he had received was correct. He then said that any sample in the book could be selected. Who blundered? The inference is that the decorator thought that the lessee was an easy mark and, having been allowed a stipulated amount for each room, attempted to trim a few extra dollars out of the job. The landlord was ignorant of the affair until he was visited by the irate lessee.

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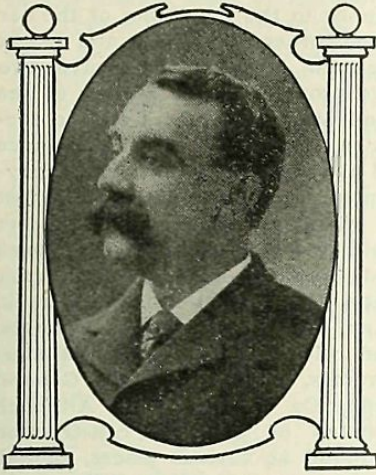
"John, after looking over several of the new apartments in this neighborhood, I have come to the conclusion that we ought to move. We have been very comfortable here and the rent is reasonable, but the entrance corridor looks so dilapidated in comparison with those in the buildings completed this summer that our self respect demands that we locate in a place where the outside is in keeping with this vicinity."

This was the substance of advice given by the autocrat of the breakfast table to her husband in a Harlem apartment one morning last week. The lesser light in the household very discreetly agreed and preparations were made forthwith to move. Either the owner of that particular structure is a mind-reader or there is a practical side to the mysticism of mental telepathy, for the following morning painters and decorators were busy rehabilitating the hallway on the first floor. Inside of three days the interior was transformed. The day after this work was completed the lady in question signed a lease for the same apartment for another year. Investigation disclosed the fact that the landlord had visited every apartment in the building, had inquired what improvements or concessions were wanted by his tenants, and promised all that were within the bounds of reason. The result is that three weeks before October 1, the day when so many leases go into effect, he starts the year with a house full of satisfied tenants who have proved to be desirable.

The inference to be drawn from the two incidents is too obvious to be put in words.

THE INCOME FROM TENEMENT PROPERTIES.

THE RECORD AND GUIDE has asked me to say something about modern tenement houses and how investments stand in this property at the present time. The inquiry has reference particularly to the cheaper tenements, and flat houses without elevators—that is, the "six-story walkups." It is not to be forgotten that this class of property has been regarded by loaning and investment concerns, as something of an experiment. "No new law tenements for us" has been the word of direction from many excellent buyers, and many mortgage companies in placing loans have insisted on having a sufficient margin of security without considering the sixth floor. The question is, after five years of production and use, what return are these houses making?



R. E. WILCOX.

The "six-story walkup" is the product of our Tenement House Law and the stress of the renting market in this swiftly growing city. The first forbade the building of more than 70 per cent. of an inside lot and prescribed wide shafts and courts that insured to every room an abundance of light and outer air. The second demanded rooms at some price and finally at any price. Builders found the sixth story sought for by those who appreciated the slightly lower rent, the greater quiet of the top floor, the perfect light and the easy access to the roof. Nor was this confined to the cheaper tenements. Upon some of the best streets of the west side, particularly the Washington Heights district, there have been erected "walkups" whose elegance of appointments and finish are surpassed only by the very finest of the elevator apartment houses. These houses, costing above a thousand dollars per front foot to erect, and standing upon lots worth \$15,000 and upwards, have sold at a fair profit to the builder and rented so as to pay a satisfactory return to the investor. At the present time, when the enormous production of tenements has overtaken the demand and perhaps for a short time passed it, the sixth story is found to be as well occupied as any part of the building. It is to be borne in mind that the additional cost of the sixth story is comparatively small and it is plain that the present high prices of ground and the high requirements of the Tenement House Law render the production of tenements unprofitable without six stories of earning power.

A CONSPICUOUS ERROR.

There is one conspicuous error in much of this tenement house production which is nothing short of an abuse and false pretense. It is the putting of stores on the first floors all up and down these cross streets, more especially on the east side, where they cannot possibly be marketed profitably. The evident object is to make the improvement appear to be business property and delude the unwary buyer with a nominal rent roll that cannot possibly be realized in actual experience. It is much to be regretted. The appearance of these blocks is marred and the investment is affected unfavorably even when the "water" is taken out of the rent scheme. Much of this property is worth more for residence than for any business uses that are likely to be discovered.

There is another "fly in the ointment" in these tenement house investments to which the eyes of the trade ought to be opened. This is the poor quality of material and construction that has gone into too many of these houses. The boom market that has prevailed since 1903, has made it possible to rent and to sell almost anything that had a roof over it. Real estate investors in this city pay far too little attention to the quality of that which they purchase. Perhaps as a whole, we are a community of speculators and not investors. We do not intend to hold, therefore what matters whether the building be substantial or not. Too much of this tenement construction is done by the speculative "builder," the sum of whose qualifications is that he can get a building loan. The finished product is sold to another speculator, and so it goes. There are rows upon rows of houses in this city that have come to a premature old age without ever having been owned by a party who purposed to make an investment. Every thoughtful manager of investment property knows that a very considerable portion of this speculative property can pay a fair return only in boom times. Buyers of it are doomed to disappointment and loss. Purchasers, including speculators, should have professional advice as to the quality and permanent earning power of that which they propose to acquire. All this is very true of the new tenement houses. It was no slight problem that was put up to the builder—how to make a permanently profitable improvement with ground and material at prevailing prices with the current high rates paid for

labor. It would be strange if there had not been many failures in such undertakings. There have been. Let loaning concerns and investors learn the difference between blundering and skillful planning, between unfit materials and those which are good, between careless and faulty construction and that which is painstaking and correct.

But when all this is said, and it ought to be said much oftener than it is, New Yorkers have splendid opportunities for investment in well-paying tenement property. The best of these houses have been marvelously well planned and substantially built. The demand for apartments in them by industrious and thrifty people will be constant and the rentals more stable than the prices of any commodity offered in the market. If they are wisely managed and properly cared for, the returns will be ample and permanent.

We are to be congratulated as a community upon the improved houses that are offered to tenement house dwellers. The light and air and numberless conveniences that are now available to those who can pay only a small amount of rent are in striking contrast to conditions that prevailed only a decade or two ago. In the more expensive apartments, the degree of comfort and ease and style, not to say elegance, that may be had in small homes, is one of the most interesting features of our metropolitan life. To own such property, to study and minister to its interests wisely and to receive its earnings is both pleasure and profit.

RANSOM E. WILCOX,
(Firm of Wilcox & Shelton).

RIGHTS OF MATERIAL DEALERS

(Continued from page 508.)

would be of no practical value, for prior liens would absorb the funds.

"In my opinion, interest should be awarded against Proctor & Gamble Company from the time Milliken Bros.' contract was finally completed. Section 4 of the lien law, cited by counsel, was not intended to absolve the owner from paying interest upon a liquidated and valid debt which is due. It was meant to limit the owners' liability to all lienors, to the sum for which he could be made liable under the original contract. This sum includes interest from the date when it is due and payable. It is my recollection that there was introduced in evidence a certificate showing when the contract was finally completed, but I do not find it among the papers. If this date appears in the evidence, the decree should provide for interest on the sum of \$27,486.46 to be computed from such date. If such date does not appear in the evidence, interest may be computed from the time of the beginning of the action.

"All the parties to the action may have their disbursements taxed as costs payable out of the funds. Bills of costs of all, to all parties except Milliken Bros., payable by Milliken Bros. The plaintiff may have judgment for deficiency against Milliken Bros. The defendant Heinicke Inc., may have personal judgment against Milliken Bros., if they desire. Counsel may present findings and proposed decree on or before the 5th day of September. Settle decree on notice."

The attorneys in the case were: J. Charles Weschler for the S. E. Kellar Lumber Co.; Sullivan & Cromwell for the receivers of Milliken Bros.; Eidlitz & Hulse for the plaintiff.

ELEVATORS AND DUMBWAITERS

In a catalogue of 27 pages the Energy Elevator Company of Philadelphia presents a line of elevators and dumbwaiters adapted for different kinds of service, and ranging in capacity from 25 lbs. to 10,000 lbs. The smallest machine is called the "Little Beauty," and is worthy of some remarks. This is for quick, light work, especially suitable where ornamental effects are desired, as in restaurants, offices, hotels or cafes, the bright, glistening brass work and artistic design producing striking results. The car is made of highly finished hard wood trays with polished brass fittings. It is accessible from front only, or from front and back if needed, and any size required. It runs on two polished brass tubes, one of which contains the counterweight, balancing the car, while the other is used as a speaking tube. The operating gear consists of cotton rope passing over iron wheels, one at top and one at bottom. These wheels are mounted in guarded stands and revolve in Arguto oilless and noiseless bearings. A brass lock at each story holds the car securely in place. The list price for this outfit as per specifications, is \$60, and \$2 extra for each additional foot in height.

The Rapid Transit Dumbwaiter has a capacity of 50 lbs., and is especially suited to long runs and rapid work. The wheels, of cast-iron metal patterns, revolve noiselessly on Arguto oilless bearings, which do not require any lubricant, thereby saving the labor and avoiding the stains incidental to the use of oil. This dumbwaiter does not require a weight box, thus avoiding the necessity and expense of double lining the shaft from top to bottom, allowing the weight to be placed inside the well, where it runs smoothly between guides, takes up no extra room in well, and is always accessible for adjustment.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

The Brick Situation in Cuba.

Mr. Oscar R. Maicas, of the Kreisler Brick Mfg. Co., 119 E. 23d st, returned recently from a brief visit to Cuba. Familiar with the Spanish language and customs, he came in very close contact with the best element in the new republic—the people who have the greatest interests at stake. Mr. Maicas states that attention is now being concentrated on the national election to be held this fall, and that at present there is a depression in industrial activity. This is largely due to conditions in the United States, the prosperity of Cuba being dependent to a great extent to prosperity in its big sister republic.

"Although considerable excitement is always aroused at election time in Cuba," said Mr. Maicas, "it is most probable that there will be little or no trouble this year. The American troops quartered near Havana will tend to keep order. After the elections are over business will return to its normal state, if improving conditions in this country justify it. All of those who have any interests in the Island, and there are many Spaniards as well as American and English, wish for peace and quietness to develop them."

Mr. Maicas was asked why such frequent shipments of brick were made to Cuba and Porto Rico, when that building material was manufactured there. He explained that the domestic brick was of comparatively poor quality, crudely made, and could not be used for many purposes which brick is made to serve here, notably the uses to which fire brick is put. The annual export of fire brick from the United States to Cuba is considerable. The principal reason why fire brick is not manufactured on the island is because the demand is not sufficient to keep a large plant in operation continually. As to common brick, Mr. Maicas thinks that enough of it is used to justify a Cuban plant to produce a good quality, but that capital has not gravitated in this direction as yet.

Publicity Department Swamped.

Mr. P. A. Tomes, who is at the head of the publicity department of the Atlas Portland Cement Co., 30 Broad st., is passing through an experience that has no parallel in the cement industry, namely, the satisfying of an unprecedented demand for information about concrete. From Colorado to Maine inquiries have been pouring in faster than his enlarged staff can answer them. Late last Wednesday afternoon the mail for that day had not been touched.

The cause of it all was the double announcement by the Atlas Co. of the fact that the contract for supplying 4,500,000 barrels of Portland cement for the work at the Panama Canal had been awarded to it, and also that four books published by the Atlas Co. on concrete construction would be sent free upon request. These four books are as follows:

"Reinforced Concrete in Factory Construction." For the manufacturer and merchant. Illustrated with photographs and sectional drawings, etc., 250 pages.

"Concrete Country Residences." For the home builder and investor. Illustrated with plans and photographs of 150 concrete houses. 168 pages.

"Concrete Cottages." For the mechanic and artisan. A 16-page pamphlet of photographs, plans, etc., for small houses.

"Concrete Construction About the Home and on the Farm." For the suburbanite and farmer, with photographs, plans and

full directions for making and handling concrete.

The contract is the largest of its kind ever awarded in the history of the cement business. The maximum daily shipment that will be called for is 10,000 barrels a day, which is less than one-quarter of the daily output of the present capacity of the plants of the Atlas Co., located at Northampton and Coplay, Pa., and Hannibal, Mo. The books noted above are sent as a guide to prospective builders.

Southern Firm Quick to Act.

The Calladega Marble Co., of Calladega, Ala., in installing its exhibit in the display rooms of the Building Trades Employers' Association, Builders' Exchange Building, West 32d st, set an example that might be followed to good advantage by the many local concerns that have contracted for space, but that are exceedingly dilatory in putting in their exhibits. The Calladega Co. signed the contract for its space last Friday. The material for the display was on its way early this week, and in the Builders' Exchange Building Wednesday. Mr. J. J. Conor, manager of the permanent exhibition of building material, was particularly pleased with the promptness shown by this firm. Mr. Conor states that the tardiness of exhibitors in installing their exhibits has been a great handicap in the efforts being made to fill up all of the spaces, some of which have been rented for several months and nothing but the sign "Rented" being visible. With the return of business men who were on a vacation and the opening of the regular busy season a campaign will be started to boom the exhibition in the way in which its many prominent indorsers justify.

The Use of Face Brick.

At the annual convention of the German Association of Face Brick and Terra Cotta Manufacturers, Prof. Michel read a paper of how it would be possible to increase the use of face brick for building purposes in Germany. He proposes a much closer relationship between brick manufacturers and architects, and advises the formation of a "Ceramic Club" of national character in which both builders and brickmakers could be members. He also points out that artistic catalogs showing the possibilities of brick buildings with suitable face brick would be a good point. He refers with commendation to a catalog of an American brick making concern, which has issued such catalog, showing in all its details the use and feasibility of face brick fronts. By making competitive designs for large buildings, the use of face brick would, he says, be more and more resorted to, and ultimately results would be produced.—Deut. Topf & Z. Z., No. 44, 1908.

Exportation of Common Brick.

The erection of sugar refineries and factories and the construction of bridges are largely responsible for the barge loads of common brick being sent to Cuba and Porto Rico by the Sayre & Fisher Co., 263 Broadway. Mr. A. W. Tuthill, assistant manager, states that the exports of common brick comprise the principal part of the demand for that building material at present. The brick is conveyed in barges from the plant in Jersey to the vessels which transport it to distant points.

Reinforced Concrete Span of 55 Feet.

The "pay-as-you-enter" cars are responsible for the construction of seven 55-foot spans in the rebuilding of the car barn at the corner of 146th st and Lenox av. The new structure will have two floors. To provide for the storing of the 4th st and Madison av cars on the second floor a clear space of the distance indicated above was necessary. The "pay-as-you-enter" cars are practically 50 feet over all, which allows only about 2 feet free at either end as the cars are moved backwards and forwards on the carrier that shifts them from track to track. The spans are constructed of concrete, reinforced with five pin-connected steel girder frames, supplied by the General Fireproofing Co., 10 E. 33d st. Although longer spans of concrete construction may be found at various places, though few and far between, Mr. Wm. M. Steele, who is superintendent of construction for the general contract that is being executed by John T. Brady & Co., 103 Park av, states that the concrete girders make the greatest combination of length and strength that has ever come under his observation. The girders are about five feet deep from the top surface of the concrete to the bottom. They weigh about 30 tons each.

Beams of extra heavy construction have been built in the roof immediately beneath the water-tank that is to be placed on top of the barn. The tank when filled will weigh about 400 tons and to carry that weight reinforced concrete beams 4 feet deep have been constructed. The fireproofing work is being done by the Dillman Fireproofing Co., 225 5th av.

An interesting feature in the execution of this contract by John T. Brady & Co. is the fact that there has been no interruption to the use of the many tracks in the barn, despite the presence of mechanics and workmen in every part of it. The area of the site of the old barn is about 150,000 square feet, the old structure has been restored, a second floor has been added, and the roof of the heavy construction indicated has been built—all has been done while cars have been shifted day and night on the tracks which were in the old structure. This work has been going on for several months.

Millions of Brick in Stock.

Mr. C. J. Henderson, local manager for the Harbison-Walker Refractories, 1133 Broadway, returned Thursday from a visit to the plants of the company in Pennsylvania to arrange for some large shipments of face brick, the result of a number of substantial contracts closed the past few weeks. The contract requiring most of his attention was that for supplying 1,250,000 of light impervious brick for the Educational Building at Albany. Consignments will start very soon. Mr. Henderson states that even this order for over a million can be supplied from the stock on hand, and the whole contract could be filled immediately, if desired. Carrying great quantities of all kinds of standard brick is one of the features characterizing the business of the Harbison-Walker Refractories.

The New York State Civil Service Commission will hold an examination on Sept. 26 of candidates for position as bridge draftsmen and junior bridge draftsmen. Further information can be obtained from the Chief Examiner of the Commission at Albany.

PRICES CURRENT.

BRICK.—Boats to the number of forty or fifty are arriving weekly in the market for Hudson River brick, and being taken up in about the same proportion as for several months; and the week-end surplus continues to consist of about the same number of cargoes. The lineaments of the market seem to the manufacturer to express only helplessness. If quotations should temporarily advance a few shillings, it would only be an inducement to the brick works that are still operating to continue to enlarge the visible supply, and the effect of this would be to drive prices down again for a long stay. From time to time as they accumulate a sufficiency one after another the brick works are shutting down, and shipments are being made upon individual judgment. City dealers as a rule have large stocks. For builders the market is more beneficent than in many years.

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

CEMENT.—Prices for Portland cement are being uniformly maintained in the East. No very large business has come forward during the week, but the market maintains a certain pace, which slowly improves.

"The business outlook in the East is not at all good," remarked Mr. Albert Moyer, of the Vulcanite Portland Cement Company. There has been a slight improvement in conditions, but not what was expected. The outlook in the West is excellent, and in the South it is good. The volume of business in the West is improving tremendously.

"What really affects the East is this: After times of depression in the past, the wave of business revival has always rolled in from the West right over the East. When it will arrive this time depends upon when confidence shall be freely restored among the moneyed and investing interests."

The National Association of Cement manufacturers will meet in Detroit next week on Monday, Tuesday and Wednesday. The Sales Managers' branch, of which Mr. Albert Moyer, of the Vulcanite Portland Cement Company, is the presiding officer, will have meetings at the same time and place in connection with the main body.

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

HARDWARE.—Prices on builders' hardware and related lines are being better maintained than for some time. A better demand is noted for plain wire, cut nails, bolts and nuts. The trade in wire nails is as large as it was in August.

LIME.—The market for lime has always a leading place in the procession of the building trades, but has lately been improving its position a little. Considerable lime is going into consumption throughout the surrounding country, as well as in the Metropolitan district, though normal business is yet in the future. Competition for business is keen, but prices are not notably changed.

LIME.	
500-bbl. lots delivered to the trade in Greater New York.	
Pennsylvania, common, per bbl....	\$0.75@ \$0.80
State common, cargo rate, per bbl.....	.80 .85
Rockland-Rockport, Com., per bbl.....	1.02
Rockland-Rockport, L., per bbl.....	1.12
Rockland-Rockport, special, 320 lbs.....	1.42
Select finish, per 350 lbs., net.....	1.62
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots. Add 25c. to above figures for yard rates.	
Berkshire Finishing, large bbls.....	@ \$1.50
LATH.	
Round wood lath.....	\$2.90@ \$3.00
Eastern Spruce, slab.....	3.15 3.25

IRON, STEEL, ETC.—The iron market is steady and the good inquiry at the mills continues. There were 18 more furnaces active on September 1 than on August 1, and prices are advancing. In structural material the first full week in September has been marked by business nearer the normal than has hitherto appeared this season. Orders that have been delayed for many months are being revived, especially by the railroads. Among the local contracts pending is 5,000 tons for the Emigrant Savings Bank, 1,100 for a new theatre at Coney Island, for the Feltman interests, 2,000 tons to replace some of the elevated railroad structure, and 4,000 for the Ritz-Carleton Hotel. The order for 3,500 tons of steel and cast iron columns for the Lorillard warehouse at Jersey City went to a local foundry. Milliken Bros. have taken the contract for the steelwork of several buildings for the Standard Oil Co. at Bayway, N. J.

There is a steady increase of small orders for black and galvanized sheets, as is to be expected at this season, and a falling off for tin-plate business.

New contracts for cast-iron pipe are few. Carload lots of 6 ins. are quoted at \$23.50 to \$24.50, tidewater.

Conditions in the copper market show some improvement, but the business that is offered is not yet large. Stocks are undoubtedly at a very low ebb, but consumers realize that there is little to be gained in laying in large stocks of the metal under present paucity of orders. The improved buying by the railroad interests of all classes of finished material is expected to be felt shortly.

Business in sheet zinc continues in small proportions. Prices on cast lots are held by first hands at \$7.05 to \$7.15 per cwt.

PIG IRON.	
The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:	
Northern:	
No. 1 x Jersey City.....	\$17.25@ \$17.75
No. 2 Foundry x Jersey City.....	16.75 17.00
No. 2 Plain.....	15.75 16.25
Southern:	
No. 1 Foundry, steamship dock.....	17.50 17.75
No. 2 Foundry, spot.....	16.75 17.25
No. 3 Foundry.....	15.75 16.25

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

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

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

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

Cold Rolled. American.		
No. 16.....	\$2.90	\$3.30
No. 18.....	2.95	3.40
No. 20.....
No. 22.....	3.00	3.35
No. 24.....
No. 26.....	3.05	3.40
No. 27.....	3.10	3.45
No. 28.....	3.20	3.50

RUSSIA, PLANISHED, ETC.
Genuine Russia, according to assortment, per lb..... 11¼@14
Patent Planished, per lb..... A, 10c.; B, 9c., net
Galvanized iron jobbing, price..... 70 and 10%
Metal Laths, per sq. yd..... 22@24

SOLDERS.	
Half and Half.....	19½ @ 20
No. 1.....	17½ 18

SPELTER.	
Ton lots.....	5½ 5¾

TERNE PLATES.
N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	@ \$17.10
About 30-lb. coating.....	15.00
About 20-lb. coating.....	13.50
About 15-lb. coating.....	10.70 11.25
About 8-lb. coating, box.....	8.70

PIG LEAD.	
Ton lots.....	4¾ 4
Less.....	5 5¾

LUMBER.—Local retailers report a slow but steady improvement. Stocks are said to be low, which accounts for a better trade with wholesalers. Prices are the subject of keen competition and show no material change.

The Lumber Trade Journal notes that one feature of the building lumber market at this time which is providing some business to the wholesale trade is the tendency of dealers who had good stocks of building lumber at high prices when the panic broke, to hold on to that stock pending a return of values, and to buy and sell under present conditions on the lower priced stock available. This has perhaps provided a bulk of the wholesale trade during the summer season.

Eben J. Marsh has sold his interest in the Sea Coast Lumber Company, of 1 Madison av, Manhattan, to engage on his own account in the manufacture and sale of cypress lumber, with headquarters at Rooms 10043-4, 1 Madison av. Mr. P. J. Feitner will be in charge of the selling department of the Sea Coast Lumber Co.

Mr. John W. Rapp, No. 1 Madison av, confirms reports of steady improvement in the metal covered trim trade: Prices are hardening a little as a result of better business.

Mr. Rapp has taken the contract for the interior metal covered trim required for the Educational Building at Albany, for the annex to the Masonic Temple in Manhattan, for the new building of the Metropolitan Life Insurance Company at San Francisco, the 12-sty West Twenty-sixth Street Building and the bronze doors for the Washington st subway in Boston.

SPRUCE.	
2 inch cargoes.....	\$16.50@
6 to 9 inch cargoes.....	18.00 \$19.50
10 to 12 inch cargoes.....	20.00 21.00

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

PINE, YELLOW—Long Leaf.	
By Sail.	
Building orders, 12-in. & under.....	\$23.00@ \$24.00
Building orders, 14-in. and up.....	27.00 28.00
Yard orders, ordinary assort.....	21.00
Ship stock, easy schedules.....	27.00 28.00
Ship stock, 40 ft. average.....	37.00 38.00
Heart face siding, 1 and 1¼-in.....	29.00
1 in. wide boards, heart face.....	36.00
1½ and 1¾ in. wide boards.....	40.00
2 in. wide plank, heart face.....	40.00
Kiln dried sap siding, 4-4.....	24.00 25.00
Kiln dried sap siding, 5-4.....	25.00 26.00
Yellow Pine Box Boards (knoty).....	14.00 15.00
Yellow Pine Stepping.....	41.00 43.00
By Steam, add \$1.00 to \$1.50.	

LONG LEAF YELLOW PINE FLOORING.

Table listing various types of long leaf yellow pine flooring with prices. Includes items like 'A' Heart face rift, 'B' Heart rift, 'C' Heart rift, etc.

WHITE PINE.

(Rough or dressed.)

Table listing white pine products such as Good Uppers, Shelving, Cutting up, etc., with prices.

HARDWOOD FLOORING.

Table listing hardwood flooring options like K. D. Bored, End Matched or Butted and Bundled, 13-16 Oak, etc.

SHINGLES.

(New York Lighterage Limits.)

Table listing shingles: 6 x 18 No. 1 Heart Cypress Shingles, 6 x 18 No. 1 Primes or A's, etc.

HARDWOOD.

Table listing various hardwood species and grades: White Ash, Brown Ash, Basswood, Red Birch, etc.

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel at Norfolk, Va.

Table listing prices for rough North Carolina pine in different box sizes and grades.

MACHINERY.—Since the first of the month machinery houses have had a noticeable improvement. The Iron Age notes that a complete mechanical equipment will soon be purchased for a sand lime brick plant to be erected at Port Jefferson, L. I., at a cost of about \$50,000. The plant, which is to be constructed under the supervision of Frederick L. Smith, industrial engineer, 5 Beekman st, New York, will be built by the Dyett Sand Lime Brick Company, 103 Park av, New York, which has recently been incorporated with a capital stock of \$300,000, of which \$100,000 is 7 per cent. accumulative preferred stock and \$200,000 common stock. The main building will be 60x220 ft., and the equipment, which will be purchased through the engineering office of Frederick L. Smith, will consist of three 150-HP. horizontal tubular boilers, one 300-HP. simple engine, one direct current lighting outfit of 10 HP., sand dryers, ball and tube mills, mixers, industrial railway equipment, piping, etc. There will also be required the structural steel for the buildings and a 200-ft. wharf will be erected. For the manufacture of brick a new press will be used which is the invention of James H. Dyett. This press is expected to turn out 10,000 complete bricks an hour. The company has secured at Port Jefferson a large acreage of white sand. The officers and directors are James R. Bateman, president; Frank L. Howson, vice-president; Edward H. Mangels, secretary; George E. Darling, treasurer; Louis Lauer, assistant treasurer; James H. Dyett, general manager; Frederick L. Smith, consulting engineer; Thomas Conyington, counsel; George F. Jones and C. C. Kimball.

The Otis Elevator Company, New York, is having plans prepared for a foundry building 90x200 ft., 50 ft. high, of brick and steel construction, to be erected at Locust and Atherton sts, Yonkers, N. Y., in connection with the present plant.

STONE.—September has brought to firms in the stone trades a marked increase in the number of plans figured, which is one of the signs that the financial situation is beginning to clear up. So far as private work is concerned, investors and improvers ought now to be well disposed to the stone trades, as indeed they are; but private work is insufficient to keep the cup of industry full, and it is on real estate operators and speculative builders that the trades must depend for that full measure of commitments necessary for normal times.

And the number of professional builders ready to go ahead is few. Operators say that the attitude of the unions is in part responsible for this. They mean, to use the exact words of a very representative firm, that the "trades unions have not yet tasted the bitterness of having their men out of work long enough to permit them to become tractable, and to realize that they can no longer insist on high wages for poor work. The era of flimsy building construction at any price is now past, never to be repeated.

"Men have been forced out of the building business who never should have been in it, and the reaction is the healthiest thing that could have happened to the building and real estate business.

"At present there is no such thing in New York as a professional builder, ready to undertake new operations, with the exception of possibly four or five high-class apartment-house builders who were not affected by the general building smash-up."

In more particular terms, it can be said that notwithstanding the inactivity of a large portion of the professional build-

ing trade, there has been a decided improvement in the cut-stone trade and also in the granite industries, and as these paragraphs are devoted to truthful and quite unemotional statements, it must be added that the same can hardly be said of the interior marble shops, as it is a branch which supplements other stonework in the building and necessarily comes into the game later in the season.

At the works of B. A. & G. N. Williams the forces are still in part occupied with the Washington contracts, more particularly the House office building, as the cutting for the Municipal Building is about closed out. The new National Theatre on Central Park West is also engaging attention. This is a limestone job, and the shop is about two-thirds through with it. The building itself is now in an interesting stage for masons to inspect. Both the stone and brick work are very typical of what can be done in New York, though the later is work that will be covered up.

Interior marble shops are moving along quietly and complacently. Their day will come again. In the meantime the pursuit of contracts is keen,—and prices are extremely low. This is said advisedly for the benefit of owners and architects, as well as general contractors. The items in which it has been possible to chisel down costs lately are those which for a time were more firmly adhered to, and considered beyond the control of the subcontractor.

The John Peirce Company has taken the general contract for the new granite Central Library at St. Louis, to cost \$1,379,000. The Raymond Granite Company of San Francisco has the contract, at \$299,550, for the reconstruction of the U. S. post office at San Francisco.

STONE.—Wholesale rates, delivered at New York.

Table listing wholesale rates for various types of stone: Nova Scotia in rough, Ohio freestone, Minnesota freestone, etc.

SLATE.—Prices are per square, delivered in New York in car lots.

Table listing prices for slate: Genuine No. 1 Bangor, No. 1 Chapman, No. 1 Red, etc.

The Wall Outlet Closet.

Early in the history of concrete construction architects and builders saw the desirability of having a wall-discharge closet that would do away with the practice of punching holes in the floors, thus weakening the spans. At that time there was no such thing on the market as a wall-outlet closet, but at once everybody tried to adapt and rearrange old ideas to meet the new conditions.

The task was more difficult than at first thought for one device after another proved failures, until finally the Federal Company, of Chicago, came to the rescue with its Arkin closet. This closet is claimed to be a success; it economizes space and water, requires less piping, opens to the wall, thus preserving the floors intact, and has a waterway which, being without a contracted place in the long leg, cannot clog up.

BUILDING OPERATIONS.

M. Reid & Co. Incorporated to Build Ritz-Carlton.

MADISON AV.—This week the general contract was awarded to M. Reid & Co. (Inc.), No. 114 West 39th st., for the entire construction of the new \$2,000,000 hotel, to be known as the Ritz-Carlton, to be situated at the northwest cor of Madison av and 46th st. The plans call for a frontage of 200 feet and a depth of 140 feet. Mr. Robert Walton Goelet, of Newport, R. I., will be the owner. Plans for the new hotel on the Goelet block have been in course of preparation for several months, since the Ritz-Carlton project was first talked of. Messrs. Warren & Wetmore, 3 East 33d st, are the architects.

Contract for Brooklyn Monastery.

FORT HAMILTON AVE.—During the last few days the general contract for the erection of the Monastery of the Precious Blood, to be situated at Fort Hamilton av, 53d and 54th sts, Brooklyn, was awarded to John Kennedy & Company, St. James Building, No. 1133 Broadway, from plans by Messrs. Reiley & Steinback, No. 481 5th av, Manhattan. The exterior walls will be laid up with granite, limestone and Harvard brick, with tile for roofs and tower. The contractor will have one year in which to complete the job.

Two High-class Residences for Brooklyn.

EAST 7TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for two twin brick residences to be erected on the west side of East 7th st, 210 ft. north of Ave U, Flatbush, Brooklyn, for Howard and Isador Bloomgarden, owners. The first floor is arranged for a drawing room, reception and dining-rooms, kitchen and laboratory. The interior finish is to be of oak and birch. The exterior is to be designed in Spanish style. The cost will be about \$20,000 each.

Light-Story Apartments for Atlantic City.

ATLANTIC CITY, N. J.—The Jacobson & Hoffman Realty Company has commissioned Architect Henry Ives Cobb, 42 Broadway, Manhattan, to prepare plans for the construction of two 8-sty high-class apartment houses, on Hartford av, between Atlantic and Pacific avs, Atlantic City, N. J., to cost complete about \$400,000. The buildings will be fireproof, and contain all modern improvements.

Big Contract for John Peirce Co.

The John Peirce Company, No. 90 West st, Manhattan, has secured the contract at \$1,379,000 for erecting the Central Library building at St. Louis, Mo. The structure will be of monumental design, of granite, with electric elevators. Contracts for bookstacks, to cost in the neighborhood of \$40,000, have not been awarded. Cass Gilbert, 11-15 East 24th st, is the architect. The estimated cost of the building completed is \$1,650,000.

Swallow & Howes to Build Newport Y. M. C. A.

NEWPORT, R. I.—The general contract has just been awarded to Swallow & Howes, of No. 500 5th av, Manhattan, for the erection and completion of a new 3-sty and basement brick Young Men's Christian Association building, at Newport, R. I., donated by Alfred G. Vanderbilt. Messrs. Ewing & Chappel, No. 347 5th av, the architects, estimated the cost at about \$100,000.

Elevator Apartment for the Bronx.

FOREST AV.—Edward J. Byrne, No. 3025 3d av, has completed plans for a 6-sty elevator apartment house, 87.6x100 ft., to be situated at the southwest cor of 158th st and Forest av, the Bronx, for Wm. F. Rohrig Co. Estimated cost is \$125,000.

Costly Apartment Houses for 111th St.

111TH ST.—The Harvard Realty & Construction Co., 128 Broadway, will soon begin the erection of an 8-sty elevator apartment house on a plot 50x85.3 feet, in the north side of 111th st, 75 feet west of Broadway. Architect William L. Rouse, 12 West 32d st, is preparing the plans.

Apartments, Flats and Tenements.

MANHATTAN.—Henry Regelmann, 133 7th st, is planning for extensive interior changes to the 5-sty tenement No. 54 Suffolk st, owned by G. Schuster.

MANHATTAN.—The 5-sty brick tenement, No. 422 East 14th st, owned by Wm. P. Shannon, of Ottawa, Canada, will be improved. A. Brociner, 20 East 42d st, is preparing the plans. Estimated cost is \$6,000.

MANHATTAN.—Chas. B. Meyers, 1 Union Square, is preparing plans for a 6-sty tenement house, 50.10x82.8 feet, for J. Lipman and S. Root, 72 East 99th st, to be erected at Nos. 114-116 Christopher st, to cost \$50,000.

BRONX.—Gross & Kleinberger, Bible House, have completed plans for two 5-sty flats, 50x100 ft., to be erected on the west side of Vyse av, near Jennings st, Bronx, for the Blue Ridge Construction Co., on premises, to cost \$90,000.

BRONX.—F. H. Marjenhof, 1984 Morris av, owner, will soon begin the erection of a 5-sty flat house with stores at the northeast corner of Tremont and Jerome avs to cost \$45,000. Schaefer & Jaeger, 461 Tremont av, are taking figures.

BRONX.—Harry T. Howell, 3d av and 149th st, is preparing plans for one 5-sty tenement, to be erected at the southwest cor of Courtland av and 151st st, 59x100 ft., all improvements, to cost \$55,000. Samuel Williams, of 910 Brook av, is the owner.

BRONX.—Harry T. Howell, 3d av and 149th st, has prepared plans for one 6-sty tenement, to be erected on the east side of Washington av, 199.10 north of 169th st, 51x96; all improvements; to cost \$45,000. Samuel Williams, 910 Brook av, is owner.

Banks.

WEEHAWKEN, N. J.—Crow, Lewis & Wickenhoefer, 160 5th av, Manhattan, are preparing plans and will receive estimates after Sept. 15, for a bank building, 40x65 ft. at Bergenline av and 4th st, Weehawken, N. J., for the Weehawken Trust Co. Estimated cost, \$75,000.

MANHATTAN.—It was stated at the office of Architect Raymond F. Almirall, 51 Chambers st, on Friday, that the general contract for the erection of the new Emigrant Industrial Savings Bank Building at Nos. 43 to 47 Chambers st, has not yet been signed. Chas. T. Wills (Inc.), 156 5th av, is among those figuring the job.

MANHATTAN.—John J. McGrath, 166 West 25th st, has received the plumbing contract for the 2-sty brick and stone bank building for the Union Dime Savings Institution, Broadway and 32d st, to be erected at the northwest corner of 6th av and 40th st, to cost about \$225,000. Wm. L. Crow Const. Co., 289 4th av, is general contractor, and Alfred H. Taylor, 6 East 42d st, is architect.

Churches.

NORTH ROSE, N. Y.—A new stone Methodist Episcopal Church is to be erected in North Rose. Work is to begin this fall. The contract will be let Sept. 20. Estimated cost, \$10,000.

MANHATTAN.—Messrs. Bannister & Schell, 69 Wall st, will take figures after Tuesday, Sept. 15, for the 2-sty church, 85x94 ft., to be erected at Fort Washington av and 178th st, for the Chelsea Methodist Episcopal congregation, to cost about \$110,000.

NEW LONDON, CONN.—Contract for the stonework of the new \$70,000 church for St. Joseph's parish was awarded to John J. Ryan of New London and it is expected that ground will be broken and work begun at once. Chickering & O'Connell, of Boston, prepared the plans.

BRONX.—Architect Geo. W. Kramer, 1 Madison av, has awarded the general contract to John B. Roberts, 1 Madison av, for building the superstructure of the stone church, at southeast corner Prospect av and Macy pl, for the Prospect Avenue Methodist Episcopal congregation, Rev. Wm. M. Carr, pastor, 778 Prospect av.

City Halls.

BOSTON, MASS.—Bids will be received until Oct. 17 by the Commissioners for the Enlargement of the Suffolk County Court House, Jas. R. Dunbar, Chairman, for the enlargement of said court house. Geo. A. Clough, 46 Cornhill st, Boston, is the architect.

TRENTON, N. J.—J. G. Doak & Co., of Philadelphia, at \$447,000, has received the contract for the erection of Trenton's new City Hall. The style of the structure will be a granite base and marble superstructure, and the contract with Doak & Co. expressly provides for the employment of all Trenton labor, except the marble cutting. All the firm's sub-contractors, excepting for the electric fittings and wiring, are Trenton concerns. The limestone for the interior will be cut in Trenton.

Dwellings.

FLUSHING, L. I.—At Flushing, S. Bernhardt, 21st st, will erect in 22d st, w s, 240 n Queens av, one 2-sty frame dwelling, to cost \$4,500.

FLUSHING, L. I.—At Flushing, Abrew & Yeager, 23 Main st, will erect in Linden st, east side, 100 n of State st, two 3-sty brick dwellings, to cost \$7,000.

KINGSBRIDGE, N. Y.—T. F. Dunn, 953 Woodycrest av, has plans for a 2-sty residence, 22x60 ft., at Kingsbridge, N. Y., for J. Kelly, to cost \$8,000.

CORONA, L. I.—Three 2-sty dwellings will be erected in Warren st, Corona, by Annie Daley, 209 National av, Corona, from plans by R. W. Johnson; cost, \$10,500.

RICHMOND HILL, L. I.—Architect W. J. Brown has prepared plans for three 2-sty frame dwellings to be erected on Briggs av, Richmond Hill, by John Fitzsimmons and Hans Riese.

RICHMOND HILL, L. I.—Elm st, west side, 89 north Chichester av, Richmond Hill, will be improved by Mrs. H. M. Brocklmen, of Richmond Hill, with one 2-sty frame dwelling, 20x50 ft., to cost \$4,000.

JAMAICA, L. I.—Chas. H. Wooley, 376 Fulton st, Jamaica, will build on Hilldale av, west side, 60 south North 1st st, Jamaica, one 2-sty frame dwelling, to cost \$4,800.

ORANGE, N. J.—Five houses will be erected by the Security Co. of America, at Scotland st and Tremont av. Each house will be for one family, and will cost \$6,000.

DEAL PARK, N. J.—Clarence W. Brazer, 1133 Broadway, Manhattan, has plans ready for a 2½-sty residence, 30x40 ft., for the Young Construction Co., Deal Park, N. J.

ELMHURST, L. I.—L. N. Wheeler, 107 Central av, Corona, will build on Brewster av, Elmhurst, one 2-sty frame dwelling costing \$4,000. Alex Livingston is the architect.

MASPETH, L. I.—At Maspeth, Clermont av, n w cor Hull av will be improved by Julia Winkell, Clermont av, Maspeth, with one 3-sty frame store and dwelling, costing \$4,000.

LONG ISLAND CITY.—Old Bowery Bay road, near Winthrop av, Long Island City, will be improved by Killian Schrig, 39 Old Bowery Bay road, with one 2-sty dwelling.

ELMHURST, L. I.—At Elmhurst, Mrs. I. Dunham, of Whitestone, will erect in Hanover av, west side, 40 ft. south of Summit av, Elmhurst, one 2-sty dwelling to cost \$6,000.

ELMHURST, L. I.—Division av, east side, 200 north Warren st, Elmhurst, will be improved by Jos. Kenyon, of Elmhurst, with two 2-sty frame dwellings, 20x29 ft., to cost \$4,400.

RIDGEWOOD, L. I.—M. Davey, 325 West 42d st, Manhattan, will erect on Vesta av, south side, 100 w Bell av, Ridgewood, one 2-sty brick dwelling, 28x30 feet, to cost \$5,500.

RIDGEWOOD, L. I.—L. Berger & Co., 300 St. Nicholas av, will erect in Himrod st, south side, 100 east Covert av, Ridgewood, for Eva Keupp, 526 Himrod st, one 2-sty brick dwelling, to cost \$4,000.

MORRIS PARK, L. I.—Beach st, west side, 250 south Broadway, Morris Park, will be improved by R. De Groot, 325 Beach st, from plans by Walter J. Brown, with two 2-sty frame dwellings, 20x50, to cost \$7,000.

ARVERNE, L. I.—Morris Asinof, 187 Mercer st, Manhattan, will build on Alexander av, w s, 310 south Ocean av, Arverne, one 2-sty frame dwelling, 40x50 ft., to cost \$5,000. L. Berger & Co., are the architects.

WOODHAVEN, L. I.—Emanuel Wiederhold, 1134 Greene av, will soon erect on Benedict av, e s, 140 n Furman av, Woodhaven, from plans by L. Berger & Co., five 2-sty brick dwellings, to cost a total of \$20,000.

BROOKLYN.—Herts & Tallant, 113 E. 19th st, Manhattan, will receive bids in about one week for a 2½-sty residence, 40x50 ft., at Clinton and Greene avs, Brooklyn, for Julius Liebmann, 33 Forest st, Brooklyn.

BROOKLYN HILLS, L. I.—Work will soon be started by E. Dunning, 2901 Jamaica av, Richmond Hill, for two 2-sty brick dwellings, with stores, to be erected on Jamaica av and Leggett av, Brooklyn Hills, to cost \$11,000.

MANHATTAN.—Neville & Bagge, 217 West 125th st, have completed plans for four 3-sty residences, 18x58 ft. to be erected in the south side of 170th st, near Ft. Washington av, for Egan & Hallecy, Summit av and 161st st.

ROCKAWAY PARK, L. I.—Plans have been completed for the improvement of 9th av, east side, 160 north Washington av, Rockaway Park, by John Brennan, 9th av, Ridgewood, with one 2-sty frame dwelling, 28x46 ft., to cost \$7,500.

EVERGREEN, L. I.—Van Zeilne & Werst, 210 Washington av, Glendale, will erect on Van Cortlandt av, north side, 22 east of Anthon av, Evergreen, from plans by L. Berger & Co., four 2-sty brick dwellings, 19x55 ft., to cost \$16,000.

SHEEPSHEAD BAY.—The Reilly Realty Co., 23 Park Row, Manhattan, will receive estimates for the erection of a two-family frame house on Voorhies av and East 26th st, Sheepshead Bay.

Plans and specifications may be obtained at their office.

BROOKLYN.—Plans for nine 3-sty dwellings, 17x63 ft., have been prepared by A. Dehli, 106 Fulton st, to be erected at the northwest corner of New York av and President st, Brooklyn, for the Judian Hill Company, 106 Fulton st, Manhattan, to cost about \$85,000.

NEW HAVEN, CONN.—Architects Foote & Townsend have completed plans for the house to be erected in West Chapel st, between Norton st and Ellsworth av, for Edward O'Meara. Mantels, fireplaces, gas and electric lights, hot water heating system. The owner is now getting estimates.

WOODCLIFFE, N. J.—Eli Benedict, 1947 Broadway, New York, is preparing plans and specifications for a 2-sty and attic frame residence for Mr. B. Corr on lot 50x93 ft. on the east side of Bull's Ferry road, between 33d and 34th sts, Woodcliffe, N. J. Approximate cost \$7,500.

Factories and Warehouses.

PASSAIC, N. J.—The contract will be let at once for a 3-sty fertilizer plant for the Henry Muhs Co., Passaic. Charles E. White is Arch.

GENEVA, N. Y.—The Standard Optical Co., 160 Lyceum st, is having plans prepared for a 2-sty reinforced concrete factory building to cost \$25,000.

MANHATTAN.—William Emerson, 281 5th av, is taking bids for the 6-sty warehouse, 27x175 ft.; mill construction, brick, to be erected at No. 39 North Moore st, at a cost of \$70,000.

PERTH AMBOY, N. J.—Plans have been prepared by Gustav N. Liebous, Maurer, N. J., for a 1-sty factory building for the American Waterproof Cement Co., Perth Amboy. Concrete walls and roof will be constructed.

SALEM, MASS.—Cass & Daley, shoe manufacturers, have had plans made for a 4-sty shoe factory 50x200 ft. It will be of frame and brick construction, with open plumbing, electric fixtures, flat tar and gravel roofing, etc. Joseph E. Daley is Mgr., Skerry st.

NIAGARA FALLS, N. Y.—The Development & Funding Co. will erect a steel and reinforced concrete addition to its factory, 112x46 ft. and a brick, cement and frame repair shop, 136x36 ft. at a cost of \$24,000, for both buildings. A high brick wall will also be erected around the factory premises.

GLOVERSVILLE, N. Y.—Fownes Bros. & Co., of Worcester and London, Eng., are to erect a branch glove factory in this city. Ernest Smellie, Gen. Supt. of the American interests of the firm, has purchased a plot in South Main st. Workmen will at once begin to tear down the shop and barns and on Sept. 15 the house on the land will be vacated and razed. It is the intention of the firm to begin building this fall.

Hospitals and Asylums.

OXFORD, N. Y.—The contract for erecting hospital at the New York State Women's Relief Corps Home, Oxford, has been awarded to the A. E. Stephens Co., of Binghamton; cost, about \$25,000.

ROCKAWAY BEACH, L. I.—Contracts are about to be let by Kemble & Cramer, 110 West 34th st, Manhattan, for the 3-sty hospital, 40x80 ft., for the Rockaway Beach Hospital Association, at Rockaway Beach.

Halls and Clubs.

JERSEY CITY, N. J.—At a meeting of the Young Men's Association plans were furthered for the erection of a new club house in West 10th st. It is expected that work on the new building will shortly be started and that it will be ready for use

before the winter has passed. The site is 75x100. The building will be brick and will cost, furnished, including bowling alleys, about \$15,000.

SEA BRIGHT.—The four summer organizations at Sea Bright, Monmouth Beach and Rumson, the Meadow Yacht Club, the Sea Bright Golf Club, the Rumson Polo Club and the Sea Bright Lawn Tennis and Cricket Club, have agreed to consolidate and erect one big country club on some central site along the Shrewsbury River. A committee of twenty-five from each club, has been appointed with power to purchase site and erect the new clubhouse.

Hotels.

SYRACUSE, N. Y.—Fredk. W. Rockwell, of the Hotel Ten Eyck, is interested in a company being formed for the purpose of erecting a \$300,000 hotel here.

BRONXVILLE, N. Y.—Walker & Chambers, 50 East 20th st, have received the steam heating contract, and William Rubly, Tuckahoe, N. Y., the plumbing, for rebuilding the 5-sty concrete hotel addition at Bronxville, N. Y., for the Lawrence Park Realty Co., 103 Park av.

COOPERSTOWN, N. Y.—Percy Griffin, 225 5th av, Manhattan, has prepared plans for a 5-sty hotel, 352x146 ft., to be erected at Cooperstown, N. Y., for the Clark estate, care J. A. M. Johnston. The plans specify brick and stone, tin roof, interior marble and tile, electric fixtures, water closets, bath tubs, lavatory and steam heat. Owner is builder.

Office and Loft Buildings.

MANHATTAN.—Peter Fries, 339 East 93d st, will build a 5-sty loft building, 25 x94 feet, at No. 1790 1st av, to cost about \$15,000. Chas. Stegmayer, 168 East 91st st, has completed plans.

MANHATTAN.—Work is soon to go ahead on the 7-sty loft building, 33x88 ft., which Henry O. Heuer, 217 West 125th st, will erect at Nos. 78-80 Franklin st, from plans by Richard R. Davis, 247 West 125th st, to cost \$60,000.

MANHATTAN.—Work is to be started for the 10-sty store and office building which the Brunswick Realty Company is to erect at Nos. 121-123 East 27th st, at a cost of \$300,000. Architect Frederick C. Zobel, 114 East 28th st, is taking the figures.

MANHATTAN.—The J. E. Olson Construction Co., 39 West 25th st, is taking estimates for the 9-sty building to be constructed at 37 East 28th st. The structure will be 41.8x98.9 ft., and will cost \$185,000. Frederick C. Zobel, 114 East 28th st, is architect.

MANHATTAN.—The ramshackle wooden structures, No. 1182 Broadway, adjoining the Hotel Breslin, are being rapidly demolished to make way for the 16-sty office building which the Century Holding Co. will erect from plans by Wm. L. Rouse, 12 West 32d st. It will cost \$500,000.

MANHATTAN.—James Elgar, 103 Park av, has received the carpenter contract and J. J. Roberts, 225 5th av, the plastering contract for the 16-sty office building to be erected at the northeast corner of Broadway and 8th st for the Sinclair Realty Co., to cost \$400,000. Wm. L. Crow Const. Co., 289 4th av, is general contractor, and Wm. H. Gompert, 2102 Broadway, the architect.

MANHATTAN.—Herbert M. Baer, architect, 542 5th av, is preparing plans for offices for Lord & Thomas, advertising agents, of Chicago. They will be located on the fourth floor of the Second National Bank Building, 190 5th av. The offices will be sumptuously fitted up and decorated to correspond to their Chicago offices, in the Trude Building, which cost in the neighborhood of \$40,000 to equip,

Power Houses.

AUBURN, N. Y.—The Auburn Light, Heat & Power Co. (M. C. Turpin, superintendent), is arranging to double the capacity of its North st power plant; the present boilers are to be removed.

FISHKILL LANDING, N. Y.—A power plant is to be built in Academy st by Van Houten Bros. for the purpose of supplying electric power to a number of manufacturing establishments, the principal of which will be the Dutchess Tool Co.

Public Works.

BURLINGTON, N. J.—An election will probably soon be held to vote on the question of procuring a new water supply.

LITTLE FALLS, N. Y.—The Board of Public Works have decided to construct a steel bridge over Furnace Creek at Elizabeth st.

SHORTSVILLE, N. Y.—Bids will be received until Sept. 22 by the Board of Village Trustees (S. L. Heath, president), for constructing water works.

MARCELLUS, N. Y.—F. W. Knapp, city clerk, states that Farrington & Bowman, of Marcellus, are preparing plans for a water works, to cost about \$20,000.

DELTA, N. Y.—Plans are about completed at the State Engineer's Office at Albany for the construction of two reservoirs for canal water supply, one to be constructed at Delta and another at Hinckley.

COHOES, N. Y.—Bids will be received by the Board of Water Commissioners until Nov. 2 for plans, specifications and approximate estimate of cost of a mechanical filtration plant. A. T. Kniffin, superintendent.

GLENS FALLS, N. Y.—H. M. West, city engineer, states that all bids opened for about 6,352 square yards asphalt pavement on a Portland cement concrete foundation in Warren st, have been rejected. The contract will not be let this fall.

Schools and Colleges.

CORNING, N. Y.—The Board of Education will erect a 2-sty brick school building in 5th st in the fall.

LE ROY, N. Y.—Le Roy is to have a new \$80,000 school. It has been decided to purchase the Ingham property at a cost of \$17,000 as a site.

ENGLEWOOD, N. J.—Taylor & Mosley, No. 1 Nassau st, Manhattan, are preparing plans for a brick and stone school building for Englewood, N. J., to cost about \$60,000.

SCHENECTADY, N. Y.—The Board of Contract and Supply of this city has called for bids for the construction of an 8-room school building in South Center st. Harry F. Miller is Secy. of the Bd.

MYSTIC, CONN.—Wilson Potter, 1 Union sq, Manhattan, has completed plans for a 2-sty school building, 62x113 ft., to be erected at Mystic, Conn., at a cost of \$35,000. Bids are now being received.

IRVINGTON, N. J.—At a meeting of the Irvington Board of Education the building committee was authorized to advertise for bids for the erection of a new school in the southern section of the Second Ward. The plans and specifications were approved.

TRENTON, N. J.—W. J. & J. H. Morris, Trenton, contractors, have been awarded the contract for the construction of the new public school in Hamilton Township. Their bid was \$10,938. The work of construction will start at once and it is expected that the structure will be ready for occupancy by the first of the year.

NEW HAVEN, CONN.—Estimates are now being made on the proposed new school house to be built in Prince st, from plans by Brown & Von Beren. Among those bidding are the Gillette Construction Co., J. H. Hogan, David H. Clark

Co., Sperry & Sellers Co., Sperry & Treat Co., and D. G. Carmichael, of New Haven, the Torrington Building Co., Torrington, and the H. Wales Lines Co., of Meriden. Bids are to be submitted for brick construction and also for reinforced concrete construction.

Theatres.

BUTLER, N. J.—There is a probability that the Henry Smith building in Main st, Butler, N. J., will be replaced by a brick structure, to be used as an opera house. The building will be erected by Mr. Smith and F. R. Casterlin.

MANHATTAN.—The Pastime Amusement Company will make \$10,000 worth of improvements to the theatre and moving picture show, on the west side of 5th av, 18 feet south of 111th st, from plans by Henry G. Harris, 3 East 17th st.

Bids Opened.

Contract has been awarded by Bird S. Coler, Brooklyn, to the Atlanta Contracting Co., 343 East 91st st, Manhattan, at \$20,767, for regulating and repaving with granite pavement on a concrete foundation, Columbia st, from Harrison st to Hamilton av, Brooklyn.

Cocks & Dalton, of Port Washington, were lowest bidders for the work of widening and regrading Flower Hill av, at Port Washington, Mineola, L. I., at the openings of bids before the Nassau County Board of Supervisors on Aug. 31. Their bid was \$16,577. The time required to complete the contract is 65 working days.

Bids were opened by the chief of army ordnance, Washington, D. C., for furnishing 75,000 lbs. steel wire, square cross section: American Steel & Wire Co., Worcester Mass., 8½ c. per lb., delivery to begin in 4 weeks, continue at the rate of 4,000 per week thereafter. John A. Roebling's Sons Co., Trenton, N. J., 9½ c., delivery one-half in 6 weeks, balance 4 weeks later.

Contracts Awarded.

The G. Drouve Co., Bridgeport, Conn., has received a contract from the Chicago City Railway Co. for 60,000 odd feet of skylight for two new car barns.

Snead & Co., foot of Pine st, Jersey City, has obtained the contract for the construction of a roofed bookstack in the southeast court of the library building, Washington, D. C., for the sum of \$219,990.

The American Machinery Co., 651 West 43d st, has secured the contract to construct two 2-sty buildings in Brooklyn for the Vitagraph Co. of America, 116 Nassau st, Manhattan. William L. Stoddard, 33 East 17th st, is architect.

The Waterproofing Company, 147 East 35th st, Manhattan, has secured the contract and is about to begin work on the waterproofing of the New York State Educational Building at Albany. This building will be erected by the R. T. Ford Company, of Rochester, and the architects are Messrs. Palmer & Hornbostel, of 63 William st, New York. From all the information at hand, this is the largest waterproofing contract ever awarded for a building. The waterproofing will be done with Hydro-lithic cement which has been successfully followed on numerous other contracts.

The Foundation Company, 115 Broadway, Manhattan, has obtained the contract and is just commencing work on the construction of the caisson piers for the foundations of the Oliver Building, in Pittsburgh. This building is being erected for the estate of H. W. Oliver, and is situated at the junction of 6th av, Smithfield and Oliver sts. The general contractor is James L. Stuart, and the architects are D. H. Burnham & Co. This is the first office building in the city of Pittsburgh for which pneumatic cais-

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sons have been used in the foundations. The engineers, who are at present members of the Foundation Company, were connected with the contracting company which constructed the first caisson foundations for office building in the city of New York, and the Foundation Company itself was the first to do this in St. Louis, and now in Pittsburgh for the contract indicated above.

Estimates Receivable.

By the Commissioner of Bridges, Thursday, Sept. 17: For regulating, grading and repaving 2d av and 59th st, at the entrance to the Blackwell's Island Bridge.

By the President of the Borough of Brooklyn, Wednesday, Sept. 16: For constructing sewers in Scott av, from Newtown Creek, north of Metropolitan av, to St. Nicholas av.

By the Commissioner of Water, Supply, Gas and Electricity, Wednesday, Sept. 23: No. 1. For furnishing and delivering double-nozzle hydrants. No. 2. For erecting two new brick chimneys at the Milburn pumping station, Baldwins, L. I.

By the Board of Health, Tuesday, Sept. 15: No. 1. For labor and materials necessary or required to erect and complete an addition to the stable of the disinfection and ambulance station on the grounds of the County Poorhouse Farm, Richmond.

Bids will be received by the Park Board, Thursday, Sept. 17: No. 1. For erecting wrought iron fences around such portions of St. Mary's Park, Bronx, as are not already fenced. No. 2. For delivering 800 cubic yards broken stone of trap rock, and 400 cubic yards screenings of trap rock (No. 3, 1908, Botanical Garden), for parks, Bronx.

Bids will be received by the Park Board, Thursday, Sept. 17: No. 1. For furnishing and delivering at the American Museum of Natural History seven electric motors and electric cables. No. 2. For paving and repaving with rock asphalt mastic where directed, the walks of the Central and other parks in the Borough of Manhattan. No. 3. Laying water pipe in Bronx, Crotona, St. Mary's and Van Courtlandt Parks, the Bronx.

By the President of the Borough of Queens, Tuesday, Sept. 22: No. 1. For building an interior public bath in the Borough of Queens. No. 2. For building a public comfort station in the Borough of Queens. No. 3. For regulating, grading, curbing, recurbing and repaving with granite block pavement on a sand foundation the roadway of Myrtle av, from the Brooklyn Borough line to (Wycokoff av) McComb pl, Second Ward.

By the President of the Borough of Manhattan, Friday, Sept. 18: For erecting steel file-cases in the office of the Clerk of the County of New York, on the eighth floor in the Hall of Records building, Manhattan, and for other furnishings required for said office; with the repairs and alterations and the material and labor required for alterations; also for extension to the electric lighting equipment, and for carpenter and cabinet work, hardware, metallic and other furniture, electric light work, lighting fixtures, marble and bronze work, painting, plastering and other work required to be done in connection with, and for the purpose of furnishing and erecting such steel file-cases and such other furnishings required for said office.

Government Work.

The contract for the construction of a retaining wall and pier at the navy yard, Philadelphia, Pa., has been awarded to the Lawler Bros. Construction Co., Manhattan, under item 1 at \$53,777.

WASHINGTON, D. C.—Sealed proposals will be received Sept. 23 for an electric passenger elevator in the U. S. Post

Office and Court House at Raleigh, N. C. James Knox Taylor, supervising architect.

The Bureau of Yards and Docks, Navy Department, will soon issue an advertisement calling for bids for furnishing ten turbo-generators for use at the New York, Philadelphia, Norfolk and Puget Sound navy yards.

The only bid received at the office of the Isthmian Canal Commission in response to circular bulletin for furnishing two steam pile driving hammers was from the New Jersey Foundry and Machine Co., of 90 West st, Manhattan, at \$1,200.

WASHINGTON, D. C.—Sealed proposals will be received the 18th day of September for the installation of a vacuum cleaning system for the U. S. Post Office and Court House Building at Rochester, N. Y. James Knox Taylor, supervising architect.

WASHINGTON, D. C.—Sealed proposals will be received the 17th day of September for an extension of the bond vault in the U. S. Treasurer's office in the U. S. Treasury Department Building, Washington, D. C. James Knox Taylor, supervising architect.

Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received at this office until the 8th day of October, 1908, for the construction complete of the U. S. Post Office at Hagerstown, Md. James Knox Taylor, Supervising Architect.

Fort Hancock, N. J.—Sealed proposals for construction, plumbing, heating and electric wiring of one double set of N. C. O. quarters and two double sets of firemen's quarters at Fort Hancock, N. J., will be received Sept. 23. Address M. N. Falls, Capt., Constructing Q. M.

WASHINGTON, D. C.—Sealed proposals will be received the 22d day of September for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Greenwood, S. C. James Knox Taylor, supervising architect.

Office of the Supervising Architect, Washington, D. C.—Proposals will be received at this office until the 7th day of October, 1908, and then opened, for lot wall at the U. S. Post Office and Court House building at Elmira, N. Y. James Knox Taylor, Supervising Architect.

Boston, Mass.—Sealed proposals will be received Sept. 24 for the construction, plumbing, hot air heating, electric wiring and fixtures for quarters for one N. C. officer at Fort Standish, Boston Harbor, Mass. Address Capt. Ira L. Fredendall, Constructing Q. M., Boston, Mass.

BOSTON, MASS.—Proposals will be received, Sept. 24, for the construction, plumbing, hot-air heating, electric wiring and fixtures for quarters for one N. C. officer at Fort Standish, Boston Harbor, Mass. Address Capt. Ira L. Fredendall, constructing Q. M., Boston, Mass.

FORT HANCOCK, N. J.—Sealed proposals for construction, plumbing, heating and electric wiring of one double set of N. C. O. quarters and two double sets of firemen's quarters at Fort Hancock, N. J., will be received Sept. 23. Address M. N. Falls, captain, constructing Q. M.

WASHINGTON, D. C.—Proposals will be received the 29th day of September for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Custom House at Bridgeton, N. J. James Knox Taylor, supervising architect.

Washington, D. C.—Sealed proposals will be received the 29th day of September for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Custom House at Bridgeton, N. J. James Knox Taylor, Supervising Architect.

A circular proposal will soon be issued from the office of the Isthmian Canal Commission calling for bids for furnishing 15 tons saltpeter dynamite, 378 pieces of trestle lumber, 9x17 inches x 34 ft., and 42 pieces 8x8 inches x 40 ft. for caps and sills, 252 pieces of lumber 6x8 inches x 16 ft. for bridge ties and 504 pieces of white oak 2x18 inches x 6 ft., about 9,072 ft., board measure.

For replenishing of stock on the isthmus the Isthmian Canal Commission will soon call for bids for furnishing 3,000 angle bars, probable weight 64,500 pounds; 10,000 American rail braces, 50 rigid frogs No. 7, 11 ft. 8 inches long; 100,000 tie plates, 8x5x1/4 inch, probable weight 305,000 pounds; 500 kegs track spikes, 9-16x5 1/2 inches; 50 switch stands with low target, complete height of target 30 ft. above top of the 4 1/2 inches throw for split switches.

SAFETY VAULT.—Treasury Department, Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received at this office until the 6th day of October, and then opened for a new vault in the office of the Comptroller of the Currency of the U. S. Treasury Department, Washington, D. C., in accordance with drawing and specification, copies of which may be had on application to this office. James Knox Taylor, Supervising Architect.

Sealed proposals will be received at the Office of the Director of the Bureau of Standards, Department of Commerce and Labor, Washington, D. C., Sept. 22, for furnishing materials and labor required in the construction of a laboratory building for the National Bureau of Standards to be located on the grounds of the National Bureau of Standards, Pierce Mill road, near Connecticut av, Washington, D. C. Plans have been prepared by Wood, Donn & Deming, 808 17th st northwest, Washington, D. C. Bidders should apply to that firm for copies of the drawings and specifications.

Brief and Personal.

The Ficklen Baker Construction Co., Wm. H. Baker, president, No. 90 West st, has changed its name to the "Baker Contracting Co."

At the office of the Burwalk Elevator Co., 216 Fulton st, it was stated that the number of contracts to replace elevators and install lifts and dumbwaiters is smaller this season than usual.

William W. Beers, formerly connected with the Eastern Construction Co., has opened an office at No. 719 Nostrand av, Brooklyn, as an erecting and rigging contractor for all kinds of machinery and steel work.

The W. G. Cornell Company, 1123 Broadway, will henceforth conduct a general engineering and contracting business for the installation of plumbing, lighting and heating equipment, at the foregoing address. W. G. Cornell is president, Edward Slosson, vice-president, Geo. W. Simmons, secretary and treasurer.

Mr. John Reinhardt, doing a business under the name of Reinhardt Brothers, at 645 East 5th st, for the past 25 years, builders and masons, died Saturday, Sept.

5th, of typhoid fever, after a short illness, at his late residence, 1021 Faile st, Bronx. He was born in Europe, came to this country at the age of five years, and was recognized as an exceptionally bright and good business man.

The new Lenox Private Hospital, 149-151 East 67th st, was opened yesterday afternoon, visitors being received from 2 to 6. The structure is fireproof and was designed as an institution where physicians, surgeons and obstetricians might have exclusive control of their own cases, as regards methods of treatment, assistants and nurses. The building is 6 stories, with a frontage of 56 feet. The features include electric elevator service and lighting, roof garden for convalescents, suites of rooms with private halls, private toilets, room for radiographic work, and operating rooms for septic and aseptic cases.

President Roosevelt is not permitted to leave the United States as long as he is the chief executive of the United States, and yet he has been hobnobbing in a sense with King Edward VII. for some time. This is due to the eccentricity of some one interested in the erection of apartment houses in West 123d st. No. 529 bears the name "Roosevelt" over the threshold, and No. 527 is distinguished from the neighboring structures by the appellation of "Edward VII." immediately above the entrance. The two potentates have been associating most unobtrusively since they settled there and Americans are living very comfortably under King Edward's roof.

Railroads and Wood Preservation.

The recent action by the board of directors of the American Railway Engineering and Maintenance of Way Association in appointing a committee of seventeen to investigate and report upon the subject of wood preservation has shown that the practical railroad men of the country recognize the importance of taking steps to conserve the rapidly diminishing timber supply of the United States.

Timber is one of the principal materials purchased by the railroads, and its economical use is a subject of far-reaching importance. More than 100,000,000 cross ties are used annually by the different railroad companies, and their average life in this country is not more than six or seven years. From a study of European methods and the knowledge of wood preservation under conditions in this country, timber testing engineers say it is reasonably certain that an average life of from 15 to 20 years may be secured by treating the tie with a good preservative and the use of improved devices for the prevention of mechanical abrasion, thus to a large degree diminishing the drain upon the timber supply.

A. L. Kuehn, engineer of track and roadway of the Cleveland, Cincinnati, Chicago & St. Louis Railway, is chairman of this special wood preservation committee, and C. G. Crawford, specialist in wood preservation, United States Forest Service, is its vice-chairman.

Gypsum Products.

The bulk of the gypsum produced in the United States as well as in foreign countries is manufactured by grinding and partial or complete calcination into the various plasters, such as plaster of Paris, stucco, cement plaster, flooring plaster, hard-finish plaster, etc. A steadily increasing quantity is being used as a retarder in Portland cement, says a government report on the industry. Refined grades of plaster are used in dental work, also as cement for plate glass during grinding, and as an ingredient in various patent cements. Considerable quantities are ground without burning and used as land plaster or fertilizer, while smaller quantities are used in the manufacture of paint and paper, imitation meerschaum and ivory, and as an adulterant. The pure white massive form, known as alabaster, is much used by sculptors for interior ornamentation.

For plaster of Paris and for dental, molding and casting plasters a high grade of rock gypsum, ground very fine, is required, and the product is not mixed with any foreign substance or retarder, but is used in the pure or "neat" condition. Such plasters are quick setting and usually white in color. Much of the so-called cement plaster is made directly from gypsite, an impure, unconsolidated earthy or sandy form of gypsum, which in many places is found to contain a suitable percentage of foreign material, so that the addition of a retarder is not necessary to effect a slow set. Where gypsite deposits are not available, cement plasters are made from rock gypsum by the addition of various mineral or organic retarders. A large part of the structural plaster now produced is used in specially prepared conditions that appeal to the builder on account of their convenience. A plaster board is pressed from plaster interlaminated with sheets of thin cardboard. This plaster board is furnished in thin sheets, 32 by 36 ins., comprising 8 sq. ft. of surface, and is designed to be nailed directly to the studding in place of lath, and to receive a coat of wall plaster directly on its outer surface. Fibered plaster is molded into both solid and hollow blocks and tiles, which are used in partitions and interior construction, and these, as well as the plaster board, have been proved to be of value as fire retarders.

Wall plasters are of two general grades—one a brown or gray coat—and the other a white or tinted finish coat. The wall plasters are commonly made with wood fiber or hair filler, and a wood-pulp plaster is also being made that is finding use on the outside as well as on the inside of houses. Gypsum is used in the manufacture of calcimines, in water paints and tints, and to a considerable extent as an ingredient in dry colors, notably in Venetian reds. When used in excess in mineral paints it is regarded as an adulterant. The unburned, or the dead-burned, forms of gypsum may be used to a certain extent with oil paints, because they are chemically inactive. The partially dehydrated form is not suitable for such use, but can be used with water.

PROJECTED BUILDINGS

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

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Bank st, Nos 65-67, 6-sty brk and stone tenement, 50x87; cost, \$46,000; Samuel Lipman, 14 E 108th st; ar't, Chas B Meyers, 1 Union sq.—383.

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

1st av, No 1790, 5-sty brk and stone loft building, 25x94; cost, \$15,000; Peter Fries, 339 E 93d st; ar't, Chas Stegmyer, 168 E 91st st.—382.

NORTH OF 125TH STREET.

160th st, n s, 150.1 w Amsterdam av, six 5-sty brk and stone tenements, 43.3x104.1 and 43.4x87.11; total cost, \$240,000; Harris and Abraham Cohen, 168 Park row; ar't, Chas B Meyers, 1 Union sq.—381.

BOROUGH OF THE BRONX.

Byron st, w s, 50 s 235th st, three 2-sty frame dwellings, 21x54; total cost, \$15,000; Samuel and Sarah McCarthy, 356 E 142d st; ar't, Saml T McCarthy, 356 E 142d st.—674.

- Glover st, e s, 100 s Glebe av, 1-sty frame shed, 18x75; cost, \$200; Mrs Mary Callahan, Parker av; ar't, Henry Nordheim, Bronx st and Tremont av.—678.
- 163d st, n e cor Melrose av, 2-sty brk stable, 32.7x30; cost, \$2,000; Francis Keil & Son, on premises; ar't, Chas S Clark, 445 Tremont av.—684.
- 166th st, n w cor Washington av, two 6-sty brk tenements, 37x88.7 and 35x85.6; total cost, \$110,000; H Jacobs, 158 E 110th st; ar't, Lorenz F J Weiher, 103 E 125th st.—680.
- 179th st, s s, 131.7 w Boston road, two 5-sty brk tenements, 41.6x 68 each; total cost, \$60,000; August F Schwarzler, 1340 Brook av; ar'ts, Schaefer & Jaeger, 461 Tremont av.—664.
- 222d st, n s, 381 e White Plains road, 2-sty frame dwelling, 22x56; cost, \$4,300; Jos Siedlichie, 741 E 222d st; ar't, Geo H Olphert, Jr, 677 E 224th st.—677.
- 226th st, s s, 230 e White Plains av, two 2-sty frame dwellings, 21x 52 each; total cost, \$10,000; Emile Leske, 748 E 225th st; ar't, John Davidson, 638 E 227th st.—665.
- 229th st, s e cor White Plains av, 1-sty frame stores, 32.6x27; cost, \$1,000; T Dursie, on premises; ar't, J X Cahill, 4448 Furman av.—671.
- 238th st, n s, 50 e Carpenter av, two 2-sty frame dwellings, 21x54 each; total cost, \$10,000; Kate Masche, 817 E 227th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—666.
- 252d st, n s, 455 e Bronxwood av, 2-sty frame dwelling, 20x40; cost, \$2,500; Jos Russhon, 3150 Decatur av; ar't, Hugo H Avolin, 961 Stebbins av.—682.
- Andrews av, w s, 237.7 s 183d st, 3-sty frame dwelling, 36x40; cost, \$10,000; Louise Benziger, 183d st and Aqueduct av; ar'ts, Ditmars & Brite, 111 5th av.—668.
- Bathgate av, e s, 50 s 189th st, 1-sty frame toilet, 9x10.4; cost, \$300; St Josephs Institute, on premises; ar't, Wm Kenny, 2600 Decatur av.—663.
- De Kalb av, s w cor 212th st, two 2½-sty frame dwellings, peak shingle roof, 19x54 each; total cost, \$7,000; Lottie E Welch, 3514 De Kalb av; ar't, J L Welch, 3514 De Kalb av.—667.
- Edison av, w s, 175 s Mildred pl, 1½-sty frame dwelling, 20x24; cost, \$1,800; Geo Hablutz, 1920 Pilgrim av; ar't, Otto C Krauss, 2318 Newbold av.—675.
- Forest av, w s, 111.4 n 163d st, 4-sty brk stable, 50x30; cost, \$8,000; John Werle, 957 Forest av; ar't, M J Garvin, 3307 3d av.—683.
- Forest av, e s, 225.6 s 166th st, two 5-sty brk tenements, 37.6x133.9 each; total cost, \$90,000; 174th St Const Co, Ignatz Roth, 35 Nassau st, Pres; ar't, Geo F Pelham, 503 5th av.—681.
- Leggett av, w s, 50 n Beck st, six 4-sty brk tenements, 21x78 each; total cost, \$120,000; Wm J Hauser, 159 W 83d st; ar't, Geo F Pelham, 503 5th av.—670.
- Mohegan av, e s, 73 s 182d st, two 2-sty brk dwellings, 20x49 each; total cost, \$8,000; Matthias Chambers, on premises; ar't, Henry Nordheim, Bronx st and Tremont av.—679.
- Roebing av, s s, 350 e Mapes av, 2-sty fr dwelling, 21x32; cost, \$3,000; John Shaw, Main st; ar't, B Ebeling, 1136 Walker av.—669.
- Ryer av, w s, 370 n Burnside av, two 2-sty brk dwellings, 20x57 each; total cost, \$12,000; A F Hodgins, on premises; ar't, Chas S Clark, 445 Tremont av.—672.
- St Peters av, w s, 75 n Tratman av, 2-sty brk dwelling, 25x32; cost, \$4,500; Dr W E Hendry, 1432 Overing st; ar't, Jno D McLean, 1416 Balcom st.—676.
- Van Nest av, n s, 25 e Garfield st, 2-sty frame dwelling, 21x52; cost, \$4,500; Chas Ringelstein, Unionport road; ar't, H Nordheim, 1993 Boston road.—673.
- 13th st, No 141 East, toilets, partitions, windows, to two 5-sty brk and stone front and rear tenements; cost, \$4,000; D Cunningham, 101 W 42d st; ar't, O Reissmann, 30 1st st.—1842.
- 32d st, No 313 East, concrete cellar floor, to 4-sty brk and stone tenement; cost, \$1,000; Vito Paterno, 571 3d av; ar't, C H Dietrich, 338 E 49th st.—1824.
- 32d st, No 149 East, toilets, partitions, to 5-sty brk and stone tenement; cost, \$3,000; Geo W Eccles, Flushing, L I; ar't, D J Comyns, 147 4th av.—1826.
- 42d st, Nos 528-532 West, steel girders, beams, to cellar only, coal bunker; cost, \$2,500; V Loewers Gambrius Brewery, 528 W 42d st; ar't, George Butz, 528 W 42d st.—1816.
- 44th st, Nos 205-207 East, windows, partitions, skylight, to two 4-sty brk and stone stores and tenements; cost, \$200; Samuel Greenberg, 133 Chrystie st; ar't, Herman Horenburger, 122 Bowery.—1825.
- 51st st, No 462 West, show windows, to 4-sty brk and stone tenement; cost, \$600; Kate Greig, 176 Madison st; ar't, Henry H Holly, 39 W 27th st.—1834.
- 54th st, No 453 West, 1-sty brk and stone rear extension, 5x25.5, doors, to 6-sty brk and stone stores and tenement; cost, \$500; Leopold Schlete, on premises; ar't, Jas W Cole, 403 W 5th st.—1822.
- 69th st, No 135 East, skylight, windows, to 4-sty brk and stone dwelling; cost, \$1,000; R H M Ferguson, 135 E 69th st; ar't, James McWalters, 2434 Broadway.—1815.
- 70th st, No 239 West, toilets, partitions, to 3-sty brk and stone dwelling; cost, \$1,200; Addison W Baird, on premises; ar't, Joseph Hartung, 548 2d st, Brooklyn.—1829.
- 116th st, Nos 60-62 West, 1-sty brk and stone rear extension, balcony, to 2-sty brk and stone moving picture show and concert hall; cost, \$5,000; Imperial Theatre Co, 5 Beekman st; ar'ts, Shampam & Shampam, 772 Broadway, Brooklyn.—1844.
- 131st st, Nos 624-628 West, new boiler, toilet room, to 3-sty brk and stone ice manufacturing plant; cost, \$1,000; Crystal Hygeia Ice Co, on premises; ar't, Fredk C Browne, 143 W 125th st.—1808.
- Bowery, No 283, partitions, walls, toilets, to 5-sty brk and stone stores and lodging house; cost, \$2,000; Ernst Plath, 39 E 7th st; ar't, H Horenburger, 122 Bowery.—1809.
- Broadway, Nos 1845-1847, partitions, windows, front wall, to 4-sty brk and stone tenement and store; cost, \$8,000; Upright Co, 154 Nassau st; ar't, Samuel Sass, 23 Park row.—1828.
- St Nicholas av, No 1363, girders, partitions, windows, piers, to 3-sty brk and stone store and dwelling; cost, \$1,000; Bertha H Rath, 1363 St Nicholas av; ar't, Gustav Schwarz, 302 E 158th st.—1840.
- 1st av, No 200, partitions, to 5-sty brk and stone tenement; cost, \$175; Michael Gafney, 123 Broad st; ar't, Henry Regelmann, 133 7th st.—1810.
- 2d av, No 1648, windows, to 4-sty brk and stone tenement and store; cost, \$250; John Maisenholder, 1648 2d av; ar't, Frank Hausle, 81 E 125th st.—1823.
- 2d av, No 1114, toilets, skylights, windows, partitions, to 5-sty brk and stone store and tenement; cost, \$3,500; John Wendt, 99 Nassau st; ar't, S Walker Lewis, 132 Nassau st.—1835.
- 5th av, No 588, new skylights, mezzanine floor, to 6-sty brk and stone loft building; cost, \$1,000; Henry G Trevor, 11-13 William st; ar't, Henry Otis Chapman, 334 5th av.—1807.
- 5th av, Nos 236-238, partitions, windows, stair case, to 11-sty brk and stone loft building; cost, \$500 J C Lyons Bldg & Operating Co, 4-6 E 42d st; ar'ts, Buchman & Fox, 11 E 59th st.—1819.
- 5th av, w s, 18 s 111th st, 1-sty brk and stone rear extension, 50x 50, piers, to 1-sty brk and stone moving picture show; cost, \$10,000; Pastime Amusement Co, on premises; ar't, Henry G Harris, 3 E 17th st.—1817.
- 7th av, No 266, toilets, partitions, to 4-sty brk and stone tenement; cost, \$250; estate of F Abendschein, 428 Evergreen av, Brooklyn; ar't, Julius A Tassi, 303 W 130th st.—1814.
- 7th av, No 2150, alter beams, piers, store front, to 5-sty brk and stone store and tenement; cost, \$800; Chas A Stein, 21 E 75th st; ar't, Chas M Youngs, 1064 Madison av.—1841.
- 8th av, No 676, two baths, toilets, partitions, to 4-sty brk and stone tenement and stores; cost, \$1,000; Oliver Youngs, Berkeley, Cal; ar't, E H Eckhardt, Times Building, 42d st.—1827.
- 9th av, No 518, cut doorways, skylights, to 4-sty brk and stone tenement; cost, \$168; Samuel Woolverteen, 36 Wall st; ar't, S Cronk, 115 W 37th st.—1837.
- 11th av, n w cor 39th st, new beams, new floors, alter steel columns, to 5½-sty brk and stone abattoir; cost, \$4,000; N Y Butchers Dressed Beef Co, 39th st and 11th av; ar'ts, Sommerfeld & Steckler, 19 Union sq.—1845.

ALTERATIONS.

BOROUGH OF MANHATTAN.

- Bayard st, No 25, partitions, to 4-sty brk and stone private dwelling; cost, \$500; A Lefkowitz, 25 Bayard st; ar't, O Reissmann, 30 1st st.—1830.
- Bayard st, No 19, toilets, partitions, to 3-sty brk and stone dwelling; cost, \$1,000; Wm Barrow, 62 William st; ar't, O Reissmann, 30 1st st.—1832.
- Christopher st, No 51, skylight, stalls, alter ceilings, to 3-sty and basement brk and stone stable; cost, \$3,150; Myra Hoxtum Harper et al, 62 Cedar st; ar't, Peter Roberts, 37 Sullivan st.—1838.
- Delancey st, No 100, partitions, windows, toilets, to 5-sty brk and stone tenement; cost, \$2,000; Marcus Julien, 365 W 118th st; ar't, Otto L Spannhake, 233 E 78th st.—1821.
- East Broadway, No 52, 1-sty brk and stone rear extension, 25x11.11, partitions, stairs, skylight, elevator shaft, new front, to 5-sty brk and stone tenement; cost, \$15,000; Harris N Goodstein, 83 Canal st; ar't, Max Muller, 115 Nassau st.—1813.
- Fort Charles pl, No 24, 1-sty brk and stone side extension, 4x12, to 2-sty and attic brk and stone dwelling; cost, \$125; Chas Moehl, on premises; ar't, Ahneman & Younkheere, 3320 Bailey av, Bronx.—1836.
- Frankfort st, No 25, fireproof door, alter store fronts, to 4-sty brk and stone store, office and loft building; cost, \$800; A E Bamberger, 284 Pearl st; ar't, Fred Ebeling, 420 E 9th st.—1833.
- Henry st, Nos 299-303, 1-sty brk and stone rear extension, 24x35.1, toilets, alter windows, to three 3-sty brk and stone tenements; cost, \$5,228.40; Henry St Settlement, 265 Henry st; ar't, John H Duncan, 208 5th av.—1820.
- Madison st, No 164, partitions, windows, to 4-sty brk and stone tenement; cost, \$300; Abraham Lewis, 164 Madison st; ar't, Max Muller, 115 Nassau st.—1812.
- Mulberry st, e s, 300 n Broome st, rebuild walls, to 6-sty brk and stone factory; cost, \$4,500; Rosa H Susswein, 425 E 105th st; ar't, Jacob H Amsler, 1616 Crosby av.—1818.
- Stanton st, No 164, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$2,000; P Benenson, 164 Stanton st; ar't, O Reissmann, 30 1st st.—1831.
- South st, No 261, stairs, windows, to 5-sty brk and stone stable and loft building; cost, \$250; Koenig & Co, 73 Rutgers slip; ar't, Max Muller, 115 Nassau st.—1843.
- 9th st, No 229 East, stairs, windows, to 2-sty brk and stone office and stable building; cost, \$1,500; Stuyvesant estate, 32 Nassau st; ar't, Franklin Baylies, 33 Bible House.—1839.
- 10th st, No 200 West, partitions, windows, walls, to 3-sty brk and stone tenement; cost, \$2,000; James F Thompson, 200 W 10th st; ar't, T E Ryall, 220 Broadway.—1811.
- Crotona pl, s e cor 171st st, new ovens, new beams, new brk partitions, &c, to 2-sty brk bakery; cost, \$6,000; W Weisser, 756 Wendover av; ar't, Otto L Spannhake, 233 E 78th st.—467.
- 163d st, n e cor Melrose av, 4-sty brk extension, 27x158.7, to 4-sty brk factory; cost, \$18,000; Francis Keil & Son, on premises; ar't, Chas S Clark, 445 Tremont av.—474.
- 163d st, No 386, raise to grade 2-sty frame dwelling; cost, \$250; Jos Leikes, on premises; ar't, Chas S Clark, 445 Tremont av.—471.
- 166th st, s s, 97.7 e Park av, 1-sty frame extension, 6x49, to 2-sty frame cafe and hall; cost, \$2,000; Bohemian Society of the Bronx, on premises; ar't, M J Garvin, 3307 3d av.—472.
- Barnes av, e s, 25 n 213th st, move 1-sty and attic frame barn; cost, \$200; P G Hannan, 8 Orchard st, ow'r and ar't.—470.
- Concourse, s e cor Field pl, move 2-sty frame dwelling, cost, \$500; Geo Lyon, on premises; ar't, J J Vreeland, 2019 Jerome av.—473.
- Gerard av, w s, 189.4 s 138th st, move 2-sty brk offices and dwelling; cost, \$600; John J Bell, on premises; ar't, Richard R Davis, 247 W 125th st.—468.
- Southern Boulevard, No 1292, 2-sty frame extension, 18x13, to 3-sty frame store and dwelling; cost, \$2,000; Anna Boyle, Times Building; ar't, D J Comyns, 147 4th av.—466.
- West Farms road, n s, 218.3 e Grand av, remove front walls, and rebuild at new building line, two 3-sty brk stores and dwellings; cost, \$10,000; Arnow & Newman, Williamsbridge road; ar't, B Ebeling, 1136 Walker av.—465.
- Woodycrest av, No 953, 1-sty frame extension, 20x14, to 2-sty frame dwelling; cost, \$200; Wm P Dunn, on premises; ar't, Thos F Dunn, on premises.—469.

REAL ESTATE

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 1907 and 1908.

MANHATTAN AND THE BRONX.

CONVEYANCES.		1908.		1907.	
		Sept. 4 to 10, inc.		Sept. 6 to 12, inc.	
Total No. for Manhattan.....	99	Total No. for Manhattan.....	123		
No. with consideration.....	5	No. with consideration.....	8		
Amount involved.....	\$301,500	Amount involved.....	\$581,750		
Number nominal.....	94	Number nominal.....	115		
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date.....	6,740	Total No. Manhattan, Jan. 1 to date.....	9,513		
No. with consideration, Manhattan, Jan. 1 to date.....	470	No. with consideration, Manhattan, Jan. 1 to date.....	643		
Total Amt. Manhattan, Jan. 1 to date.....	\$26,717,382	Total Amt. Manhattan, Jan. 1 to date.....	\$36,069,361		

CONVEYANCES.		1908.		1907.	
		Sept. 4 to 10, inc.		Sept. 6 to 12, inc.	
Total No. for the Bronx.....	105	Total No. for The Bronx.....	149		
No. with consideration.....	7	No. with consideration.....	18		
Amount involved.....	\$63,450	Amount involved.....	\$65,800		
Number nominal.....	98	Number nominal.....	131		
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date.....	5,436	Total No., The Bronx, Jan. 1 to date.....	6,843		
Total Amt., The Bronx, Jan. 1 to date.....	\$3,949,626	Total Amt., The Bronx, Jan. 1 to date.....	\$6,173,183		
Total No. Manhattan and The Bronx, Jan. 1 to date.....	12,176	Total No. Manhattan and The Bronx, Jan. 1 to date.....	16,356		
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$30,667,008	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$42,242,544		

Assessed Value Manhattan.

CONVEYANCES.		1908.		1907.	
		Sept. 4 to 10, inc.		Sept. 6 to 12, inc.	
Total No., with consideration.....	5	Total No., with consideration.....	8		
Amount involved.....	\$301,500	Amount involved.....	\$581,750		
Assessed value.....	\$311,000	Assessed value.....	\$500,500		
Total No., Nominal.....	94	Total No., Nominal.....	115		
Assessed value.....	\$4,927,000	Assessed value.....	\$8,006,500		
Total No. with consid., fr m Jan. 1 to date	470	Total No. with consid., fr m Jan. 1 to date	643		
Amount involved.....	\$26,717,382	Amount involved.....	\$36,069,361		
Assessed value.....	\$21,231,100	Assessed value.....	\$24,086,100		
Total No. Nominal.....	5,270	Total No. Nominal.....	8,870		
Assessed value.....	\$321,026,400	Assessed value.....	\$269,688,500		

MORTGAGES.

MORTGAGES.		1908.		1907.	
		Sept. 4 to 10, inc.		Sept. 6 to 12, inc.	
		Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	103	95	123	117	117
Amount involved.....	\$1,736,645	\$546,348	\$4,528,961	\$586,175	\$586,175
No. at 6%.....	46	27	57	45	45
Amount involved.....	\$457,850	\$122,150	\$2,739,461	\$172,125	\$172,125
No. at 5 1/2%.....	2	2	2	2	2
Amount involved.....	\$24,000	\$142,198	\$15,000	\$74,450	\$74,450
No. at 5 1/4%.....	2	2	2	2	2
Amount involved.....	\$24,000	\$142,198	\$15,000	\$74,450	\$74,450
No. at 5 1/8%.....	2	2	2	2	2
Amount involved.....	\$24,000	\$142,198	\$15,000	\$74,450	\$74,450
No. at 5%.....	28	20	38	41	41
Amount involved.....	\$716,295	\$174,750	\$973,900	\$267,400	\$267,400
No. at 4 1/2%.....	2	2	4	4	4
Amount involved.....	\$29,500	\$29,500	\$143,000	\$143,000	\$143,000
No. at 4%.....	1	1	1	1	1
Amount involved.....	\$45,000	\$1,000	\$100,000	\$100,000	\$100,000
No. at 3%.....	1	1	1	1	1
Amount involved.....	\$45,000	\$1,000	\$100,000	\$100,000	\$100,000
No. at 2%.....	1	1	1	1	1
Amount involved.....	\$45,000	\$1,000	\$100,000	\$100,000	\$100,000
No. without interest.....	24	20	21	19	19
Amount involved.....	\$464,000	\$106,250	\$557,600	\$72,200	\$72,200
No. above to Bank, Trust and Insurance Companies	20	16	23	13	13
Amount involved.....	\$511,000	\$213,500	\$2,928,000	\$89,500	\$89,500
		1908.	1907.	1908.	1907.
Total No., Manhattan, Jan. 1 to date.....	6,048	Total No., Manhattan, Jan. 1 to date.....	10,252	Total No., Manhattan, Jan. 1 to date.....	10,252
Total Amt., Manhattan, Jan. 1 to date.....	\$204,230,220	Total Amt., Manhattan, Jan. 1 to date.....	\$255,887,941	Total Amt., Manhattan, Jan. 1 to date.....	\$255,887,941
Total No., The Bronx, Jan. 1 to date.....	4,984	Total No., The Bronx, Jan. 1 to date.....	6,205	Total No., The Bronx, Jan. 1 to date.....	6,205
Total Amt., The Bronx, Jan. 1 to date.....	\$26,402,972	Total Amt., The Bronx, Jan. 1 to date.....	\$59,735,859	Total Amt., The Bronx, Jan. 1 to date.....	\$59,735,859
Total No., Manhattan and The Bronx, Jan. 1 to date.....	11,032	Total No., Manhattan and The Bronx, Jan. 1 to date.....	16,457	Total No., Manhattan and The Bronx, Jan. 1 to date.....	16,457
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$230,633,192	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$315,623,800	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$315,623,800

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.		1908.		1907.	
		Sept. 5 to 11, inc.		Sept. 7 to 13, inc.	
Total No. New Buildings:					
Manhattan.....	8	8	8	8	8
The Bronx.....	37	37	32	32	32
Grand total.....	45	45	40	40	40
Total Amt. New Buildings:					
Manhattan.....	\$301,000	\$301,000	\$189,300	\$189,300	\$189,300
The Bronx.....	484,100	484,100	252,500	252,500	252,500
Grand total.....	\$785,100	\$785,100	\$441,800	\$441,800	\$441,800
Total Amt. Alterations:					
Manhattan.....	\$88,896	\$88,896	\$203,725	\$203,725	\$203,725
The Bronx.....	39,750	39,750	27,575	27,575	27,575
Grand total.....	\$128,646	\$128,646	\$231,300	\$231,300	\$231,300
Total No. of New Buildings:					
Manhattan, Jan. 1 to date.....	436	436	782	782	782
The Bronx, Jan. 1 to date.....	1,151	1,151	1,529	1,529	1,529
Mhhtn-Bronx, Jan. 1 to date	1,587	Mhhtn-Bronx, Jan. 1 to date	2,311	Mhhtn-Bronx, Jan. 1 to date	2,311
Total Amt. New Buildings:					
Manhattan, Jan. 1 to date.....	\$55,490,321	\$55,490,321	\$81,115,060	\$81,115,060	\$81,115,060
The Bronx, Jan. 1 to date.....	10,644,975	10,644,975	15,706,300	15,706,300	15,706,300
Mhhtn-Bronx, Jan. 1 to date	\$66,135,296	Mhhtn-Bronx, Jan. 1 to date	\$76,821,360	Mhhtn-Bronx, Jan. 1 to date	\$76,821,360
Total Amt. Alterations:					
Mhhtn-Bronx, Jan. 1 to date	\$9,072,297	Mhhtn-Bronx, Jan. 1 to date	\$14,510,138	Mhhtn-Bronx, Jan. 1 to date	\$14,510,138

BROOKLYN.

CONVEYANCES.		1908.		1907.	
		Sept. 2 to 9, inc.		Sept. 5 to 11, inc.	
Total number.....	400	Total number.....	564		
No. with consideration.....	9	No. with consideration.....	29		
Amount involved.....	\$39,875	Amount involved.....	\$261,533		
Number nominal.....	391	Number nominal.....	535		
Total number of conveyances, Jan. 1 to date.....	18,537	Total number of conveyances, Jan. 1 to date.....	24,626		
Total amount of conveyances, Jan. 1 to date.....	\$13,409,485	Total amount of conveyances, Jan. 1 to date.....	\$15,457,922		

MORTGAGES.

MORTGAGES.		1908.		1907.	
		Sept. 2 to 9, inc.		Sept. 5 to 11, inc.	
Total number.....	318	Total number.....	619		
Amount involved.....	\$1,185,230	Amount involved.....	\$2,536,547		
No. at 6%.....	184	No. at 6%.....	327		
Amount involved.....	\$606,705	Amount involved.....	\$1,060,062		
No. at 5 1/2%.....	104	No. at 5 1/2%.....	238		
Amount involved.....	\$470,075	Amount involved.....	\$1,172,000		
No. at 5 1/4%.....	19	No. at 5 1/4%.....	37		
Amount involved.....	\$36,590	Amount involved.....	\$185,500		
No. at 5%.....	1	No. at 5%.....	1		
Amount involved.....	\$70,000	Amount involved.....	\$70,000		
No. at 4 1/2%.....	1	No. at 4 1/2%.....	1		
Amount involved.....	\$800	Amount involved.....	\$800		
No. at 4%.....	10	No. at 4%.....	16		
Amount involved.....	\$71,060	Amount involved.....	\$48,985		
Total number of Mortgages, Jan. 1 to date.....	17,880	Total number of Mortgages, Jan. 1 to date.....	25,359		
Total amount of Mortgages, Jan. 1 to date.....	\$62,051,410	Total amount of Mortgages, Jan. 1 to date.....	\$111,167,229		

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.		1908.		1907.	
		Sept. 2 to 9, inc.		Sept. 5 to 11, inc.	
No. of New Buildings.....	109	No. of New Buildings.....	116		
Estimated cost.....	\$547,315	Estimated cost.....	\$1,221,040		
Total Amount of Alterations.....	\$30,605	Total Amount of Alterations.....	\$274,348		
Total No. of New Buildings, Jan. 1 to date.....	3,526	Total No. of New Buildings, Jan. 1 to date.....	6,702		
Total Amt. of New Buildings, Jan. 1 to date.....	\$21,620,828	Total Amt. of New Buildings, Jan. 1 to date.....	\$51,542,668		
Total Amount of Alterations, Jan. 1 to date.....	\$4,025,430	Total Amount of Alterations, Jan. 1 to date.....	\$5,008,333		

THE WEEK.

DOUBLE holidays are not productive of increased business, and the week just past suffered from this complaint. This is particularly true of Labor Day, for it comes at a season of the year when many people are out of town. Those who have made the city their home during the heated period take advantage of the opportunity to leave town for a few days, while those who have been away all summer have not settled down seriously to business as yet and are looking over the field to find out what is available. Real estate brokers welcome the departure of this holiday, for it really means the beginning of the fall business. Everywhere it is believed that the recent dullness cannot be otherwise than beneficial in the long run, for it has forced property into strong hands, and shaken out many amateur speculators who were operating on a shoestring.

The district south of 59th st came in for especial attention. There were a number of deals put through, taking in practically every class of property. The sale of the house No. 374 5th av was reported. This building was originally constructed for residential purposes, but when business invaded the avenue it was rented to the Engineers' Club, who made it their home until their new club house was completed in West 40th st. This was part of the old Thompson farm which was purchased for \$3,000 an acre in 1842 by William B. Astor. The present sale price is stated to be approximately \$450,000, which is at the rate of about \$5,400,000 an acre. A fairly good example of the rise that 5th av values have undergone in the last 75 years or so.

A trade of interest affected the property Nos. 52 and 54 New Chambers st, No. 9 New Bowery and No. 8 Oak st, a plot improved with 4 and 5-sty buildings having frontages of 36.4, 20.2 and 22.4 respectively. This parcel was held at \$40,000, and was subject to a mortgage of \$25,000. The property No. 117 Christopher st, a 6-sty building, 25x90.5, was given in exchange. The 7-sty apartment house Nos. 338 and 340 East 15th st, 42x103.3, also figured in a trade for the Voorhis farm of 142 acres at Somers' Centre, Westchester County. The Island Realty Co., a subsidiary company of the United States Realty and Improvement Co., sold the two 6-sty loft and store buildings Nos. 45 to 51 West 21st st, 55.2x98.9. These premises

were formerly used for church purposes, but will be occupied by the new owners for their own business.

Upper West Side dwellings and apartment houses are still in demand, and several of these found their way into new hands. West End av has been especially prominent in this respect lately. For some time past this neighborhood has been neglected, but during the past few months there has been a revival of interest in this section, and several good sales in both classes of property have been consummated. The latest of these sales reported affects the dwelling No. 903 on that avenue, 20x100, the building having a depth of 55 feet. The purchaser is John J. Dillon, the publisher, who will use it for his own occupancy.

An improvement of some importance will be shortly started on the property in the north side of 85th st, 75x102.2, located 125 feet east of Riverside drive. An 8-sty high-class apartment will be erected immediately by the new owner. This property is surrounded by well built structures, and is considered one of the most desirable residential sections in the city. The sale of seven 5-sty flats at the southeast corner of Amsterdam av and Manhattan st also attracted attention. This district is in many respects in a transition state, but the new owners are going to put in modern improvements and otherwise fix it up, thus clearly showing their confidence in its future.

The number of leases reported by brokers indicate a good demand not only for the private dwelling but also for the apartment of the better class. Dwellings are getting scarcer every day, and it is the opinion of many brokers who make renting a specialty that almost the entire supply of houses will be taken, and that many families, who are anxious to locate in a dwelling will be forced to live in an apartment. In this latter class of house there are at the present time many vacancies. The principle reason is that prospective tenants have been holding off, in the hope of a concession in rents. While they have been successful in a measure, still in the main rents have been held firm, and whatever concessions that have been made are really in the form of decorations and the like. This is a wise move on the part of the owner, for he not only procures a tenant, but also improves his property and keeps it up-to-date.

The money market is in very good shape. There is at the present time abundance of this commodity, and the money brokers complain that the difficulty just now is to secure good applications. This is quite the reverse situation from a year ago at this time. It will be remembered that the banks were closing their doors, and hardly a day passed without the news of some important failure being recorded. At that time many short termed mortgages were placed, and in a couple of months these will be falling due. After that process has been undergone there is no reason apparent at the present time why the realty market should not become active again. When it is thoroughly understood that money is easy, and can be procured with real estate as security, many timid buyers will jump in, and the upward course of values will be continued.

THE AUCTION MARKET

IN round numbers there has been realized about twenty-five per cent. more money on real estate at auction from January 1 to September 1 this year as compared with the same period in 1907 and twice as much as in 1906. The total amount for 1908 is \$40,726,014; for 1907, \$30,456,938, and for 1906, \$22,471,459. This is not due to the fact that conditions are better, but rather the reverse. There have been many more parcels put up for sale this year, and all told the prices obtained were far from satisfactory. In fact nearly all the properties sold at forced sale were knocked down to the plaintiffs in the various actions. About the only way to straighten this condition out is for the owners of property to withhold offering their realty until the foreclosure sales are well out of the way, and the would-be investor hunger for a while.

There were no offerings in the salesroom on Monday, due to the fact of its being a holiday, and on Tuesday there was only one property advertised for sale. This parcel is located on the south side of Tacoma st, 101.1 feet west of Hammond av, 25x75, to Tremont av x 27.2x85.7. The amount due is \$591.97; taxes and other charges footing up \$273.75. There is also a first mortgage of \$1,000 on the premises. The sale was adjourned to September 15. The two 6-sty tenements Nos. 516-518 and 520-522 East 118th st were put up for sale on Wednesday at the stand of Joseph P. Day. These houses have a frontage of 41.8 feet each, and are built to a depth of 87 feet on a lot 100.11 feet in depth. The amount due on each house was approximately \$17,514; taxes and other charges \$237.50 and subject to a prior mortgage of \$32,000 each. These houses were sold to the plaintiff for \$37,665 each. The Peerless Brick Co. is across the way and occupies a plot 254x201.10, with a frontage on the East River. Almost adjoining on the east of the property advertised for sale is the New York Central Coal Co., Harlem branch, while the Washburn Wire Co. occupies the river frontage between 116th and 118th sts.

CO-OPERATION NECESSARY.

A meeting of the Taxpayers' Alliance was held on Wednesday evening at which the report of Secretary Harry Robitzek was read in full. In calling the attention of the Alliance to the large amount of work to be performed in principal matters pertaining to the interests of taxpayers the secretary impressed upon those in attendance the necessity for hearty co-operation. In part the report says:

"The next Legislature will meet on the first day of January, but the members of same will be elected this coming November, and the members of this Alliance, and all taxpayers of this borough, should see to it that, regardless of the political affiliations of those who are selected to go to Albany to represent this borough, that they are willing to support the several matters that this Alliance has strenuously advocated for many years past, such as the tenement house amendments and home rule principle and the like.

"The real work of your committee begins with the opening of the Legislature, but the preliminary work must begin now, as your committee deems it essential to prepare all bills that are to be introduced at the earliest possible moment, so that they may be presented to the Legislature and placed upon the calendar at an early date after the assembling of the Legislature.

"If any of the local associations have measures which they desire to be introduced, if they will submit their propositions at the next meeting of the Alliance, such propositions will receive due consideration."

Congressman Goulden, who occupied the chair in the absence of President Adolph C. Hottenroth, spoke in an interesting way on the subject of waterway improvements, and said that after five years of constant hammering, the deepening and widening of the Bronx Kills had at last been approved by the Army Board of Engineers. "It had always been said that doing this would make the navigation of the Harlem River dangerous," argued Mr. Goulden, "and the Army Board had taken five years to find that this was not so.

Upon motion of Wm. A. Cokeley, who incidentally went into details concerning the litigation with respect to the charter of the N. Y., Westchester and Boston Railroad, a resolution was passed asking the Board of Estimate to permit the construction of the Portchester line with the use of overhead wires instead of the third rail system.

BOARD OF EDUCATION APPROPRIATION.

Allan Robinson, president of the Allied Real Estate Interests, has issued the following statement relative to the increase of over six million dollars asked for by the Board of Education:

"Criticism of educational appropriations is not popular. There are few taxpayers who would be found willing to stint the Board of Estimate and Apportionment when it comes to giving the youth of this city a good education or to paying our teachers properly. The increase, however, of \$6,258,521 asked for this fall by the Board of Education is such an enormous increase as to make the taxpayers sit up and take notice. The total appropriation asked for by the Board of Education is \$33,031,484, or the equivalent of \$7.23 for every man, woman and child in Greater New York. United States census reports for 1905 show the following per capita appropriations for educational purposes in the ten largest cities in the country:

"Chicago, \$3.78; Philadelphia, \$3.57; St. Louis, \$3.40; Boston, \$6.69; Baltimore, \$2.94; Cleveland, \$4.67; Buffalo, \$3.97.

"It will be noted that with the exception of Boston, where the rate is quite high, the educational appropriations of these cities are about one-half as much per capita as the proposed budget in New York would amount to.

"In the year 1899—the first year of the consolidation of the various boroughs—the appropriation for educational purposes was 13,641,616.95, or \$3.84 per capita. If the increase asked for by the Board of Education is granted, the appropriation for educational purposes will have increased 142 per cent. in ten years, while the increase in population during the same period has been only 32.7 per cent.

"The taxpayers want to know," concluded Mr. Robinson, "if this enormous increase is justified, and the forthcoming Budget Exhibit will be utilized to present to the people of New York the facts as to how this money is being spent."

OAKDALE AUCTION SALE.

The announcement of Bryan L. Kennelly, auctioneer, that 90 one-acre building plots at Oakdale Station, close to Great South Bay, will be sold at public auction at 14 Vesey st on Sept. 23 has aroused considerable interest among buyers of Long Island real estate.

The property to be sold is in a section largely occupied by some of our wealthiest New York families, which gives it a high character, much higher than most suburban tracts. Permanent shore rights on Great South Bay will be included in the sale.

The terms of sale are liberal, 60 per cent. of the purchase price being allowed on mortgage for three years at 4 per cent. No charge will be made for title insurance.

TERMINAL DISTRICT CHANGES.

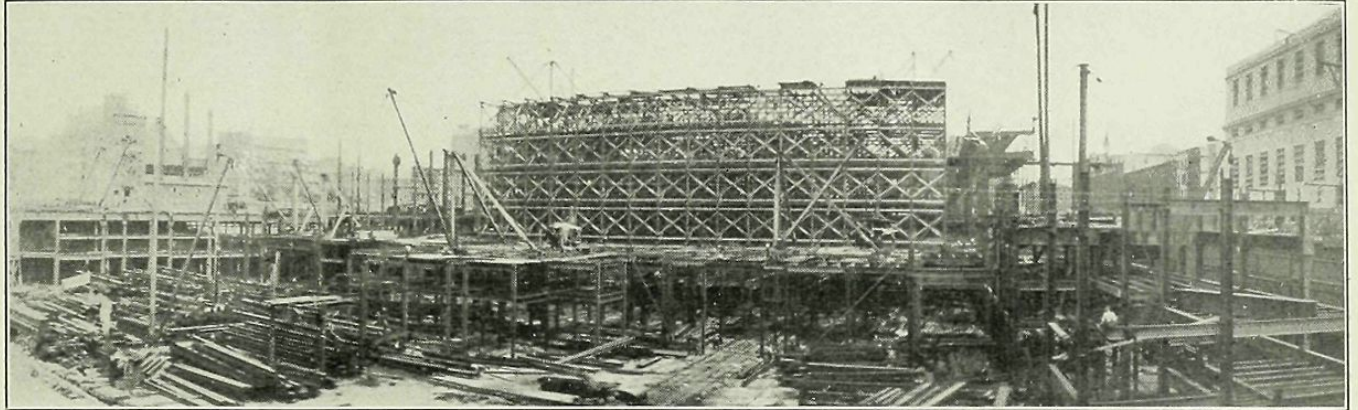
LARGE INCREASE IN REALTY VALUES DUE TO ENORMOUS IMPROVEMENTS.

BY ISIDORE J. POCHER.

THE Pennsylvania & Hudson Terminal Stations have already made great changes in realty values in what is familiarly known as the "Pennsylvania Terminal District" and few, if any, even amongst the speculators and operators fully appreciate

erties west of 6th av are not receiving any adequate rentals on the new valuations excepting in cases where modern buildings have been erected. Both east and west of 6th av, below 31st st, many new office and loft buildings have been constructed, and the renting has been satisfactory in every respect. From \$1,200 to \$2,400 being the rental of lofts 25x100, depending upon the location of the property, and from \$2,500 to \$4,000 for the stores and basements.

Seventh av has been greatly benefited by the terminal improvements, from 23d st north to 42d st, and values have soared to figures that no owner of 7th av property dreamed of. For years

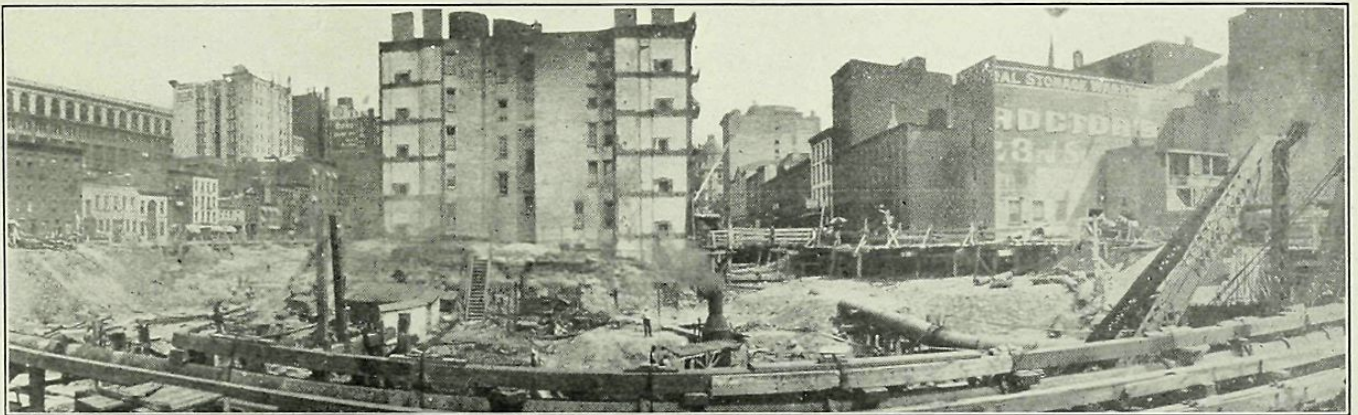


PENNSYLVANIA TERMINAL.

Looking east from 8th Avenue, showing the progress of the work on September 1.

what this great improvement will eventually mean to real estate in this section. Already property has doubled and trebled in value, lots below 34th st, west of 6th av and east of 7th av, a few years ago were sold, before this improvement was contemplated, at from \$15,000 to \$20,000 with little demand, and now find ready purchasers from \$40,000 upward, and in 31st, 32d and 33d sts, \$100,000 and \$125,000 are figures at which single lots are firmly held by those fortunate enough to own them.

7th av has been the centre of the colored population, and of the second-hand furniture and clothing dealer, and of the cheaper class of factory buildings. Many changes are to be noticed here. North of 34th st several handsome hotels have been erected, and below 31st st a few modern loft buildings have taken the place of the old and weather-beaten shanties, and many more will follow. Eighth av has not seen so many changes, as it has always been valuable, still a decided improve-



PENNSYLVANIA TERMINAL.

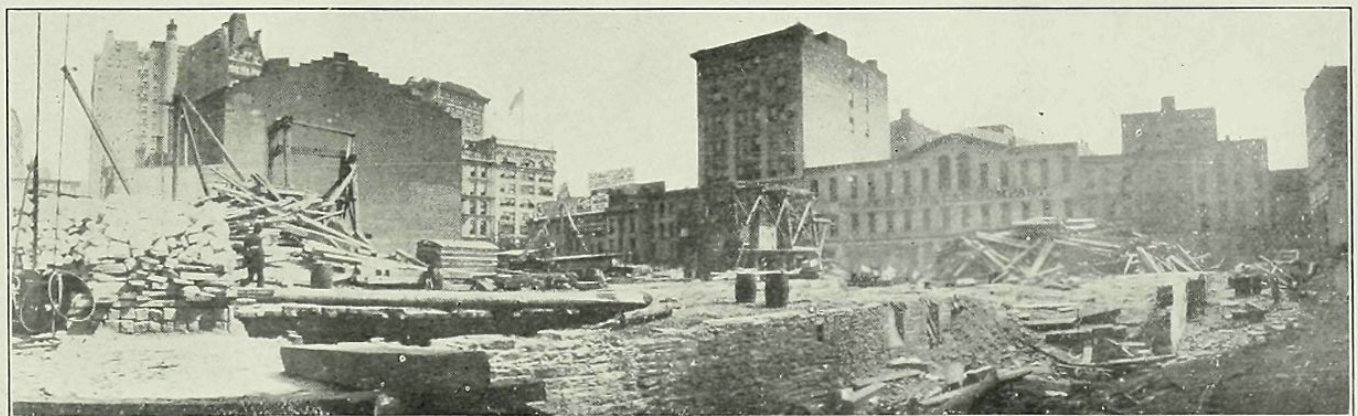
The easterly portion of the station, giving an idea of its proximity to the department store centre.

In 34th st, between 5th av and Broadway, lots but a few years ago were sold at \$80,000 and \$90,000, to-day they are valued at from \$300,000 to \$400,000. This great increase in 34th st is not alone due to the Pennsylvania improvements, but was in a measure brought about by the foresight of the owners of the high-class department stores who saw that 34th st was destined to be the centre of the retail shopping district for many years to come. One followed the other into this new field and then came

ment is noticeable. West of 8th av, in the Pennsylvania district will in all probability, within the next few years, be well filled up with storage warehouses and buildings of that character.

REVIVAL ANTICIPATED.

Pennsylvania section from 23d st to Times sq is to be the great immediate future for present and coming investors for years to come; either in leasing or inholding in fee simple. We have



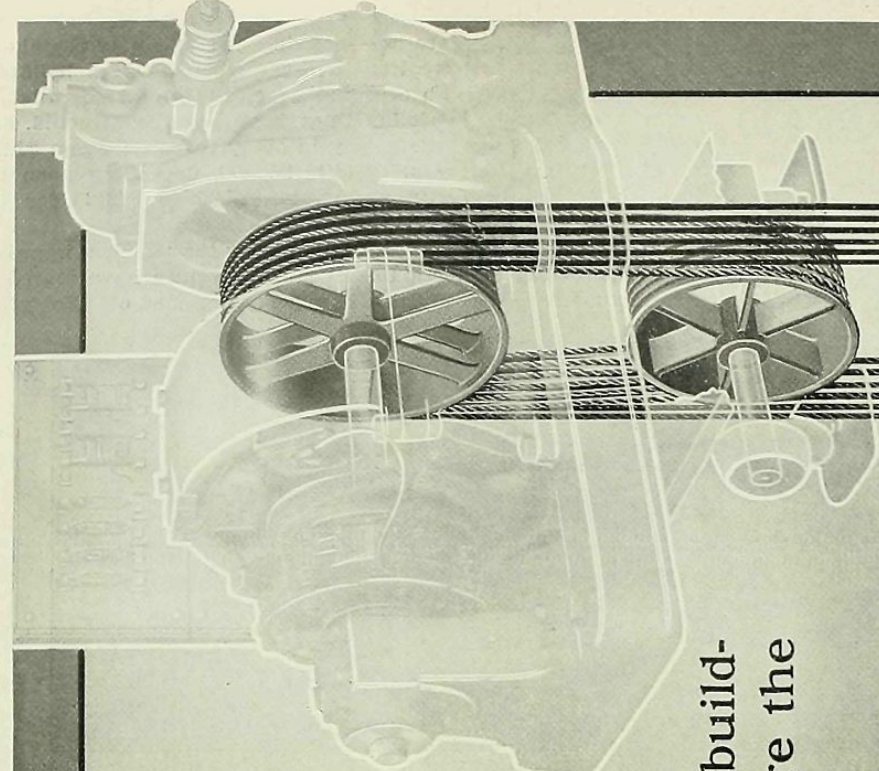
HUDSON TERMINAL.

Looking southeast from 33d Street, showing the Manhattan Theatre still standing.

the smaller high-class retailers, until to-day stores between 5th and 6th avs in 34th st that rented for \$3,000 a few years ago, are now bringing from \$12,000 to \$20,000 per year.

West of 6th av, and east of 7th av values were affected very materially in 34th st, and to-day, 25 ft. unaltered buildings are held from \$150,000 to \$175,000, which but a few years back could be purchased for \$50,000. Of course, the owners of the prop-

been laboring under a severe strain in all business enterprises during the panic of the past year, but confidence is bound to return and when it does, values will even go higher than at present time. Loft buildings are holding their own; and owners are still building them in this section. Rents will go higher just so soon as business commences to revive. Stores are all doing fairly well just now, and continue to hold on, in spite of the in-



THE ARTIFICES

that make the 1000 foot office building a commercial possibility, are the Otis traction type elevators.

The next time you're passing, stop in at the Singer Building and take a trip in the express elevator.

If you haven't done it yet, the trip will be a revelation.

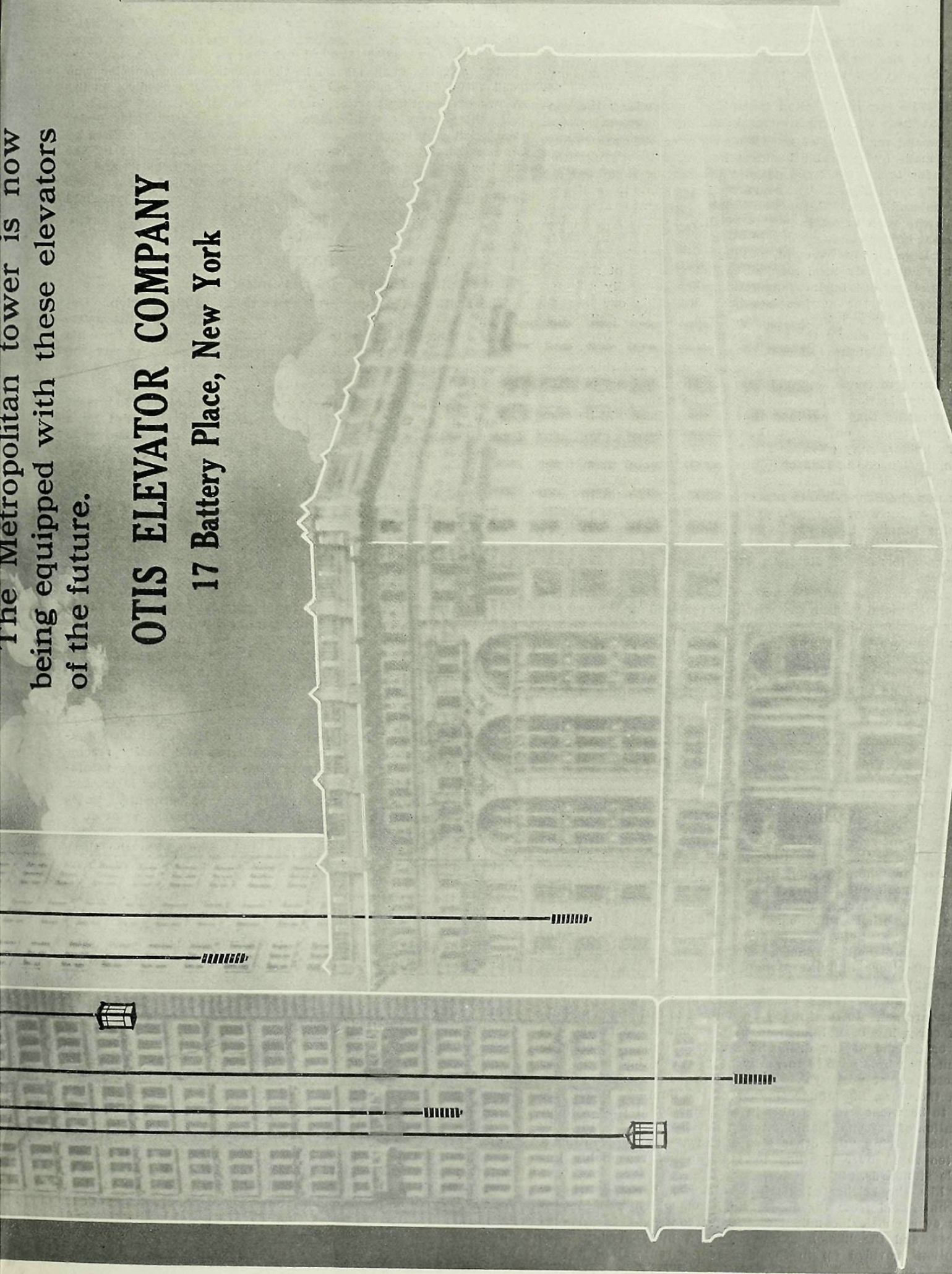
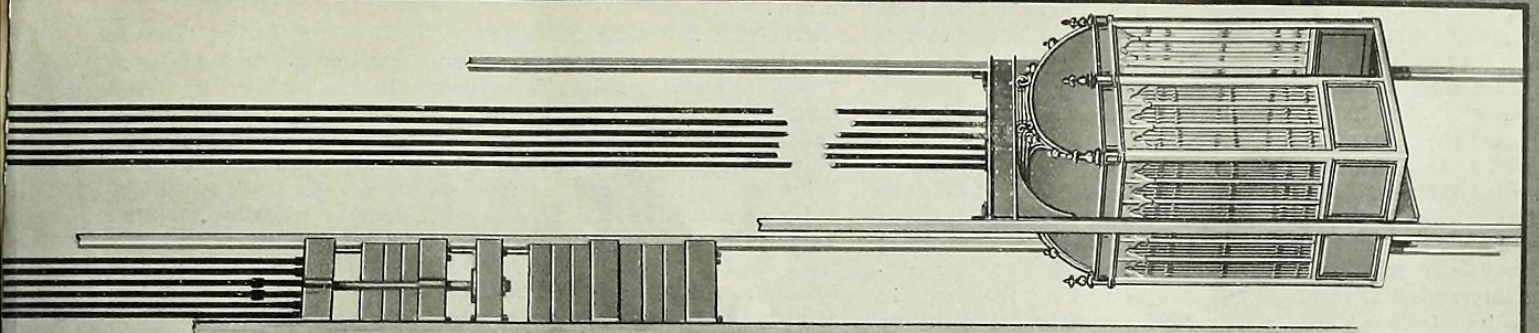
600 feet in 60 seconds—absolutely without jerk—absolutely without noise—absolutely without danger.

The traction type is too simple to get out of order. It's so simple it's a great invention—the kind of an invention that makes one wonder why

The Metropolitan tower is now
being equipped with these elevators
of the future.

OTIS ELEVATOR COMPANY

17 Battery Place, New York



crease of rentals, especially on 34th st, west of Madison av to 7th av. There is an increasing demand for buildings in this section for alterations, anticipating a general revival in business, and which will surely come if not at once, before we pass another year. Holders in this section are in no hurry to sell even at a profit at the present time, as they expect to sell at a larger profit later on.

Confidence is all that is required to set things humming in this district, and then outlying sections nearby will also be in sympathy, and a good, healthy market will be the result. The prevailing conditions of the Pennsylvania zone does not assume a wonderful or encouraging aspect in this market, but there is no question of a doubt that in a short time that these very same conditions will be changed, and buyers who are under the impression that prevailing prices will be the same in six months from now are laboring under a delusion, and they will find prices increased fully 10%. The renting conditions are gradually becoming very good, as there seems to be quite a demand for stores, lofts and offices, etc., and it would be wise for business firms who wish to locate to do so within the next few months, as there is no question of a doubt in our minds, that soon they will find that prices will be increased. The terminal section is rapidly approaching the condition that those who have invested in the past have anticipated.

The demand for leases of some length far exceeds the supply, and are made by reputable business houses, with the intention of using for their own business, and the rents suggested are fully up to expectations. The same conditions apply to applicants for stores and lofts. But it is impossible at present to accommodate all who wish to settle in this locality, for the reason that the present holders of the property in the vicinity, are not ready yet to let it go for improvement, as they know that the maximum value has not nearly been reached. While the recent financial trouble and general business depression has naturally affected real estate, and the market has been dull, this one section stands out as the striking exception, for during this dull period values here have shown the same steady increase as heretofore and despite the tightness of cash several transactions have been made since last fall which prove this to be true, and this condition is bound to continue and increase. The inquiries, propositions and applications made at this office both for purchase and lease, guarantee that for a long time to come there will be cash buyers, and tenants on hand, to buy and lease all the properties that the holders may offer.

The operation of the Hudson tunnels as far as 23d st, with its early completion to the 33d st terminal assured, and the rapid progress on the Pennsylvania tunnels and terminal, with the station well on its way, in course of construction, gives the public something tangible to go by, and shows that the eventual completion and operation of these two giant systems to Herald Sq., is no longer in the dim distance, but will be a fact in the very near future.

These encouraging conditions naturally are an impetus to the surrounding vicinity, and the result is renewed and increased activity and demand.

To sum up, we feel assured of a long and active period of real estate transactions in the terminal section, and with all local conditions favorable as at present, all confident that the volume of business done will be on a constant increase and on a healthy consistent basis.

LAW DEPARTMENT

WAGE ARBITRATIONS.

In this day of reform where "wage" is the desideratum of the hour, and "wage" a comparative yellow dog with few friends, or at least few who speak out in meeting, it is refreshing to find some who speak out frankly and assume to be no better than the convictions which really way down deep, actuate them, as well as many others who do not speak out so frankly.

Emerson says "Let every man, at least, after fifty years of age, be himself, for he cannot after that period hope ever to become aught else," implying perhaps that Puritanism may be a commendable standard for the young, because, by assuming a virtue, they do not really possess, they may in time fill in to the standard set. In fact, many an actor has intimated that he has in early life been influenced in personal character by the ideals or defects of the dramatic impersonations to which he has lent his whole powers to really be "for the time being" for the more perfect portrayal.

Men, therefore, like Judge Gaynor of the Supreme Court, are really to be wished for, as able in an empersonal way without imputation of personal leanings to act out frankly and judicially in at least giving "the other side a show," and preventing a drift too rapid over the line towards as yet reasonably impossible standards.

But like the celebrated Mark Twain, we, perhaps, wander somewhat afield from the subject in hand, which was in pondering over political candidates, betting contracts, Lloyd's insurances, and the like, a stumble over a most glaring wage arbitration provided for in the clauses for renewal of a long

twenty-one-year term ground lease. The provision, harmless as a dove in securing, was in fact in the outcome, resolved to the toss of a cent, the draw from a hat—all or nothing on the throw!

Provision had been made for renewal for a further term of twenty-one years upon a new rental, based on a five per centum valuation of the land—to be agreed on by the parties, lessor and lessee, failing which agreement each was to name an arbiter to decide on value. If they failed to agree, as was naturally to be expected (all arbiters named by parties to such arbitrations being selected, of course, for concurrence in view with the party selecting, as witness experts in murder trials, presidential electors in national elections)—if they failed to agree, they were to try to agree on a third arbiter, whose decision was to be final, or, failing such agreement, each side was to name two arbiters, and from the four so named the first name drawn was to be the final arbiter of the whole valuation.

To the reader who is over fifty years of age and is "himself," as Emerson puts it, the outcome is safe enough to bet on, each side names two as prejudiced arbiters as the one already selected, and the draw results in the selection of an arbiter who will value finally at \$8,000 per lot or \$18,000, according as the views of selecting parties to this "waging contract" range.

Is this a case for submission to the penal authorities under the spirit of reform now so prevalent, or is it under rulings by Judges Bischoff and Gaynor, though signed and sealed by the parties sought to be bound, but a "gentlemen's bet;" and allowed to be followed, as now existing in printed lease forms regulating the ground leasing of many thousands of leasehold properties in the City of New York?

A POINT CONCERNING FORECLOSURES.

To the Editor of the Record and Guide:

The sheriff sells a piece of property at public auction. Between the date of sale and the day of taking title the mortgagee holding the first mortgage begins suit to foreclose his mortgage. Is the buyer of the property compelled to pay the expense of suit begun by said mortgagee, or is the sheriff responsible?

Answer.—The sheriff sells only the interest of the judgment debtor in the premises. If that interest is incumbered by a mortgage the purchaser would take subject to the mortgage and to costs, if any, of foreclosing it.—Editor.

THE MAKERS OF NEW YORK CITY'S BUDGET.

BY DR. WM. H. ALLEN,
Secretary of the Bureau of Municipal Research.

The average taxpayer seems to imagine that New York City's budget is made by the Mayor, Comptroller, President of the Board of Aldermen and the Borough President. Some taxpayers who remember the golden age of aldermen really forget that the aldermen have a relatively small part in making a budget. Whereas they can reduce the budget, they cannot make any increases and even redistribute. The three makers-in-chief of the budget are the head of the department that submits estimates: Charles S. Hervey, chief of the Bureau of Municipal Investigation and Statistics, who trims and pares and finally recommends; Comptroller Metz, through whom Mr. Hervey's recommendations go to the Board of Estimate; and Mayor McClellan, upon whom falls the burden of final readjustments. It is thought by some that a budget that tells clearly what it is proposed to do with money will enable the taxpayer himself to play the role of budget-maker and to influence the three makers-in-chief, the Board of Estimate and the Board of Aldermen.

While the departmental estimates are supposed to originate with department heads, it has been customary in the past for chief clerks of departments to draw up tentative schedules. In old times, these schedules asked for a great deal more than either the clerk of the department head dreamed could be obtained, in the hope that when the cut came from the Board of Estimate it would still be a substantial increase over the preceding year. Now that Comptroller Metz has his Bureau of Municipal Investigation and Statistics, departments must give accounts of themselves to Mr. Hervey through his various assistants. From now until September these officers will be visiting various departments asking why, why, their recommendations were made to Mr. Hervey, who will submit the original estimate and his own recommendation to the Board of Estimate via the Comptroller.

The importance of Mr. Hervey's bureau potentially can hardly be overestimated. It has authority not only to ask questions, and to recommend, and to develop facts but to prescribe the form in which the department shall make their requests for this year. Two circulars, A and B, have given minute instructions as to the manner of submitting departmental estimates and payroll expenditures for 1909, and also supplies and departmental expenditures other than salaries.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Figures in Trade.

CHRISTOPHER ST.—Samuel Kutler, Sam Kotler, Joseph Liebman and Moses Shapiro gave to John A. Weeks 117 Christopher st, a 6-sty building, 25x90.5, located 175 ft. north of Rivington st, in exchange for the property known as 52 and 54 New Chambers st, 9 New Bowery and 8 Oak st. Title will be taken on Sept. 29.

COMMERCE ST.—John J. Bogert sold for Sampson H. Schwartz to Antonio Pascale the 3-sty and basement dwelling 5 Commerce st, 21x40.

GRAND ST.—H. D. Baker & Bro. sold for Polowe, Mogilewsky & Werner the southeast cor of Grand and Suffolk sts, a 5-sty tenement with stores, 20x100, known as 391 Grand st. Title will be taken Sept 15.

HUDSON ST.—Louis Stockell sold for Samuel Lipman to Samuel Klang the new 6-sty tenement with store at the southeast cor of Hudson and Horatio sts, and known as 636 Hudson st, 50x52.1x55x46.10. This property was last transferred on March 1, 1907. A mortgage of \$38,000 for 5 years at 5% was placed on July 16, 1908. In exchange the properties 538 East 6th st and 215 East 10th st were given.

JACKSON ST.—Louis Stockell sold for Jacob Roses the northwest cor of Jackson and Front sts, five 2-sty tenements, 70x78.2, to Simon Lazerowitz. The property is known as 71 to 77 Jackson st and 386 to 390 Front st.

Important Downtown Sale.

NEW CHAMBERS ST., ETC.—John A. Weeks sold the property known as 52 and 54 New Chambers st, 9 New Bowery and 8 Oak st, a plot with frontages of 36.4, 20.2 and 22.4 ft. respectively. There are 4 and 5-sty buildings on the property. The property has been held at \$40,000, and is subject to a mortgage of \$25,000 at 5%. Mr. Weeks took in exchange the property 117 Christopher st, a 6-sty building, 25x90.5, which is owned by Moses Shapiro, one-third part; Joseph Liebman, two-ninth parts; Samuel Kutler, two-ninth parts, and Sam Kotler, two-ninth parts. Title will be taken Sept. 29.

ST. MARK'S PL.—Julius Levy sold 26 St. Mark's pl, a 6-sty tenement, 26x120, located 360 ft. east of 3d av. The property was mortgaged for \$35,000.

6TH ST.—In part payment for the southeast cor of Hudson and Horatio sts, Samuel Klang gave to Samuel Lipman the 6-sty tenement 538 East 6th st, 20.3x97x32.2x97.10, as well as the 6-sty tenement 215 East 10th st, 25x94.10. This property was bought from Jacob Furman by Mr. Klang on July 5, 1906, subject to a mortgage of \$45,500.

10TH ST.—In part payment for the new 6-sty tenement with store on the southeast cor of Hudson and Horatio sts, Samuel Klang gave to Samuel Lipman 215 East 10th st, a 6-sty tenement with store, 25x94.10, together with 538 East 6th st, a 6-sty tenement, 20.3x97x32.2x97.10. The present seller acquired this property from Morris Benjamin et al on Dec. 1, 1905, subject to a mortgage of \$27,000.

Trades Westchester Property.

15TH ST.—Carrie Bendheim bought the Stuyvesant, a 7-sty elevator apartment house, 42x103.3, at 338 and 340 East 15th st, giving in part payment the Voorhis farm of 142 acres at Somer's Centre, Westchester County. Across the street is the Stuyvesant High School, occupying a plot 210.5x206.6, with a frontage on 16th st. Stuyvesant Square is only a short distance from the property just sold. The house is 93 ft. deep.

19TH ST.—The Duross Co. sold the 3-sty building 270 West 19th st, 20x93, for a client, to Edward Earle.

21ST ST.—The Island Realty Co., a subsidiary company of the United States Realty & Improvement Co., sold, through M. & L. Hess and H. D. Nessler the two 6-sty store and loft buildings 45 to 51 West 21st st, 55.2x98.9. The new owners, D. E. Sicher & Co., now at 105 Wooster st, will occupy the premises. This property was until 1901 the site of the Evangelical Lutheran Church.

25TH ST.—Leo Hess sold for the J. B. & J. M. Cornell Co. to L. Hamberger 125x100, with old buildings, on the north side of 25th st, 175 ft. east of 11th av, adjoining the property recently purchased by the Standard Oil Co.

27TH ST.—S. B. Goodale & Son sold for Elmer A. Darling to Robert Alexander 45 and 47 West 27th st, two 4-sty dwellings, 50x98.9, adjoining the Hotel Earlington. The house to the east was sold last April to J. B. Thompson. This is a 9-sty fireproof office building, 25x98.9. There has been considerable activity in this block as well as the one to the west.

47TH ST.—Pease & Elliman sold for Mrs. Ricardo Acosta 48 West 47th st, 4-sty high stoop brownstone dwelling, 22.8x100, to a client for occupancy.

AV D.—Louis Stockell sold for Simon Lazerowitz to Jacob Roses 20 and 22 Av D, northwest cor of 3d st, a 6-sty tenement with stores, 48x75.

Large Transactions on Fifth Avenue.

5TH AV.—Mrs. Charlotte Astor Drayton Haig, who is the daughter of Mrs. William Astor, signed contracts for the sale of her property at 374 5th av just prior to her sailing for Europe on Saturday last. The property adjoins the northeast cor of 35th st, and up to a short time ago was under lease to the J. C. Lyons Building & Operating Co. They returned the lease to Mrs. Haig some time ago. The lot measures 37x100, and the building is built to a depth of 82 ft. It was formerly the home of the Engineers' Club before they moved to their new building in West 40th st. This lot is part of the original Thompson farm, which was bought by William B. Astor in 1842 for about \$3,000 an acre. The present sales price is said to be about \$450,000, which would be at the rate of about \$5,400,000 an acre. The northwest cor of 35th st is under lease to Dodd, Mead & Co., the publishers. Robt. E. Dowling is the purchaser. The City Investing Co., of which Mr. Dowling is president, is not interested in the transaction.

NORTH OF 59TH STREET.

64TH ST.—Ernest Lorillard sold 100 East 64th st, southeast cor of Park av, a new 5-sty American basement dwelling, 20x80. The buyer is a downtown stock broker.

68TH ST.—F. & G. Pfomm sold for August Hansen to Henry A. Collins, Jr., 148 West 68th st, just west of Broadway, a 5-sty flat, 25x98.9. The buyer owns the adjoining property, 146 West 68th st,

and now controls a plot 50x100. The 3-sty high stoop dwelling 245 West 99th st, 18x100.5, with a stated consideration of \$26,000, was given in part payment. Title will be taken Sept. 15.

81ST ST.—H. D. Baker & Bro. sold for Rebecca I. Goldsmith the 6-sty tenement with stores 209 East 81st st, 25.5x102.2.

J. S. McManus to Improve.

85TH ST.—Gibbs & Kirby sold for the A. C. & H. M. Hall Realty Co. to J. S. McManus the 3 vacant lots in the north side of 85th st, 125 ft. east of Riverside Drive, for improvement with an 8-sty fireproof elevator apartment house. The lots were held at \$95,000. This is a choice part of the drive section. A 12-sty fireproof structure is on the southeast cor 86th st, 102.2 ft. front, and built 87 ft., on a lot 200 ft. deep. Adjoining on the west of the property just sold is a vacant plot 125x102.2. On the east is the Stokes, a 5-sty apartment, 50x91x102.2. Across the st is the Red House, a 6-sty apartment with 2 families on a floor, occupying 10 rooms and bath each.

90TH ST.—Theodore Ortmann sold for Mrs. Mathilda Chambers 122 West 90th st, a 5-sty flat house, 20.6x100. This block is built solid except a plot of 4 lots on the south side near Amsterdam av.

91ST ST.—William S. Lalor sold for Mrs. Mary E. Duncan 121 East 91st st, a 3-sty brownstone dwelling, 15x100.8, to Martin Steintal, who owns 123, adjoining.

95TH ST.—The Jacob Weinstein estate sold to Abraham Siegel for occupancy 31 West 95th st, a 3-sty dwelling, 17.6x100.8, built to a depth of 52 ft. This is a strictly private dwelling block. Mr. Weinstein purchased this property on June 27, 1905, from Amelia Steinman, subject to a mortgage of \$15,000.

95TH ST.—Isaac Hattenbach sold for Dora Levy 164 East 95th st, a 4-sty brownstone dwelling, 18.9x100.11, to Francis T. Graham, who will take title Oct. 1.

120TH ST.—Otto Muller sold to A. M. Harrison 165 to 169 East 120th st, a 6-sty new law tenement, 75x100, at the east cor of Sylvan pl. In part payment Mr. Harrison gives the vacant plot 59.2 x100 at the southwest cor of Cortlandt av and 151st st.

131ST ST.—Barnett & Co. sold for Anshel Garmise the 5-sty double flat 517 West 131st st, 25x99.11. Title will be taken Sept 15.

145TH ST.—The Manhattan Leasing Co. bought from Samuel Wacht through Charles Goldberg 205x99.11 on the north side of 145th st, 100 ft. east of 8th av. This plot was given in part payment for the three 5-sty flats 1952 to 1956 7th av, located on the southwest cor of 118th st, 100.11x100.

Seven Flats Sold.

AMSTERDAM AV.—Chas. F. Coy and Matthew B. Larkin sold for Agnes J. Hutchins and others to Ernest Fairbanks the seven 5-sty flats with stores at the southeast cor of Amsterdam av and Manhattan st, 99.11x155.4x irregular. This property has been held at \$225,000. On the other end of the block is a triangular building built some time ago by the New York Operating Co. and leased to the Produce Exchange Bank and the City of New York for a Court House. At present these houses are cold water flats, but the new owner will put in steam heat and other improvements.

WEST END AV.—John J. Dillon, publisher of the Rural New Yorker, bought the dwelling 903 West End av, 20x55x100, from Agnes Dunphy, at a price said to be in the neighborhood of \$35,000. The broker was Richard S. Treasy, Jr.

WEST END AV.—Adrianna O'Connor sold 528 West End av, a 4-sty and basement dwelling, 19x100, between 85th and 86th sts.

Quick Resale on West End Av.

WEST END AV.—John W. Kight, president of the Keystone Investing co., resold 834 and 836 West End av, two 5-sty flats, 25x100 each. These houses, together with the northwest cor of Broadway and 107th st, and 2787 Broadway on the same block, were acquired in a trade with Mrs. Althea Rudd Ward about 10 days ago. Mr. Kight has also sold the corner house, which faces on Schuyler Square. It is a 5-sty structure, 26.10x100.

7TH AV.—Eugene S. Van Riper sold for Sigmund P. Heine 1964 7th av, a 5-sty flat, with stores, 25x100, to a client for a consideration said to be \$45,000.

7TH AV.—Samuel Wacht bought from the Manhattan Leasing Co. the three 5-sty flats 1952 to 1956 7th av, southwest cor of 118th st, 100.11x100. Charles Goldberg was the broker. Mr. Wacht gives in part payment the plot 205x99.11 on the north side of 145th st, 100 ft. east of 8th av.

WASHINGTON HEIGHTS.

HAMILTON PL.—J. Newton Osorio sold for Frank D. Adams, of Rutherford, N. J., 71 to 79 Hamilton pl, northeast cor 140th st, two 6-sty apartment houses, 108.6x109x irregular. The purchaser will make extensive alterations. The present seller bought this house last February from Sarah Holzman, subject to a mortgage of \$173,000.

Renton-Moore Co. Sells Dwelling.

143D ST.—The Renton-Moore Co. sold for George L. Wakefield to Ellen G. Potter and Emma J. Dunnigan for occupancy the 3-sty and basement brownstone high-stoop private dwelling 461 West 143d st, 19x99.11. There is a small mortgage on the house, but arrangements have been made to pay it off about Jan. 1 next. Title will be taken Sept. 28. The present seller acquired this property on Feb. 18, 1905, from De Witt A. Lewis. The house is located in one of the nicest sections of Washington Heights and is built to a depth of 56 ft. Across the street is a large vacant lot, which adds materially to the value of the property just sold on account of the additional light and air procured.

167TH ST.—David Stewart sold for N. Brigham Hall the 75 ft. on the northerly side of West 167th st, commencing 95 ft. east of Audubon av, to an investor, who will improve the same.

BRONX.

181ST ST.—Louis C. Tiffany sold to Wm. C. Bergen for immediate improvement the plot of 22 lots at the northeast cor of 181st st and Aqueduct av. The property is directly opposite New York University. George D. Ebermayer and B. H. Weisker, Jr., of James L. Libby's office, were the brokers in the transaction.

CORTLANDT AV.—In part payment for 165 to 169 East 120th st A. M. Harrison gives Otto Muller the vacant plot 59.2x100 at the southwest cor of Cortlandt av and 151st st.

Estate Sells Holding.

DALY AV.—Amelia Schmidlapp, as executrix of the estate of Jacob Schmidlapp, sold to Arthur C. Butts, Jr., the southwest cor of Daly av and Samuel st, a 2-sty frame dwelling, 45x108x45x103.11. The price paid was \$8,500.

DOONE AV.—The Edenwald Land Companies have sold to John Francis Baker 2 lots on Doone av, 25 ft. north of Randall av.

SOUTHERN BOULEVARD.—R. S. Treacy & Son sold the property 1254 Southern Boulevard for A. Olsen to a client.

VYSE AV.—Barnett & Co. sold for Emily Feder the 2-sty 2-family frame dwelling on the east side of Vyse av, 50 ft. north of Jennings st.

WASHINGTON AV.—The Woodstock Exchange sold the flat 1562 and 1564 Washington av, 50x150, for V. Horowitz to A. A. Kirschner. The building is arranged for 41 families.

LEASES.

A. W. Miller & Co. leased for the Karsch estate 262 West 54th st, a 4-sty dwelling.

Fitzgerald & Broderick leased the 3-sty dwelling 1806 Anthony av for B. Black.

G. W. Barney has leased for A. V. Whiteman to a client of the Duross Co. the 3-sty dwelling 220 West 15th st.

Peter P. Sherry leased for the MacKenzie estate the 4-sty and basement brk dwelling 432 West 22d st for a term of years.

Aldous & Co. leased 231 and 233 West 141st st for S. Einhorn for 5 years; also the dwelling at 140 West 136th st for a Mr. Burno.

McNally & Cochran leased for the owners to Aaron Kosofsky, fur dealer, 21 and 23 West 34th st, for a term of years at an annual rental of \$18,000.

Dr. Walter C. Hurwitz leased from Mrs. B. Comansky the 3-sty dwelling 45 West 113th st, for a term of years. The lessee will occupy the house on Oct. 1.

J. Arthur Fischer and Valentine Cook, Jr., as committee of the estate of Christina Cook, leased through H. I. Phillips to the Maxine Elliott Theatre Co. the two 5-sty apartment buildings 104 and 103 West 40th st, for a term of years.

Daniel P. Ritchey leased for Chas. E. Appleby the stables at 251 and 253 West 58th st for 5 years. The building will be reconstructed as a garage at an expense of \$30,000 from plans by Cowen & Co., and will be occupied by the Oldsmobile Co.

Renton-Moore Co. leased for a term of years for J. H. Schneider 15 St. Nicholas pl, a 4-sty dwelling, to Bishop D. A. Goodsell, who comes here from Boston to succeed the late Bishop Fowler as Resident Bishop of New York of the Methodist Episcopal Church.

White & Phipps leased for the Astor estate to the Woodmere Land Association the property 18 East 34th st, which will be used as the New York office of the association. The building is to be converted into a colonial dwelling, similar in design to many of the residences at Woodmere.

E. A. Turner reports the following leases: For the Petrie estate 111 East 30th st, for a term of years; 217 East 30th st, to John Mullen; 135 Lexington av, to J. C. Yale; 31 West 27th st, to the K. S. Evans Sash and Door Company; 38 West 29th st, to Sidney Leon, and 106 West 29th st to the Heyford Mfg. Co.

Duross Co. leased the 3-sty and basement dwelling 360 West 18th st for M. L. & C. Ernst to Florence Reed; also the 3-sty and basement dwelling 422 West 18th st to Willis Allison; also the 3-sty building at the northwest cor of 30th st and 7th av to John Coley and Charles McBride for a term of years; also leased the dwelling 323-325 West 15th st for John Deitch to Marie Muller.

SUBURBAN.

PRINCE'S BAY, S. I.—The Prince's Bay Realty Co. sold a large plot of acreage to W. Steffins at Prince's Bay, S. I., who will erect several concrete dwellings.

YONKERS, N. Y.—Mrs. Minerva E. Jones purchased the large plot in Park Hill Terrace adjoining her house, this making a total frontage to her property now of 150 ft. on the terrace.

KIAMESHA, N. Y.—Samuel Colcord sold 220 lots at Lake Kiamesha, N. Y., for A. Walker, Thomas Meighan and A. Stoner, to Henry G. Wines, of New York city, and resold 200 lots for Mr. Wines to the Kiamesha Development Co.

DEAL, N. J.—L. J. Phillips & Co. sold for the Elmore Realty Co. to Sidney H. Rosenthal, for immediate improvement, a plot of about 50,000 sq. ft. on the north side of Runyan av, at Deal, N. J. Mr. Rosenthal has also acquired an adjoining plot of about 60,000 sq. ft.

RAHWAY, N. J.—O. B. Short and M. G. Straus sold at Lakeside Park, Rahway, N. J., to George Bollman, 2 lots; to Geo. H. Willers, 6 lots; to Lena Kelly, 4 lots; to F. Turco, 2 lots; to Emile Pectsch, 10 lots; to William T. Henderson, 2 lots; to Annie A. Mahady, 2 lots, and to Henry J. Borchers, 2 lots.

ROSELLE, N. J.—A. N. Gitterman sold for J. W. Goodliffe his property in 1st av East, Roselle, N. J., with stable, orchard, &c., the plot running through to the Central R. R. of N. J. tracks. The buyer is a New York investor, who will occupy the house with his family after extensive alterations.

YONKERS, N. Y.—Elmer E. Gorton, manager of the Underhill Brick Co., purchased the large plot at the cor of Park Hill av and Hillside pl and will erect at once a handsome brk and stone Colonial dwelling, the plans for which have been accepted. Mr. Gorton's new house will be somewhat similar in design to Jean Breaychaud's at the corner of Somerset st and Alta av.

WHITE PLAINS, N. Y.—E. Nelson Ehrhardt reports the following sales in White Plains: For D. C. Hayes, his residence in Prospect Park; also, the C. C. Michener residence on Fisher av on plot of three-fourths of an acre for A. D. Rockwell, Jr.; also, for James Foulds, his residence on Ridgeview av, 80x175; also, for George S. Holmes, 1 of his houses on Sterling av to Karl Heine, formerly of Mt. Vernon; also, for Henry Heuer, the residence 7 Ridgeview av, to John Sherer of New York; also, for Judson Rex Swift, 2 plots, each 100x200, in Prospect Hill Park. The buyer, William Ikle, is planning to erect a bungalow upon this property at a cost of about \$10,000.

A RUSE THAT OFTEN WORKS.—Agents and janitors of 6-sty apartment houses with no elevator have a sharp little trick of trying to deceive prospective tenants as to the flight of stairs they will have to climb, says a writer on the subject. The first floor is designated the "parlor" floor, and they begin to count from the second. "What have you to rent?" inquired a woman recently when the janitor answered her ring. "Five rooms and a bath fourth floor" responded the janitor. "I'll look at it" said the weary flatseeker, though the stairs appalled her. On the fourth floor she paused, but the janitor toiled on. "This is the fourth floor," protested the would be tenant. "One more flight," said the janitor, who plays the game every day and enjoys it.

UNCLASSIFIED SALES

The total number of sales reported is 47, of which 18 were below 59th st, 21 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 61, of which 13 were below 59th st, 21 above and 27 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 103, as against 139 last week, and in the Bronx 95, as against 111 last week. The total amount involved is \$2,282,993, as against \$8,024,665 last week.

The amount involved in the auction sales this week was \$411,020, and since January 1, \$41,133,034. Last year the total for the week was \$23,875, and from January 1, \$30,480,813.

44TH ST.—William Baumgarten sold 227 and 229 East 44th st, a 5-sty stable, 50x100.5.

103D ST.—William A. Miles & Co. sold 241 West 103d st, a 3-sty dwelling, 17x100.11.

184TH ST.—Fitzgerald & Broderick sold for a client to a Mr. Rogers the 3-sty dwelling 20 West 184th st.

FOUNDATIONS FOR MACHINERY.

It not infrequently happens that a property owner finds it necessary to install heavy boilers and machinery in the basement of a building in which considerable vibration exists. Such being the case the successful operation of the plant may only be insured by exercising close attention to the matter of building suitable foundations which offer effective resistance to damaging oscillations. Of late many authorities have advocated the employment of concrete in constructing foundations for machinery since it has been found to be especially valuable and economical for the purpose.

In this respect the Industrial World argues that in order to get the best work out of a machine, no matter how substantially it is built nor how carefully put together, it should be set on a perfectly rigid foundation, and that for this purpose nothing better can be had for the same money than the material mentioned. In preparing for a concrete foundation it is recommended that a hole be dug deep enough into the ground to get solid earth to start from, and get below the frost line. Then build up to about the height wanted and level off and finish with cement and sand, just like a concrete floor. It is not best to bed the machines right on the concrete; they should be cushioned with anywhere from one inch to ten inches of timber. One can be governed in this by local conditions, but always there should be some cushion under the machines with the possible exception of the engine bed, and even that is none the worse for a little cushion. If the machines are on hand when the foundations are laid, it is best to fasten in anchor bolts and let them come clear up from the bottom; that is, put the bolts in position and build the concrete around them. There are various means of anchoring bolts in concrete, however, by drilling holes after the foundation is laid and then inserting bolts that are enlarged on the bottom end, and filling up with plaster of paris or possibly with cement and sand.

Perhaps the most opportune season of the year in which to build machinery foundations of concrete is in the summer, when it will be found to set more satisfactorily.

BILLS FOR TAXES.

The attention of property owners is directed to the convenience of obtaining their tax bills promptly. This may be done by making immediate requisition on blanks furnished by the city for this purpose, stating the property by section or ward, block and lot or map number. Each requisition should be accompanied by an envelope bearing his or her correct address, including a stamp for return postage.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition for taxes must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the real estate is situated. No rebate will be allowed on bills paid during October.

—The superintendent of an expensive apartment building was relating his troubles. "It isn't showing apartments to those who really want one that makes me see the whole world through dark blue glasses just now," said he; "it's the aggravation of the people who go about inspecting fine suites which they cannot possibly pay for. You wouldn't imagine how many women have the mania unless you had my job for a while."



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REAL ESTATE NOTES

Charles F. L. Huston, of the firm of Huston & Asinari, has been elected a member of the Board of Brokers.

The House and Real Estate Owners' Association of the 12th and 19th wards met Friday evening in Turn Hall, 85th st and Lexington av.

A. N. Gitterman has been appointed to serve as a governor of the Real Estate Board of Brokers to fill the vacancy caused by the death of Richard Alexander.

A lease from John J. McQuaide to Charles Smith affecting the property 153 East 26th st for fifteen years at a yearly rental of \$12,000 was recorded this week.

The Greater New York Taxpayers' Conference plans to give one of the noonday conferences at the Budget Exhibit to discuss the tenement house department's estimate and the proposed extension of its work to include semi-annual inspection and structural changes.

Arthur Truslow, after a valuable connection of three years and a half, has left the office of Ruland & Whiting Co. and has opened his own office in Temple Court, 5 Beekman st, where he will conduct a general real estate business, with leasing as a specialty.

The Board of Education approved the school budget for the coming year on Wednesday last. The final estimate is \$33,031,484.65, an increase of \$6,258,521.06 over this year. Approximately one-half of this amount is made necessary by the increase in salaries of teachers.

Conrad Hubert began foreclosure proceedings against the Charles E. Ellis Real Estate Co. affecting the greater part of the block bounded by 11th and 12th avs, 43d and 44th sts. The property was formerly the site of the Higgins carpet factory, but is now tenanted by various manufacturing concerns.

A building loan of \$75,000 was made by the Marcy Realty Co. to the St. Paul Construction Co. on the property, 80x95x irregular, on the east side of Riverside Drive, 452 ft. south of 127th st. A number of important transactions have been closed in this

immediate neighborhood of late, and several large houses will shortly be built.

Perhaps the most attractive kind of real property is that which possesses the element of monopoly. A parcel of real estate which cannot be duplicated, but for which there exists a steady and growing demand, is not only the realty which produces the largest return, but it always has the best market.

A mortgage of \$94,145.67 was given to Beatrice de Rodellec du Porzic by Marie C. Post, of Bayport, N. Y., on the property No. 734 Broadway, located 145 feet south of Astor pl, 24.9x 137.6x irregular. This mortgage is due Sept. 1, 1911, and bears interest at 5 per cent. The Barkin Construction Co. secured three building loans on the property on the west side of Edgecomb av, 129.11x100, located 359.9 feet north of 145th st. One of these loans is for \$130,000 from the City Mortgage Co., another for \$10,000 from the Realty Operating Co., and the third for \$20,000 from Abraham Ruth.

Completing the reorganization of the McLaughlin Real Estate Co., of Brooklyn, of which J. J. Baughman, of Harrisburgh, Pa., was elected president, the stockholders have elected other officers as follows: John C. Langan, of Pittsburg, vice-president, treasurer, secretary and general manager, and F. M. Brown assistant treasurer and secretary. The directors are J. J. Baughman, John C. Langan, F. M. Brown, Michael L. McLaughlin and Glenwood Hawkins. The company will make extensive improvements to its property during the autumn and will at once begin the construction of a large number of dwellings and 2-family houses.

Many brokers hold the opinion that the renting this year has compared favorably with last year, notwithstanding the large number of new buildings that have recently been completed. Albert E. Gibbs, of the real estate firm of Gibbs & Kirby, 2705 Broadway, in speaking of the present status of the market, said: "We have had a very active and successful renting season; nearly all of our buildings are entirely rented for the coming year. In the Devonshire, the new 10-story fireproof building on Broadway and 112th st, owned by A. C. & H. M. Hall Realty Co., we have in five weeks' time rented forty-five out of forty-seven apartments, the rentals ranging from \$1,300 to \$2,400 per annum."

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

23D ST.—Borough President Ahearn gives notice under date of Sept. 1, that a communication, signed by the Commissioner of Public Works, requesting the repair of sidewalk at 303 East 23d st, has been filed and is now ready for public inspection, and that a meeting of the Board of Local Improvements of the Kips Bay District will be held in the Borough Office, City Hall, on Sept. 15, at 11.40 a. m., at which meeting said communication will be submitted to the Board.

ASSESSMENTS.

CROTONA PARK SOUTH.—Paving and curbing, from Fulton av to Prospect av. Area of assesment: Both sides of Crotona Park South, from Fulton av to Prospect av, and to the extent of half the block at the intersecting streets and avenues. Assesment entered Sept. 8. Payable within 60 days.

188TH ST.—Regulating, etc., between Sedgwick av and Aqueduct av. Area of assesment: Both sides of West 188th st, from Sedgwick to Aqueduct avs, and to the extent of half the block at the intersecting streets. Assesment entered Sept. 8. Payable within 60 days.

175TH ST.—Regulating, etc., in East 175th st, from Jerome av to Grand Boulevard and Concourse. Proposed assesment completed and lodged in office of Board of Assessors for examination. All persons whose interests are affected by proposed assesment are requested to present their objections in writing to secretary of the board, 320 Broadway, on or before Oct. 13.

CHARTER AMENDMENTS ADVOCATED.

At the September meeting of the Property Owners' Association of the Twenty-third Ward much time was given to the reading of the report of the executive committee which dealt with several important questions, among them being the proposed amendments to the charter. In directing the attention of the members of that organization to the urgent need of reform in the method of acquiring property by condemnation proceedings, Chairman Chas. H. Baxter says:

"The charter amendments proposed in behalf of the Bronx by this association seems to have been well received and Hon. W. W. Niles writes me in part: 'The suggestions are valuable . . . they will repay study and afford food for thought . . . and may form the basis for substantial improvements to the existing charter,' and continues: 'I am fully aware of the abuses which now exist in the matter of acquiring property by condemnation proceedings and am determined if I can to effect some change in the present system under which it will be no longer possible to rob the city or the taxpayers to the extent that they have been robbed in the past. The great difficulty about immediate relief is as you probably know, that it will require a constitutional amendment to get rid of the present system.'"

Other subjects touched upon in the report of Chairman Baxter deal with the proposed depot at 149th st and Park av, the building of which is advocated by the committee, the Tenement House Laws and the Portchester and Westchester proposition.

AN IDEAL WATER PLANT.

City water mains are not always laid conveniently near one's property, but in the absence of so great a convenience a satisfactory water supply may be had on the premises that answers quite as well as the system maintained by the city.

To enjoy a liberal supply of hot and cold water in your house at all times, or to have hydrants in the barn or elsewhere is feasible wherever water may be obtained in sufficient quantity to permit of the use of one or more of the pumping systems now in daily operation throughout the country.

By far the most approved method now employed is the compressed air system which consists of an air-tight steel tank which is usually placed in the cellar of the house and may be as large as the owner may choose to buy. Tanks of this description can always be purchased since manufacturers are now making them especially for the purpose mentioned. Into a tank with a holding capacity of say 315 gallons a pressure of about 10 lbs. of air is first introduced. This may be accomplished either by a powerful hand pump or one operated by a belt attached to a small ½ horse power electric motor or gasolene engine, which may also be used to drive a triplex or other power pump of medium size.

Air having been forced into the tank the water pump is set in motion and within a few minutes the tank will be three-quarters full, at which point the pressure gauge should register about 50 lbs. Those using compressed air systems rarely allow

the pressure to exceed this limit for fear of bursting the piping or faucets.

The system described is effective, and under proper pressure water in the tank can be delivered to any part of the premises, that is, to any height within the lifting power of the compressed air. In a compressed air water supply all the objectionable features of the overhead open tank are eliminated. The water remains at a desirable temperature throughout the year and is delivered at the faucet in a perfectly clean condition.

Complete outfits suitable for a dwelling of average size may be obtained through plumbers or direct from the manufacturers.

LIGHT RADIATORS POPULAR.

The excessive weight of iron radiators often hinders owners from installing a modern system of steam heating in buildings whose structural strength has been impaired by the ravages of time. Caution in this regard has doubtless prevented many a disaster. Owners of antiquated buildings, however, need not be compelled to forego the comfort derived from a steam plant for although it is not generally known there has been on the market for several years a type of pressed metal radiator that fully meets the exigencies of this situation.

Radiators of the pattern referred to are infinitely lighter than those of iron, besides they take up less room. Their comparative lightness brings up another interesting point, and that is the quickness with which this type of radiator heats up, which is due to the small quantity of metal employed. Heat responds almost simultaneously with the turning on of the valve. Conversely, when the valve is shut off the radiator cools down as quickly as it heated up. The importance of this will be appreciated on occasions when heat is required only for a short period.

Pressed steel radiators were selected for use in the Singer Building. In the tower of this building alone the use of pressed metal radiators is said to effect a saving of 100 tons in weight.

PAINT TIN ROOFS NOW.

The attention of property owners is directed to the wisdom of keeping tin roofs well painted. There is no better season of the year than the present in which to do this kind of painting. To those who are unfamiliar with such matters invaluable advice can be obtained from the average roofer who possesses reliable information as to the character of paint needed to properly protect exposed metal work. In this connection it has been argued that invariably where roofs, gutters, eaves, trough and such equipment are to be painted there is necessary also the services of an expert workman to make needed repairs before the painting is done.

Work of this character quite properly falls to the expert roofer, and is unquestionably not the province of the all around mechanic. If a jack of all trades is to be allowed to attend to your painting endeavor at least to furnish him with roofing paint of quality. There is little want of evidence that some of the paints frequently used on such work instead of being a protection from the elements act as a live agent of destruction to the best sheet metal made. Good paint and good workmanship should go hand and hand, especially where roofs are concerned.

TAXPAYERS' DELEGATES MEET.

The first regular fall meeting of the delegates to the United Real Estate Owners' Associations was held on Tuesday evening at Parlor A in the Grand Union Hotel, 42d st and Park av. At the gathering special committees were appointed to take up questions relating to the budget as well as the budget exhibit. A committee was also chosen to consider the increase of approximately \$185,000 asked for by the Tenement House Department, it being the opinion of the delegates that the demand is exorbitant and that the present expense of maintaining the department referred to is fully adequate.

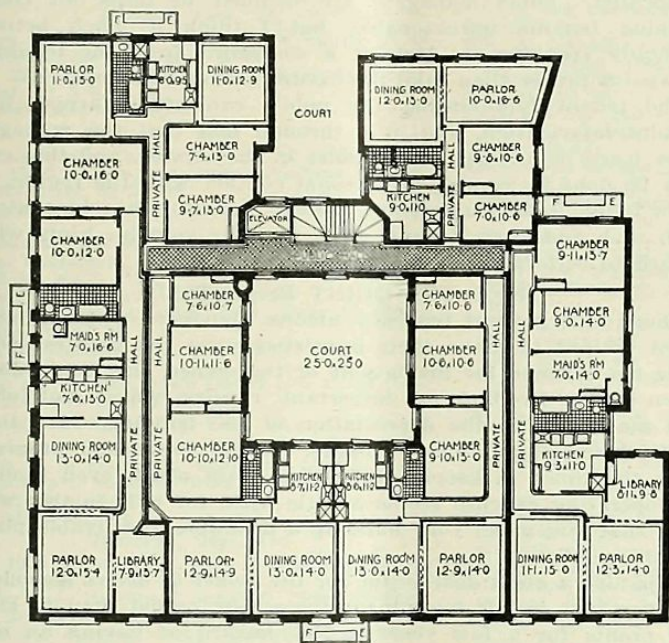
The Committee on Amendments to the Tenement House Law reported having held conferences throughout the summer and have prepared valuable arguments as well as statistics that will likely aid the association in its attempt to secure several important amendments to the act. Before adjournment it was formerly decided to co-operate with the Greater New York Taxpayers' Conference in its efforts toward budget reform.

—The Checking Index of Conveyances is most ingenious. By its use any one can tell in ten seconds the last owner of a piece of property. It works equally well with either the street number or block and lot classification. Write to the Realty Records Co. for particulars.

MODERN APARTMENT CONVENIENCES.

The needs of the average apartment seeker of the middle class are quite fully met by the Washington Heights builder. In no other section of Manhattan or the Bronx is greater attention paid to the convenient arrangement of rooms in this type of building than in the neighborhood referred to. There is no denying the fact that public opinion has undergone a considerable change in regard to the modern apartment, which is doubtless due in part to the attitude of the press and to the wave of sanitary reform which has been prevalent for some years. Those who have had the opportunity of inspecting buildings of similar design erected in cities abroad have been strongly impressed with the superiority of the New York City apartment, and it may well be said that in its dimensions, general layout and sanitary equipment, it has developed into an ideal shelter.

Many of the new law structures on Washington Heights occupy the choicest sites, and present the most striking appear-



A CHARACTERISTIC FLOOR PLAN.

Broadway, northwest corner of 144th Street.
George F. Pelham, Architect.

ance; they have also solved in a measure a most important problem to those in moderate circumstances, and that is the cost of living.

Herewith is illustrated an upper floor plan in one of the characteristic apartment buildings on Washington Heights, situated on the northwest corner of Broadway and 144th st. As will be seen, the apartments contain 5, 6 and 7 rooms, servant's room and toilets. The rooms are large and light, finished in polished hardwood, and contain all modern improvements—parquet floors, steam heat, long-distance telephone in each apartment, and mail chute; in fact, everything for the comfort and convenience of tenants. The popularity of the plan is attested by the fact that the builders of Rafford Hall, Geo. A. Fisher & Co., have duplicated the operation on the northeast corner of Broadway and 144th st.

FACTS ABOUT THE HUDSON TUNNELS.

The distance from 23d st and 6th av, New York, to Hoboken, N. J., is about three miles.

The under river section of the tunnels is about one mile.

There are two parallel tunnels, each built of massive iron segments of enormous strength, and capable of resisting any pressure.

The tunnels are built through the soil and solid rock underneath the bottom of the river, and the water does not touch the tunnels at any point. The amount of earth between the top of the tunnels and the bottom of the river is between 20 and 40 ft. in thickness.

There is no compressed air in the tunnels. Trains cannot be run through compressed air. Only during the construction of the tunnels was compressed air used.

The ventilation is perfect. Each tunnel carries a single track, and the trains operate in one direction only, thus acting as a piston for driving the air out in front and drawing in a fresh supply of air from the rear.

A complete block signal system assures absolute safety of operation.

All cars are built of steel and are non-combustible. The construction of the tunnels throughout is fireproof.

The curves in the tunnels on the New York side are made necessary because the tunnels have to follow the line of the streets. In New Jersey the tunnels extend westwardly a short distance from the water front and thence curve northwardly into Hoboken, in order to secure a better approach, and to permit of the construction of the Hoboken station near the street surface.

PREVENTING DECAY IN TREES.

Sick trees in Lynn, Mass., are being treated by a novel method recently introduced by Superintendent of Streets Doak. It consists of the removal of all the decayed parts and filling the excavation with cement. While the method employed is not new it is said that it will preserve the trees from further decay in the affected parts.

In alluding to the experiment at that place the American Contractor affirms that thus far more than 200 trees have been doctored in the eastern section of the city. "On Chestnut st," it says, "the excavations in some places were large enough to admit the body of a grown person. Nichols st was the last thoroughfare visited and over half a dozen trees were treated there, many of them being damaged along their sides for many feet caused by the gnawing of horses for many years back. Others were treated where limbs had rotted off. One large maple on this street had rotted clean through so that when cleaned out a good-sized boy could hide in the hole. To fill large holes like this cement is saved by using stones in addition. On the large side of the excavation tar paper was nailed to form a background, as the filling was done through a hole made by the removal of a limb.

"The interior, after being cleaned out, and all the decayed portions of the tree cut out, was given a coat of creosote primarily to kill the insects and their eggs. Then the filling began, making the tree more sightly than it was in its previous condition. Other trees on this street had to be repaired somewhat in a manner similar to the plastering of the interior of a house. Wire nails of ordinary size are driven in the injured part after it is cleaned and given a coat of creosote. Then the cement is applied."

There are thousands of similarly affected trees throughout Greater New York which could doubtless be benefited by the cement treatment. The cost of cement doctoring is not excessive, on the contrary, it is quite cheap, besides anyone can apply it.

PLUMBING AND REPAIR BILLS.

The plumbing outfit of the ordinary apartment house or dwelling is usually the most difficult to keep in proper sanitary condition and repair. There is no fear of contradiction in this statement, and if owners will scan their bills closely they will realize that the cost for cleaning out stopped-up traps, re-adjusting and repairing ball floats and restoring broken parts frequently exceed the charges for the maintenance of other equipment.

The tenant is the one generally blamed for such a condition of affairs, although in most instances the chief fault may be traced to defective installation and the employment of light-weight and comparatively inexpensive materials, which either cannot stand the strain or disintegrate to such an extent that the constant restoration of parts becomes necessary. Unfortunately, not every property owner is a judge of materials and workmanship, or is mechanically inclined, and as a result of his deficiency of knowledge in this respect is imposed upon time and again.

The method of conveying water through a building is a simple matter, requiring no especial ability on the part of the plumber, while, on the other hand, the disposal of excrement without unnecessary odor or the violation of plumbing regulations is an entirely different matter. If the rough work has been executed in a proper manner, and heavy piping is used, little trouble is likely to ensue; but the mistake is frequently made of finishing with seconds or an inferior grade of materials, such as pitted closets and basins, thin traps and imperfect or light-weight tanks and faucets.

Under these circumstances, there is but one sensible thing to do, and that is to rip them out and install the best obtainable. Employ a reliable plumber, for here, as with other things in life, the best is the cheapest in the end. When you are satisfied that your equipment is in perfect condition, establish a set of plumbing rules and suggestions for the guidance of your tenants, and personally see to it that they are lived up to. The fruit of any effort expended in this direction will be apparent in the large reduction of your monthly plumber's bill.

AN ACTIVE BODY OF TAXPAYERS.—The House and Real Estate Owners' Association of the 12th and 19th Wards has held its regular meetings during the summer, as also has its active Executive Committee, which usually meets a week preceding the general gathering in order to prepare subjects for discussion. The association mentioned is one of the first organizations to become affiliated with the newly organized Greater New York Taxpayers' Conference. It takes an interest in everything that pertains to the East Side, and is at present busily engaged in an attempt to secure better water facilities for residents in that zone. The second of its Real Estate Owners' Rallies will be held at the regular meeting of the organization in October. The association now counts among its members about 700 taxpayers of the upper East Side. Information relative to membership may be had by applying to Chas. H. Schnelle, financial secretary, 1326 Lexington av.

SYSTEMATIC MANAGEMENT OF THE MODERN FIREPROOF OFFICE BUILDING.

By R. A. Lemcke of Indianapolis.*

THIS is a subject which until a few years ago was not of considerable importance for the reason that it has only been in later years that we have reached the period of modern office and apartment buildings for which this country is now so justly famous.

In no other country has the art of great building enterprises reached so advanced a stage as in the United States. The German marvels and the Frenchman stands aghast at the wonderful tale of American construction as we see it performed in this country to-day.

The idea of having offices one, two and three hundred feet above the earth is to him incomprehensible. Offices on the top floors of such buildings as the Singer, the Metropolitan Life, the U. S. Express building, and many others, seem to him almost as mythological as the legends of the Rhine, and it is with horror that he hears of the American enterprise which will induce any man or corporation to build 700 feet into the air in order to obtain a greater per cent of interest out of his ground value.

We are all deeply interested, and justly so, in the economical management of our business properties, and to that end are seeking men of executive ability for their superintendencies. A manager of to-day must not only be a man of mechanical ability, but he must also be somewhat of a general contractor besides, having the brains to negotiate and decide important questions of rental values, taxation and any and all questions which may arise in the management of a large office building property. He must be a man of clear and concise judgment in all matters of importance which may come up in the usual transaction of the rental business, such as making rates for floor space, arbitrating differences between landlord and tenant and various and sundry other problems.

REQUISITES NECESSARY.

It is of paramount importance that he acquaint himself with the prices of all materials that are used in or about his premises, in order that he may in the most economical manner close all contracts for additions and improvements, or, if he superintends his own work on time and material basis, that he may buy at the lowest prices and employ his men at the minimum wages. In this way a great deal of money may be saved for the owner and much credit gained for himself.

He should keep in touch with all public officials and watch constantly all city ordinances which may be before the council in order to guard against, as best he may, the passage of municipal laws which may be detrimental to his business or against the progress of the community. He must keep in touch with his surrounding properties, knowing all the time what his neighbors are doing, and just how much or how little he must do in order to keep pace and not overstep himself, keeping in mind the fact that his property is being maintained for the satisfaction and goodwill of tenants, but also the lucrative and profitable investment of the owner.

Much time and energy has been devoted by competent managers all over the country as to how best to accomplish these ends, and I say to you all that it is by conservative and best application to systematic management. More can be gained by system than by any other method. Systematize your business. Don't waste time by trying to do all the work yourself, because you cannot do it. It is only by competent help that you can expect to obtain results.

SYSTEM OF REPORTS.

You should have a complete system of reports whereby you may know what your employees are doing at any time during the twenty-four hours, for no man can personally supervise everything himself; but if employees understand that their good or bad work is being brought to the attention of the manager they will exert their best efforts in your behalf. You understand that results cannot be brought about solely by this method, but much can be done toward bettering condition in your plants. Every morning a manager should have on his desk a complete report of all work done during the previous twenty-four hours, and this should be carried out 365 days in the year. Let a few days relax and your system becomes a thing of the past. The main point of any system is that it should be carried out with the regularity of a clock.

It is impossible during the short time that I am before you to go into the matter of system in detail, and as I still want to retain the good will and friendship of the gentlemen present, this paper is not going to be a long-winded and technical affair, my intention being to give simply a sort of a general short talk, after which any open discussions of the subject in hand will be welcome. In a general way I quote my own system as an illustration.

The management of the building is divided into departments, over which there is a manager who buys all materials and personally superintends all changes, alterations and all things

involving the expenditure of money. No employee other than the manager is allowed to dictate the policy of a department, all questions of any importance being referred to him for his sanction.

The good service is maintained by a complete system of reports made at a specified time every morning, which are personally analyzed by him and immediately turned over to an inspector, who makes a complete examination of the building and verifies the information therein contained.

Should any discrepancy occur the manager immediately investigates, rectifying as far as he can any dissatisfaction which may have arisen through the faults of employees. In this way the manager comes in contact with any disgruntled tenant and calms any injured feeling he may have, and puts him in a good humor, thereby fostering the good feeling between tenant and landlord. Always remember that it is better to have a vacant room than a dissatisfied tenant, for one man of this character can do untold harm by spreading exaggerated reports of bad service through the community in which your property is located. Some managers are inclined to think all complaining tenants unreasonable, but I think it much better, generally speaking, to look at a complaint from the tenant's viewpoint rather than take the excuse of some employee.

The tenant representing the public can often furnish important information, and it is through him that the manager must learn of a great many faults in the service, and this can only be done by coming in personal contact with the renter. I have found it advisable from time to time to come in contact with each and every tenant, often deriving valuable hints with regard to betterment of the service.

GOOD JUDGMENT ESSENTIAL.

There is a general tendency among managers which I have often noticed to make their properties yield the greatest possible net revenue for the benefit of the owner, this being done often times by limiting important repairs which not only add materially to the depreciation of the building, but cause rightful complaint among tenants. Better move and progress with the times in keeping up a first-class plant, even though the operating expense seems a little high, for it is in this way only that you make your building a desirable and livable place for the public.

It is also a great deal better for the owner to derive a moderate per cent on his investment for a long period than to gain big profits for a few years at the hazard of having an old, dilapidated building at the end of that time in which he will be compelled to reduce rents in order to keep his rooms occupied. All these things can only be brought about by the systematic manager, the man that looks at things from all sides and decides each question of importance in a clear-headed, broad-minded manner.

Do not think that the owner is always right, simply because he employs you. In many cases you may, and in all probability you do, know more about rental business than he does. Often he is a man or corporation who has made money in other walks of life and has invested the profits in fireproof office property on account of its stability in value. The active and executive management of any office building should be left entirely to the manager, the owner merely laying down and dictating the general policy. Put a man on his merits and let him make good. If the owner hampers a manager with all sorts of conditions and restrictions, the man becomes merely a head janitor or custodian, and can never accomplish the best results.

In bringing this little talk to a close I have this to say, that the man who systematizes his business and uses good, common, conservative, horse sense will gain the confidence of his employer and finish in the front rank. Treat your tenants with courtesy and realize that they are not always in the wrong, and that their kicks and complaints are in the great majority of cases legitimate, the fault lying often with the management, and instead of having strife and friction to contend with, you will find things remarkably harmonious. I could cite many instances of men with whom I have come in contact of this class who are working every day toward bettering the condition in and around their plants, and are looking more and more to the comfort of their tenants, at the same time not neglecting the interests of the owner.

TREATMENT OF FLOORS.

An inquiry as to how floors are treated with linseed oil in order to secure a good job is thus answered by the Painters' Magazine in one of its recent issues. Oiling floors is apt to darken the wood, and when a floor is oiled repeatedly it is apt to retain much dirt and dust. Floors that are much in use should not be oiled for this reason. A linseed floor oil or rubbing oil is best made from 8 parts by measure of raw linseed oil, 1 part turpentine and 1 part orange shellac varnish. The oil in the container must be shaken frequently during use, and it should be rubbed in thoroughly with a floor brush. Never use dark boiled linseed oil for a floor, and if you do not care to use shellac varnish with oil, then mix 1 pint of good oil drier with 9 parts of raw oil. Do not forget, however, that plenty of elbow grease is necessary for oiling a floor in workmanlike manner.

*From an address before the first National Convention of Building Managers at Chicago.

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NOTICE to PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.
 At 90-92 West Broadway.
 Monday, Sept. 14.
 Boston rd, opening, from White Plains rd to northern line city, at 2 p m.
 East 222d st, opening from 7th st to Bronx River, at 3 p m.
 Glebe av, &c, at 3 p m.
 Tuesday, Sept. 15.
 Fifth new street north of 181st st, at 3 p m.
 West 150th st, opening, from Broadway to Riverside Drive, at 2 p m.
 Northern av, opening, north of 181st st, at 12 noon.
 Rosedale av, &c, at 12 noon.
 Bronx Boulevard, opening, from Boston rd to 242d st, at 3 p m.
 Bronx Park Addition, at 10 a m.
 Boston rd, opening, from Bronx Park to White Plains rd, at 11 a m.
 Canal pl, opening, from 138th st to 144th st, at 12 noon.
 Zerega av, opening, from Castle Hill av to Castle Hill av, at 1 p m.
 Wednesday, Sept. 16.
 Seaview av (Richmond), opening, from Richmond rd to Southfield boulevard, at 2 p m.
 De Kalb av, opening, from East 208th st to Gun Hill rd, at 2 p m.
 City Island Bridge, at 1 p m.
 Thursday, Sept. 17.
 West 163d st, opening, from Amsterdam av to St Nicholas av, at 11 a m.
 Jamaica av (Queens), opening, from Bowery Bay rd to East River, at 2 p m.
 Haven av, opening, from West 177th to West 181st st, at 11 a m.
 West 176th st, opening, from Amsterdam av to St Nicholas av, at 2 p m.
 East 180th st, opening, from Bronx River to West Farms rd, at 2 p m.
 Jay st (Richmond), at 12 noon.
 Broadway (Richmond), at 11 a m.
 Stuyvesant pl (Richmond), at 1 p m.
 Baychester av, opening, from West 4th st to Pelham Bay Park, at 11 a m.
 Trafalgar pl, opening, from East 175th to East 176th st, at 3 p m.
 At 258 Broadway.
 Tuesday, Sept. 15.
 Fort George, rapid transit, at 10.30 a m.
 Brooklyn Bridge, at 10.30 a m.
 Brooklyn Bridge arches, at 2 p m.
 Centre and Canal st, rapid transit, at 3 p m.
 Wednesday, Sept. 16.
 120th st, dock site, at 2 p m.
 Pier 51, at 3 p m.
 Loop No 4, Cleveland pl, at 3 p m.
 Thursday, Sept. 17.
 Fort George, rapid transit, at 10.30 a m.
 15th and 18th sts, N R, at 10.30 a m.
 Hamilton pl, school site, at 1 p m.
 Centre, White and Canal sts (Loop No 2), at 3 p m.
 Friday, Sept. 18.
 Bridge 3, No 3, at 2 p m.
 15th and 18th sts, N R, at 2.30 p m.

*Willis av, No 249[s w cor 139th st, 25x100, 5-139th st, No 386 [sty brk tenement and store. (Partition.) Eva Rosenstock44,750
 *58th st, No 333, n s, 279 w 1st av, 21x100.4, 5-sty brk tenement. (Partition.) Eva Rosenstock18,100
 62d st, No 238, s s, 175 w 2d av, 20x100.5, 3-sty stone front dwelling. (Partition.) Joseph Fallon13,750
 *33d st, No 251, n s, 75 w 2d av, 25x98.9, 5-sty brk loft and store building. (Partition.) Eva Rosenstock32,300
 *2d av, No 823 [s w cor 44th st, runs 44th st, Nos 246 and 248] w 100 x s 75.5 x e 23 x n 55.5 x e 77 x n 20 to beg, 4-sty brk tenement and store and 5-sty brk loft and store building in street. (Partition.) Eva Rosenstock41,350
 Lincoln av, No 168, e s, 50 n 135th st, 25x100, 5-sty brk tenement and store. (Amt due, \$22,294.55; taxes, &c, \$627.74.) J E Johnson23,300
 *133d st, Nos 27 to 31, n s, 360 w 5th av, 50x99.11, 6-sty brk tenement and store. (Amt due, \$32,515.48; taxes, &c, \$1,036.99; sub to a mort of \$18,000.) Sender Jarmulowsky38,000
 7th av, No 2259[s e cor 133d st, 25x100, 5-sty 133d st, No 172 [brk tenement and store. (Amt due, \$11,286.01; taxes, &c, \$742.49; sub to a first mort of \$45,000.) Adj to Sept 24.—
JAMES L. WELLS.
 Southern Boulevard, Nos 2435 and 2437, w s, 337.7 n 187th st, 37.3x75x36.11x81, two 3-sty brk and concrete dwellings (bankruptcy sale). Joseph Liebertz11,892
 Pelham av, Nos 561 and 563, n s, 50 w Hoffman st, 50x93, 2-sty brk and concrete garage (bankruptcy sale). Joseph Liebertz20,718
 165th st, No 771, old No 955, n s, 183 e Forest av, 20x100, 2-sty frame dwelling. (Amt due, \$3,259.45; taxes, &c, \$150.) With-drawn
HUGH D. SMYTH.
 West Farms rd, s s, 64 w Boone av, 27.5x239.5 x23.5x257.1, vacant. (Amt due, \$2,410.07; taxes, &c, \$500.53.) Arthur Bauer, representing a party in interest.....1,500
 Total \$411,020
 Corresponding week, 1907..... 23,875
 Jan. 1st, 1908, to date..... 41,137,034
 Corresponding period, 1907..... 30,480,813

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
 Sept. 12.
 No Legal Sales advertised for this day.
 Sept. 14.
 5th av, No 43[n e cor 11th st, runs n 51.4 x e 11th st, No 1] 100 x n 47 x e 25 x s 98.5 x w 125 to beg, 10 and 11-sty brk and stone tenement. Robert Connor agt Wm E Finn et al; Stickney, Maclay & McBurney, att'ys, 31 Nassau st; Alexander H Kaminsky, ref. (Amt due, \$105,950.11; taxes, &c, \$805.20; sub to mort of \$450,000.) Mort recorded June 30, 1905. By William Kennelly, Jr.
 Sept. 15.
 64th st, No 102, s s, 20 e Park av, 20x80, 4-sty and basement stone front dwelling.
 Hester st, No 17 [n w cor Suffolk st, 25.1 Suffolk st, Nos 7 and 9] x75.1x25x75, 5-sty brk tenement and store.
 Amelia J Rachmil agt Augusta Jacobs et al; Davis & Kaufmann, att'ys, 49 Chambers st; William Klein, ref. (Partition.) By Joseph P Day.
 125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99, 4-sty brk tenement and store, with 1-sty brk extension. Madeline A Agart agt Nellie Thomson et al; D Solis Ritterband, att'y, 43 Exchange pl; Moses R Ryttenberg, ref. (Partition.) By Samuel Goldstickler.
 Edgecombe av, Nos 165 and 167, w s, 515 s 145th st, 40x100, 6-sty brk tenement. Henry I Goodrich agt Fernando C Candee, Jr, et al; Samuel D Lasky, att'y, 320 Broadway; Daniel T Kimball, ref. (Amt due, \$11,687.70; taxes, &c, \$964.31.) Mort recorded Nov 9, 1906. By Joseph P Day.
 Amsterdam av[n w cor 169th st, 101.7x100, va-169th st [cant. Title Ins Co of N Y agt Nathan Goldstein et al; Wm F Clare, att'y, 71 Nassau st; Wm H Hirsh, ref. (Amt due, \$58,349.44; taxes, &c, \$825.) Mort recorded March 3, 1906. By Joseph P Day.
 Seaman av [s w cor Hawthorne st, 100x100, Hawthorne st] vacant. Kertscher & Co agt M McCormack Construction Co et al; Phillips & Avery, att'ys, 41 Park Row; Samuel Hoffman, ref. (Amt due, \$6,761.76; taxes, &c, \$659.83; sub to a mort of \$12,000.) Mort recorded Oct 8, 1906. By Joseph P Day.
 172d st, Nos 503 to 509, n s, 100 w Amsterdam av, 87.6x94.6, two 5-sty brk tenements.

Amsterdam av, Nos 2525 to 2531, e s, 45.4 n 185th st, 82.8x100, two 6-sty brk tenements and stores.
 Sheriff's sale of all right, title, &c, which Albert London had on May 27, 1908, or since; David Kornbluh, att'y, 140 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.
 106th st, No 22, s s, 120 w Madison av, 25x100.11, 5-sty brk tenement. Alexander D Lewis agt Maurice Sandberg et al; Goldfogel, Cohn & Lind, att'ys, 271 Broadway; Benjamin Jackson, ref. (Amt due, \$4,495.57; taxes, &c, \$492.22; sub to a mort of \$20,000.) Mort recorded July 18, 1906. By Joseph P Day.
 4th st, No 169, n s, 150.9 w Av A, 24.6x96.2, 6-sty brk tenement and store.
 4th st, No 159, n s, 275 w Av A, 25x96.2, 4-sty brk tenement and store.
 Louise A Thies agt Fredericka Zahn et al; Van Alen & Dyckman, att'ys, 215 Montague st, Brooklyn; Edw H Maddox, ref. (Partition.) By Joseph P Day.
 Tacoma st [s s, 101.1 w Hammond av, 25x75 to Tremont av] Tremont av, x27.2x85.7, Westchester. Martin L Henry agt Louise Muller; Morris Cooper, att'y, 20 Vesey st; Thomas F McGowan, ref. (Amt due, \$591.97; taxes, &c, \$273.75; sub to a first mort of \$1,000.) Mort recorded Feb 4, 1908. By Joseph P Day.
 Sept. 16.
 101st st, Nos 421 to 425, n s, 320 e 1st av, 75x100.11, 3-sty brk loft and store building. Lambert S Quackenbush et al agt Sigmund Adler et al; Quackenbush & Adams, att'ys, 25 Broad st; Walter A Hirsch, ref. (Amt due, \$11,727.48; taxes, &c, \$3,156.66; sub to a mort of \$15,500.) Mort recorded July 11, 1902. By Joseph P Day.
 Sherman av, w s, 175 n e Isham st, runs n w 124.7 x n e 140.11 x s e 59.6 x s w 125 to beg, vacant. Geo J Gould et al exrs, &c, agt Emil Bloch et al; David H Taylor, att'y, 31 Nassau st; Arthur D Truax, ref. (Amt due, \$18,801.34; taxes, &c, \$—.) Mort recorded Jan 25, 1906. By Joseph P Day.
 Nelson av, n s, 116 s e and e 169th st, 75x125, vacant.
 Sherman av, c l, 130 n e l 166th st, runs w 130 x n 50 x e 130 x s 50 to beg, 3-sty frame dwelling.
 Mutual Bank agt John Monaghan et al; Rushmore, Bisbee, Rogers & Stern, att'ys, 40 Wall st; Benno Lewinson, ref. (Amt due, \$5,021.16; taxes, &c, \$2,323.20; sub to a mort of \$5,000.) By Bryan L Kennelly.
 Fulton av, Nos 1231 and 1233, on map Nos 1233 and 1235, w s, 41.7 n 168th st, 87x118.5x87x111.1, two 2-sty frame dwellings. Abraham C Quackenbush agt American Brewing Co of N Y et al; Quackenbush & Adams, att'ys, 25 Broad st; Ralph Holland, ref. (Amt due, \$24,964.50; taxes, &c, \$960.47.) Mort recorded June 25, 1901. By Joseph P Day.
 Hoffman st[n w cor 188th st, 39.7x97.5, vacant. 189th st [Twenty-third Ward Bank of the City of N Y agt William Wainwright et al; Lexow, MacKellar & Wells, att'ys, 43 Cedar st; James T Brady, ref. (Amt due, \$4,268.53; taxes, &c, \$1,311.86.) By Hugh D Smyth.
 3d av [n w cor 188th st, runs n 104.2 to 189th 188th st] st, x w 212.11 to Park av, x s 105.1 189th st] to 188th st, x e 263.6 to beg, vacant. Park av] Trust Co of America agt August Schaper et al; A Lincoln Wescott, att'y, 135 Broadway; James A Hawes, ref. (Amt due, \$26,477.81; taxes, &c, \$2,442.91.) By Samuel Goldstickler.
 Park av, No 2910[n e cor 151st st, 63.6x61.4x 151st st, No 221] 59.3x83.7, 5-sty brk tenement and store. Nellie A Murphy agt Gulseppe Landi et al; Herbert A Knox, att'y, 198 Broadway; James T Brady, ref. (Amt due, \$8,255.01; taxes, &c, \$270.00.) By Hugh D Smyth.
 Sept. 17.
 Washington st, Nos 719 and 721[n e cor 11th st, 11th st, Nos 337 to 345] runs n 75 x s e 115.5 x e 86.8 x w 60 x w 115.10 to beg, 6-sty brk loft and store building. William Carter agt Builders' Construction Co et al; Geo A Stearns, att'y, 150 Nassau st; Sampson H Weinhandler, ref. (Amt due, \$7,816.37; taxes, &c, \$—; sub to three mortg aggregating \$177,000.) By Joseph P Day.
 136th st, n s, 85 w 5th av, 150x99.11, four 6-sty brk tenements, abandoned at 2-sty. Meyer Gendel agt Hayman Goldreyer et al; Morris Clark, att'y, 54 Canal st; Lowen E Ginn, ref. (Amt due, \$14,484.45; taxes, &c, \$1,531.08; sub to mortg aggregating \$72,750.) By Joseph P Day.
 118th st, No 303, n s, 80 e 2d av, 20x100.11, 4-sty stone front tenement. Leo Kohn agt Max Kessler et al; John H Rogan, att'y, 145 Nassau st; John A Foley, ref. (Amt due, \$1,323.41; taxes, &c, \$268.34; sub to a first mort of \$10,000.) Mort recorded April 10, 1906. By Bryan L Kennelly.
 117th st, No 322, on map Nos 320 and 322, s s, 275 e 2d av, runs s 100 x e 25 x s 11 x e 12.6 x n 100.11 x w 37.6 to beg, 6-sty brk tenement and store. John T Willets gdn agt Jacob

(Continued on page 534.)

OFFICIAL LEGAL NOTICES

PUBLIC NOTICES.

NOTICE TO TAXPAYERS.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, NEW YORK, September 1, 1908.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax. Each requisition should be accompanied by an envelope bearing the proper address of the applicant, and with return postage prepaid.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner Third and Tremont avenues, Borough of The Bronx, New York.

James B. Bouck, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner Jackson Avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever borough the property is located.

No rebate allowed on bills paid during October.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF September 10 to 24, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF BROOKLYN:

17TH WARD, SECTION 9. SEWER BASIN at southeast corner of HAUSMAN STREET AND NASSAU AVENUE. 22D WARD, SECTION 4. SHERMAN STREET—SEWER, between 10th and 11th Avenues. 30TH WARD, SECTION 19. 81ST STREET—REGULATING, GRADING, CURBING, GUTTERING AND LAYING CEMENT SIDEWALKS, between 11th and 13th Avenues. 30TH WARD, SECTION 17. 50TH STREET—SEWER, between 13th and 14th Avenues. 30TH WARD, SECTION 18. 71ST STREET—SEWER, between 10th and 11th Avenues. 26TH WARD, SECTION 12. SEWER BASIN at northwest corner of PITKIN AVENUE AND OSBORN STREET.

HERMAN A. METZ,
Comptroller.

City of New York, September 8, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF September 10 to 24, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF RICHMOND:

3D WARD. SIMONSON AVENUE—CONSTRUCTING TEMPORARY SEWER, from the terminus of the proposed sewer in Simonson Avenue to about 475 feet southerly therefrom. BAY AVENUE—TEMPORARY SEWER to the southward tracks of the Staten Island Rapid Transit Railroad.

HERMAN A. METZ,
Comptroller.

City of New York, September 8, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF September 10 to 24, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX:

23D AND 24th WARDS, SECTION 11. CROTONA PARK SOUTH—PAVING AND CURBING, from Fulton Avenue to Prospect Avenue. 24TH WARD, SECTION 11. WEST 188TH STREET—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, between Sedgwick and Aqueduct Avenues.

HERMAN A. METZ,
Comptroller.

City of New York, September 8, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF September 10 to 24, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF RICHMOND:

3D WARD. HATFIELD AVENUE—OPENING, from Nicholas Avenue to a point about 100 feet easterly, where Hatfield Avenue is fully improved. Confirmed July 1, 1908; entered September 3, 1908.

HERMAN A. METZ,
Comptroller.

City of New York, September 8, 1908.

PUBLIC NOTICES.

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

BOROUGH OF THE BRONX.

List 9676, No. 1. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East One Hundred and Seventy-fifth street, from Jerome Avenue to Grand Boulevard and Concourse.

BOROUGH OF QUEENS.

List 9924, No. 2. Paving with asphalt blocks Seventh Avenue, from Jackson Avenue to Washington Avenue, First Ward.

List 9925, No. 3. Paving with asphalt blocks Thirteenth Avenue from Broadway to Jamaica Avenue, First Ward.

List 9926, No. 4. Regulating, grading, curbing, recurling and flagging with bluestone the sidewalks and crosswalks on Thirteenth Avenue, from Grand Avenue to Flushing Avenue, First Ward.

List 9962, No. 5. Regulating, grading, curbing, flagging Crescent street, from Flushing to Hoyt Avenue, First Ward.

List 9963, No. 6. Regulating, grading, curbing and guttering on Delap place, from west

side of Grand street to east side of Bergen Avenue, Fourth Ward.

List 9986, No. 7. Regulating, grading, curbing, flagging and laying crosswalks in Seventh Avenue (Blackwell street), from Grand Avenue to Woolsey Avenue, First Ward.

List 9987, No. 8. Paving with asphalt blocks Sixteenth Avenue, from Broadway to Graham Avenue, First Ward.

List 9995, No. 9. Paving with asphalt Sixth Avenue, from Broadway to Graham Avenue, First Ward.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 13, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER,
Secretary.

No. 320 Broadway,
City of New York, Borough of Manhattan, September 11, 1908.

ADVERTISED LEGAL SALES.

(Continued from page 533.)

Hirschhorn et al; Wilson M Powell, att'y, 29 Wall st; Marcel Levy, ref. (Amt due, \$34,705.53; taxes, &c, \$—.) Mort recorded Jan 21, 1903. By Joseph P Day.

2d av, No 2071, w s, 75.11 s 107th st, 25x75, 4-sty brk tenement and store. Kate E Morgan agt Samuel Tannenbaum et al; Francis L Field, att'y, 15 William st; Wm B F Rogers, ref. (Amt due, \$17,472.61; taxes, &c, \$259.54.) Mort recorded June 27, 1907. By Joseph P Day.

10th st, Nos 466 to 472, s s, 231.8 e Av D, 101x 92.3, two 6-sty brk tenements and stores. Pincus Lowenfeld et al agt Max Rubin et al; Arnstein & Levy, att'ys, 128 Broadway; Elek J Ludvig, ref. (Amt due, \$2,409.91; taxes, &c, \$2,506.16.) Mort recorded June 5, 1907. By Joseph P Day.

Sept. 18.

Riverside Drive, No 524, e s, 600.2 s 127th st, 75x86, 6-sty brk tenement. Commonwealth Mort Co agt Rutland Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Walter B Caughlin, ref. (Amt due, \$66,723.94; taxes, &c, \$4,171.09; sub to a previous judgment in foreclosure amounting to \$58,149.85.) By Joseph P Day.

3d av, No 3782, e s, 75 s 171st st, 25x100, 5-sty brk tenement and store. Athena L Peabody et al exrs agt Rebecca Boehm et al; Mornay Williams, att'y, 25 Liberty st; Myron Sulzberger, ref. (Amt due, \$18,811.61; taxes, &c, \$491.84.) Mort recorded Jan 2, 1907. By Joseph P Day.

Av D, No 158 | s e cor 11th st, 25x80, 5-sty brk 11th st, No 800 tenement and store. Sheriff's sale of all right, title, &c, which Louis N Klute had on June 25, 1908, or since; Lewis S Goebel, att'y, 41 Park Row; Thomas F Foley, sheriff. By Joseph P Day.

Sept. 19.

No Legal Sales advertised for this day.

Sept. 21.

24th st, No 43, n s, 241.8 e 6th av, 20.10x98.9, 4-sty stone front building and store. Cyrus S King agt Philomena Schultz et al; Maurice Goodman, att'y, 5 Beekman st; David B Cahn, ref. (Partition.) By Joseph P Day.

REAL ESTATE RECORDS

Key to abbreviations:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

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

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

CONVEYANCES

September 4, 5, 8, 9 and 10. (No. 11.)

BOROUGH OF MANHATTAN.

Bleecker st, No 61, n e s, 262 s e Broadway, 28x100, 3-sty brk loft and store building. Jules F Mermoud and Alfred Rigny EXRS Jean F Mermoud to Jules F Mermoud, of Monett, Mo. June 1. Sept 9, 1908. 2:529—70. A \$46,000—\$50,000. nom

Canal st, No 401, n s, 25 w Thompson st, runs n 42.3 and 33.2 x w 18.4 x s 71.10 to st x e 21.7 to beginning, 3 and 4-sty brk tenement and store. Belinda wife Chas H Kowski to Henry H Jackson. Mort \$19,500 and all liens. Sept 9. Sept 10, 1908. 1:227—33. A \$16,000—\$21,000. other consid and 100

Essex st, Nos 85 to 89 s w cor Delancey st, as widened, 75x78.6, Delancey st | three 5-sty brk tenements and stores. Abraham Kosower to Bessie Topp, of Brooklyn. All liens. Sept 5, 1908. 2:409—53 to 55. A \$84,000—\$123,000. other consid and 100

Franklin st, No 85, s s, 143.6 e Church st, 24.6x100, 5-sty brk loft and store building. Amelia W Boardman et al to Emanuel N

Campe. Mort \$37,500 and all liens. Sept 8. Sept 9, 1908. 1:174-22. A \$45,000-\$58,000. other consid and 100
Hester st, No 111, n s, 42.7 w Eldridge st, 24.7x50x24.5x50, 5-sty brk tenement and store. Meyer Taub to Jennie and Gussie Spec- tor. 1/4 part. Mort \$1,600 and all liens. All title. Aug 20. Sept 10, 1908. 1:306-37. A \$17,000-\$25,000. nom
Jackson st, Nos 71 to 77 w s, 70 s Water st, 70 to Front st x78.2. Front st, Nos 386 to 390 | five 2-sty frame tenements, store on cor. Jacob Roses to Simon Lazerowitz. Mort \$43,000. Sept 8. Sept 9, 1908. 1:243-79 to S3. A \$34,000-\$40,000. other consid and 100
Jones st, No 11, n s, 120.1 w 4th st, 24.7x100x24.10x100, 5-sty brk tenement. Lizzie Newman to Charles Schenck. Mort \$27,000. Sept 8. Sept 10, 1908. 2:590-78. A \$11,000-\$29,000. other consid and 100
Laight st, Nos 88 and 90, n s, 80.3 e West st, 60.2x49.11x60.2x 50.2, 5-sty brk tenement. 1:218-18. A \$28,000-\$30,000.
State st, No 12, n e s, abt 140 s e Pearl st, deed reads plot bounded s w by State st 30 ft, s e by Nos 9 and 9 1/2 State st 64.4, n e by land Joseph Rose and Equitable Life Assur Soc of the U S 26.6, and n w by No 11 State st 49.7 ft, 5-sty brk tenement.
Pearl st, No 10, s s, abt 110 e State st, deed reads plot bounded n by Pearl st 19.6 ft, e by lands of Clark and Ludlow 91, s by lands Joseph Corre 19.5, and w by lands of Joseph Corre 85.6 ft. State st, Nos 9, 11 and 12 | n e s, abt 172 Pearl st, Nos 10 and 12 1/2, sometimes known as No 14 | s e Pearl st, deed reads begins at point in State st at line bet lands of Joseph Corre and land herewith, runs s along State st 55.3 x n e 60 and 24.5 x n 52.7 x w 1.8 x n 49.11 x w along Pearl st 12.1 x s 50.3 and 29.11 x w 17.11 and 2.10 x s 8 x s e 7.1 x s w 64 to beginning, two 5-sty brk tenements and stores and 2-sty brk stable
Patrick A Dollard to John V Dollard. Undivided right, title and interest. All liens. Aug 15. Sept 8, 1908. 1:9, 11, 13, 19 and 20. A \$183,700-\$217,000. other consid and 100
Same property; also
Whitehall st, Nos 57 and 58, e s, 82.2 s Front st, 40.4x40.7x39x 37.6, 5-sty brk hotel. 1:4, 9 and 10. A \$81,000-\$93,000; Also property at Far Rockaway, L I.
Same to Wm B Wolfe. 1-12 interest in all right, title and interest. B & S. All liens. Aug 31. Sept 8, 1908. 1, 4, 9 and 218. nom
Same property. Same to John P Rogers. 1-8 interest in all right, title and interest. B & S. All liens. Aug 31. Sept 8, 1908. 1, 4, 9 and 218. nom
Same property. Same to Maude Hitchcock. 1-8 interest in all right, title and interest. B & S. All liens. Aug 31. Sept 8, 1908. 1:4, 9 and 218. nom
Rutgers pl, No 17, or | n s, 130.6 w Clinton st, 26x110, 6-sty brk Monroe st | tenement and store. Joseph Price to Morris Singer. Mort \$45,500. Sept 10, 1908. 1:270-9. A \$20,000-\$42,000. other consid and 100
Washington st, No 321 | n e cor Jay st, 26.6x160 to w s Green- Greenwich st, No 334 | wich st, three 5-sty brk loft and store Jay st, Nos 27 to 35 | buildings. Mary R Barnum et al INDIVID and EXRS, &c, Sarah Taylor to De Winter & Co, a corpn. C a G. Aug 28. Sept 9, 1908. 1:182-17. A \$60,000-\$90,000. other consid and 100
Same property. Jas W Taylor et al to De Winter & Co. Q C. Aug 28. Sept 9, 1908. 1:182. nom
5th st E, No 620. Power of attorney. Bettie or Betty Simon to Herman Simon. May 28. Sept 5, 1908. 2:387. —
12th st E, Nos 323 and 325, s s, 329.6 w 1st av, deed reads 1st av, w s (?), 329.6 w from n w cor 12th st and 1st av, runs w along 12th st 40 x n 103 x e 40 x s 103.3 to beginning, probable error, two 7-sty brk tenements and stores. Benj Bernstein to Annie Bernstein. Mort \$—. Sept 9, 1908. 2:454-59. A \$25,000-\$68,000. other consid and 100
13th st E, Nos 313 and 315, n s, 71 (? should be 171) e 2d av, 46x 103.3, 6-sty brk tenement and store. Joseph D Goldstein to Moritz and Louis Jerchow. All liens. Sept 3, 1900. Sept 4, 1908. 2:455-58. A \$—\$. nom
14th st W, No 225, n s, 300 w 7th av, 25x120, 4-sty and base- ment stone front school. Catherine L De St Just to Stephen J McCarthy, of Jersey City, N J. Mort \$45,000 on this and property adj on west. Sept 3. Sept 4, 1908. 3:764-25. A \$19,500-exempt. other consid and 100
Same property. Stephen J McCarthy to Catherine L De St Just and Albertine Michaud joint tenants. Morts as above. Sept 4, 1908. 3:764. other consid and 100
14th st W, No 227, n s, 325 w 7th av, 25x120, 4-sty and base- ment stone front school. Catherine L De St Just to Stephen J McCarthy, of Jersey City, N J. Mort \$45,000 on this and prop- erty adj on east. Sept 3. Sept 4, 1908. 3:764-24. A \$19,500-exempt. other consid and 100
Same property. Stephen J McCarthy to Catherine L De St Just and Albertine Michaud joint tenants. Morts as above. Sept 4, 1908. 3:764. other consid and 100
15th st E, Nos 338 and 340, s s, 196 w 1st av, 42x103.3, 7-sty brk tenement and store. Saml Deitch to Carrie wife Henry M Bend- heim. Mort \$73,750. Sept 1. Sept 5, 1908. 3:921-43. A \$30,000-\$85,000. nom
16th st E, No 536. Agreement by party 1st part to pay to party 2d part 1/2 share of mort now held by party 2d part in event of sale of premises, and party 2d part agrees to pay to party 1st part a sum of money under certain conditions. Gaetano Lig- nante with Luigi Rossi, of Brooklyn. July 1. Sept 5, 1908. 3:973. —
25th st E, No 108. General release of CONTRACT dated Sept 22, 1903, and made bet Dreux and Smith et al. John B Perry to Ari- xene S Woolsey, Henry G Smith, Malleville W McClellan and Zilpha I Smith. Sept 2, 1908. Sept 5, 1908. 3:880. nom
37th st E, Nos 322 and 324, s s, 224 w 1st av, 48x98.9, two 4-sty stone front tenements. Helen K Sumner et al to Ellen Brady. 1-8 part. Aug 25. Sept 4, 1908. 3:942-41 and 42. A \$20,000-\$29,000. nom
38th st E, No 104, s s, 100 e Park av, 20x98.9, 5-sty brk dwelling. Florence B Loew to Katharine S Kilborne, of Orange, N J. Sept 8. Sept 10, 1908. 3:893-87. A \$34,000-\$64,000. other consid and 100
40th st W, No 530, s s, 350 e 11th av, 25x98.9, owned by party | 1st part. —
40th st W, No 528, adj above on east, owned by party 2d part. | Beam agreement, &c, and consent to same. Maria Reilly with Christian F Gennerich and ano TRUSTEES Henry Luhrs and East River Savings Instn. Sept 4. Sept 10, 1908. 3:711. nom
40th st W, No 526, s s, 395 e 11th av, 25x98.9, 2-sty frame tene- ment and store and 2-sty frame tenement in rear. Christian F Gennerich and ano EXRS &c Henry Luhrs to Jacob Wilbert, 1/2 part, and Joseph Schneider, 1/2 part. July 6. Sept 10, 1908. 3:711-48. A \$9,000-\$9,000. 13,500
40th st W, No 147. General release of assignment of rents re- corded Apr 9, 1907. Thos L Green to Zoe Marie Deane, Mary M E, Zoe Olive, Louise A and Cyprian L Deane and Camille C Dean-Power. Oct 1, 1907. Sept 5, 1908. nom
43d st E, No 338, s s, 366.8 e 2d av, 16.8x100.5, 4-sty stone front- dwelling. John C Eidt to Auguste Meffert. Mort \$6,000. Sept 3. Sept 4, 1908. 5:1335-37 1/2. A \$6,000-\$8,000. other consid and 100
46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 9-sty brk and stone tenement. FORECLOS, Aug 17, 1908. James A Allen referee to Martin B Hofman. Sept 10, 1908. 5:1261-70. A \$100,000-\$250,000. 235,000
46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 9-sty brk and stone tenement. Martin B Hofman to Henry M Rau. Morts \$190,000. Sept 10, 1908. 5:1261-70. A \$100,000-\$250,000. other consid and 100
48th st E, No 229, n s, 300 w 2d av, 12.6x100.5, 4 and 5-sty stone front dwelling. Hanchen or Hanshen Strauss to Clara Jacobson. Sept 5. Sept 8, 1908. 5:1322-13 1/2. A \$5,000-\$7,500. other consid and 100
51st st W, No 19, n s, 354 w 5th av, 21x100.5, 4-sty stone front dwelling. Release mort. Seamens Bank for Savings in City N Y to Thos Thacher. Sept 8, 1908. 5:1267-23. A \$60,000-\$70,000. 15,000
51st st W, No 19, n s, 354 w 5th av, 21x100.5, 4-sty stone front dwelling. Thomas Thacher to Louis B Rolston. All liens. Sept 4. Sept 8, 1908. 5:1267-23. A \$60,000-\$70,000. other consid and 100
54th st E, Nos 161 and 163, n s, 70 w 3d av, runs n 25.5 x w 25 x n 75 x w 25 x s 100.5 to st x e 50 to beginning, 4-sty brk shop and 4-sty brk tenement and store. Richd W Buckley to Richd P Lydon. All title. Aug 18. Sept 5, 1908. 5:1309-32 and 32 1/2. A \$20,500-\$30,500. nom
55th st W, No 327, n s, 306.3 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling.
134th st W, No 404, old No 662, s s, 100 e Willis av, 16.8x100, 3-sty and basement stone front dwelling. Mort \$2,500.
Mary Teague widow to Mary Carroll. Party 1st part reserves life estate. July 7, 1893. Sept 4, 1908. 4:1046-20. A \$11,500-\$17,000; 9:2278. gift
60th st W, Nos 143 and 145, n s, 225 e Amsterdam av, 50x100.5, two 5-sty brk tenements and stores. Herman Hollander to Gi- sella Berger. Mort \$—. Aug 27. Sept 9, 1908. 4:1132-10 and 11. A \$24,000-\$48,000. other consid and 100
61st st W, No 245, n s, 150 e West End av, 25x100.5, 5-sty brk tenement.
61st st W, No 249, n s, 100 e West End av, 25x100.5, 5-sty brk tenement and store.
Julius Braun to Fanny Gruen. Morts \$30,000. Aug 31. Sept 4, 1908. 4:1153-5 and 7. A \$12,000-\$32,000. nom
62d st W, No 218, s s, 275 w Amsterdam av, 25x100.5, 5-sty brk tenement. Herman Steinbuehler to Bertha wife Herman Stein- buehler. Mort \$20,000. Sept 8, 1908. 4:1153-44. A \$6,000-\$16,000. 100
62d st E, No 244, s s, 123 w 2d av, 16x100.5, 3-sty and basement stone front dwelling. Eliz V Ryan to Denis J McMahon. Mort \$8,000. June 23, 1905. Sept 10, 1908. 5:1416-30. A \$9,500-\$12,000. other consid and 100
65th st E, No 331, n s, 355 e 2d av, 20x100.5, 3-sty brk dwelling. John J Tietjen EXR John H Bruns to John H Grabau. Sept 8, 1908. 5:1440-15. A \$7,000-\$9,000. other consid and 100
67th st W, No 313, n s, 175 w West End av, 25x100.5, 2-sty frame (brk front) tenement and store. Rody Dunn to Annie Dunn. Mort \$10,000. Aug 24. Sept 4, 1908. 4:1179-25. A \$6,000-\$8,500. other consid and 100
72d st E, No 246, s s, 133.4 w 2d av, 16.8x102.2, 3-sty and base- ment stone front dwelling. Abraham Kosower to Mollie Kosower. Q C. All liens. Sept 8, 1908. 5:1426-30. A \$8,000-\$11,500. other consid and 100
74th st W, No 27, n s, 425 e Columbus av, 25x109.4, 4-sty and basement brk dwelling. Paul Outerbridge to James M Donald. Morts \$55,000. Sept 10, 1908. 4:1127-18. A \$25,000-\$58,000. other consid and 100
75th st W, No 34, s s, 340 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Mayer S Auerbach to Elizabeth I Howe. Aug 31. Sept 8, 1908. 4:1127-51. A \$19,000-\$36,000. other consid and 100
76th st W, No 318, s s, 240 w West End av, 20x102.2, 3-sty and basement brk dwelling. Louis B Rolston to Thomas Thacher. Mort \$20,000. Sept 4. Sept 9, 1908. 4:1185-34. A \$17,000-\$30,000. other consid and 100
77th st W, No 12, s s, 225 w Central Park West, 25x102.2, 4-sty and basement stone front dwelling. Ella A Reilly et al HEIRS &c James Reilly to Mary E Reilly widow. Aug 31. Sept 4, 1908. 4:1129-42. A \$35,000-\$65,000. nom
78th st W, No 129, n s, 315.11 w Columbus av, 16x102.2, 3-sty and basement brk dwelling. Gustavus Sidenberg EXR Gottlieb Des- sauer to Josephine I Harrington. Sept 3. Sept 9, 1908. 4:1150-19 1/2. A \$10,000-\$17,000. 20,200
Same property. Hannah Dessauer widow to same. Q C. Sept 3. Sept 9, 1908. 4:1150. nom
88th st E, No 107, n s, 133.4 e Park av, 25.6x100.8, 5-sty stone front tenement. Rosie Rosenkrantz to Max Funt. Mort \$—. Aug 31. Sept 5, 1908. 5:1517-7. A \$14,000-\$26,000. other consid and 100
94th st E, No 23, n s, 63.10 w Madison av, 20x100.8, 4-sty stone front dwelling. Jennie K Stiefel to Daniel F Cohalan. Sept 10, 1908. 5:1506-14. A \$36,000-\$48,000. other consid and 100
94th st W, No 76, s s, 105 e Columbus av, 20x100.8, 5-sty brk tene- ment. Leopold Louis to Jeanette and Josephine Louis. Mort \$24,500. Sept 8, 1908. 4:1207-60. A \$11,500-\$21,000. other consid and 100
95th st W, No 26, s s, 299 w Central Park West, 18x100.8, 3-sty and basement stone front dwelling. Annie Davis to Elizabeth Kuhn. Mort \$18,000. Sept 9. Sept 10, 1908. 4:1208-45. A \$10,000-\$18,000. other consid and 100
103d st E, No 23, n s, 95 w Madison av, 25x100.11, 6-sty brk tene- ment and store. Abrom Bregman et al to Mabel Orem. Mort \$35,775. July 30. Sept 9, 1908. 6:1609-13. A \$12,000-\$37,000. nom
104th st E, No 101 | n e cor Park av, 25x100.11, 5-sty stone front Park av | tenement and store. Fani Shiffman to J Ullman, of Brooklyn. 1/2 part. Mort \$33,000. Sept 4. Sept 5, 1908. 6:1632-1. A \$15,000-\$27,000. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE

LONG ISLAND CITY

NEW YORK

IRON WORK

FOR

BUILDINGS

- 104th st W, Nos 119 and 121, n s, 225 w Columbus av, 50x100.11, two 5-sty stone front tenements. Mary L McLean to Mary L McLean 2d, Nathalie McLean and Marshall McLean. Mar 22, 1907. Sept 4, 1908. 7:1859-22 and 23. A \$24,000-\$52,000. nom
- 105th st E, No 67, n s, 195 e Madison av, 25x100.11, 5-sty brk tenement. Amelia Cohen to Isaac Meyer. Morts \$18,000. Sept 2. Sept 4, 1908. 6:1611-29. A \$11,000-\$21,000. other consid and 100
- 107th st E, No 328, s s, 400 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Mary E wife of and Hilmar O Carriere to Sadie Blooming. Jan 27. Sept 4, 1908. 6:1678-36. A \$11,000-\$45,000. other consid and 100
- 111th st W, n s, 75 w Broadway, 50x100, vacant. Joseph E Goldberg et al to Harvard Realty & Construction Co. Mort \$35,000. Sept 9, 1908. 7:1894-43. A \$32,000-\$32,000. other consid and 100
- 112th st E, No 318, s s, 225 e 2d av, 25x100.10.
- 112th st E, No 320, s s, 250 e 2d av, 25x100.10. two 6-sty brk tenements and stores. Joseph Berkowitz and ano to Nathaniel W Billig. Morts \$54,000. Sept 9. Sept 10, 1908. 6:1683-42 and 43. A \$14,000-\$60,000. other consid and 100
- 115th st E, No 79, n s, 26 w Park av, 27x76.5, with all title to strip 27x0.5 adj on n s, 5-sty brk tenement. Henry Kregel to Rebecca Kregel. Mort \$15,000. Sept 2, 1900. Sept 4, 1908. 6:1621-34. A \$10,500-\$21,000. other consid and 100
- 115th st W, No 106, s s, 162.6 w Lenox av, 31x100.11, 5-sty brk tenement. Abraham Smith to Anne Smith. All title. Morts \$27,000 and all liens. June 30. Sept 5, 1908. 7:1824-43. A \$15,000-\$34,000. nom
- 116th st E, Nos 331 to 335, n s, 266.8 w 1st av, 50x100.11, three 3-sty stone front dwellings. Felice Rubano to Samuel Geisman. Morts \$27,000. Sept 4, 1908. 6:1688-14 to 15½. A \$18,000-\$30,000. other consid and 100
- 117th st E, Nos 324 and 326, s s, 312.6 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Herman Heller to Karoline Kottle. Mort \$40,500. Sept 10, 1908. 6:1688-40. A \$12,500-\$47,000. other consid and 100
- 117th st E, No 420, s s, 244 e 1st av, 16.8x100.11, 3-sty brk tenement.
- 117th st E, No 422, s s, 260.6 e 1st av, 16.8x100.11, 3-sty brk tenement.
- 117th st E, No 424, s s, 277.4 e 1st av, 16.8x100.11, 3-sty brk tenement.
- 117th st E, No 418, s s, 219 e 1st av, 25x100.10, 2-sty frame dwelling. Josef Gertner et al to Sunflower Realty & Security Corp. Mort \$33,000. Sept 10, 1908. 6:1710-39 to 41. A \$18,000-\$27,500. other consid and 100
- 118th st E, Nos 306 to 310, s s, 100 e 2d av, 81.6x100.10, two 6-sty brk tenements and stores. Josephine Labahn to Robert Garcewich. C a G. All liens. Sept 4, 1908. 6:1689-46 and 47. A \$27,000-\$104,000. other consid and 100
- 118th st E, No 520, s s, 289.8 e Pleasant av, 41.8x100.11, 6-sty brk tenement and store. FORECLOS, Sept 9, 1908. Gilbert H Montague referee to Joseph and Otto Huber. Sept 9, 1908. 6:1716-40. A \$11,000-\$49,000. 5,000
- 118th st E, Nos 516 and 518, s s, 248 e Pleasant av, 41.8x100.11, 6-sty brk tenement and store. FORECLOS, Sept 9, 1908. Gilbert E Montague referee to Joseph and Otto Huber. Sept 9, 1908. 6:1716-41. A \$11,000-\$49,000. 5,000
- 119th st E, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10,
- 119th st E, No 330, s s, 300 w 1st av, 18.9x100.10. three 2-sty brk dwellings. Josef Gertner et al to Sunflower Realty & Security Corp. Mort \$32,500. Sept 10, 1908. 6:1795-40, 41 and 42. A \$15,000-\$21,000. other consid and 100
- 122d st W, s s, 100 e Amsterdam av, 100x90.10, vacant. Emanuel M Krulewitch to Krulewitch Realty Co. Mort \$86,000. Aug 28. Sept 9, 1908. 7:1963-56 to 59. A \$52,000-\$52,000. other consid and 100
- 123d st E, No 230, s s, 205 w 2d av, deed reads 2d av, w s, 205 w(?) from w s 2d av, and s s 123d st, runs w along s s 123d st 25 x s 100.11 x e 25 x n 100.11 to beginning, probable error, 2 and 4-sty brk building and store. Benj Bernstein to Annie Bernstein. Mort \$—. Sept 9, 1908. 6:1787-35. A \$10,000-\$17,000. other consid and 100
- 123d st W, No 437, n s, 175 e Amsterdam av, 50x100.11, 6-sty brk tenement. Gertrude H Hillenbrand to Jacob R Hampton. Morts \$84,500. Sept 5. Sept 8, 1908. 7:1964-8. A \$26,000-\$85,000. 100
- 127th st E, No 74, s s, 127.6 w Park av, 12.6x99.11, 3-sty stone front dwelling. Peter Ciancimino to Walter C McClure trustee. Sept 3. Sept 5, 1908. 6:1751-42½. A \$4,500-\$8,000. nom
- 127th st W, No 110, s s, 125 w Lenox av, 16.8x99.11, 3-sty and basement stone front dwelling. Wm W and Daniel Appleton TRUSTEES James E Cooley to Harry Bierhoff. C a G. Aug 14. Sept 9, 1908. 7:1911-39. A \$8,000-\$10,000. 10,250
- 131st st W, No 230, s s, 300 w 7th av, 12.6x99.11, 3-sty stone front dwelling. Eliz W Burke to Letitia Kreizer. Aug 22. Sept 4, 1908. 7:1936-46. A \$5,000-\$7,500. nom
- 132d st W, No 554, s s, 325 w Amsterdam av, 25x99.11, 5-sty brk tenement. Solomon Cohn to Aaron Simon. Mort \$20,000. Aug 15. Sept 8, 1908. 7:1986-46. A \$7,500-\$22,000. other consid and 100
- 133d st W, No 251, n s, 258.4 e 8th av, 16.8x99.11, 3-sty stone front dwelling. Geo F Picken to Chas H Lockwood. Mort \$8,000. Aug 10. Sept 10, 1908. 7:1939-11. A \$6,600-\$8,000. other consid and 100
- 134th st W, No 31, n s, 285 w 5th av, 25x99.11, 5-sty brk tenement. FORECLOS, Sept 1, 1908. James T Brady referee to Herman Heilberg. Sept 3. Sept 4, 1908. 6:1732-25. A \$10,000-\$25,000. 22,550
- 135th st W, No 304, s s, 75 w 8th av, 25x99.11, 5-sty brk tenement. Irving Bachrach to Chas A Person. All liens. Mar 17. Sept 4, 1908. 7:1959-47. A \$11,000-\$20,000. 100
- 135th st W, No 304, s s, 75 w 8th av, 25x99.11, 5-sty brk tenement. Chas A Person to Adolf Schmeidler. All liens. Mar 17, 1908. Sept 10, 1908. 7:1959-47. A \$11,000-\$20,000. 100
- 137th st W, Nos 13 to 21, n s, 245 w 5th av, 200x99.11, five 6-sty brk tenements. Alexander Aronofsky to Rose Aronofsky. ¼ part. All liens. Mar 7, 1908. Sept 10, 1908. 6:1735-20 to 27. A \$75,000-\$230,000. other consid and 100
- 137th st W, No 11, n s, 208.9 w 5th av, 36.3x99.11, 6-sty brk tenement and store. Max Rosh to Julia Rosh his wife. All liens. Aug 14. Sept 9, 1908. 6:1735-28. A \$13,000-\$41,000. gift
- 144th st W, Nos 140 and 142, s s, 334.11 e 7th av, 40.1x99.11, 6-sty brk tenement. Menco Stern to Franklin A Stearn. ½ part. Morts \$46,000 and all liens. Sept 3. Sept 8, 1908. 7:2012-49. A \$16,000-\$52,000. 100
- Av A, No 1514 n e cor 80th st, 25.8x73, 5-sty brk tenement and 80th st store. Alfred S Engel to Edith A Whitford. All liens. Sept 10, 1908. 5:1577-1. A \$14,000-\$25,000. 100
- Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. Sadie Kornbluth and ano to Annie Florea and Mary Willer. All liens. Sept 10, 1908. 3:974-3. A \$9,500-\$13,500. exch
- Av D, Nos 20 and 22 n e cor 3d st, 48x75, 6-sty brk tenement 3d st, Nos 341 and 343 and store. Simon Lazerowitz to Jacob Roses, of Brooklyn, N Y. Mort \$22,000. Sept 5. Sept 9, 1908. 2:357-53. A \$38,000-\$85,000. other consid and 100
- Audubon av, s e cor 185th st, 26.11x95.
- Audubon av, No 393, e s, 26.6 s 185th st, 26.6x95. Party wall agreement. John Robertson and William Gammie with Babette Kuhnle. Sept 10, 1908. 8:2156. nom
- Broadway, No 2787, w s, 100 s 108th st, 25x100, 5-sty brk tenement and store. Keystone Investing Co to Margt E Morris. Mort \$20,000. Sept 10, 1908. 7:1892-48. A \$27,000-\$37,000. other consid and 100
- Broadway, No 3151, w s, 183.3 n 125th st, 41.7x100, 6-sty brk tenement and store. Wm B Mott to Margaret T Mott his wife. Mort \$54,500. Sept 3. Sept 5, 1908. 7:1993-82. A \$30,000-\$65,000. nom
- Edgecombe av, w s, 359.9 n 145th st, 129.11x100, vacant. Abraham Ruth to Barkin Construction Co. Mort \$35,000. July 14. Sept 4, 1908. 7:2053-20 to 24. A \$28,000-\$28,000. other consid and 100
- Lexington av, No 1719, e s, 67.7 n 107th st, 16.8x65, 4-sty stone front tenement. Bridget Galligan to Georg Green. Mort \$10,000. Sept 4, 1908. 6:1635-21½. A \$6,500-\$10,000. other consid and 100
- Lexington av, Nos 1653 to 1657, e s, 25 n 104th st, 50x70, three 5-sty stone front tenements and stores. Abraham Kosower to Rebecca Rosenblatt. All liens. Sept 5. Sept 8, 1908. 6:1632-20 to 21. A \$19,500-\$34,500. other consid and 100
- Madison av, No 1474, w s, 47.7 n 101st st, 26.8x95, 5-sty brk tenement and store. Eliz Paland to Christina Schneider. Mort \$20,000. Sept 8, Sept 9, 1908. 6:1607-16. A \$18,000-\$29,000. other consid and 100
- Park av, Nos 1515 to 1521 n e cor 110th st, 100.11x35, 6-sty 110th st, Nos 101 and 103 | brk tenement and store. Henry S Herrmann to Union Exchange Bank. Q C. Aug 7. Sept 4, 1908. 6:1638-1. A \$21,000-\$58,000. other consid and 100
- Riverside Drive, No 92, e s, abt 110 s 82d st, runs e 105.8 x n 19.4 x w 111.5 to av at point 89.2 s 82d st x s 20.2 to beginning, 4-sty and basement stone front dwelling. Bergen Realty Co to Anna McAlpin. Morts \$45,000. Sept 1. Sept 8, 1908. 4:1244-94. A \$21,000-\$35,000. other consid and 100
- Same property. Anna McAlpin to Chelton Park Realty Co, a corp. Morts \$45,000. Sept 1. Sept 8, 1908. 4:1244. other consid and 100
- Riverside Drive, No 548, e s, 116 s 127th st, 108x95, 6-sty brk tenement. Anna McAlpin to Chelton Park Realty Co. Morts \$255,000. Sept 1. Sept 8, 1908. 7:1994-84. A \$70,000-\$185,000. other consid and 100
- 2d av, No 798, e s, 60.5 s 43d st, 20x81.
- 2d av, No 800, e s, 40.5 s 43d st, 20x80.6. two 4-sty stone front tenements and stores. Saml Hirsch to Sarah Hirsch his wife. Mort \$26,000. Sept 9, 1908. 5:1335-50½ and 51. A \$22,000-\$30,000. gift
- 5th av, No 1452, w s, 25.11 s 118th st, 25x100, 5-sty brk tenement and store. Michl Erlanger et al to Peter McGinn. Mort \$28,900. Sept 4. Sept 8, 1908. 6:1601-39. A \$18,000-\$33,000. other consid and 100
- 7th av, Nos 850 and 852, w s, 50.5 s 55th st, 50x100, 4-sty brk stable. Ada Van T Billington to Rockford Realty Co, a corp. Mort \$40,000. Sept 3. Sept 9, 1908. 4:1026-33. A \$85,000-\$95,000. other consid and 100
- 7th av, No 303, e s, 22.1 n 27th st, runs e 49.10 x n e — x n 1.3 x e 6.6 x n 14.6 x e 4.6 x n 10.8 x w 13.5 x s 1.1 x w 49.10 to av x s 27.9, 5-sty stone front tenement and store.
- 28th st W, No 160, s s, 56.11 e 7th av, runs e 18.7 x s 50 x w 13.9 x n 9.3 x w 4.7 x n 40.9 to beginning, 4-sty brk tenement and store. Richard J Donovan to Albert I Sire. Sept 10, 1908. 3:803-2. A \$26,000-\$31,000; and 72. A \$13,000-\$15,000. nom
- 8th av, No 289, w s, 82.1 n 24th st, 18.6x90, part 3-sty brk store. Viola N Longking EXTRX and TRUSTEE Mary E Neafe to Irving M and Wm W Shaw and Mary L Whittaker. ½ part. All title. B & S. Sept 3. Sept 8, 1908. 3:748-41. A \$18,000-\$25,000. 12,500
- Same property. Viola N Longking INDIVID to same. ½ part. All title. Sept 3. Sept 8, 1908. 3:748. 12,500
- 8th av, No 2456, e s, 75 n 131st st, 24.11x100, 5-sty brk tenement and store. Augusta Carney to Jennie Koplik and Lillie Solomon. ¼ part. All title. Mort \$20,000. Aug 24. Sept 8, 1908. 7:1937-4. A \$17,000-\$26,000. other consid and 3,000
- 8th av, No 2690 s e cor 143d st, 25.1x75, 4-sty brk tenement and 143d st, No 278 | store. Jennie Thompson to Benj F Carpenter. ½ part. All liens. Aug 11. Sept 8, 1908. 7:2028-61. A \$15,000-\$21,000. nom
- 8th av, No 2690 s e cor 143d st, 25.1x75, 4-sty brk tenement and 143d st, No 278 | store. Benj F Carpenter to Jennie Thompson, of Keansburgh, N J. All liens. Aug 29. Sept 8, 1908. 7:2028-61. A \$15,000-\$21,000. nom
- 12th av, old line, n w cor 49th st, if prolonged, 117x688.8 to exterior line x117.4x679, with docks, bulkheads, riparian rights, lands under waters of Hudson River, &c. Arthur E Taylor to The Realty Co of America. Morts \$65,000. Sept 3. Sept 4, 1908. 4:1108-17. A \$50,000-\$50,000. nom

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MISCELLANEOUS.

General release. Sime Ostrower to Saml H Katz. Sept 1. Sept 9, 1908. Misc. 350
Order of the U S District Court appointing Geo D Graves as TRUSTEE in matter of Wm E Finn, bankrupt. Aug 31. Sept 9, 1908.
Power of attorney. Adele Laporta to Donato A Laporta. Aug 3. Sept 8, 1908.
Power of attorney. James G Coburn to Wm W Penfield. Sept 3. Sept 4, 1908.
Power of attorney. Michael Brigante to Margherita Brigante. May 15. Sept 10, 1908.
Power of attorney. Julia H S Smith to Clarence S Day. Nov 15, 1907. Sept 9, 1908.
Power of attorney. Martha Weisman to Louis Weisman. Sept 3. Sept 9, 1908.

BOROUGH OF THE BRONX.

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

Hall pl | s e s, 77.1 s w 167th st, runs s e 32.5 x e 36.8 to w s Intervale av | Intervale av x s 30 x w 30.11 x n w 48.8 to pl x n e 26 to beginning, vacant. FORECLOS, Aug 26, 1908. Geo H Engel referee to Frank Chmelik, of Borough of Queens. Aug 31. Sept 8, 1908. 10:2700. 2,700
Hoffman st, No 2441, w s, 56.2 n 188th st, 16.8x97.5, 2-sty frame dwelling. Margherita Tonelli to Wm H Solomon. Morts \$4,600. Sept 4. Sept 10, 1908. 11:3058. other consid and 100
Hoffman st, No 2441, w s, 56.2 n 188th st, 16.8x97.5, 2-sty frame dwelling. Fanny Tonelli to Wm H Solomon. Q C. Aug 26. Sept 10, 1908. 11:3058. other consid and 100
Hoffman st, No 2441. Power of attorney. Margherita Tonelli to Gastone Tonelli. Aug 27. Sept 10, 1908. P A.
*Jefferson st, w s, 225 s Columbus av, 25x100. Edwin Downing to Otto Atzberger. Mort \$2,800. Sept 1. Sept 4, 1908. nom
Lorillard pl, Nos 2365 and 2367, n w s, 173.8 n from e s 3d av, 50x90, except part for pl, 4-sty brk tenement. Chas H Mamel to Rosa P Easterbrook. All liens. July 15. Sept 10, 1908. 11:3055. other consid and 100
*Matilda st, n w s, lot 205 map Penfield property, South Mt Vernon, 33.4x100. FORECLOS, May 26, 1908. S Howard Cohen referee to Bradley L Eaton. June 24. Sept 5, 1908. 750
Oakland pl, No 711, n s, 100 e Crotona av, 24.10x120, 2-sty frame dwelling. Margt V Gleason to Mary wife James Glass, of Portsmouth, N H. Mort \$2,500. Sept 2. Sept 5, 1908. 11:3095. other consid and 100
*Olinville av, No 147, or 2d or Pleasant av, e s, 425 n 216th st, or 2d st, 25x99.10, Olinville. Mary E Allen to Augusta Zeller. Morts \$6,000 and all liens. Sept 8. Sept 10, 1908. other consid and 100
*Poplar st, n s, 100 e Forest st, 25x100, Westchester. David Zoglin and ano to Philip Klein. Mort \$2,000. Sept 8. Sept 10, 1908. nom
Rockwood st | s e cor Walton av, runs s 130 x e 19 x s 25 x e 100 Walton av | to 6th av x n 99.4 to Rockwood st x w 53.4 to beginning, vacant. Anna A Byrne to Harold Swain. B & S and C a G. Sept 4. Sept 8, 1908. 11:2837. nom
*Victor st, w s, 175 s Morris Park av, 25x100. Philias Guillotte to Chas E Watson. Morts \$5,900 and all liens. Aug 3. Sept 10, 1908. other consid and 100
Whittier st, n s, 150 w Garrison av, 50x100, vacant. Meehan Construction Co to Adolf Turk. Sept 10, 1908. 10:2762. other consid and 100
137th st, No 591, n s, 256.9 e St Anns av, 25x100, 3-sty brk tenement. Owen Treanor to Mary Treanor. Mort \$8,500. Aug 3. Sept 4, 1908. 10:2550. other consid and 100
140th st, No 358, s s, 281.6 e Alexander av, 25x100, 3-sty frame dwelling. Henry Heim et al HEIRS & c Benedicta Heim to Owen E Livingston. Mort \$3,500. Sept 2. Sept 4, 1908. 9:2302. 4,250
Same property. Edward F Heim et al by Fredk H Zurmuhlen GUARDIAN to same. All title. Sept 2. Sept 4, 1908. 9:2302. 739.34
148th st, No 518, old No 786, s s, 150 e Brook av, 16.8x99.11, 2-sty frame dwelling. Rosina Ferraioli to The Bungay Co of N Y. Q C. Sept 9, 1908. 9:2274. nom
Same property. Laura A Peter to same. Q C. July 15. Sept 9, 1908. 9:2274. nom
Same property. Henry Sanguinetti to same. Q C. Sept 2. Sept 9, 1908. 9:2274. nom
Same property. The Bungay Co of N Y to John McAvoy. Mort \$3,500. Sept 8. Sept 9, 1908. 9:2274. other consid and 100
158th st, Nos 421 and 423, n s, 150 w Elton av, 50x100, with all title to strip in front of above to n s Milton st, 6-sty brk tenement. Edward Riegelmann to Bronx Heights Land Co. Mort \$52,250. Aug 15. Sept 4, 1908. 9:2380. nom
167th st, n s, 19.11 w Anderson av, as proposed, runs e 49 to c 1 of Anderson av x n — to w s Marcher av x n 24 x n w 22.2 to w s Anderson av x n w 125.11 x s 540.4 x w 0.9 x s 41.5 x e 81 to beginning, vacant. The Local Realty Co to Joseph A Flannery. Sept 25, 1907. Sept 4, 1908. 10:2550. other consid and 100
*172d st, e s, 350 n Gleason av, 25x100. Jacob Cohen to Joseph F Gilbert and Mary E his wife tenants by entirety. Mort \$3,500. Sept 3. Sept 8, 1908. other consid and 100
182d st, No 414, s s, 32.5 w Park av West, 16.8x79.3x16.8x77.9, 2-sty frame dwelling. John Haffen et al to Samuel Mitchell. Sept 5. Sept 8, 1908. 11:3030. other consid and 100
*214th st, late Av A, s s, 217 w 4th av, and being lot 32 map New Village Jerome, 25x100. Frank Capodilupo to Nicholas Bruno. Aug 31. Sept 4, 1908. other consid and 100
*219th st, n s, 339 e 4th or Barnes av, 16x114, Wakefield. Release mort. Isabella McW Perkins to Emilio Magaldi. Q C. Aug 28. Sept 10, 1908. 500
*223d st (9th av), s s, 180 e 4th st, 25x114, Wakefield. Angelo Spirito to John Spirito. All title. Mort \$2,500. Sept 2. Sept 8, 1908. nom
*227th st, n s, 255 e 4th av, 25.1x114.6, Wakefield. Swedish American Realty Co to John A Anderson. Mort \$3,700. Aug 27. Sept 9, 1908. other consid and 100
233d st | n w cor Katonah av, 38.10x86.6x36.6x89.10, except Katonah av | part for sts, 2-sty frame tenement and store. Thos G Holland et al to Eliz L Holland. Q C. Aug 31. Sept 4, 1908. 12:3374. nom
237th st, late 1st av, n e cor Katonah av, late 2d st, 75x19.6x irreg x115, being lots A, B and C map (No 163) for partition sale of Hyatt farm near Woodlawn, vacant. Wm K Lancaster to Katharine Van Valkenburg, of Brooklyn. Jan 24, 1908. Sept 9, 1908. 12:3386. nom
Same property. Katharine Van Valkenburg to Joseph A Flannery. Jan 30, 1905. Sept 9, 1908. 12:3386. nom
240th st, late 4th av, n s, abt 409.7 w McLean av, and being lot 181 map (No 163) of map No 1 Valentine vs Brady et al for partition sale of part of Hyatt farm near Woodlawn, 110x106x 59.4x95.3, vacant. Kate Devlin to Helen Richardson. Jan 7, 1899. Sept 9, 1908. 12:3394. nom
Same property. Helen Richardson to Joseph A Flannery. June 10, 1908. Sept 9, 1908. 12:3394. nom
240th st, s s, 245 w Katonah av, 40x100, vacant. Aimee M wife Arthur C Hare and ano to Clara D Vreeland. July 3. Aug 21, 1908. 12:3380. Corrects error in issue of Aug 29, when location was 235th st, s s, 225 e Katonah av. nom
240th st, s s, 245 w Katonah av, 40x100, vacant. Edw P Thomas to Aimee M wife Arthur C Hare and Eleanor H Phillips. B & S. All liens. Feb 24, 1899. Aug 21, 1908. 12:3380. Corrects error in issue of Aug 29, when location was 235th st, s s, 225 e Katonah av. 700
240th st, s s, 245 w Katonah av, 40x100, vacant. Clara D Vreeland to T Sherman Vreeland. Aug 20. Sept 10, 1908. 12:3380. other consid and 100
*Av A, s s, 0.3 w from w s lot 32, runs s 100 x e 0.4 x n 100 x w 0.3 to beginning, being part lot 31 map New Village Jerome. Release mort. Eliz K Dooling to Eliz Hannigan. June 13. Sept 4, 1908. nom
*Av A, s s, part lot 31 map New Village of Jerome, begins 0.3 w of lot 32, runs s 100 x e 0.4 x n 100 to av x w 0.3 to beginning. Elizabeth Hannigan to Frank Capodilupo. June 22. Sept 4, 1908. nom
Anderson av, e s, 473 n Jerome av, 27x146.9x27.1x144.5, 4-sty brk tenement. Release mort. N Y Trust Co to Kemp-Jones Realty Co, a corpn. Sept 2. Sept 10, 1908. 9:2504. other consid and 1,000
Aqueduct av, No 2218, e s, 225 s 183d st, 37.6x102.3 to w s Macombs Dam road x37.6x101.11, with all title to said road, 2-sty frame dwelling. Wm C Bergen to Julia A Keegan. Mort \$7,000. Sept 9. Sept 10, 1908. 11:3211. other consid and 100
*Amsterdam av | w s, 325 s Madison av, runs w 200 to e s Broadway | way x s 50 x e 100 x n 25 x e 100 to av x n 25 to beginning, Tremont Terrace. Bankers Realty & Security Co to Joseph Pohl. All liens. Sept 8. Sept 9, 1908. 100
Anthony av, e s, 125 s Prospect pl, 75x92.4x75.1x97.8, vacant. Guy W Culgin to Marie Culgin. Sept 3. Sept 8, 1908. 11:2890. nom
Anthony av, e s, 75 s Prospect pl, 50x97.8x50x100, vacant. Lucy C Delcher to Louisa B Diener. Mort \$3,375. Sept 4, 1908. 11:2890. other consid and 100
Belmont av, e s, 640.5 s Pelham av, 17.1x100, 2-sty frame dwelling. Anthony Reale to Frank T Noble. Mort \$2,850. Sept 3. Sept 5, 1908. 11:3075. nom
*Burdett av, n s, 434.4 w Fort Schuyler road, 50x100, Tremont Heights. Louis Cohen to Isaac Malamud. Q C. July 1. Sept 5, 1908. 100
*Bogart av, w s, 150 n Brady av, 25x100. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Sept 1. Sept 4, 1908. nom
*Same property. Fidelity Development Co to Florence F Edmondson. Aug 24. Sept 4, 1908. 100
*Bassett av, w s, 125 n Saratoga av, 49.1x100x51.8x100. Hudson P Rose Co to Frank Dickie. Sept 4. Sept 8, 1908. nom
*Broadway | e s, 250 n Tremont road, runs e 100 x n 25 x e 100 Amsterdam av | to w s Amsterdam av x n 25 x w 200 to e s Broadway x s 50 to beginning, Tremont Terrace. Release mort. A Morton Ferris to Bankers Realty & Security Co. Sept 8. Sept 9, 1908. 750
Bryant av, No 1544, e s, 205 s 173d st, 20x100, 3-sty brk tenement. Henry G Pepino et al to Martha wife Henry G Pepino. Morts \$10,600. Aug 29. Sept 9, 1908. 11:3001. other consid and 100
Boone av, w s, abt 145 s w Jennings st, 25x131.9x25.11x125, vacant. Jesse W Ehrich to Constantino Laudadio. Sept 1. Sept 10, 1908. 11:3007. other consid and 100
Boone av, w s, abt 170 s w Jennings st, 25x138.5x25.11x131.9, vacant. Jesse W Ehrich to Richard Wohlberg. Sept 1. Sept 10, 1908. 11:3007. other consid and 100
Bryant av, Nos 1494 to 1500, e s, 75 s 172d st, 100x100, four 3-sty brk tenements. David Horowitz to Samuel Horowitz. Mort \$30,500. Dec 8, 1906. Sept 10, 1908. 11:3000. other consid and 100
Same property. Sam Horowitz to Hyman Davis. All title. Correction deed. All liens. May 2, 1907. Sept 10, 1908. 11:3000. nom
Bryant av, No 1494, e s, 150 s 172d st, 25x100, 3-sty brk tenement. Davis & Silverman to Ida Davis. Q C. Apr 15, 1908. Sept 10, 1908. 11:3000. nom
Same property. Ida Davis to Jennie Kind. Confirmation deed. Morts \$11,180. Aug 26, 1908. Sept 10, 1908. 11:3000. nom
Bryant av, No 1494, e s, 150 s 172d st, 25x100, 3-sty brk tenement. Jennie Kind to James P Carey. Morts \$10,000. Aug 21, 1908. Sept 10, 1908. 11:3000. nom
Bryant av, e s, 200 s 172d st, 50x100, vacant. James P Carey to the Jackson Construction Co. Mort \$4,600. Aug 27, 1908. Sept 10, 1908. 11:3000. 100
Bergen av, Nos 610 and 612, s e cor Rose st, 51.4x100, 2-sty frame tenement. Simon Katzenstein to Henrietta Katzenstein his wife. Mort \$—. Sept —, 1908. Sept 10, 1908. 9:2361. 20,500



VOTE FOR A BRONX QUARTERLY

If you desire a quarterly and annual compilation of these records for the Borough of the Bronx, write to the Realty Records Co., 11 East 24th St., Manhattan. The Bronx Quarterly will be published as soon as a sufficiently large number of letters have been received expressing interest.

- *Cruger (Timpson) av, n w cor 205th st (203d st), —x— to e s old White Plains road, being lots 290 and 291 map No 1131 of Adeo Park. Warwick Realty & Construction Co to Arthur H Wadick. All liens. June 17. Sept 4, 1908. nom
- *Same property. Release mort. Chas W Dayton to same. Q C. Aug 21. Sept 4, 1908. 50
- *Same property. Release mort. Empire City Savings Bank to same. Aug 21. Sept 4, 1908. 600
- Cambreleng av, No 2428, e s, 28.4 s 188th st, 16.8x80, 2-sty frame dwelling. Nicholas Hodes to Rose Rabinowitz. B & S. All liens. Sept 4, 1908. 11:3090. other consid and 100
- Concord av, No 333, w s, 120 n 141st st, 20x100, 3-sty brk dwelling. Mary or Marie Henkel to Herman D Junge. Correction deed. Mort \$6,250 and all liens. July 14. Sept 5, 1908. 10:2573. nom
- Same property. Herman D Junge to Henry Kayser. Mort \$6,250. June 3. Sept 5, 1908. 10:2573. nom
- Same property. Henry Kayser to William Lipkin. Mort \$6,250. Sept 4. Sept 5, 1908. 10:2573. other consid and 100
- Cauldwell av, e s, 57.8 s Boston road, 90x125, vacant. Isaac Liberman et al to American Exchange Realty Co. Mort \$10,000. Aug 24. Sept 4, 1908. 10:2633. other consid and 100
- *Crosby av, s e cor Waterbury av, 50x100. John Miller to Hudson P Rose Co, a corpn. Sept 1. Sept 8, 1908. other consid and 100
- *Classons Point road, c l, at line bet lots 33 and 34 map Classons Point, runs s e 468.2 to high water line East River x w and n w 496.2 x n e 239.6 to beginning; all title to land under water in front of above. Fordham Dock Co to Joseph A Flannery. Aug 27. Sept 8, 1908. other consid and 100
- Courtlandt av, Nos 800 to 804 | n e cor 158th st, 51.6x92, one 2 and 158th st, No 361 | two 3-sty frame tenements and stores and 1-sty frame building in st. Leopold Louis to Jeanette and Josephine Louis. Mort \$10,000. Sept 8, 1908. 9:2405. other consid and 100
- Clay av | w s, 984.1 n 169th st, runs w 16.8 x n 74.4 to 170th st, No 396 | s s 170th st x s e on curve 30.9 to av x s 50.9 to beginning, 3-sty frame tenement. Rosa Altieri to Celina Brown and Fannie Lapin. Mort \$6,000. Sept 8. Sept 9, 1908. 11:2782. other consid and 100
- Daly av, No 2093 | n w s, at s w s 180th st, late Samuel st, 45x 180th st | 108x45x103.11, except part for sts, 2-sty frame dwelling. CONTRACT. Amelia Schmidlapp EXTRX Jacob Schmidlapp with Arthur C Butts Jr. Mort \$6,500. May 29. Sept 8, 1908. 11:3122. 8,500
- Forest av, e s, 144.4 n 163d st, old line, 24x135, 3-sty frame dwelling. Wm F Holloway et al to Rachel Magnes. Aug 31. Sept 10, 1908. 10:2659. other consid and 100
- Same property. Ethel A Holloway by Julia A Holloway GUARDIAN to same. All title. B & S. Aug 31. Sept 10, 1908. 10:2659. 1,080
- *Ferris av, w s, at east end of a stone wall at s line of lands of St Josephs Instn for Deaf Mutes, runs s 42 x n w 1,104.5 to high water line Westchester Creek x n w 234.1 x n e 786 x n e 403 to beginning, all title to land under water said creek adj above Minford Realty Co to Chas W Smith. B & S. Sept 4. Sept 8, 1908. nom
- *Grace av, e s, 350 s Lyon av, 50x130. Marcus Nathan to Amelia Steinmetz. Mort \$2,600. Sept 3. Sept 8, 1908. other consid and 100
- Grand Boulevard and Concourse | n w cor Burnside av, 149.3x118.11 Burnside av | x122.3x108.5, vacant. Release mort. Thomas Simpson to Clarence D Baldwin. Sept 8, 1908. 11:3169. nom
- Same property. Clarence D Baldwin to Emil W Klappert. Mort \$10,000. Sept 2. Sept 8, 1908. 11:3169. other consid and 100
- Hughes av, No 2255, w s, 200 s 183d st, 25x100, 3-sty brk tenement. Release mort. Rebecca K Porter to Sandow Realty Co. Sept 3. Sept 4, 1908. 11:3071. nom
- Same property. Sandow Realty Co to Cecilia C Savage. Mort \$7,500. Aug 19. Sept 4, 1908. 11:3071. nom
- Hoe av, e s, 125 s 173d st, 75x100, vacant. Minnie Grossman to Harry G Rouse. Mort \$2,520. Sept 3. Sept 5, 1908. 11:2989. 100
- Hull av, e s, 151.11 n 207th st, 18.9x100, 3-sty brk dwelling. Thos F Riley et al to Wm C Herrmann. Mort \$4,000. Sept 9, 1908. 12:3351. other consid and 100
- *Hilton av, n s, 100 w Deane pl, 50x100, Westchester. Philip Klein to David Zoglin. Mort \$1,000 and all liens. Aug 31. Sept 10, 1908. other consid and 100
- Jackson av, No 755, w s, 100 n 156th st, 25x76.11, 5-sty brk tenement. Anna M Klemann to Geo J Kagel. Mort \$14,000. Aug 31. Sept 8, 1908. 10:2636. other consid and 100
- *Lydig av, s w cor Matthews av, 50x100, vacant. Fidelity Development Co to Robt J Gibson, of Easton, Pa. B & S. Sept 9. Sept 10, 1908. other consid and 100
- Morris av, Nos 583 and 585 | n w cor 150th st, 59.2x100, 6-sty brk 150th st, No 263 | tenement and store. Alliegro & Spal-lone Construction Co to Domenico Azzariti. Mort \$70,000. Aug 31. Sept 10, 1908. 9:2440. nom
- Morris av, Nos 1981 to 1987, w s, 120 s 179th st, 80x100, four 3-sty brk tenements. Release mort. Lambert Suydam to August Jacob. Sept 8, 1908. 11:2829. nom
- *Mulford av, e s, 200 n James st, 50x100, Throggs Neck. John Wagner to Annie L Wagner. Sept 7. Sept 9, 1908. nom
- *Newell av, e s, 100 n Rosewood av, 75x125. Sophia Zetsche to Bronx Development Co. Mort \$2,000. Aug 31. Sept 9, 1908. other consid and 100
- Norwood av or Decatur av, No 3075 | n w s, 350 s w Woodlawn road, Hull av | 54.4x222.2 to s e s Hull av x25.11x220, 3-sty frame tenement and vacant.
- Norwood av or Decatur av, s e s, 300 s w Woodlawn road, 50x 120, vacant.
- Steuben av, s e cor 208th st, 25x100, vacant.
- Mosholu Parkway, e s, 26.11 n Van Courtlandt av, 100.10x13.6 x106.8, vacant, 24th Ward.
- Henrietta C Schroeder to Chas H Schroeder. Mort \$15,000. June 3. Sept 10, 1908. 12:3331-3332 and 3336. gift
- *Old Boston road, w s, 226.11 s Elizabeth st, 25.4x101.6x25x103.4. Filomena Cipolla to Rose Gandolfi. May 1. Sept 5, 1908. 3,750
- Ogden av, No 1008 | e s, 75 n 164th st, 25x127.2 to w s Nelson av Nelson av | x25x125.4, 3-sty frame tenement. Thos P Kenny to Mary E Kenny and Cath T Menton. 1-3 part. Mort \$6,500. Sept 3, 1907. Sept 4, 1908. 9:2512. nom
- Park av, e s, 114 s 183d st, 24x141.5x24x142.8, vacant. Release mort. Liberty Mortgage Co to Fredk M Mellert. July 16. Sept 4, 1908. nom
- *Parker av, w s, 67 n Westchester av, 33x130. Release mort. Sound Realty Co to Marcus Nathan. Sept 3. Sept 4, 1908. nom
- Prospect av, No 980 | n e cor 164th st, 75x74.7, 6-sty brk tenement. 164th st, No 851 | Newmark-Jacobs Construction Co to Jacob R Schiff. Mort \$90,000. Aug 27. Sept 10, 1908. 10:2690. other consid and 100
- *Rosedale av, e s, 50 s Mansion st, 25x100, 2-sty frame dwelling. Sophia Rabinovitch to Abraham Sapolsky. Mort \$2,250 and all liens. Sept 9. Sept 10, 1908. nom
- *Robin av, e s, 325 s Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Abraham I Kantrowitz. All liens. July 29. Sept 4, 1908. 100
- *Rosedale av, s e cor Mansion st, 25x100. Joseph F Gilbert to George Hooks. Mort \$4,000. Sept 3. Sept 5, 1908. other consid and 100
- *Stillwell av, e s, 53.4 s McDonald st, 25.2x100.
- Bassett av, w s, 125 n Saratoga av, 49.2x100x51x100. Release mort. John J Brady to Hudson P Rose Co. Sept 8. Sept 9, 1908. 900
- St Anns av, No 417, w s, 49.11 n 144th st, 24.11x97, 5-sty brk tenement. Henry J Grupe to Herman D Junge. Mort \$17,750. Sept 3. Sept 9, 1908. 9:2271. other consid and 100
- St Anns av, No 417, w s, 49.11 n 144th st, 24.11x97, 5-sty brk tenement. Henry J Grupe to Herman D Junge. Mort \$17,750. Sept 3. Sept 9, 1908. 9:2271. other consid and 100
- Southern Boulevard, No 1147, w s, 225 n 167th st, 50x100, 2-sty frame dwelling and vacant. Alonzo Jackson to Russel S Johnson. 1/2 part. Mort \$9,000. June 20. Sept 8, 1908. 10:2745. nom
- Same property. Same to Mary T Sullivan. 1/2 part. Mort \$9,000. June 20. Sept 8, 1908. 10:2745. nom
- Southern Boulevard, n s, 100 w Av St John, 75x115.
- Southern Boulevard, n s, 175 w Av St John, 75x115. vacant.
- FORECLOS, Aug 13, 1908. Bankson T Morgan referee to Speedway Realty Co. Sept 8, 1908. 10:2683. 16,000
- Tremont av | n w cor Morris av, 100.3x160.4x100 Morris av, Nos 1971 to 1981 | x167.9, six 3-sty brk tenements. Release mort. Cath Kountze to August Jacob. Sept 5. Sept 8, 1908. 11:2829. 16,000
- *Tilden av, w s, 25 n 214th st, 50x100, Laconia Park. Release mort. Frank C Mayhew and ano TRUSTEES Levi H Mace to Frank and Giuseppe Amelio. Aug 19. Sept 4, 1908. 570
- Tiebout av, No 2456, e s, 70 s 189th st, 42.1x100, 2-sty frame dwelling. Thos G Holland et al to Eliz L Holland. Q C. Aug 31. *Sept 4, 1908. 11:3022. nom
- Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11, vacant. Max Cohen et al to John De Rosa, Vincente La Torre and Carolina R D'Ursi. Mort \$5,000. Aug 31. Sept 4, 1908. 10:2653. other consid and 100
- Union av | n e cor 161st st, a strip 0.1x320 to w s Prospect av, Prospect av | Peter P Decker by Louis A Valente GUARDIAN to 161st st | Elise Zanmatti. All title. B & S. Sept 8. Sept 9, 1908. 10:2677. nom
- Valentine av | s w cor 181st st, runs s 139.9 x w 101.5 x n 51.1 x 181st st | e 50 x n 100 to s s 181st st, x e 54.1 to beginning, 2-sty frame dwelling and vacant. Brown & Lapin Realty Co to Rosa Altieri. Mort \$5,000. Sept 8. Sept 9, 1908. 11:3144 and 3149. 100
- Washington av, Nos 1566 and 1568, on map Nos 1532 and 1534, e s, 94.10 s Wendover av, 50x100, 6-sty brk tenement and store. Abram G Abramson to Tiffany Realty Co. Mort \$56,200. Sept 5. Sept 8, 1908. 11:2912. other consid and 100
- Washington av, e s, 199.9 n 169th st, 51.2x109x51.3x105.5, vacant. Abraham H Levy et al to Samuel Williams and Samuel Grodgin-sky. Mort \$4,350. Aug 14. Sept 4, 1908. 11:2910. other consid and 100
- Woodlawn road, n s, abt 105 e Webster av, 86x105.8x84.8x131.3, 3-sty frame dwelling and vacant. Chas B Gallaher et al to John Gallaher. B & S. Jan 12, 1907. Sept 10, 1908. 12:3357. nom
- Walton av | s e cor Rockwood st, runs s 130 x e 19 x s 25 x e 100 Rockwood st | to w s 6th av x n 99.4 to s s Rockwood st x w 53.4 6th av | to beginning, vacant. Harold Swain to Anna A Byrne. B & S. Sept 3. Sept 4, 1908. 11:2837. nom
- West Farms road, s e s, at n s 167th st, runs n e along road 118.11 x e 63 x s 100 to n s 167th st x w 135.1 to beginning, vacant. FORECLOS, Aug 27, 1908. Maxwell Davidson referee to Lawyers Title Ins & Trust Co. Sept 4. Sept 5, 1908. 10:2754. 15,500
- Worth av | e cor 174th st, late Spring st, runs s 25 x w 25 to e l 174th st | Worth av x n 25 to st x e 25 to beginning, except part for 174th st, vacant. Constance M Andrews and ano to Anna, Anna S and Lizzie Baumann. Q C. Mar 12, 1905. Sept 10, 1908. 11:2889. nom
- Washington av, No 1384, e s, abt 105 s 170th st, runs e 127.8 x n 25 x w 128.3 to av x s 25 to beginning, 4-sty brk tenement. John C Cook to Dorothea Ruhl. Mort \$10,700. Sept 8. Sept 9, 1908. 11:2910. other consid and 100
- Walton av | n e cor 175th st, runs e 175.11 x n 344.9 to e s of av 175th st | x s 296.5 to beginning, gore. Bank of the Metropolis to Geo E Buckbee. B & S and C a G. Sept 10, 1908. 11:2826. other consid and 100
- Whitlock av, No 847, on map No 841, w s, 475 s Tiffany st, 25x 100, 3-sty frame tenement. Release mort. Theodore Wentz to Wm H Schaefer. Sept 10, 1908. 10:2732. 5,500
- *Zulette av, s s, 100 w Mapes av, 25x100, Westchester. Wm D Howell to Michael Elbthal. Mort \$3,000. Sept 9. Sept 10, 1908. other consid and 100
- 3d av, No 3208, e s. Consent to additional stairway at 161st st. John Whalen to Interborough Rapid Transit Co and the Manhattan Railway Co. July 24. Sept 9, 1908. 10:2620. nom
- 3d av, No 3210, e s, 200 from 161st st, 25x—. Similar consent. Lucy A Cameron to same. June 24. Sept 9, 1908. 10:2620. nom

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

Beams in all sizes always on hand and cut to lengths as required

HARRIS H. URIS

OFFICE AND WORKS
525-535 W. 26TH ST.
TELEPHONE, 1835-6 CHELSEA

3d av, No 3212, e s. Similar consent. Anna M Decker to same. July 21. Sept 9, 1908. 10:2620. nom
 *4th av, e s, 62.4 s 215th st, late 1st st, 31.2x105x30x113, Wakefield. Jennie Schlam to Fannie Bloch. Mort \$5,000. Sept 8. Sept 10, 1908. nom
 *Lot 12 map (No 1253) of 25 lots Cornell estate. Lambert G Mapes to John J Healy. Sept 3. Sept 4, 1908. nom
 other consid and 100
 *Lot 13 map No 1253 of 25 lots formerly of Cornell estate. Lambert G Mapes to Annie Meehan. Sept 3. Sept 4, 1908. nom
 *Lots 23 and 24 map No 426 of building lots near Williamsbridge Station on N Y & H R R. Release mort. Milton Realty Co to Antonio and Salvatore Fiscella. Sept 4, 1908. 200
 *Lot 147 map No 426 of building lots near Williamsbridge Station on N Y & Harlem R R. Release mort. Milton Realty Co to Guidetta Massimi. Sept 4, 1908. 100
 General release. Mary E Heim widow to estate of Benedicta Heim and Henry Heim INDIVID and as EXR said estate, and Owen E Livingston. Sept 2. Sept 4, 1908. Miscl. nom

8th av, No 666. Assign lease. Peter States and ano to Charles Garbarino. Sept 4, 1908. 4:1014..... nom
 8th av, No 104, e s, 25 n 15th st, 26.1x93.6, Leasehold. FORECLOS, Aug 27, 1908. Maurice B Blumenthal referee to Letitia K Arnold. Aug 27. Sept 8, 1908. 3:765.....12,000
 9th av, No 89, store, &c. J Montgomery Hare to Patrick T Breslin; 5 years, from July 1, 1908. Sept 4, 1908. 3:714.....1,500 to 1,800
 12th av, s e cor 57th st, 144.11x100, all. Chas E Appleby to Danl Collins and Denis Keating; 10 years, from July 1, 1908; privilege of 11 years renewal. Sept 9, 1908. 4:1104.....2,500

BOROUGH OF THE BRONX.

Jennings st, No 870, south store, &c. Charles Danewitz to Antonio Gaudio; 3 8-12 years, from Sept 1. Sept 10, 1908. 11:2976. 300 to 420
 145th st | n w cor Brook av, 90x25, all. Thomas Mulligan Brook av, No 441 | to James Mulligan; 2 8-12 years, from Sept 1, 1908. Sept 8, 1908. 9:2290..... 360
 Lot 336 map property S Cambreling et al, except part for av. Subordination of lease to mort. Filomena Amabile et al with Lawyers Title Ins & Trust Co. Sept 2. Sept 4, 1908. 11:3073. nom

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.

September 4, 5, 8, 9 and 10.

BOROUGH OF MANHATTAN.

Chrystie st, No 211, store, &c. Domenico Badami to Giuseppe Nicotra; 3 years, from Sept 1, 1908. Sept 4, 1908. 2:427...960
 Columbia st, No 115, all. Celia Siegel to Rosa Lazarowitz; 3 years, from June 1, 1908. Sept 4, 1908. 2:335.....2,572
 Division st, No 26. Assign lease. Reliable Cloak & Suit Co to Brenner Bros & Lesser. July 23. Sept 4, 1908. 1:289.....nom
 Essex st, No 82, south store, &c. Abraham Bollt to Louis Slack and Charles Levy; 3 years, from May 1, 1909, and 2 years renewal. Sept 8, 1908. 2:352.....720
 Mott st, No 280, store, &c. Moritz and Alfred Weil to Sabato Di Lorenzo; 4 8-12 years, from Sept 1, 1908. Sept 4, 1908. 2:508. 1,200
 Rivington st, Nos 8 and 10, double store on e s, 3 rooms in rear and front basement. Max Gold to Morris Goldfinger; 5 years, from Oct 1, 1908. Sept 9, 1908. 2:426.....960
 Willett st, No 25, 3d floor, all. Max Horn to Chewva Twiah Shor Anshei Zolkow; 5 years, from Aug 15, 1908. Sept 10, 1908. 2:337.....192
 4th st, No 167 East. Assign lease. Geo W Brown to Joseph Kozacek. All title. Mort \$2,500. Aug 13. Sept 9, 1908. 2:432...nom
 10th st, No 84 East, store and cellar. Isidor Freid to Alex M Leon; 5 4-12 years, and 24 days, from June 22, 1908. Sept 10, 1908. 2:555.....1,080
 18th st, No 26 West. Assign lease. Fredk and Jos Engelhardt to Angelo M Addiego and ano. Sept 8. Sept 10, 1908. 3:819...nom
 24th st, No 442, s w s, 340 s e 10th av, 20x80, the lot. Mary M Sherman to Anna J Connell; 21 years, from May 1, 1908; privilege of renewal. Sept 9, 1908. 3:721.. taxes, &c, and \$350 and 480
 26th st, No 153 East, all. John J McQuaide to Chas Smith; 15 yrs, from Oct 1, 1908. Sept 9, 1908. 3:882.....\$8,400 to 12,000
 47th st, No 14 West, 4-sty brk and stone dwelling. N Y Trust Co as TRUSTEE for Ethel J Norwood to Fanny S Roxlau; 10 yrs, from Sept 1, 1906. Sept 5, 1908. 5:1262.....4,000 to 5,000
 50th st, No 20 West. Consent to assign lease. The TRUSTEES of Columbia College to Albert T Kelley EXR Albert Kelley. Aug 14. Sept 9, 1908. 5:1265.....
 50th st, No 20, s s, 317 w 5th av, 24x100.5. Assign lease. Albert T Kelley EXR Albert Kelley to Fredk Peterson and James W Markoe. Aug 29. Sept 9, 1908. 5:1265.....25,000
 71st st, No 414 East, store. Adolf Miller to Anna Vopelak; 3 years, from Aug 1, 1910. Sept 8, 1908. 5:1465.....780 to 840
 Same property. Assign lease dated Apr 27, 1905. Anna Vopelak to Ebling Brewing Co. Sept 1. Sept 8, 1908. 5:1465.....nom
 Same property. Assign lease dated Aug 21, 1908. Same to same. Sept 1. Sept 8, 1908. 5:1465..... nom
 97th st, No 212 East. Jacob Horowitz to Salvatore Federico; 3 years, from Jan 1, 1908. Sept 5, 1908. 6:1646.....144
 126th st, No 145 East, front and rear buildings. Patk Landy to Herman Ottinger; 2 years, from May 1, 1909. Sept 5, 1908. 6:1775.....900
 Columbus av, No 690, s w cor 94th st, south store; also annex to No 688 1/2 Columbus av. Estate of Anna R English dec'd by C E Dannenfeler AGENT to Dengler Bros; 6 years, from Nov 1, 1905. Sept 5, 1908. 4:1224.....1,700
 Madison av, No 1690 | all. Samuel Rouse to Herman Finkelstein | 112th st, No 24 East | and Edw I Cohen; 4 11-12 years, from June 1, 1908. Sept 4, 1908. 6:1617..... 1,500 and 1,800
 1st av, No 153, store, basement and 4 rooms on 1st floor. William Doerzbacher to John Ebenhoch; 5 years, from May 1, 1908. Sept 10, 1908. 2:451.....1,260
 2d av, No 2121, Assign lease. Giuseppe Cudemo to John D Haase. Sept 2. Sept 4, 1908. 6:1659..... nom
 Same property. Reassign lease. John D Haase to Giuseppe Cudemo. Sept 3. Sept 4, 1908. 6:1659.....
 2d av, Nos 1716 and 1718, n e cor 89th st, cor store, &c. Assign lease. Patrick J Ryan to Arthur Jost. Sept 4. Sept 5, 1908. 5:1552.....nom
 Same property. Assign lease. Joseph Ryan to Patrick J Ryan. Sept 4. Sept 5, 1908. 5:1552.....nom
 3d av, No 201, store, &c. Louis P Wycherly to Wm C Freese; 2 years, from May 1, 1908. Sept 8, 1908. 3:898.....1,550
 5th av, n e cor 26th st, —x—. Release covenants in lease. Improved Property Holding Co of N Y to Wm B Leonard. Aug 26. Sept 8, 1908. 3:856..... nom
 5th av, Nos 110 and 112, 7th loft. Improved Property Holding Co to Carl Winderman et al firm Royal Skirt Co; 5 years, from Feb 1, 1909. Sept 10, 1908. 3:818.....9,500 and 10,000
 7th av, No 2442, store, &c. Bella Doniger to Isidore Freudenburg; 5 years, from Sept 1, 1908. Sept 5, 1908. 7:2028...1,440

MORTGAGES

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

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

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

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

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

September 4, 5, 8, 9 and 10.

BOROUGH OF MANHATTAN.

American Transfer Co to WESTCHESTER TRUST CO and ano as trustees John H Hall. Little West 12th st, Nos 22 to 26, s s, 178 w 9th av, runs s 77.4 x w 26 x again w 29.9 x n 91.6 to st, x e 52 to beginning. Sept 8, 5 years, 5%. Sept 9, 1908. 2:644. 30,000
 Same to same. Same property. Certificate as to above mort. Sept 8. Sept 9, 1908. 2:644.
 Asselta, Cesare to Irene B Braman. Perry st, Nos 63 and 65, n s, 99.2 w 4th st, 50.1x94.10x50.3x95.2. Sept 3, 3 years, 6%. Sept 4, 1908. 2:622. 3,500
 Aquado, Pierre to LAWYERS TITLE INS & TRUST CO. 39th st, No 248, s s, 305 e 8th av, 20.6x98.9. Aug 12, 5 years, 5%. Sept 8, 1908. 3:788. 14,000
 Addiego, Angelo M and Giovanni De Guerquis to Frederick and Joseph Engelhardt. 18th st, No 26, s s, 535 w 5th av, 25x92. Leasehold. Sept 8, 1908, installs, 5%. 3:819. 35,000
 Butler, Nellie F to GERMAN SAVINGS BANK in City N Y. 80th st, No 155, n s, 341.8 w 3d av, 16.8x100. Sept 10, 1908, 3 yrs, 5%. 5:1509. 9,000
 Bucans, Robert to Sol Karpf. 145th st, No 524 West. Store lease, &c, secures chattel mort. July 30, due as per chattel mort. Sept 8, 1908. 400
 Brigante, Michael with Wm F Chrystie, of Hastings, N Y, and et al. Lafayette st, No 176, late Elm st, w s, 125 n Grand st, 25.1x 100.6. Extension of mort for \$22,000 with interest increased from 4 1/2% to 5%. May 15. Sept 10, 1908. 2:473. nom
 Barkin Construction Co to Abraham Ruth. Edgecombe av, w s, 359.9 n 145th st, 129.11x100. P. M. Prior mort \$160,000. Aug 26, due &c as per bond. Sept 4, 1908. 7:2053. 40,000
 Same to same. Same property. Prior mort \$140,000. Aug 26, demand, 6%. Sept 4, 1908. 7:2053. 20,000
 Same to same. Same property. Certificate as to above mort. Aug 26. Sept 4, 1908. 7:2053.
 Same to Realty Operating Co. Same property. Prior mort \$130,000. Aug 26, demand, 6%. Sept 4, 1908. 7:2053. 10,000
 Same to same. Same property. Certificate as to above mort. Aug 26. Sept 4, 1908. 7:2053.
 Barkin Construction Co to City Mortgage Co. Edgecombe av, w s, 359.9 n 145th st, 129.11x100. Building loan. Aug 26, demand, 6%. Sept 4, 1908. 7:2053. 130,000
 Same to same. Certificate as to above mort. Aug 26. Sept 4, 1908. 7:2053.
 Beal, Wm R to MUTUAL LIFE INS CO of N Y. 121st st, No 1, n s, 78 w Mt Morris av or Mt Morris West, 22x75.11. Sept 1, due, &c, as per bond. Sept 9, 1908. 6:1720. 18,000
 Bierhoff, Harry to Wm W Appleton and ano trustees James E Cooley. 127th st, No 110, s s, 125 w Lenox av, 16.8x99.11. P M. Aug 14, 3 years, 5%. Sept 9, 1908. 7:1911. 9,000
 Crawford, Louise H to TITLE GUARANTEE AND TRUST CO. Beach st, No 55, n s, abt 30 w Collister st, 25x100. 1-3 part. All title. Prior mort \$1,000. Sept 9, 1908, due &c as per bond. 1:214. 1,000
 Collins, Danl and Denis Keating to Lion Brewery. 12th av, s e cor 57th st, runs s 144.11 x e 100 x n 144.11 to st, x w 100 to beginning. Leasehold. Sept 3, demand, 6%. Sept 9, 1908. 4:1104. 3,500
 Cohen, Harris and Abraham to THE GREENWICH SAVINGS BANK. Lenox av, No 163, w s, 33.10 n 118th st, 33.6x97. Sept 8, 1908, 5 years, 5%. 7:1903. 38,000

HECLA IRON WORKS

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

- Chelton Park Realty Co to Anna McAlpin. Riverside Drive, No 92, e s, abt 110 s 82d st, runs e 105.8 x n 19.4 x w 111.5 to av x s 20.2 to beginning; Riverside Drive, No 548, e s, 116 s 127th st, 108x95. Prior mort \$—. Sept 1, due Mar 1, 1909, —%. Sept 8, 1908. 4:1244 and 7:1994. Given to secure judgments, liens, &c. 10,000
- Same to same. Certificate as to consent of stockholders to above. Sept 1. Sept 8, 1908. 4:1244 and 7:1994. —
- Cohalan, Daniel F to Jennie K Stiefel. 94th st, No 23, n s, 63.10 w Madison av, 20x100.8. P M. Sept 10, 1908, due Oct 7, 1913, 4%. 5:1506. 45,000
- Downey, Nellie to TITLE GUARANTEE & TRUST CO. Manhattan av, No 58, e s, 65.5 s 103d st, 35.5x95. Sept 8, 1908, due &c as per bond. 7:1838. 22,000
- Donnellan, Geo L with Angelo Di Benedetto. 114th st, No 351 East. Extension mort. Sept 4, 1908. 6:1686. nom
- Di Benedetto, Angelo to Myron Sulzberger. 114th st, No 351, n s, 100 w 1st av, 25x100.10. Prior mort \$28,500. Sept 4, 1908, due Mar 4, 1910, 6%. 6:1686. 500
- Deane, Zoe, Marie and Mary M E as trustees Michael Deane to EQUITABLE LIFE ASSUR SOC of the U S. 40th st, No 147, n s, 60 e 7th av, 20x98.9. Sept 2, due Jan 1, 1910, 5%. Sept 4, 1908. 4:993. 30,000
- De Winter & Co to Mary R Barnum. Jay st, Nos 27 to 35, n e cor Washington st, No 321, 160 to Greenwich st, No 334, x26.6. P M. Sept 8, due, &c, as per bond. Sept 9, 1908. 1:182. 100,000
- Equitable Realty Co to Frank A McGovern. 14th st, No 302, s s, 33 e 2d av, 19.6x51.6; 14th st, No 304, s s, 52.6 e 2d av, 19.3x 51.6. Prior mort \$15,000. Sept 1, 2 years, 6%. Sept 10, 1908. 2:455. 10,000
- Same to same. Same property. Certificate as to above mort. Sept 1. Sept 10, 1908. —
- EQUITABLE LIFE ASSUR SOC of the U S with Henry and Hyman Sonn. St Nicholas av, Nos 772 and 774, e s, 199.10 s 150th st, runs e 100 x s 60 x e 100 to Edgecombe av, x s 49.11 x w 200 to St Nicholas av, x n 109.11 to beginning. Extension of \$165,000 mort at 5%. June 1. Sept 8, 1908. 7:2053. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Francis E Johnson et al trustees Jos I West. 27th st, No 125, n s, 300 w 6th av, 25x98.9. Extension mort. Aug 17. Sept 8, 1908. 3:803. nom
- Frank, Louisa, of Sheepshead Bay, Brooklyn, N Y, to Christiana Haffner. 17th st, No 408, s s, 100 w 9th av, 24.7x92. Sept 9, 1908, due July 1, 1911, 5%. 3:714. 6,500
- Frisch, Herman and Abraham and Joseph Glanzer with Jules Weil. 11th st, No 644 East. Subordination agreement. Aug 24. Sept 4, 1908. 2:393. nom
- Frisch, Herman to Jules Weil. 11th st, No 644, s s, 108 w Av C, 25x94.9. Prior mort \$—. Aug 24, 3 years, 6%. Sept 4, 1908. 2:393. 2,500
- Fogel, Morris to National Operating Co. 114th st, No 212, s s, 164.7 e 3d av, 18x100.11. Prior mort \$—. Sept 4, due &c as per bond. Sept 5, 1908. 6:1663. 1,500
- Fred, Many to Independent Order Sons of Benjamin, a corp. 108th st, No 165, n s, 165.9 e Lexington av, 16.9x100.11; 108th st, No 167, n s, 182.6 e Lexington av, 16.9x100.11. Sept 3, 3 years, 5%. Sept 4, 1908. 6:1636. 15,000
- Forty-Two East Nineteenth Street Co to County Holding Co. 19th st, Nos 40 and 42, s s, 221 e Broadway, 42x92. Prior mort \$140,000. Sept 9, 1 year, 6%. Sept 10, 1908. 3:817. 6,000
- Same to same. Same property. Certificate as to above mort. Aug 28. Sept 10, 1908. 3:847. —
- Geary, Sherman J to James A Lynch and ano. 21st st, No 343 West. ¼ part. All title. Sept 8, due &c as per bond. Sept 10, 1908. 3:745. 600
- Grabau, John H to TITLE GUARANTEE & TRUST CO. 65th st, No 331, n s, 355 e 2d av, 20x100.5. P M. Sept 8, 1908, due &c as per bond. 5:1440. 5,000
- Garone, Martin to Joseph Focarile. Cherry st, No 136, n s, 239.3 e Catherine st, 25.8x104.2. Prior mort \$29,500. Mar 30, in-stalls, 6%. Sept 5, 1908. 1:253. 1,600
- Gross, Max and Jos and Louis Lieberman with Saml L Goldenberg. 3d st, No 312 East. Subordination agreement. Aug 4. Sept 4, 1908. 2:372. nom
- Grantz, Aaron to Joseph Stang. 5th st, No 620, s s, 263.10 e Av B, 24.9x96. Aug 27, 2 years, 6%. Sept 5, 1908. 2:387. 4,000
- Geisman, Samuel to Felice Rubano. 116th st, Nos 331 to 335, n s, 266.8 w 1st av, 50x100.11. P M. Prior mort \$—. Sept 4, 1908, due Sept 30, 1910, 6%. 6:1688. 9,000
- Grantz, Lena and Bettie Simon with Joseph Stang. 5th st, No 620, s s, 263.10 e Av B, 24.9x96. Subordination agreement. Aug 27. Sept 5, 1908. 2:387. nom
- Green, Georg to Bridget Galligan. Lexington av, No 1719, e s, 67.7 n 107th st, 16.8x65. P M. Prior mort \$10,000. Sept 4, 1908, 2 years, 6%. 6:1635. 1,000
- Gray, John H, of New Rochelle, to Wm H Gray. 3d av, Nos 1571 to 1577, e s, 75.8 s 89th st, runs e 75 x s e 24.6 x s w 4 x e 23.11 x s 100.8 to n s 88th st, Nos 201½ to 203, x w 55.6 x n e 26.2 x w 62.7 to av x n 100 to beginning. Prior mort \$98,000. Sept 5, 1908, 1 year, 6%. 5:1534. 8,000
- Goodman, Jacob, of Brooklyn, N Y, to Emily H Moir. Orchard st, No 121, w s, abt 75 n Delancey st, 25x87.6. Sept 1, 4 years, 5%. Sept 4, 1908. 2:415. 30,000
- Same and Henrietta Hermann with same. Same property. Subordination agreement. Sept 1. Sept 4, 1908. 2:415. nom
- Gross, Max and Joseph to Samuel L Goldenberg. 3d st, No 312, s s, abt 185 w Av D, 22.7x106. Aug 12, 3 years, 5½%. Sept 4, 1908. 2:372. 17,000
- Green, Joseph to Simon Lazerowitz. Av D, Nos 20 and 22, n e cor 3d st, Nos 341 and 343, 48x75. Certificate as to reduction of mort. Sept 8. Sept 9, 1908. 2:357. —
- Harrington, Josephine I to Gustavus Sidenberg as exr Gottlieb Desauer. 78th st, No 129, n s, 315.11 w Columbus av, 16x102.2. P M. Sept 3, 3 years, 5%. Sept 9, 1908. 4:1150. 15,000
- Hart (John C) Realty Co with Kate Fanning. Amsterdam av, No 1788. Extension mort. Aug 28. Sept 9, 1908. 7:2080. nom
- Heilberg, Herman to George Strauss. 134th st, No 31, n s, 285 w 5th av, 25x99.11. P M. Prior mort \$16,000. Sept 3, 5 yrs, 6%. Sept 4, 1908. 6:1732. 11,000
- Heilberg, Herman (and Isaac Hart in bond only) to Wm Rankin. 134th st, No 31, n s, 285 w 5th av, 25x99.11. Sept 3, due &c as per bond. Sept 4, 1908. 6:1732. 16,000
- Hyman, Sundel to GREENWICH SAVINGS BANK. 103d st, No 155, n s, 119.6 e Lexington av, 30.6x100.11. Aug 15, 5 years, 5%. Sept 4, 1908. 6:1631. 16,000
- Horwitz, Harry and Hyman Shapiro with Ignatz Fischer. Madison st, No 258, s w cor Clinton st, Nos 221 and 223, 26.6x68.3. Extension mort. June 29. Sept 10, 1908. 1:270. nom
- Hume, James H, of Alexander, Genesee Co, N Y, with Morris Wersba. 12th st, No 24, s s, 358 w 5th av, 31x100.11. Extension of mort for \$22,500 at 5%. June 20, 1907. Sept 10, 1908. 6:1595. nom
- Howe, Elizabeth I to Mayer S Auerbach. 75th st, No 34, s s, 340 e Columbus av, 20x102.2. P M. Aug 31, 2 years, 4½%. Sept 8, 1908. 4:1127. 27,500
- Herts, Belle wife Benj H to Maurice A Herts. 70th st, No 16, s s, 215 w Central Park West, 20x100.5. June 11, 1 year, 6%. Sept 8, 1908. 4:1122. 5,000
- Hofman, Martin B to Lawyers Realty Co. 46th st, Nos 70 and 72, s s, 75 e 6th av, 45x100.5. P M. Prior mort \$160,000. Sept 10, 1908, 1 year, 6%. 5:1261. 30,000
- Same to GREENWICH SAVINGS BANK. Same property. P M. Sept 10, 1908, 1 year, 5%. 5:1261. 160,000
- Isaac, Lizzie to Fanny Shapiro. 119th st, No 66, s s, 195 w Park av, 27.6x100.11. Prior mort \$26,750. Sept 9, due June 15, 1910, 6%. Sept 10, 1908. 6:1745. 1,500
- Jackson, Edith to Wm M Sullivan. 8th av, No 227, w s, 95.9 n 21st st, 22.4x100. Sept 8, 1908, 3 years, 5%. 3:745. 1,250
- Jacobs, Aaron to John A Aspinwall and Frederic de P Foster as trustees for Louisa Minturn will of John W Minturn. 3d st, Nos 66 and 68, s s, 350 w 1st av, 37.6x101.1. Sept 4, 1908, 5 years, 5%. 2:444. 44,000
- Jacobowitz, David and Abraham with EMIGRANT INDUSTRIAL SAVINGS BANK. 8th st, No 324½ East. Subordination agreement. Sept 4, 1908. 2:390. nom
- Jacobowitz, Abraham to EMIGRANT INDUSTRIAL SAVINGS BANK. 8th st, No 324½, s s, 387.6 e Av B, 24.9x58.11x24.10x 61.5. Sept 4, 1908, 5 years, 5%. 2:390. 15,000
- Jacobson, Clara to Edward Lippmann. 48th st, No 229, n s, 300 w 2d av, 12.6x100.5. P M. Prior mort \$8,400. Sept 5, due Dec 1, 1912, 6%. Sept 8, 1908. 5:1322. 700
- Jacobson, Clara to Hanchen Strauss. 48th st, No 229, n s, 300 w 2d av, 12.6x100.5. P M. Sept 5, due Nov —, 1918, 5%. Sept 8, 1908. 5:1322. 8,400
- Kosower, Abraham to Jake Kasten. Essex st, Nos 85 to 89, s w cor Delancey st, 75x78.6. Sept 5, 1908, 1 year, 6%. 2:409. 15,000
- Kittenplan, Morris and Chas Rubinger to Joseph L Bittenwieser. 6th st, No 340, s s, 525 s e 2d av, 25x97. Prior mort \$—. Sept 4, due May 1, 1909, —%. Sept 5, 1908. 2:447. 5,000
- Kreizer, Letitia to Eliz W Burke, of Llewellyn Park, Orange, N J. 131st st, No 230, s s, 300 w 7th av, 12.6x99.11. P M. Aug 22, due &c as per bond. Sept 4, 1908. 7:1936. 5,500
- Kuhnle, Fredk to Peter Sackman. Audubon av, e s, 26.11 s 185th st, 26.6x95. Prior mort \$13,000. Sept 1, 1 year, 6%. Sept 4, 1908. 8:2156. 2,000
- Kozacek, Joseph of Borough of Queens, N Y, to Geo W Brown. 4th st, No 167 East. Leasehold. All title. Sept 8, due July 3, 1910, 4½%. Sept 9, 1908. 2:432. 2,000
- Kaplan, Abraham to Samuel Deitch. 15th st, Nos 338 and 340, s s, 196 w 1st av, 42x103.3. Certificate as to reduction of mort. Sept 1. Sept 5, 1908. 3:921. nom
- Lockwood, Chas H to Alfred Pionier. 133d st, No 251, n s, 258.4 e 8th av, 16.8x99.11. Sept 9, due Mar 9, 1910, 6%. Sept 10, 1908. 7:1939. 1,250
- Lawyers Mortgage Co to Caroline W Sweezy. 143d st, No 470, s s, 63.2 e Amsterdam av, 16.10x99.11. Extension mort. Sept 1. Sept 5, 1908. 7:2058. nom
- Loughran, Reginald de S to TITLE GUARANTEE & TRUST CO. 118th st, No 215, n s, 193.9 e 3d av, 18.9x100.5. Sept 8, 1908, due &c as per bond. 6:1783. 9,000
- Leinhardt, Sigmund to Ray Krone. Monroe st, Nos 270 and 272, s s, 25.2 w Jackson st, runs s 89.7 x w 25 x n w 10.6 x w 23.9 x n 77.4 to Monroe st x e 50 to beginning. Prior mort \$—. Sept 3, due Aug 1, 1909, 6%. Sept 4, 1908. 1:261. 2,000
- Ludin Realty Co to Bond & Mortgage Guarantee Co. 36th st, Nos 511 to 515, n s, 175 w 10th av, 75x98.9. Sept 3, due &c as per bond. Sept 4, 1908. 3:708. 50,000
- Same to same. Same property. Certificate as to above mort. Sept 3. Sept 4, 1908. 3:708. —
- Lindner, Moey K to Benj J Striem. 22d st, No 150, s s, 237.6 e 7th av, 20.10x98.9. Aug 3, due &c as per bond. Sept 4, 1908. 3:797. 6,000
- Lazar, Morris of N Y and Benj Brill of Green Bay, Wis, to Western Hat Co. 118th st, No 319, n s, 95 e Manhattan av, 25x100.11. Prior mort \$18,000. Aug 28, due Mar 1, 1911, 6%. Sept 9, 1908. 7:1945. 6,500
- Lazerowitz, Simon to Jacob Lazerowitz. Av D, Nos 20 and 22, n e cor 3d st, Nos 341 and 343, 48x75. Prior mort \$22,000. June 10, 3 years, 6%. Sept 9, 1908. 2:357. 4,000
- Leach, Carrie T to DRY DOCK SAVINGS INST. 128th st, No 8, s s, 140 e 5th av, 20x99.11. Sept 9, 1908, 5 years, 5%. 6:1752. 10,000
- Mendelsohn, Moses and Sigmund with David Schwartz. Park av, No 1442, w s, 75.11 n 106th st, 25x75. Extension mort. Sept 1. Sept 9, 1908. 6:1612. nom
- Mulligan, Eliz to Ebling Brewing Co. 129th st, No 617, n s, 275 w Broadway, 25x199.10 to 130th st, No 622, Sept 9, demand, 5%. Sept 10, 1908. 7:1996. 2,500
- Maynard, Mary E to Geo V Maynard. 52d st, No 322, s s, 266.4 w 8th av, 16.7x100.5. Sept 10, 1908, 1 year, 6%. 4:1042. 1,000
- Mandelbaum, Harris and Fisher Lewine with Harris Friedman. 122d st, Nos 524 to 530, s s, 200 e Broadway, 125x90.11. Agreement modifying 3 mort. Feb 7. Sept 8, 1908. 7:1976. nom
- Meagher, Joseph P to TITLE GUARANTEE & TRUST CO. 30th st, No 240, s s, 149.6 w 2d av, runs s 60 x w 0.6 x s 38.9 x w 25 x n 98.9 to st x e 25.6 to beginning. Sept 3, due &c as per bond. Sept 8, 1908. 3:910. 18,000

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

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

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McKeon, Margaret to TITLE GUARANTEE & TRUST CO. 71st st, No 322, s s, 224.6 w West End av, 17x100.5. Sept 8, 1908, due &c as per bond. 4:1182. 16,000
Mandel, Jacob, and Max and Joseph Gross with Samuel L Goldenberg. 3d st, No 312 East, s s, 22.7x106. Subordination agreement. Aug 15. Sept 4, 1908. 2:372. nom
McElroy, Daniel S to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 43d st, No 204, s s, 80 w 7th av, 20x60.5. Sept 8, due Jan 1, 1912, 5%. Sept 9, 1908. 4:1014. 50,000
MacDonald, Frank C to Paicines Co. 78th st, No 150, s s, 280 e Amsterdam av, 20x102.2; 84th st, No 31, n s, 330 e Columbus av, 20x102.2; 82d st, No 70, s s, 132 e Columbus av, 18x102.2; also property in Sullivan Co, N Y. Prior mort \$—. Sept 8, 1 year, 6%. Sept 9, 1908. 4:1149, 1195 and 1198. 1,800
Mehrtens, Sebastian D with Behr Shulman. 17th st, No 341, n s, 300.4 e 9th av, 25x92. Extension mort. Sept 1. Sept 8, 1908. 3:741. nom
National Elevator Co with Scheer-Ginsberg Realty & Construction Co and Brevoort Real Estate Co. 151st st, Nos 535 and 537, n s, 150 e Broadway, 75x199.10. Subordination of chattel mort to mort for \$165,000. Sept 1. Sept 8, 1908. 7:2083. nom
Oppenheim, Herman to Saml Oppenheim. 116th st, Nos 6 and 8, s s, 50 w 5th av, 50x51. Prior mort \$—. Dec 18, 1907, 2 years, 6%. Sept 9, 1908. 6:1599. 12,000
Oppenheim, Herman to Saml Oppenheim. 136th st, Nos 614 and 616, s s, 179.6 w Broadway, 54x99.11; 136th st, Nos 618 and 620, s s, 233.6 w Broadway, 54x99.11. Prior mort \$—. Dec 18, 1907, 2 years, 6%. Sept 9, 1908. 7:2002. 12,000
Oyler, Mary V to LAWYERS TITLE INS AND TRUST CO. 127th st, No 272, s s, 182 e 8th av, 18x99.11. Sept 9, 1908, 5 years, 5%. 7:1932. 10,000
Peterson, Frederick and James W Markoe to Albert T Kelley and ano EXRS Albert Kelly. 50th st, No 20, s s, 317 w 5th av, 24x100.5. Leasehold. Aug 29, 1 year, 6%. Sept 9, 1908. 5:1265. 15,000
Petroll, Charles to Marshall L Kollman. 8th av, No 2262, e s, 125 s 122d st, 24.3x100. Prior mort \$20,000. Sept 10, 1908, due &c as per bond. 7:1927. 7,000
Post, Marie C, of Bayport, N Y, to Beatrice de Rodellec du Porzic. Broadway, No 734, e s, abt 145 s Astor pl, runs s 24.9 x e 137.6 x n 24.9 x w 22 x n 0.6 x w 115.6 to beginning. Aug 13, due Sept 1, 1911, 5%. Sept 8, 1908. 2:545. 94,145.67
Paskusz, Jacob with Samuel L Goldenberg. 3d st, No 312 East, s s, 22.7x106. Subordination agreement. Sept 3. Sept 4, 1908. 2:372. nom
Patterson, Camilla M to Chelsea Realty Co. 127th st, No 48, s s, 360 e Lenox av, 25x99.11. Prior mort \$3,000. Sept 4, 1908, due Mar 30, 1911, 6%. 6:1724. 1,500
Person, Chas A to Anna E Myers. 135th st, No 304, s s, 75 w 8th av, 25x99.11. P M. Sept 3, due &c as per bond. Sept 4, 1908. 7:1959. 20,000
Same and American Mortgage Co with same. Same property. Subordination agreement. Sept 3. Sept 4, 1908. 7:1959. nom
Presbyterian Home for Aged Women in City N Y with Isaac Kurtzman. 3d av, No 1967. Extension mort. May 1. Sept 4, 1908. 6:1658. nom
Rockford Realty Co to Ada Van T Billington. 7th av, Nos 850 and 852, w s, 50.5 s 55th st, 50x100. P M. Prior mort \$40,000. Sept 3, 3 years, 6%. Sept 9, 1908. 4:1026. 55,000
Roses, Jacob to Simon Lazerowitz. 9th st, No 218, s s, 329 w 2d av, 21x75. Prior mort \$16,000. Sept 8, 2 years, 6%. Sept 9, 1908. 2:464. 1,750
Rosenthal, Chas M to NEW YORK MORTGAGE AND SECURITY CO. Claremont av, n e cor 122d st, 100x83.3 t oe 1 Old Bloomingdale road (closed) x104.6x50.9. Prior mort \$125,000. Sept 8, due Mar 1, 1909, 6%. Sept 9, 1908. 7:1993. Note 20,000
Reilly, Mary E to TITLE GUARANTEE & TRUST CO. 77th st, No 12, s s, 225 w Central Park West, 25x102.2. Sept 4, 1908, due &c as per bond. 4:1129. 20,000
Rubano, Felice with Jacob Wertheim and ano exrs &c Baruch Wertheim. 116th st, Nos 331 to 335, n s, 266.8 w 1st av, 3 lots, each 16.8x100.11. Extension 3 mort at increased interest from 4 1/2% to 5 1/2%. Feb 1. Sept 4, 1908. 6:1688. nom
Rolston, Louis B to THE FARMERS LOAN & TRUST CO. 51st st, No 19, n s, 354 w 5th av, 21x100.5. P M. Sept 4, due Sept 8, 1911, —%. 5:1267. 60,000
Rosenblatt, Rebecca to Abraham and Mollie Kosower. Lexington av, Nos 1653 to 1657, e s, 25 n 104th st, 50x70. P M. Prior mort \$12,500. Sept 5, 3 years, 6%. Sept 8, 1908. 5:1632. 10,500
Rauch, Wm J to American Mortgage Co. Leroy st, No 54, s s, 123 w Bedford st, 25x85. Sept 8, 1908, 5 years, 5%. 2:582. 17,000
Rubin, Amalia to Samuel Brooks. Houston st, No 352, n s, 72.10 w Av C, 22.2x63.4x22.2x62.3. Prior mort \$11,000. Sept 10, 1908, 3 years, 6%. 2:384. 1,000
Rosenbaum, Ignatz with Chas E Ring. Bowery, Nos 231 and 233, e s, 148.3 s Stanton st, 51.6x174.9x49.11x irreg. Extension mort. Sept 8. Sept 10, 1908. 2:426. nom
Slavic Realty Corp to Chas O Fendrych et al trustees. 89th st, Nos 530 to 534, s s, 221 w East End av, 3 lots, each 25x100.8. Three trust mort each \$4,700. July 1, 3 years, 6%. Sept 9, 1908. 5:1585. 14,100
Stewart, John A et al trustees, of Liverpool, London & Globe Insurance Co in N Y, with Kate Purcell, Anna Boland and Mary E McEvoy. West Broadway, Nos 329 and 331, s w cor Worth st, 55x51x55x51.3. Extension of \$33,000 mort at 5 1/2%. April 14. Sept 8, 1908. 1:144. nom
Stanger, Bertha wife of and Lewis to David Sommer. Madison av, No 1677, e s, 30.3 n 111th st, runs e 70 x w 70 to av x s 15.3 to beginning, probable omission of n(?) curve. Sept 4, 1908, due Dec 3, 1908, 6%. 6:1617. 1,000
Sinclair, Daniel to John Leslie. 52d st, No 318, s s, 233.4 w 8th av, 16.8x100.5. Prior mort \$9,000. Sept 5, 1908, 3 years, 6%. 4:1042. 5,000
Shaw, Irving M, Wm W and Mary L Whittaker to Viola N Longking trustee Mary E Neafie. 8th av, No 289, w s, 82.1 n 24th st, 18.6x90. P M. Sept 3, 3 years, 5%. Sept 8, 1908. 3:748. 10,000
Same to Viola N Longking. Same property. P M. Sept 3, 3 years, 5%. Sept 8, 1908. 3:748. 10,000
Stoller, Sophie to Morris Heine. Water st, No 614, n s, abt 72 w Gouverneur st, 26.2x64.5x26.3x65.6 e s; Water st, No 616, n s,

20.6x65.11x19.10x65.6 w s. Prior mort \$31,500. July 30, 3 yrs, 6%. Sept 10, 1908. 1:259. 3,500
Spector, Jennie and Gussie to Meyer Taub. Hester st, No 111, n s, 42.7 w Eldridge st, 24.7x50x24.5x50. P M. Prior mort \$20,500. Aug 20, due Jan 15, 1910, 6%. Sept 10, 1908. 1:306. 1,200
Sadovsky, Nathan to Eliz Bache et al exrs &c Semon Bache. 5th st, No 526, s s, 301.4 1/4 w Av B, 19.8x96.2. Sept 9, due &c as per bond. Sept 10, 1908. 2:400. 13,000
Strauss, Abraham to Wm C Selden. 94th st, No 71, n s, 140 e Columbus av, 20x100.8. Sept 8, 3 years, 5%. Sept 10, 1908. 4:1208. 10,000
Townsend, Priscilla H to Francis L Wandell. Bank st, No 92, s s, 51.3 e Greenwich st, runs e 19 x s e 66 x w 6 x n 61 to beginning. Prior mort \$2,000. Sept 8, due Nov 3, 1909, 5%. Sept 9, 1908. 2:634. 500
Teichman, Abraham and Sarah his wife, Fanny Degen, Moses March and Rosie his wife to Helene Galewski. 101st st, Nos 310 and 312, s s, 255.7 e 2d av, 38.10x100.11. Prior mort \$—. Sept 27, 1907, due Sept 27, 1908, 6%. Sept 9, 1908. 6:1672. 1,000
Von Bartenfels, Anna E to J Charles Weschler. Christopher st, No 75, n s, 101 w 4th st, 25x106.2x25x106.1. Prior mort \$—. Sept 10, 1908, due Dec 15, 1908, 6%. 2:619. 2,000
Village Realty Co to TITLE GUARANTEE & TRUST CO. 13th st, No 319, n s, 250 w 8th av, 30x103.3. Sept 10, 1908, due &c as per bond. 2:629. 20,000
Same to same. Same property. Certificate as to above mort. Sept 10, 1908. 2:629.
Wolf, Joseph to Minnie Stern. Broome st, No 119, s s, 50 e Pitt st, 25x80. Prior mort \$21,000. Sept 9, 1908, 5 years, 6%. 2:336. 10,000
Weisman, Louis, Mayer Mirken, Chas J Fox, Ida Sattler and Max Taub and Abraham Jacobowitz with EMIGRANT INDUST SAVINGS BANK. 8th st, No 324 1/2 East. Subordination agreement. Sept 2. Sept 4, 1908. 2:390. nom
Wall, John L, of Stamford, Conn, with UNION DIME SAVINGS INSTN. University pl, Nos 97 to 99, s e cor 12th st, No 34, runs e 82.5 x s 41.7 x s e 15.6 x w 91.6 to pl x n 49.8 to beginning. Extension of \$200,000 at interest increased from 4 1/2% to 5%. Sept 2. Sept 5, 1908. 2:563. nom
Woronov, William to Samuel Deitch. 15th st, Nos 338 and 340, s s, 196 w 1st av, 42x103.3. Certificate as to reduction of mort. Sept 4. Sept 5, 1908. 3:921.
Webb, Robert O to The Congregational Board of Ministerial Relief. Suffolk st, No 53, w s, 175 n Grand st, 25x100. Sept 8, 1908, 5 years, 5%. 2:351. 26,000
WEST SIDE SAVINGS BANK with Mary A Jeffrey. Riverside Drive, No 80. Extension mort at increased interest from 5% to 5 1/2%. Apr 13. Sept 10, 1908. 4:1244. nom
Wilbert, Jacob and Jos Schneider to Wm C Schmidt. 40th st, No 528, s s, 375 e 11th av, 25x98.9. P M. Sept 9, due July 1, 1911, 5 1/2%. Sept 10, 1908. 3:711. 7,000

BOROUGH OF THE BRONX.

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

Azzariti, Domenico to Alliegro & Spallone Construction Co. Morris av, n w cor 150th st, 59.2x100. P M. Prior mort \$70,000. Aug 31, 3 years, 6%. Sept 10, 1908. 9:2440. 20,000
*Atzberger, Otto to Edwin Downing. Jefferson st, w s, 225 s Columbus av, 25x100. Prior mort \$2,800. P M. Sept 3, due &c as per bond. Sept 8, 1908. 1,000
*Anderson, John A to Swedish American Realty Co. 227th st, n s, 225 e 4th av, 25.1x114.6, Wakefield. Sept 3, 3 years, 5%. Sept 9, 1908. 700
Aetna Indemnity Co, of Hartford, Conn, and Francis J Schnugg et al as exrs, &c, John Schnugg with Anna M Klemann. Jackson av, w s, 100 n 156th st, 25x78.2x25x77.11. Extension of \$14,000 mort at 5%. Aug 31. Sept 8, 1908. 10:2636. nom
American Real Estate Co to DRY DOCK SAVINGS INST. Westchester av, s e cor Simpson st, runs s 81.11 x e 100 x n 64.9 x n w 68.4 x w 75 to beginning. Sept 9, 1908, 5 years, 5%. 10:-2725. 85,000
Amabile, Filomena and Joseph Tesoro with LAWYERS TITLE INS & TRUST CO. Arthur av, e s, 300 s 186th st, late William st, 25x87x25x86.11. Subordination agreement. Sept 2. Sept 4, 1908. 11:3073. nom
Amabile, Filomena and NORTHERN BANK of N Y with same. Same property. Subordination agreement. Aug 31. Sept 4, 1908. 11:3073. nom
*Bruno, Nicholas to Frank W Honerkamp. 214th st, late Av A, s s, 217 w 4th av, and being lot 32 map New Village of Jerome, 25x100. P M. Sept 1, due &c as per bond. Sept 4, 1908. 8,000
*Same to James B Kilsheimer. Same property. Prior mort \$—. Sept 3, due &c as per bond. Sept 4, 1908. 750
*Baker, Chas E to Margt J Baker. De Milt av, n s, 42.10 w Pell pl, 25.5x82x25x77, South Mt Vernon. July 1, 3 years, 5%. Sept 4, 1908. 1,500
*Bruppacher, Gottfried to Fredk Krause. Av D, n e cor 12th st, 83x105, Unionport. Sept 8, 1 year, 6%. Sept 9, 1908. 1,000
Bittner, Otto with EMIGRANT INDUST SAVINGS BANK. Washington av, No 1384. Subordination agreement. Aug 4. Sept 9, 1908. 11:2910. nom
Burrough, Frederick D to THE AMERICAN SAVINGS BANK. 176th st, No 784 (1038), s s, 190 s e Prospect av, 25x190. Sept 8, 1908, 5 years, 5 1/2%. 11:2953. 5,000
Byrne, Anna A to Horace Anderson trustee Ramon M Hernandez. Rockwood st, s e cor Walton av, runs s 130 x e 19 x s 25 x e 100 to w s 6th av x n 99.4 to Rockwood st x w 53.4 to beginning. Sept 4, due &c as per bond. Sept 8, 1908. 11:2837. 7,000
*Baccaglioni, John B and Albina with Charles Hodgins. 216th st, late 2d av, n s, 305 w 4th av, 50x114, Wakefield. Extension of mort for \$2,000. Sept 4. Sept 8, 1908. nom
Burghard, Edw M with Jennie Stover. Whitlock av, No 847. Subordination agreement. Sept 1. Sept 10, 1908. 10:2732. nom
Babcock, Henry C. Philip Yockel and Chas Schratz with Jennie Stover. Whitlock av, No 847. Subordination agreement. Sept 4. Sept 10, 1908. 10:2732. nom
Same with Robt Blass. Whitlock av, Nos 855 to 867. Subordination agreement. Sept 4. Sept 10, 1908. 10:2732. nom

MAPLEDORAM & CO.**REAL ESTATE BROKERS****Bay Ridge Property****Our Specialty****FIFTH AVE. AND 79th ST.
BROOKLYN, N. Y.**

TELEPHONE, 724 BAY RIDGE

- Burghard, Edw M with Robert Blass. Whitlock av, Nos 855 to 865. Subordination agreement. Sept 9. Sept 10, 1908. 10:2732. nom
- Burghard, Josephine F with Jennie Stover. Whitlock av, No 847, w s, 475 s Tiffany st, 25x100. Subordination agreement. Sept 1. Sept 10, 1908. 10:2732. nom
- Buckbee, Geo E to BANK OF THE METROPOLIS. Walton av, n w cor 175th st, runs e 175 x n 344.9 to e s Walton av x s 296.6 to beginning. P M. Sept 10, 1908, due &c as per bond. 11:2826. 11,500
- Babcock, Henry C, Philip Yockel and Charles Schratt with Bertha Blass. Whitlock av, No 855, w s, 375 s Tiffany st, 25x100. Subordination agreement. Sept 4. Sept 10, 1908. 10:2732. nom
- Burghard, Edward M with Bertha Blass. Whitlock av, No 855, w s, 375 s Tiffany st, 25x100. Subordination agreement. Sept 9. Sept 10, 1908. 10:2732. nom
- Babcock, Henry C Jr, Philip Yockel and Charles Schratt with Lucie Blass. Whitlock av, No 857, w s, 350 s Tiffany st, 25x100. Subordination agreement. Sept 4. Sept 10, 1908. 10:2732. nom
- Burghard, Edw M with Lucie Blass. Whitlock av, No 857, w s, 350 s Tiffany st, 25x100. Subordination agreement. Sept 9. Sept 10, 1908. 10:2732. nom
- Chester Mortgage Co with H Cameron Easterbrook. Lorillard pl, Nos 2365 and 2367. Extension mort. Aug 21. Sept 10, 1908. 11:3055. nom
- Chester Mortgage Co with TITLE GUARANTEE & TRUST CO. Lorillard pl, Nos 2365 and 2367. Subordination agreement. Sept 8. Sept 10, 1908. 11:3055. nom
- Classens, Philomene to TITLE GUARANTEE AND TRUST CO. Bainbridge av, No 2940, e s, 100 n 200th st, 24.8x118. Sept 8, due, &c, as per bond. Sept 9, 1908. 12:3292. 5,500
- Same to same. Bainbridge av, No 2942, e s, 124.8 n 200th st, 24.2 x118. Sept 8, due, &c, as per bond. Sept 9, 1908. 12:3292. 5,500
- Cohen & Eckman Corp to LAWYERS TITLE INS AND TRUST CO. Grant av, e s, 32 s 166th st, 25x100.8x25x100.6. Sept 9, 1908, 5 years, 5½%. 9:2448. 7,500
- Same to same. Grant av, e s, 132 s 166th st, 25x101.3x25x101.1. Sept 9, 1908. 5 years, 5½%. 9:2448. 7,500
- Same to same. Grant av, e s, 157 s 166th st, 25x101.5x25x101.3. Sept 9, 1908, 5 years, 5½%. 9:2448. 7,500
- Same to same. Grant av, Nos 1060, 1062 and 1070. Certificate as to three mortg for \$7,500 each. Sept 9, 1908. 9:2448. —
- Cohen & Eckman Co and Manhattan Mortgage Co with LAWYERS TITLE INS AND TRUST CO. Grant av, Nos 1060, 1062 and 1070, e s, bet 165th and 166th sts. Subordination of three mortg. Sept 9, 1908. 9:2448. nom
- *Corio, Luigi and Concetta Pepe to Diego Chiarello. 229th st, n s, 77.6 e Bronxwood av, 27.6x114. Sept 3, 5 years, 4%. Sept 4, 1908. 1,000
- Diener, Louisa B to Lucy C Delcher. Anthony av, e s, 75 s Prospect pl, 50x97.8x50x100. P M. Sept 4, 1908, due Mar 4, 1909, 6%. 11:2890. 2,000
- De Rosa, John, Vincente La Torre and Carolina R D'Ursi to Max Cohen and Emanuel Glauber. Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11. P M. Aug 31, due Sept 1, 1909, 6%. Sept 4, 1908. 10:2653. 14,000
- De Rosa, John, Vincente La Torre and Carolina R D'Ursi to Max Cohen and ano. Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11. Aug 31, 1 year, 6%. Sept 4, 1908. 10:2653. 36,000
- *Dickie, Frank to Hudson P Rose Co. Bassett av, w s, 125 n Saratoga av, 49.1x100x51.8x100. P M. Sept 4, due Oct 1, 1911, 5½%. Sept 8, 1908. 700
- Easterbrook, Rosa P to TITLE GUARANTEE & TRUST CO. Lorillard pl, n w s, 173.8 n 3d av, 50x90. Sept 8, due &c as per bond. Sept 10, 1908. 11:3055. 20,000
- *Elbthal, Michael to Wm D Howell. Zulette av, s s, 100 w Mapes av, 25x100, Westchester Village. P M. Sept 9, 3 years, 5%. Sept 10, 1908. 1,700
- Ettinger, Caecilie with Mary E and Susan F Holland. 138th st, No 690 (966) East. Extension of mort for \$7,000. July 24. Sept 9, 1908. 10:2566. nom
- Eisenhauer, Nicholas to Francis J Cox. Tinton av, e s, 57.8 n 155th st, 18.9x92.7x18.5x88.11. Sept 8, 5 years, 5%. Sept 9, 1908. 10:2665. 5,000
- Same and Josephine Eisenhauer extrx, &c, Wm Eisenhauer with same. Same property. Subordination agreement. Sept 2. Sept 9, 1908. 10:2665. nom
- *East Borough Impt Co to Cath Shea and ano trustees Denis Shea. Plot begins 100 e White Plains road at point 420 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 22, due Sept 8, 1911, 5½%. Sept 9, 1908. 4,500
- *Same to same. Same property. Certificate as to above mort. July 19. Sept 9, 1908. —
- *Same to same. Plot begins 100 e White Plains road at point 345 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 22, due Sept 8, 1911, 5½%. Sept 9, 1908. 4,500
- *Same to same. Same property. Certificate as to above mort. July 19. Sept 9, 1908. —
- *Same to same. Plot begins 100 e White Plains road at point 395 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 22, due Sept 8, 1911, 5½%. Sept 9, 1908. 4,500
- *Same to same. Same property. Certificate as to above mort. July 19. Sept 9, 1908. —
- *Same to same. Plot begins 100 e White Plains road at point 295 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 22, due Sept 8, 1911, 5½%. Sept 9, 1908. 4,500
- *Same to same. Same property. Certificate as to above mort. July 19. Sept 9, 1908. —
- *Same to same. Plot begins 100 e White Plains road at point 320 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 22, due Sept 8, 1911, 5½%. Sept 9, 1908. 4,500
- *Same to same. Same property. Certificate as to above mort. July 19. Sept 9, 1908. —
- *Same to same. Plot begins 100 e White Plains road at point 370 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 22, due Sept 8, 1911, 5½%. Sept 9, 1908. 4,500
- *Same to same. Same property. Certificate as to above mort. July 19. Sept 9, 1908. —
- *EMIGRANT INDUST SAVINGS BANK to N Y Catholic Protector. Road leading from West Farms to Westchester Village. — s at land Thomas Leggett, contains 79 292-1000 acres and other property. Certificate that mort recorded in liber 5 m p 180 of Annexed District is same mort as recorded in L 9 m p 106 Annexed District. Aug 19. Sept 8, 1908. —
- Ellinger, Charles to TITLE GUARANTEE & TRUST CO. Union av, No 815, w s, 170.9 n 158th st, runs w 169.1 x s 20.6 x e 64.9 x s e 14.7 x e 90 to av x n 25.6 to beginning, except part for av. Sept 2, due, &c, as per bond. Sept 5, 1908. 10:2666. 6,000
- *Edmondson, Florence F to Fidelity Development Co. Bogart av, w s, 150 n Brady av, 25x100. P M. Aug 24, 3 years, —%. Sept 4, 1908. 900
- Fordham Realty Co to Central Mortgage Co. Parkview pl, e s, 728 s 190th st, 2 lots, each 25x90. 2 mortg, each \$4,000. July 1, 3 years, 5½%. Sept 4, 1908. 11:3219. gold, 8,000
- Fibel, Bertha with Annie E Reubert. 162d st, n s, 187.9 w 3d av, 25x100. Extension mort. Sept 8. Sept 9, 1908. 9:2367. nom
- *Garry, Bertha to Geo Fuchs and ano. 224th st, late 10th av, s s, 330 e 4th st, 25x114, Wakefield. Sept 8, due as per bond, 6%. Sept 10, 1908. 4,000
- Glass, Mary wife James Glass, of Portsmouth, N H, to Margt V Gleason. Oakland pl, No 711, n s, 100 e Crotona av, 24.10x120. P M. Prior mort \$ —. Sept 2, 3 years, 6%. Sept 5, 1908. 11:3095. 1,700
- *Giordano Bartolomeo to Bradley L Eaton. Magenta st, n s, lots 194 and 195 map No 426 of building lots near Williamsbridge Station N Y & H R R. May 13, due Aug 13, 1908, 6%. Sept 4, 1908. 500
- Gottfried, Dorato Francis J Cox. Tinton av, e s, 39 n 155th st, 18.8x88.11x18.4x88.3. Sept 8, 5 years, 5%. Sept 9, 1908. 10:2665. 5,000
- *Gilbert, Joseph F and Mary E his wife to Jacob Cohen. 172d st, e s, 198 s Westchester av, 25x100. P M. Prior mort \$3,500. Sept 3, 3 years, 6%. Sept 8, 1908. 1,500
- *Hallock, James W to Annie Booth guardian Bertha A Booth. City Island av, n w cor Scofield av, 50x62.3x50x61.11, City Island. Sept 9, 4 years, 5½%. Sept 10, 1908. 3,498.06
- Houlihan, Margaret with TITLE GUARANTEE AND TRUST CO. Bainbridge av, Nos 2940 and 2942, e s, 100 n 200th st, 48.10x118. Subordination agreement. Sept 8. Sept 9, 1908. 12:3292. nom
- *Healy, John J to Henry C Mapes. Lot 12 map No 1253 of 25 lots formerly Cornell estate. P M. Sept 3, 3 years, 6%. Sept 4, 1908. 700
- Head, Katie A to Eastern Brewing Co. 183d st, n w cor Beaumont av, 25x80. Aug 5, due Sept 5, 1908, 6%. Sept 4, 1908. 11:3089. 500
- Jacob, August to Amelia A Purdy, of Norfolk, Conn. Morris av, w s, 120 s 179th st, 20x100. Sept 8, 1908, due &c as per bond. 11:2829. 8,000
- Same to same. Morris av, w s, 180 s 179th st, 20x100. Sept 8, 1908, due &c as per bond. 11:2829. 8,000
- Same to Deborah J Shipman, of Ocean Grove, N J. Morris av, w s, 140 s 179th st, 20x100. Sept 8, 1908, due &c as per bond. 11:2829. 8,000
- Kind, Jennie with Jackson Construction Co. Bryant av, e s, 75 s 172d st, 100x100. Extension mort. Sept 9. Sept 10, 1908. 11:3000. nom
- Kagel, Geo J and Sophie his wife to Anna M Klemann. Jackson av, No 755, w s, 100 n 156th st, 25x76.11. P M. Sept 1, due &c as per bond. Sept 8, 1908. 10:2636. 1,000
- *Keller, Caroline to Max Fischer. 8th st, s s, 100 w Av B, 30x146.1, except part for Tremont av, Unionport. Building loan. Sept 5, due Oct 1, 1911, 6%. Sept 8, 1908. 4,500
- *Same to Edgar J Pitshke. 7th st, n s, 100 w Av B, 30x70, Unionport. Building loan. Sept 5, due Oct 1, 1911, 6%. Sept 8, 1908. 4,000
- *Kaufman, Philip to Eliz B Stone. Gleason av, (12th st), s s, 330 e Av D, and 25 e line bet lots 293 and 295, 25x100, being part lot 293, map Unionport. Sept 8, 1908, due Dec 1, 1911, 5½%. 4,000
- *Same to same. 12th st, s s, 355 e Av D and 50 e line bet lots 293 and 295, 25x100, being part of lot 293 same map. Sept 8, 1908, due Dec 1, 1911, 5½%. 4,000
- *Klein, Philip to Kath Weiss. Poplar st, n s, 100 e Forest st, 25x100. Sept 9, due &c as per bond. Sept 10, 1908. 500
- Kemp-Jones Realty Co to G V Bartlett Co. Anderson av, s e s, 473 n e Jerome av, 27x146.9x27.1x144.5. Aug 31, 3 years, 5½%. Sept 9, 1908. 9:2504. 16,500
- Same to same. Same property. Certificate as to above mort. Aug 31. Sept 9, 1908. 9:2504. —
- *Kantrowitz, Abraham I to Bankers Realty & Security Co. Robin av, e s, 325 s Tremont road, 25x100. P M. July 29, 2 years, 5%. Sept 4, 1908. 500
- Livingston, Owen E to Henry Heim. 140th st, No 358, s s, 281.6 e Alexander av, 25x100. P M. Prior mort \$4,500. Sept 2, 3 years, 6%. Sept 4, 1908. 9:2302. 1,250
- Laudadio, Constantino to Wm R Rose. Boone av, w s, 145 s w Jennings st, 25x131.9x25.11x125. P M. Sept 9, due Sept 1, 1910, 6%. Sept 10, 1908. 11:3007. 1,300

**VOTE FOR A BRONX QUARTERLY**

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*Lepanto, Salvatore to Anna L Balsler. Union av, e s, 50 s 4th st, 50x100. Sept 1, 3 years, 6%. Sept 4, 1908. 2,000

*Lena, Jacob to Raffaele Lotti. Lot 109 map subdivision of plot A of map 107 lots known as Hudson Park. Prior mort \$—.

Sept 9, due Jan 2, 1911, 6%. Sept 10, 1908. 300

Mitchell, Samuel to John Haffen and ano. 182d st, No 414, s s, 32.5 w Park av West, 16.8x79.3x16.8x77.9. P M. Sept 5, 3 yrs, 5½%. Sept 8, 1908. 11:3030. 3,200

*McDonald, Margt L to Harry Isaacs. 2d st, s s, 105 w Av B, 50x108, Unionport. Sept 9, 1908, due, &c, as per bond. 500

Mandelman, Yetta to William Nelson. 135th st, No 703, n s, 475 e Willis av, 25x100. 1-3 part. Aug 31, demand, 6%. Sept 4, 1908. 9:2280. 2,400

*Meehan, Annie to Henry C Mapes. Lot 13 map (No 1253) of 25 lots of Cornell estate, Westchester. P M. Sept 3, 3 years, 6%. Sept 4, 1908. 600

*Merendino, Vincenzo to Mary A Farquhar. Boyd av, e s, 225 n Jefferson av, 25x100, Edenwald. Sept 1, 3 years, 6%. Sept 10, 1908. 2,500

*Same to Anna L Balsler. Same property. Prior mort \$—.

1, 3 years, —%. Sept 10, 1908. 600

*Nathan, Marcus to Albert Mamlock. Westchester av, n s, 80 w Parker av, 50x67. Prior mort \$6,000. Sept 3, 3 years, 6%. Sept 10, 1908. 1,300

*Same to Frances Aronson. Lot 119 map partition of real estate William Adeo. Sept 3, 5 years, 5%. Sept 10, 1908. 900

*Nathan, Marcus to THE POUGHKEEPSIE TRUST CO. Westchester av, n s, 80 w Parker av, 50x80x50x67. Building loan. Sept 3, 3 years, 5½%. Sept 4, 1908. 6,000

*Penfield, Wm W to THE BRONX SAVINGS BANK. Matilda st, w s, lot 203 map Penfield property at South Mt Vernon, 39.9x100x39x100. Sept 4, due &c as per bond. Sept 8, 1908. 3,500

*Pohl, Joseph to Henry Hasman. Broadway, e s, 250 s Tremont road, 50x100. P M. Sept 8, 1 year, 6%. Sept 9, 1908. 400

Parchen, Henriette and Gustav A Brandt with HUDSON TRUST CO. Nelson av, s e s, 235 n e 175th st, 25x81.8x26.2x58.1. Subordination agreement. July 31. Sept 9, 1908. 11:2876. nom

*Papantonio, Antonio to John and Mathias Haffen. Av A, s s, being lots 13 to 15, 75x100, New Village Jerome. Sept 9, 3 years, 6%. Sept 10, 1908. 10,000

Pirk, Amalia to Henry Seib. Decatur av, w s, 50.10 n 195th st, 25x103.6x25x104.6. Sept 3, due Jan 1, 1912, 5½%. Sept 4, 1908. 12:3283. 5,000

Same to Saml Campbell Decatur av, w s, 75.1 n 195th st, 25x102.6x25x103.6. Sept 3, due Jan 1, 1912, 5½%. Sept 4, 1908. 12:3283. 5,000

Ruhl, Dorothea to John C Cook. Washington av, No 1384, e s, abt 105 s 170th st, 25x128.3x25x127.8. P M. Prior mort \$13,700. Sept 9, 1908, due Sept 1, 1911, 6%. 11:2910. 1,300

Ruhl, Dorothea to EMIGRANT INDUSTRIAL SAVINGS BANK. Washington av, No 1384, e s, abt 105 s 170th st, 25x128.3x25x127.8. Sept 9, 1908, 3 years, 5%. 11:2910. 12,500

Rountree, Alice M to LAWYERS TITLE INS & TRUST CO. Prospect av, e s, 98.11 s 169th st, runs e 65 x s 37.2 x again s 62.5 x w 100 to av x n 75 to beginning. Sept 10, 1908, 3 years, 5½%. 10:2694. 13,000

*Rabinovitch, Sophia to Samuel Danson. Rosedale av, e s, 50 s Mansion st, 25x100. Sept 9, 3 years, 5½%. Sept 10, 1908. 2,250

Schaefer, Wm H to Jennie Stover. Whitlock av, No 847, w s, 475 s Tiffany st, 25x100. Sept 1, 3 years, 5%. Sept 10, 1908. 10:2732. 8,500

Schaefer, Wm H to Lucie Blass. Whitlock av, No 857, w s, 350 s Tiffany st, 25x100. Sept 9, 3 years, 5%. Sept 10, 1908. 10:2732. 5,000

Same to Bertha Blass. Whitlock av, No 855, w s, 375 s Tiffany st, 25x100. Sept 9, 3 years, 5%. Sept 10, 1908. 10:2732. 5,000

Schaefer, Wm H to Robert Blass. Whitlock av, Nos 855 and 857, w s, 350 s Tiffany st, 2 lots, each 25x100. Prior mort \$5,000 on each. Sept 9, 3 years, 5%. Sept 10, 1908. 10:2732. 7,000

Solomon, Wm H and Minnie C to Margherita Tonelli. Hoffman st, No 2441, w s, 56.2 n 188th st, 16.8x97.5x16.8x97.5. P M. Prior mort \$2,500. Sept 4, due Oct 1, 1913, 5½%. Sept 10, 1908. 11:3058. 2,300

Schaefer, Wm H to Robert Blass. Whitlock av, Nos 859 to 865, w s, 250 s Tiffany st, 4 lots, each 25x100. 4 mortg, each \$8,500. Sept 9, 3 years, 5%. Sept 10, 1908. 10:2732. 34,000

Stocky, Peter V with Israel M Cohen. Morris av, No 1045. Extension of mort for \$7,500 at interest increased from 5% to 6%. July 31. Sept 10, 1908. 9:2448. nom

*Schwartz, Esther to George Hauser. Plot begins 350 n Morris Park av at point 334.6 e Unionport road, runs e 100 x n 25 x w 100 x s 25, with right of way over strip to Morris Park av. Sept 9, due May 1, 1911, 6%. Sept 10, 1908. 500

*Spirito, John to Angelo Spirito. 223d st (9th av), s s, 180 e 4th st, 25x114, Wakefield. P M. Prior mort \$—.

Sept 2, in-stalls, 6%. Sept 8, 1908. 900

Schultz, Johann G A to Cath E Birkenhauer. 144th st, No 449, n s, 450 e Willis av, 25x100, except strip 0.4x41.6 on w s. Sept 2, 3 years, 5½%. Sept 4, 1908. 9:2289. 5,500

Tesoro, Joseph to TITLE GUARANTEE & TRUST CO. 189th st (Webster av), n e s, at n w s Washington av, 156x91.8x138x90, except part for Crotona av. Sept 1, due, &c, as per bond. Sept 5, 1908. 11:3091. 10,000

TITLE INS CO of N Y with Theodore Haas and Thos J Keane. Davidson av, n e cor 181st st, 200 to s s Clinton pl x100. Extension of \$12,000 mort at interest increased from 5% to 6%. June 1. Sept 10, 1908. 11:3195. nom

Tamor, Abraham I to THE GERMAN SAVINGS BANK, N Y. Clinton av, s e cor 175th st, 30x84.2. Sept 9, 3 years, 5½%. Sept 10, 1908. 11:2948. 7,500

Turk, Adolf to Meehan Construction Co. Whittier st, n s, 150 w Garrison av, 50x100. P M. Sept 10, 1908, 3 years, 5%. 10:2762. 1,200

Vreeland, Clara D to Eleanor H Warnock and ano. 240th st, s s, 245 w Katonah av, 40x100. Aug 20, 5 years, 5%. Aug 21, 1908. 12:3380. Corrects error in issue of Aug 29, when location was 235th st, s s, 225 e Katonah av. 500

*Watson, Chas E to Philias Guilotte. Victor st, w s, 175 s Morris Park av, 25x100. P M. Prior mort \$4,000. Sept 9, 1 year, 6%. Sept 10, 1908. 1,900

Wohlberg, Richard to Wm R Rose. Boone av, w s, abt 170 s w Jennings st, 25x138.5x25.11x131.9. P M. Sept 9, 3 years, 5½%. Sept 10, 1908. 11:3007. 1,250

*Wadick, Arthur H to Rosa Spiehler. Cruger av, n w cor 205th st, being lots 290 and 291 amended map Adeo Park. P M. Sept 4, 1908, 3 years, 6%. 650

Williams, Samuel and Samuel Grodzinsky to Jos G Engel and ano. Washington av, e s, 199.9 n 169th st, 51.2x109x51.3x105.5. P M. Aug 14, 1 year, 6%. Sept 4, 1908. 11:2910. 4,850

*Zetsche, Sophia to Eliz Geller guardian Clara May and ano. Newell av, e s, 100 n Rosewood av, 75x135, Olinville. Aug 31, due June 29, 1911, 5%. Sept 9, 1908. 1,250

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 4.
Av A, e s, 51.7 n 75th st, 25x98. Teresie Zika agt Abraham Nevins et al; Saul H Immergluck, att'y; Millard H Ellison, ref. (Amt due, \$8,497.)

Morris av, n e cor 164th st, 100x104.9. Mutual Life Ins Co agt D Sylvan Crakow et al; James McKeen, att'y; Thomas W McKnight, ref. (Amt due, \$10,326.39.)

181st st, s s, 150 w Grand av, 37x125. John P Markham agt Elizabeth A McMullin, admrx et al; Cheney, Schenk & Stockell, att'ys; S Howard Cohen, ref. (Amt due, \$1,057.40.)

Sept. 8.
Elizabeth st, No 239. Arthur Baur agt Peter P Acritelli; Ferdinand E M Bullowa, att'y; Francis S McAvoy, ref. (Amt due, \$5,319.17.)

Sept. 9.
Minford pl, e s, 325 n Jennings st, 37.6x100. Marie L Worch agt Stephen G Still; Geo A Euring, att'y; Albert P Massey, ref. (Amt due, \$6,226.75.)

12th st, Nos 82 and 84 West. Harry Rosenwasser agt Morris Kraushaar; Rosenbluth & Silverman, att'ys; John H Judge, ref. (Amt due, \$32,952.49.)

101st st, s s, 255.7 e 2d av, 38x100.11. Moses March et al agt Sam Biller et al; partition; att'y, S N Tuckman.

Sept. 9.
12th st, n s, 329.6 w 1st av, 40x103.3.
12th st, n s, 245 w Av B, 25x103.3.
Louis Haims agt Benjamin Bernstein; specific performance; att'ys, Arnstein & Levy.
148th st, Nos 303 and 305 East.
149th st, Nos 295 and 297 East.
Joseph Avallone agt Nicola Biondi et al; accounting, &c; att'y, H C Knoepfel.

Sept. 10.
5th st, No 435 East.
129th st, No 111 East.
Philip Levitt agt Philip Epstein et al; action to set aside conveyance, &c; att'ys, Arnstein & Levy.
72d st, No 14 East. Hoggson Bros agt Ada L Heinze et al; action to foreclose mechanics lien; att'ys, L B Hasbrouck and J H Judge.
26th st, n s, 444.7 w 4th av, 28x98.9. Rockland County Trust Co agt Mary E Sage et al; action to declare trust, &c; att'ys, White & Case.
Broadway, No 1. John S Scully agt Clarence C Wheeler; action to compel conveyance of lease, &c; att'ys, Seelman & Farley.

Sept. 11.
Decatur av, n w s, 370.1 s w 205th st, 25x100.
235th st, s s, 325 e Keplar av, 25x100.
235th st, s s, 525 e Katonah av, 25x100.
Mary V McCusker agt Margaret V I Ryan; amended action to impress trust, &c; att'y, J A Rooney.
Eastburn av, e s, 188.4 n 174th st, 50x95. Joseph Kelly agt Belmont Bond & Mortgage Co et al; action to foreclose mechanics lien; att'y, B J Kelly.
Westchester av, n w cor Forest av, 176x46.2x175 to Jackson av, x irreg. Samuel Shanker agt Max Verschleiser et al; action to foreclose mechanics lien; att'ys, L & J Weinberger.

Wallace av, w s, 1070 n of Morris Park av, 125x100. Katherine Watson agt Erwin A Worm et al; att'y, F A Stroh.

133d st, No 123 West. Morris Bloch agt Chas B Fraade et al; att'ys, Kurzman & Frankenhaimer.

Lots 1 to 12, map of portion of Bathgate Estate, Bronx. Adolf Mandel agt Herman Harris et al; att'ys, Lese & Connolly.

Sept. 8.
141st st, Nos 271 and 273 West. Leon Tuchmann agt Samuel Mandel; amended; att'ys, Manheim & Manheim.
Prospect av, n e cor Macy pl, 25x81.6x67.3x100.2. Theodore M Macy et al agt John McGrath et al; att'ys, Osborne & Lamb.
Kingsbridge rd, n e cor 188th st (proposed), runs e 289.7 x s 94.11 x w 50 x s 5 x w 75 x n 5 x w 50 x n 47.5 x w 101.1 x n 49.11 to beg. Estelle F Taylor trustee agt John T Williams et al; att'y, T E Shields.

Sept. 9.
8th av, s e cor 143d st, 25.1x75. Henry H Sommer agt Benjamin F Carpenter et al; att'y, M H Hayman.
95th st, No 176 East. Louis Lese agt Cecelia Harris et al; att'ys, Lese & Connolly.
Prospect av, e s, 62.6 s Kelly st, 37.6x100. Benjamin Levy agt Moses Leavitt et al; amended; att'y, N Friedman.
123d st, n s, 175 e Amsterdam av, 50x100.11. Magdalena Briner agt Fred M Will et al; att'y, N McGovern.
103d st, No 114 East. Otto Horwitz agt David Broder et al; att'y, F Wiener.
74th st, s s, 213 e 1st av, 25x102.2. Jeannette A Crane et al agt Molka Korenblatt et al; att'y, W M Powell.
156th st, n s, 496.3 w Amsterdam av, 39.3x99.11. Carnegie Trust Co agt Louis Meryash et al; att'y, H Flugelman.
156th st, n s, 457 w Amsterdam av, 39.3x99.11. Carnegie Trust Co agt Amsterdam Holding Co et al; att'y, H Flugelman.

Sept. 10.
Av A, n e cor 80th st, 25.8x73x irreg. Frank Volz agt Max M Pullman et al; att'y, F P Hummel.
100th st, No 231 East. John M Knox, trustee, agt Peter J Groll et al; amended; att'y, A D Pape.

LIS PENDENS.

Sept. 5.
Norfolk st, No 178. Jonas King et al agt First Hungarian Congregation Ohab Zedek; action to foreclose mechanics lien; att'y, M Prinstein.
138th st, n s, 133.4 e Willis av, 16.8x100. Wm C Boyrer agt Charlotte A Locke et al; partition; att'y, C D W Rogers.

Sept. 8.
53d st, s s, 105 e 7th av, runs n 25 x w 5 x n 75.5 x e 75 x 100.5 x w 75 to beg. Chas K Covert agt Mount Olivet Baptist Church; action to foreclose mechanics liens; att'y, G C Frisbie.
Vandam st, n e cor Greenwich st, 51x25. Earl A Smith agt Charlton Contract Co et al; action to foreclose mechanics lien; att'y, J A Allen.
34th st, Nos 43 and 45 West.
35th st, Nos 62 and 64 West.
Samuel Green agt Robert S Minturn; counterclaim; att'ys, Rosenthal, Steckler & Levi.

FORECLOSURE SUITS.

Sept. 5.
125th st, n s, 150 e Broadway, 25x99.11. John Palmer et al agt Matilda May et al; att'y, S Bitterman.
Sherman av, c 1, 130 n e c 1 166th st, runs n e 50 x n w 130 x s w 50 x s e 180 to beg. Henry Roberts agt John Monaghan et al; amended; att'ys, Appell & Taylor.

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Sept. 11.

88th st, No 107 East. Jacob L Manheimer et al agt Rosie Rosenkrantz et al; att'ys, Kurzman & Frankenheimer.
 Minford pl, e s, 325 n Jennings st, 37.6x100. Northern Bank of N Y agt Stephen G Still et al; amended; att'ys, Gifford, Hobbs & Beard.
 Madison st, s s, 183.4 w Rutgers st, 42.6x100. David Spero agt Abraham Filman et al; att'ys, Wilcox & Brodek.
 47th st, No 336 East. Max Rubenstein agt Herman Feinberg et al; att'y, H Gettner.
 Boston Post rd, s s, adj lands of Holler, Bronx, containing 6 1/4 acres. Eastchester Savings Bank agt Louis Keller et al; att'y, J M Bell.
 Lewis st, Nos 50 to 54. J Weinberg & Co agt Aaron Lieberman et al; att'y, C Shamroth.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Sept.

5 Ambrose, Thomas—J J Hayes.....\$35.91
 5 Adelstein, Philip & Joseph Miller—Jerome Contracting Co.....4,203.62
 5 Algood, Andrew P—T Young Jr.....173.91
 5 Allien, Tillie M—Nethul Realty Co.....181.81
 5 Altieri, Arcangelo—J Kind.....40.01
 8 Alpert, Samuel H—W Gratz et al.....176.87
 8 Andrews, Chase—C G Kidder.....4,984.01
 8 Adler, Philip & Emil Manneck—H Kramer et al.....275.95
 9 Atwood, Rufus—Simpson Crawford Co.....297.38
 10 Acker, Albert—B K Bloch.....109.86
 10 Arkin, Reubin—M Schenkman et al.....84.41
 5 Belsito, Gaetano—R Hill.....44.43
 5 Berry, Chas S—Kalamazoo Loose Leaf Binder Co.....38.37
 5 Bartels, George—United Wine & Trading Co.....213.49
 8 Bishop, Mark—R Schlager.....38.65
 8 Berg, Louis R & Ernest T Van Zandt—M Rosenthal.....241.11
 8 Berger, Mrs Amelia—Lincoln Corset Co.....97.41
 8 Brakov, Samuel—G W Travers Co.....75.37
 8 Berman, Nathan—O Reissman.....112.15
 8 Bassoff, Nathan—Louis Rosen & Louis Schwinken—H Itzcovitz.....172.22
 8 Breen, Eugene H—Nathaniel Fisher & Co.....355.20
 8 Burstein, Israel—Star Co et al.....costs, 48.26
 8 Bleiding, Louis—J C Bogert Co.....44.11
 8 Buzzini, John S—Casualty Co of America.....70.07
 8 Brown, Isaac W—M L Thackaberry.....438.51
 9 Blake, G Waldron—A Priminta.....150.67
 9 Bourne, Robert W—W R Forbes.....69.06
 9 Bottai, Gabriel—P Freschi.....198.41
 9 Brown, John—F Westheimer et al.....228.86
 9 Bean, Frank A—M Cotter.....70.16
 9 Boulin, Chas M—I I Shonberg.....124.92
 9 Blaustein, Jacob—Sonn Bros Co.....306.32
 10 Barker, Joseph S—American Brass & Copper Co.....532.98
 10 Beasley, Joseph—I Sommers.....108.97
 10 Berkowitz, Morris—A Cohen.....193.15
 10 Bernstein, Morris & Harris Yossoloff—the same.....209.39
 10 Boyajean, John S & Augustine Constantian—F F Searing et al.....3,120.40
 10 Bloomfield, Joseph—Augustus Wright Co.....557.31
 10 Browne, Alice E & Grant Hugh—T W Myers.....1,782.33
 10 Battell, James E—E W Ludington.....81.02
 10 Bloom, Edward D—Charles & Co.....80.11
 11 Bloom, Benjamin—H Koehler & Co.....115.72
 11 Boynton, Geo M—F M Crossett.....87.21
 11 Beacher, Joseph—D Isseks.....149.21
 11 Bennet, Irene W—Sound Realty Co.....112.81
 11 Bowen, Augusta F—R Ruehl et al.....693.52
 11 Bache, Wallace P—I Stern et al.....120.95
 11 Brulatour, John L—American Real Estate Co.....70.80
 5 Colletti, Stephen—L Cella.....71.16
 5 Clark, Edw J—G Giovanni.....27.67
 5 Cass, Michael—L Daniels.....30.01
 5 Cooper, Annie—I Sommers.....282.81
 8 Connolly, Martin—A Connolly.....46.40
 8 Colangelo, Stanislas—P F Morro.....84.41
 8 Cohen, Julius—M Lessler et al.....46.32
 8 Cullen, Bernard J—T Hartman.....172.95
 9 Coyle, Daniel—N Y Contracting & Trucking Co.....75.00
 9 Cohen, Louis—I H Harris.....360.91
 9 Croswell, Wm L—L C Weir.....costs, 98.68
 9 Copley, Geo H—L Leiner.....234.46
 10 Cooper, Abraham—J C Wilmerding et al.....89.24
 10 Chess, Solomon—L Golden.....165.65
 10 Carter, Wm T Jr & Thomas I Wright—W B Winslow Jr et al.....197.74
 11 Crowley, Cornelius P—C J Quinn.....201.72
 11 Camp, Wm C—F A Corbin.....360.05
 11 Campbell, James A & Son—Lawyers Title Ins & Trust Co.....320.08
 11 Corwin, Morris M—G B Raymond & Co.....490.38
 11 Croner, Albert B—American Felt Co.....38.34
 11 Costello, Owen—J Vanek et al.....101.41
 11 Cegielski, Walentin—B K Block.....142.15
 5 Danzis, Adolph—John A Paterson & Co.....75.85

5 Darrow, Wm H—S Rothschild.....49.65
 5 Dreyfus, Joseph C—Benoist Clothing Co.....37.73
 8 Dominick, Paul—J M Tully et al exrs.....639.29
 9 Duryee, John K—B Ludlow.....74.61
 9 Damers, John—Jagels & Bellis.....34.02
 9 Dalton, Frank A—Worden Clarke Co.....301.50
 9 Davis, Harry—B Jacobs et al.....37.74
 10 De Maesener, Laura—J Butler.....766.01
 10 Derache, Marie—M Knecht.....435.91
 10 Day, Wm H—E M Maguire.....111.86
 10 Donovan, Richard J—J C Clark.....69.55
 10 Davis, Lewis K—J A Hetherington.....36.35
 11 Dunn, Wm H—R M Samson.....100.31
 11 Director, Max—I Schatz.....103.18
 11 Donovan, Joseph—I Sommers.....503.46
 11 Davis, Thomas H—J H Springer.....138.06
 8 Eberhard, Ernest—H Lehr et al.....133.80
 8 Erickson, Hannah—L Dorfman.....92.39
 9 Ellis, Melville—Kohn & Decker.....67.47
 9 Evans, David J & Annie E—H J Hall.....36.81
 9 Ensign, Henry A—M Cowen Co.....108.59
 10 Eckles, Oscar—H Eising et al.....195.76
 10 Ellicott, Chas R—H Lobel.....244.65
 11 Emener, Louis—E V Slauson.....132.09
 10 Eisnerberg, Albert—S Hirschberg.....163.04
 5 Fitzgerald, Patrick F—M M Ahearn.....272.60
 5 Foy, Richard—Fremont Grape Juice Co.....90.16
 8 Flaum, Fannie—Fourteenth St Bank.....216.90
 8 Flannery, Thomas—F Kiernan.....65.15
 8 Feinberg, Harry J & Philip Greenblatt—Bridgeport Wood Finishing Co.....52.22
 8 Feldman, Richard—J W Wallace Co.....95.40
 8 Furstenberg, Paul W—C E Dunn et al.....33.42
 8 Faustman, Wm G—Halstean & Co.....48.67
 8 Fritzel, William—L Gerisch.....118.05
 8 Fradus, Jacob—F B Basford et al.....19.56
 9 Frank, Leopold—J B Wilds et al exrs.....89.41
 9 Fein, Samuel—P B Worrall et al.....48.93
 9 France, Millard H & Chester A—E S Ashworth.....370.70
 9 Freedman, Louis—M Freedner et al.....111.91
 11 Friedman, Samuel—H C Manheim.....29.67
 11 Fitzgerald, Patrick F—G F Root.....368.41
 11 Fritzel, William—Lawyers Title Ins & Trust Co.....246.25
 11 Frontero, Anthony—E V Slauson.....75.33
 11 Freitag, John H—the same.....30.29
 5 Green, Patrick F—I L Broadwin.....196.18
 5 Gluck, John D Jr—Market & Fulton National Bank of N Y.....710.70
 8 Goodman, Joseph—F H Calcott & Co.....88.17
 8 Gentile, Rafaelo—H Kline.....119.31
 8 Gaillard, James W—G W Richards.....117.30
 9 Goldfarb, Sophie—Consolidated California Vineyard Co.....125.14
 9 Glick, Israel—A Gruskin.....113.22
 9 Giebelhaus, John—C F Flaacke.....302.04
 9 Griffin, Frank J—Title Guarantee & Trust Co.....49.00
 10 Gerlich, Charles—J Becker.....218.47
 10 Gerch, Jacob—N Y City Ry Co.....costs, 67.88
 10 Gordon, Morris & Benjamin Romansky—Henrew Gemilch Chassodim Assn.....84.65
 10 Gorham, John M—Sixty Wall St.....84.88
 10 Gross, Harris—M Finkel.....74.65
 10 Garfunker, Samuel M—A Cohn.....91.41
 10 Goldberg, Morris—I S Vought et al.....90.77
 10 Goldner, Jacob—M Golding.....84.41
 10 Gregory, James—C B Isaacson.....83.25
 10 Greeman, Louis W—I E Raymond.....216.21
 10 Gobler, John—M Rosenfield et al.....73.54
 11 Goldstein, Samuel—H Dorb et al.....85.11
 11 Ghee, John F—W C Smith.....343.37
 11 Goodman, Frederick F, Inc—S L Winstock.....973.24
 11 Groge, Anna M—J Frank.....99.65
 5 Hemming, Henry G—E Meyer.....29.00
 5 Hast, Isidore B—Hamburger & Co.....117.54
 5 Heiss, Fred W—Jordan Bros Inc.....63.37
 8 Headen, Wm H—H F Bisbee.....140.31
 8 Howe, Wm G—Stowe & Eddy Co.....43.41
 8 Heineman, Lillie J—W W Robertson.....192.17
 8 Hohaus, Herman—Frank Brewery.....117.31
 9 Hanauer, John—O Dietz.....94.40
 9 Hatch, J Leffingwell—W H White.....20.96
 9 Hubbard, Oscar—S Cohn.....37.67
 9 Herriman, James—D Saqui.....37.41
 9 Hagemester, Roder W—M Starlight et al.....87.71
 10 Hennings, Albert—John Scheidig & Co.....129.41
 10 Humphreys, Robert E—H Humphreys.....826.10
 10 Hoffman, Joseph A & Chas G Wessel—J K O'Kennedy.....504.31
 10 Hyams, Leonard—F C De Graw.....68.95
 10 Hayes, Francis—M Rosenberg et al.....222.62
 10 Herrmann, Joseph L & John Heim—Rosenfield et al.....196.81
 10 Holden, Chas H—I Stern et al.....219.65
 10 Hunter, Wm J—American Slicing Machine Co.....113.74
 11 Hertzka, Max—S Brill et al.....393.63
 11 Hart, Georgina—P B Pugh.....77.41
 11 Henderson, Blanche & Robert Passley—Peoplen, &c.....300.00
 11 Haas, Emil—A Rosendahl.....66.75
 11 Hasbrook, J Chester—J W Bell et al.....219.37
 11 Hartigan, James F—John Burke Importing Co.....83.81
 11 Halperin, Louis—C Triedner et al.....33.33
 11 Hynes, Edw F—J & J W Stolts.....211.38
 11 Herrstadt, Simon—Allegiance Realty Co.....184.72
 11 Hiller, Edith Y—J Castelberg et al.....348.75
 11 Hart, Bertha & Morris—H C Botty.....519.72
 11 Hittleman, Leah & Sigfried Rabinowitz—H Adelman.....135.07
 8 Jennings, John—Rigulus Cigar Co.....25.66
 9 Johnson, Arthur G—A W Ball.....280.40
 10 Jackson, Lillian G—N Y Millinery & Supply Co.....523.66
 5 Kilian, Frederick R—E Meyer.....153.14
 5 Kregeloh, Hubert J—Geigy Anilide Extract Co.....133.01
 8 Knabe, Antonette—C F Naething et al.....64.41
 8 Klein, Dazro—American Agency for the Associated Wine Growers & Exporters of Hungary.....201.37

8 Kuck, Chas L—C Tisch.....173.26
 9 Kue, Won Pock—S Foon.....191.91
 10 Kosower, Abraham—M Feltenstein et al.....187.15
 10 Kennedy, John J—Yale & Towne Mfg Co.....42.98
 10 Krone, William—F H Leggett & Co.....73.26
 11 Krueger, Geo O—Michele Gallo—Alfred Peats Co.....189.95
 11 Katensky, Becky—C Kalmanowitz.....224.55
 11 Kreinberg, Arthur—J I Metzger.....585.12
 11 Knauf, Charles—Bronx Gas & Electric Co.....65.92
 5 Lawrence, Benjamin—E Meyer.....26.32
 5 Lipshitz, Jacob—S Schneir.....264.41
 8 Lavelle, Wm T—J Schapiro.....27.32
 8 Leberman, Henry—J F Webber.....40.95
 8 Leinwander, Otto—Frank Brewery.....313.14
 8 Isa Ferriere, Fred R—Goodyear Rubber Co.....83.66
 9 Leto, Iefano—Richardson & Boynton Co.....59.41
 9 Lawson, William—J Risk.....211.38
 9 Lavelle, John H & Geo H Hill—Empire Foundry Co.....226.21
 9 Luddy, Edward—Sonn Bros Co.....226.21
 9 Levison, Ira—E Birns et al.....69.98
 10 Lindsay, Edward—Union Ry Co of N Y City.....costs, 67.88
 10 Larkin, James F—S F Bowser & Co.....236.91
 10 Lewbel, Bertha—C Shapiro.....139.79
 10 Langan, Patrick—A Livioff.....378.85
 10 Levin, Hyman & Abraham Backer—E M Arnoll.....350.29
 10 Lamb, James—J J Whalen.....144.67
 10 Langfeld, John—M Stern.....522.76
 11 Leibbacher, Gottlob—M Adelman.....328.79
 11 Lederman, Joseph S—M Mandelbaum et al.....30.01
 11 Lee, Harriet—N Brown et al.....77.43
 11 Levine, Isaac J—M Levenson.....559.75
 11 Linehan, John P—S A Kerr et al.....29.17
 5 McCaffrey, Wm H—City of N Y.....218.80
 5 McEntee, James F—the same.....218.35
 5 McLean, J Lester—the same.....595.20
 5 McNamara, John P—the same.....787.40
 5 McPhee, Archibald—the same.....218.35
 5 McCarthy, Thomas F—the same.....218.35
 5 McCarthy, Eugene—the same.....218.35
 5 McLeod, John S—the same.....499.10
 5 Marcuson, Sam—S Hollander.....111.81
 5 McIntire, Sidney E—G Smythe.....1,271.02
 5 Moynan, Wm T—E Meyer.....44.32
 5 Maxwell, John—E Meyer.....28.12
 5 Metzger, Charles—C F Flaacke.....270.55
 5 Manson, Morris, George Jacobson & Newman Dube—I Parselsky.....1,261.01
 5 Mayer, John Jr—J R Wigger.....247.88
 5 Muller, August M—J Beck et al.....1,164.43
 5 McEntee, Arthur J—Lawyers Title Ins & Trust Co.....4,364.81
 8 Megna, Simone—Italian Am Trading Co.....815.18
 8 Morrison, Wm J—S W Eckman.....147.16
 8 Meldosian, Shion—W Cohen.....93.81
 8 Mathews, Edward—N Rosenfield et al.....356.59
 8 Mazzarella, Rodero—A Dodge.....39.31
 8 Moynan, Wm T—M Raymond.....172.15
 8 McNulty, Michael & Paul C Humphrey—John W Walker Co.....268.00
 8 McNulty, Michael E & Paul P Humphrey—American Exchange Cigar Co.....142.51
 9 Mendi, Philip—Courier Co of Buffalo.....40.17
 9 Miller, Edward—Stock Quotation Telegraph Co.....46.98
 9 Meyer, Max—Wm S Gray & Co.....82.83
 9 McKee, Robert—Stock Quotation Telegraph Co.....94.88
 9 McCrane, Katherine—City of N Y.....218.35
 9 McLaughlin, John J—the same.....306.90
 9 McDornan, Daniel W—the same.....210.80
 9 McDougal, Daniel M—the same.....210.80
 9 McBrien, Francis J—the same.....218.35
 9 McClurg, Henry E—the same.....210.80
 9 McCully, Stephen—the same.....210.80
 9 McGrath, Thomas W—the same.....403.00
 9 McClurg, Frank R—the same.....114.70
 9 McElroy, John—the same.....306.90
 9 McCaren, Patrick O K—the same.....218.35
 9 McCormack, Patrick—the same.....210.80
 9 McGrath, Joseph A—the same.....218.35
 9 McDonald, Curran E—the same.....114.70
 9 Melville, Frank—N Burkan.....172.97
 9 Merovitz, Abraham, Harry P & Jacob—E P Hanks et al.....325.06
 9 Miller, Edward Jr—I Greenberg.....150.26
 9 Mandelort, David—F S Schlesinger.....55.01
 9 McRae, Alvin A—J F Hannigan.....108.17
 10 Mullins, James—E B Bradley.....63.40
 10 Minuth, Frederick A—H W Stearns.....204.66
 10 Mehappay, Wm H—B K Hine et al.....65.35
 10 Martin, John H—I Stern et al.....114.78
 10 McCarthy, Wm T—U S Corporation Co.....70.41
 10 McIntyre, Frederick T—F Seelig et al.....119.81
 10 McNulty, Michael E & Paul Humphrey—I Straus et al.....99.75
 10 McDermott, Mary—I Gippard.....409.27
 10 McQuade, James—J J Boylan.....90.47
 11 Mann, Agnes—T T Sweeney.....156.89
 11 Musick, Wm T—I Stern et al.....71.97
 11 Malone, John F—I Sommers.....279.34
 11 Morstatt, Wm G & Chas F Cucho—A H Sturges.....12,285.02
 11 Morrisey, Stella—J Castelberg et al.....271.03
 11 Muller, Andrew F—E V Slauson.....22.35
 11 Michel, Herman—the same.....35.80
 11 Matchett, Hyman—Lawyers Title Ins & Trust Co.....112.50
 11 Marasco, Michele—B K Bloch.....197.52
 11 Myer, Julius—C P Champion.....430.18
 11 Menzel, Gustavus E—D B Mally.....349.27
 11 McLeewe, Frederick C—G B Leonard.....283.27
 11 McKeon, Joseph E—Lawyers Title Ins & Trust Co.....78.72
 11 McIntyre, Frederick T—J J Burke.....124.72
 5 Nussbaum, Wolf & Joel—M Maas.....39.41
 8 Niebuhr, John F—J Fleischauer et al.....140.15
 9 Nolden, Chas A—City of N Y.....403.00

ATLAS PORTLAND CEMENT

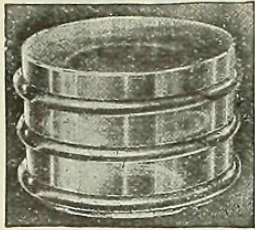
30 BROAD STREET, NEW YORK

9 Nellis, Endora H—the same.....	787.40	10 Roy, Clara—I Stern et al.....	251.74	9 N Y & N J Terminal & Underground R R	37.81
9 Nellis, Albert A—the same.....	787.40	10 Roberts, Malvern H—W Crerand.....	39.97	Co—the same.....	210.80
9 Nolan, Patrick H—the same.....	403.00	11 Rosht, Edw D—B Scher.....	112.15	9 Neptune Mfg Co—the same.....	181.74
9 Neville, Robert—the same.....	218.35	11 Remsen, Hiram B—City of N Y.....	218.35	9 Oldhouse Construction Co—Burger Mfg Co.....	475.52
9 Nolan, Stephen D—the same.....	218.35	11 Remsen, Austin—the same.....	218.35	Mirror Co.....	475.52
9 Nugent, Joseph A—the same.....	218.35	11 Reddy, James—the same.....	218.35	10 Buzzini Equipment & Construction Co—	408.36
9 Neilson, Isaac—the same.....	218.35	11 Riley, Wesley H—the same.....	218.35	Caleb Printing Co.....	408.36
9 Nash, Isaac—the same.....	218.35	11 Reynolds, Chas G—the same.....	218.35	10 Florence Realty & Construction Co—G H	685.53
9 Noonan, Patrick—the same.....	118.44	11 Rice, Thomas—the same.....	218.35	Gerard Son & Co.....	95.87
9 Nieppe, Gustave W—the same.....	218.35	11 Rinaldo, Henry—the same.....	403.00	10 Chas T Henry Co—Jordan Bros Inc.....	5,025.40
9 Nagle, Geo W—City of N Y.....	218.35	11 Resler, Adolph J—the same.....	210.80	10 Hotel Gotham Co—B Altman et al.....	275.81
10 Newman, Herman & Tenio—I Geller.....	64.65	11 Richardson, Chas H—the same.....	218.35	10 New York Metal Covered Door Co—P	37.81
10 Nachinson, Louis—the same.....	210.80	11 Rider, John—the same.....	218.35	Goodman.....	114.70
10 Nathan, Benjamin—the same.....	403.00	11 Ryerson, Nathalie T—Met Trust Co of	750.23	10 National Bowling Co—the same.....	1,051.72
10 Neidig, Chas F—the same.....	218.35	City of N Y.....	63.80	10 The General Building & Construction Co—	1,051.72
10 Neil, William—the same.....	218.35	11 Rosenthal, Moses—T B Sayre.....	289.46	Jewett Refrigerator Co.....	2,483.11
10 Nobbe, Paul—E Gussaroff.....	103.31	11 Rothstein, Arnold—S A Sykes.....	61.96	10 The Consolidated Brierwood Estates—L J	648.83
10 Nohon, Abraham M—C A Borst.....	120.27	11 Ribando, Joe—A Druckman.....	304.67	Levy et al.....	210.80
5 O'Rourke, Timothy B—I Haft.....	45.00	5 Schmidt, Arthur—G Giovanna.....	29.79	10 Warranty Investing Co—Lincoln Realty Co	210.80
5 O'Connor, Richard S—C Cahh.....	275.82	8 Shank, Robert I—H D Baker et al.....	103.47	et al.....	65.53
8 O'Neill, Francis—M Rosenfield et al.....	185.56	8 Schlesinger, Louis—Welsbach Gas Lamp Co	34.41	11 Pioneer Mfg Co—the same.....	83.74
9 Offensandt, Jacob—H Ehr Gott et al.....	101.26	8 Simmis, James H—Goodyear Rubber Tire	403.47	11 Richmond Real Estate Development Co—	210.80
9 Olenin, Alexis—A E Kahn et al.....	67.88	Co of N Y.....	147.38	City of N Y.....	65.53
10 O'Keefe, James—N Y City Ry Co.costs, 67.88	1,001.12	8 Schlam, Jennie H—G T Lawrence & Greg-	60.90	11 Buckley Bros—R A Beatty.....	479.67
10 O'Donnell, Frank A, James B Bouck, John	218.35	ory Co.....	108.60		
J Brady, Edward Todd, Samuel Stras-	218.35	8 Stroh, Simon—R Fihler.....	124.14		
burger, Nicholas Muller and Frank Ray-	1,001.12	9 Silverman, Barnett—L Krause.....	48.57		
mond, comrs—H Bloomingdale et al.....	218.35	9 Sussman, Hyman—A Rosenthal et al.....	284.81		
10 O'Donnell, William—City of N Y.....	218.35	9 Scudder, Frank—Associated Merchants of	4,235.82		
10 Osborn, Louis—the same.....	178.35	N Y.....	124.10		
10 Oliver, James H—the same.....	57.03	9 Starr, Reginald H E—Crescent Athletic	204.08		
10 O'Kanst, Adolph—the same.....	218.35	Club.....	49.53		
10 O'Reilly, Chas A—the same.....	218.35	9 Sully, Daniel J—W H Black.....	21.65		
10 O'Rourke, Michael F—the same.....	218.35	10 Schechter, Mendel—S S Worthley Jr.....	1,475.87		
10 Oliver, Robert—the same.....	218.35	10 Sirola, David & Abraham Redlich—Wheel-	383.33		
10 Osborne, Frank—the same.....	218.35	ing Corrugating Co.....	194.51		
10 Oswald, Frank—the same.....	218.35	10 Samuels, Henry—W Singer et al.....	189.87		
10 O'Hara, Edward—the same.....	218.35	10 Siegfried, Isidor—O Barach.....	274.18		
10 O'Brien, Thomas—the same.....	306.90	10 Sweeney, Wallace W—W Kollisch et al.....	113.16		
10 Outtem, Geo B—the same.....	218.35	11 Shein, Samuel—Connolly Auction Co.....	306.16		
10 Oakley, Solomon—the same.....	218.35	10 Scott, Wallace D—Transit Realty Co.....	276.02		
10 O'Neil, John—the same.....	306.90	10 Schiffmacher, Geo H—A Wallace.....	169.45		
10 Oberland, Charles Sr—the same.....	418.12	10 Schuyler, Chas E—Associated Merchants of	1,131.60		
10 O'Hare, Geo W—the same.....	218.35	N Y.....	180.21		
10 Obermeyer, George—the same.....	218.35	11 Susskind, Michael—B Gusman.....	1,057.38		
10 O'Reagan, Charles—City of N Y.....	218.35	11 Schreiber, Isaac—F Neugass et al.....	1,035.67		
10 Opperman, Henry—the same.....	168.15	11 Schwab, Wm I—C Hamp.....	37.92		
10 Olsen, John—American Slicing Machine Co.	297.61	11 the same—Detroit Picture Frame Mfg	169.11		
	153.55	Co.....	330.55		
	32.41	11 Silverman, Sam—E A Koenig et al.....	74.53		
	671.60	11 Saxton, Maude—A Robert.....	59.41		
	89.62	11 Spwak, Hyman & Esther—Welz & Zer-	90.60		
	103.04	weck.....	47.67		
	187.41	11 Steffanini, Anita—Bronx Gas & Electric Co.	316.12		
	171.42		727.45		
	39.74		209.80		
	223.86		331.38		
	62.86		34.90		
	29.51		14.64		
	168.15		20.87		
	108.73		89.41		
	114.70		121.91		
	218.35		106.31		
	37.81		97.81		
	218.35		48.48		
	119.20		190.41		
	205.54		52.81		
	306.90		148.93		
	418.12		150.97		
	38.56		333.35		
	218.35		41.58		
	37.81		2,902.28		
	218.35		658.00		
	210.80		14.65		
	218.35		99.62		
	210.80		165.40		
	218.35		141.91		
	210.80		99.86		
	218.35		30.21		
	218.35		26.88		
	76.25		4,169.90		
	300.00		292.01		
	254.41		240.41		
	67.90		292.17		
	116.01		59.67		
	75.34		443.07		
	39.37				
	431.98				
	133.65				
	46.28				
	25.04				
	202.15				
	113.90				
	73.91				
	53.26				
	111.79				
	59.41				
	132.94				
	629.83				
	947.44				
	26.01				
	34.97				
	49.93				
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	86.67				
	3,190.32				

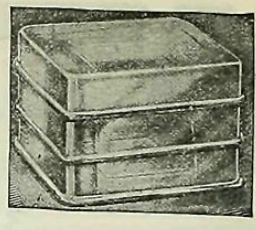
SATISFIED JUDGMENTS.
 Sept. 5, 8, 9, 10 and 11.

Alexander, Leon—Armour Packing Co. 1899.
 193.00
 Adler, Frederick & Philip Leizerkowitz—I Saberski 1908 \$676.33
 Acton, Merta admrx—F A Reed et al. 1907.680.15
 1Baker, Hyman D & Wm S—McCrown Howell Co. 1908 2,056.59
 1Bimberg, Louis J—City of N Y. 1908.....114.70
 Bode, Albrecht J & Albert H Gieschen—H M Spence. 1908 27.60
 1Brano, Joseph and Peter Caporale—People, &c. 1908 319.85
 Beall, Joseph H—Edward Thompson Co. 1903.
 113.65
 Cunningham, Mary B—A H Pincus. 1908.17.41
 Coats, Erwin D—J E Murray. 1908..... 82.36
 1Capoul, Anthony & Benjamin M R Winterbottom—People, &c. 1907 2,000.00
 Christy, Albert—B K Bloch. 1908..... 150.34
 Cario, Leonardo—L E Dodd. 1908..... 534.67
 Dixon, Thomas H—M Hasbrouck et al. 1908.
 732.51
 Delafield, Violette W—M A Fitzgerald. 1908
 36.08
 Same—E W White et al. 1908..... 35.84
 Same—M W White et al. 1908 32.27
 Same—J J White et al. 1908..... 274.35
 1Delassandro, Domenico & Benjamin M R Winterbottom—same. 1907 2,000.00
 Donovan, Bartholomew—R Foster. 1904.....150.34
 Doepker, Frederick & Bennett Anderson—A Mayer. 1908 209.31
 1Elia, James & Benjamin M R Winterbottom—the same. 1907 2,000.00
 1Forster, Elsworth & Benjamin M R Winterbottom—same. 1907 2,000.00
 Finman, Jacob—A Richards Shoe Co. 1908.35.63
 Fitzgerald, Mary A—M W White et al. 1908.
 322.70
 Same—E W White et al. 1908 358.87
 Same—V W Delafield. 1908 207.50
 Feinstein, Jennie—N Y Chair Co. 1908..... 35.41
 Friedlander, Edw J—Corn Exchange Bank. 1903 2,151.74
 Same—A M Leopold et al. 1903 444.37
 Finman, Jacob—W T Neely et al. 1906.....144.58
 Glynn, Ella—M Lehman et al. 1908..... 213.81
 Hoctor, Mary & Lizzie Whitfield—E A Morrison 1900 61.22
 Heatley, George—Lawyers Title Ins & Trust Co. 1908 108.52
 Heidelberg, Edwin H—L P Pollak. 1905..... 29.41
 Housman, Philip—D M Koehler & Son Co. 1905
 81.58
 Jaffe, Simon & Robert Starr—M Kobre. 1908.
 393.31
 Lea, Albert G—J B Brosseau. 1908..... 77.42
 Loder, Noah—R W Duany. 1908..... 325.97
 Lopez, Carmen—V Langman. 1908..... 91.21
 Meyers, Henry—L S Strup. 1890..... 445.95
 Moeschen, Katie—City of N Y. 1903..... 36.00
 Macklin, John—City of N Y. 1905..... 305.38
 Nathan, Harry—L Laevitt. 1908..... 32.90
 Same—same. 1908 81.14
 Noeltinger, John A & James Filey—S B Davega Co. 1908..... 118.36
 O'Rourke, Patrick—J D Beals et al. 1908.87.08
 Pankow, Annie—J B Schroeder. 1908..... 250.00
 1Petrocelli, Anthony & Benjamin M R Winterbottom—People, &c. 1907 2,000.00
 1Parmigiani, Joseph & Benjamin M R Winterbottom—same. 1907 2,000.00
 Rothschild, Simon & Frank Jr—L Goldblatt. 1908 520.48
 Same—same. 1908 107.58
 Schwartz, Samuel—A Katzner et al. 1908. 249.65
 Singer, Bernard—A Weill et al. 1908..... 99.53
 1Salvin, Paul—People, &c. 1897.....1,500.00
 1Same—same. 1898 500.00
 1Sevignana, Michael & Benjamin M R Winterbottom—same. 1907 2,000.00
 Vermilyea, Ashbel G—T E Vermilyea. 1907.
 6,390.00
 White, Alain C & John J Jr—V W Delafield. 1908 41.50
 White, May W & Virginia G H White & Lucy A Morris—J J White et al. 1908..... 549.06
 Whitfield, Lizzie—E A Morrison. 1901.....124.17
 1Wasilkowsky, Max—I Albert et al. 1908. 640.73

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CORPORATIONS.

- 1Danbury & Harlem Traction Co—G Hoffman. 1908118.36
- Fleischman Baths Inc—Eugene Lucchesi & Co. 190862.65
- 2Zerilla, Frank & Benjamin M R Winterbottom—People, &c. 1907.....2,000.00
- Bronxland Realty Co—A Mink. 1906130.32
- Waterson Law Amusement Co & Henry Waterson—W H Curtis. 19082,113.80

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Sept. 5.

- 50—Broadway, s w cor 111th st, 100x175. Dimock & Fink Co agt Moses Sahlem and Geo J Essig\$1,221.56
- 51—Madison st, No 207. Philip Kanter agt Harry Kay1,099.67
- 52—9th av, No 517. National Fireproof Door & Sash Co agt Amelia Block and Joseph Fuchs115.00
- 53—5th av, w s, whole front between 110th and 111th sts, 201.11x100. Keshin, Blitstein & Co agt Past Time Amusement Co and Torkel Larson163.50
- 54—94th st, No 219 East. Samuel Feinstein agt John Doe and Isaac Altman115.90
- 55—8th av, w s, 749.6 n 155th st, 259.10x740 to Speedway. Colonna Corrado & Co agt John T Brush, James Foster and N W Ryan Construction Co.....386.44
- 56—3d av, No 4430. Joseph Borella agt Berliner Bros and John Marx185.00
- 57—Webster av, s e cor 171st st, 25x92.4. Alberene Stone Co agt Ellen Cowman, Harry Bierhoff and John Randall or Rendall.146.25
- 58—De Peyster st, No 7. Olney & Warrin agt Mutual Woodworking Co.....402.44
- 59—Clinton st, No 173. David Isseks agt Etta Warsawski and Adolph Schwartz.....40.00
- 60—Perry av, e s, 125 s 209th st, 25x100. Henry G Silleck Jr agt Helene Popplan and John A Muller327.25

Sept. 8.

- 61—Webster av, s e cor 171st st, 25x92.4. Alberene Stone Co agt Ellen Cowman, Thomas Cowman and John Rendall146.25
- 62—6th av, No 1036. Miller, Haas & Co agt W A Burgess and Geo A Glanzer & Co.405.50
- 63—181st st, s s, 100 w Audubon av, 125x119. Thomas Stone agt William Bingham Contracting Co625.00
- 64—100th st, s s, 50 e Broadway, —x—. Eli Kulishitsky agt Elix Salkin and Jacob Slipiar171.00
- 65—Parcel of land beg on n w s of tracks of N Y, N H & H R R Co near Paulding av, between Bear Swamp rd and Williamsbridge rd, known as Morris Park Station, —x—. John Bell Co agt New York, New Haven & Hartford R R Co, C E Bacon, and Columbia Concrete Construction Co.....71.50
- 66—2d av, No 2478. Walker Electric Co agt Harlem River Park Amusement Co.....574.25
- 67—Belmont av, n w cor 189th st, 15x87.6. Rogers Terra Cotta Co agt James J Wentz, Louis Mochese, Donato Picinlo and Greater New York Builders & Contractors Co..200.00
- 68—Perry av, e s, 125 s 209th st, 25x100. J Marcus Woodworking Co agt Helene Poppelau (renewal) and John A Miller.....250.00

Sept. 9.

- 69—80th st, No 232 East. David Mark et al agt Betsie Wolt and Isidore Kaplan.....15.30
- 70—24th st, No 230 East. Same agt same.20.00
- 71—Madison av, s w cor 112th st, 20x50. Nathan Haft agt Louis Vogel and D Levinson.....32.00
- 72—156th st, s s, — e Amsterdam av, 150x100. James Hogan agt John Berlinger and John Greenberg347.30
- 73—Eastburn av, e s, 188.4 n 174th st, 50x95. Joseph Kelly agt Belmont Bond & Mortgage Co, Sarah Cohen, Belmont Realty & Construction Co, Herman Knepper, Herman Knepper Realty Co, Sol Navid, Solomon J Cohen, Edw H Long and Eastburn Construction Co225.00
- 74—Clay av, No 1773. Lawrence McCann agt Joseph McDonald85.95
- 75—5th st, Nos 309 and 311 East. Joseph Weine agt Hyman Levin.....405.00
- 76—127th st, No 376 West. Alexander Martin agt Thomas, John & Annie McCarthy and Paul & Eugene McCarthy.....85.00
- 77—Pitt st, No 25. Israel Sternberg agt Aaron S Koransky and Abraham and Solomon Greenberg1,050.00
- 78—112th st, No 24 East. Levinson & Berlin agt Edward Cohen and Herman Finkelstein.....486.10
- 79—Clinton av, n w cor 181st st, 26.9x89.9. Simon Klein agt Harry Feller.....23.00
- 80—Unionport road, e s, 225 s Morris Park av, 28x84x25x98. Joseph Gamache agt Thomas Windle1,188.71
- 81—Madison st, No 207. Michael Marx agt Harry Kay825.00
- 82—38th st, No 339 West. Herman Schapierer agt Hyman Shapiro, George Fox & Phipp Liberman1,050.00

Sept. 10.

- 83—Westchester av, n w cor Forest av, 176x46.2x175 to Jackson av, x irreg. Samuel Shanker agt Max Verschleiser & Nathan Kohlreiter915.97
- 84—Pitt st, No 25. Israel Sternberg agt Aaron S Koransky, Abraham & Solomon Greenberg1,050.00
- 85—Terrace View av, s s, 445.2 w Jansen av, 25x100. Henry G Silleck Jr agt Emil M Sutting & E H Watson & Co.....395.91
- 86—25th st, Nos 308 and 310 West. Julius Beeker agt S J Kreshover & W M Brill..80.00
- 87—Westchester av, n w cor Forest av, —x46.2 x175 to Jackson av, x irreg. Nathan Kohlreiter agt Max Verschleiser1,045.00
- 88—Catherine Slip, No 16. New York Prism Co agt Alexander Masterton, exr, &c & Samuel Cook50.20
- 89—2d av, e s, whole front between 126th and 127th sts, 200x450. Walker Electric Co agt Geo L Ingraham, Arthur Ingraham, Catherine O & Ernest Sulzer and Harlem River Park Amusement Co.....574.25
- 90—Henry st, No 156. Isaac Himmelstein agt Ologigal Seminary Assn and S Livow & Sons56.54
- 91—4th av, No 216. Raphael Kamen agt Everitt Investment Co, George E Fuller Co & Benjamin A Levine750.00
- 92—54th st, No 323 East. Andrew F Galligan agt Markus Weil, Fidelia Mittelmann & Rosen Bros55.00

Sept. 11.

- 93—Liberty st, Nos 85 to 93.....| Broadway, Nos 149 to 155.....| Ambrose Machine Co agt Singer Mfg Co, G A Suter & Co and J H Siegrist Co...331.25
- 94—Vyse av, No 1486. Frank Polsella agt Mary B Noone and James J Benson...110.00
- 95—241st st, n s, 140 w Katonah av, 97.6x44. Adolph Dans agt Wm H Danby and Lane Contracting Co.....177.00
- 96—Division st, No 36. Jacob Smith agt Francis Hessberg and Abraham Karpincos..423.69
- 97—45th st, No 133 West. Max Conrady agt Actors Society of America.....585.63
- 98—Decatur av, No 3079. Stuart A Brown agt Chas H Gustav and Edgar Schroeder...4,540.20

BUILDING LOAN CONTRACTS.

Sept. 8.

- 7th st, n s, 100 w Av B, 30x70, Bronx. Edgar J Pitschke loans Caroline Keller to erect a two-story building; 3 payments\$4,000
- 8th st, s s, 100 w Av B, 30x146.2. Max Fischer loans Caroline Keller to erect a 2-story building; 3 payments4,500
- Gleason av, s s, 330 e Av D, 50x100. Herbert S Ogden as atty loans Philip Kaufman to erect two 2-sty dwellings; — payments..8,000
- Riverside av, e s, 452.2 s 127th st, 80x95x irregular. Marcy Realty Co loans St Paul Construction Co to erect a 6-sty apartment.75,000

Sept. 9.

- Manida st, e s, 206.7 s Spofford av, 60x76. Manhattan Mortgage Co loans Albert Gerhards to erect a 2-sty dwelling; 8 payments\$11,500

Sept. 10.

- Westchester av, n s, 80 w Parker av, 50x67. Poughkeepsie Trust Co loans Marcus Nathan to erect a 1-sty dwelling and store; 3 payments6,000

Sept. 11.

- 144th st, s s, 100 e Broadway, 100x99.11. Sender Jarmulowsky loans Young Realty & Construction Co to erect a 6-sty apartment; 10 payments73,333.33
- 144th st, s s, 200 e Broadway, 87.6x99.11. Same loans same to erect a 6-sty apartment; 10 payments64,166.67
- 144th st, s s, 287.6 e Broadway, 87.6x99.11. Same loans same to erect a 6-sty apartment; 10 payments64,166.67
- Cornell av, s s, 275 w Mapes av, 25x100. Christian Schuck loans Christian Swenson to erect a 2-sty dwelling; — payments...3,500
- Riverside Drive, e s, 452.2 s 127th st, 80x irreg. North American Mortgage Co loans St Pauls Construction Co to erect a 6-sty apartment; 16 payments75,000

SATISFIED MECHANICS' LIENS.

Sept. 5.

- 3Webster av, e s, 75 n 175th st. Kues Bros agt Vehicle Realty Co. (Aug 20, 1907)..81.06
- 2Cathedral Parkway, n w cor Broadway. T R McMann Co agt Broadway & Cathedral Parkway Co. (Aug 21, 1908)918.87

Sept. 8.

- Bryant av, w s, 75 s 172d st. Harry Lancaster et al agt Frank E Silverman et al. (Dec 7, 1907)391.30
- 116th st, Nos 109 and 111 East. Louis H Stevens, trustee, agt Louis N Adler et al. (March 14, 1908)532.23

Sept. 9.

- 116th st, Nos 109 and 111 East. Jacob Danson agt Herman B Grossman. (Sept 1, 1908)125.00
- 3108th st, Nos 51 to 53 East. James Boland agt John Townshend et al. (Jan 11, 1908)211.30

Sept. 10.

- Whitlock av, w s, 250 s Tiffany st. Henry C Babcock agt Albert Rothermel et al. (March 5, 1908)3,116.00
- Same property. Philip Yockel & Bros agt same. (March 8, 1908)4,080.00
- Same property. Albert Blechner agt same. (March 8, 1908)971.50
- Same property. Henry Rudolph agt same. (March 5, 1908)4,960.00
- Same property. Geo A Kuhner agt same. (March 8, 1908)1,354.00
- Same property. Pittsburgh Plate Glass Co agt same. (March 6, 1908)575.00
- Same property. Chas M Gray Marble & Slate Co agt same. (March 7, 1908)575.00
- Same property. John Pieces agt same. (March 10, 1908)1,525.00
- Same property. Canton Steel Ceiling Co agt same. (March 10, 1908)1,774.05
- Same property. William Stricker agt same. (March 10, 1908)1,631.00
- Same property. Builders' Stone Contracting Co agt same. (March 11, 1908)3,632.00
- Same property. Anderson & Bezold agt same. (March 8, 1908)860.00
- Same property. Heil Bros agt same. (March 18, 1908)1,936.00
- Same property. Hogan & Di Genno agt same. (March 13, 1908)360.80
- Same property. Acme Roofing Co agt same. (March 25, 1908)302.00
- Whitlock av, w s, 50 s Tiffany st. Thomas C Edmonds & Co agt same. (March 5, 1908)340.00
- Same property. Raymond-Van Praag Supply Co agt same. (March 7, 1908)3,110.47
- Whitlock av, w s, 145 n Lafayette av. Thomas C Edmonds & Co agt same. (March 6, 1908)150.00

- 234th st, n s, 200.4 e Verio av. Church E Gates & Co agt Charles Lindner et al. (Sept 3, 1908)85.73
- Same property. Shollenberger & Co agt same. (Sept 2, 1908)300.00
- Av B, n e cor 10th st. Manchester Marble Co agt Samuel Golding et al. (Aug 28, 1908)530.00
- Roosevelt st, Nos 119 to 125.....| Water st, No 319| Wm A Thomas Co agt Isaac Nacht et al. (Aug 27, 1908)279.40
- 2Same property. Samuel Rosenberg agt same. (Aug 25, 1908)485.00
- 3Westchester av, s e cor 173d st. Roger Berkery agt Wm Kelleher et al. (July 22, 1908)124.27
- 22d st, No 152 East. B Conti et al agt Samuel Doris. (Aug 14, 1908)40.00

Sept. 11.

- 340th st, Nos 18 to 22 West. Braunsfels-Browning & Co agt N Y Club et al. (Oct 18, 1906)922.25
- 63d st, No 334 East. Dattner Bros agt Arthur D V Lyons et al. (March 16, 1908)...23.87
- 63d st, Nos 332 and 334 East. Same agt same. (March 9, 1908)51.10
- 46th st, No 229 East. Rudolph Kohner agt Louise Nuhn et al. (July 14, 1908)...41.60

1Discharged by deposit. 2Discharged by bond. 3Discharged by order of Court.

ATTACHMENTS.

Sept. 5.

- The Detroit Times Co; Justus P Sheffield et al exrs; \$3,000; J P Sheffield. \$4,600

CHATTEL MORTGAGES.

Sept. 4, 5, 8, 9 and 10.

AFFECTING REAL ESTATE.

- Berliner & Greenberg, Inc. 156th st near Amsterdam av..Malbin & Kammerman. Plumbing Fixtures. \$4,600
- Blooming, S. 328 E 107th..B Siculer. Sinks, Chandeliers, &c. 1,150
- Construction C O Co. 3642 Holland av.. Amer M & Mfg Co. Mantels. 90
- Orem, M. 23 E 103d..A Spiro. Chandeliers, &c. 400