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THE nature and limits of the business revival that is now under way are written on the face of the returns. People who expect a sudden and rapid resumption of the conditions which prevailed in 1906 and early in 1907 will be deceived. The conditions which prevailed in 1906 were not normal. They represented an expansion of business activity which strained the resources of the country, both in labor and capital, and which encouraged extravagance both in business methods and in personal expenditure. To expect, consequently, that business will at an early date become as active as it was eighteen months ago is to expect something which cannot and should not occur. A return to normal conditions will mean rather the transaction of an amount of business nearer the level of 1905 than that of 1906 and these comparatively normal conditions should prevail at least for another year or more. During this time capital can be slowly accumulated, labor can be disciplined and improved and business methods can, whenever necessary, be thoroughly reorganized. The severe deprivation and the rigid economy which were forced upon so many employers and employees last winter will not be necessary, but on the other hand, there will be no excuse for basing an excessive expansion of credit upon an unwholesomely large volume of business. The sort of confidence characteristic of periods of extraordinary prosperity is of slow growth, and it will hardly be restored during 1909. Mr. John W. Gates, when he predicted the postponement of the next "boom" in the iron and steel business until 1910 was probably not far wrong. The financial situation of the railroads alone would be sufficient to prevent the earlier occurrence of such an event. Railway earnings are improving, but they are improving very slowly; and as they improve the railroads will find abundant use for their increased receipts without spending them upon permanent improvements. The drastic reductions in operating expenses which has been characteristic of railway reports since March has been accomplished in many cases at the expense of the proper maintenance of railroad property; and as the earnings increase, operating expenses will have to be increased to even a larger extent. The consequence will be that no substantial improvement in net earnings, without which the credit of the railways cannot materially improve, is to be expected for a long time to come.

THE improvement in the net earnings of the railroads is unquestionably a condition, not merely of a revival of great prosperity, but even of the permanent restoration of substantially normal conditions. The financial reverses of 1903 were most acute in the case of the industrial corporations. The reverse of 1907, on the other hand, laid the heaviest tax upon the holders of railroad securities; and the effect has been decidedly to injure the credit even of the largest and best managed systems in the country. Their credit has of late been in some measure restored, but it has not been restored to any sufficient extent. It is impossible for the railroads to prepare for a revival of business by adopting a policy of liberal improvements because it is still impossible for them to obtain money on really economical terms. Moreover, even a plethoric condition of the money market will not help the railroads very much, because just at present they have not the security to offer. They are not in a position to increase their net earnings, even if they are able to transact an increasing volume of business, and in case they made large issues of bonds under such conditions, it

looks as if the stockholders would have to pay the interest on such securities. It is reasons of this kind which give strength to the claims of the railroads for an increase of rates, and the arguments in favor of such an increase can be boiled down into a comparatively few sentences. An improvement in the credit of the railroads is a condition of any permanent or substantial business recovery for two reasons. In the first place, unless the railroads are liberal in their expenditures, no considerable prosperity in the great basic metal industries of the country is possible. In the second place, the railroads could not handle the business created by another and greater period of prosperity unless they are in a position to make liberal provision for more double-track, more sidings, more equipment and better terminals. If their credit remains bad a revival of business would find them unprepared, and there would be the same complaints about shortages of cars, delays of shipments and general inadequacy of service as arose in 1906 and 1907. In spite of the enormous capital expenditures of recent years the railroads are really not in a position to handle the volume of business created in periods of prosperity, and they cannot raise the money necessary to a policy of liberal improvement without some increase in net income. The best way to obtain such an increase in income is by an increase in freight rates. Such an increase would distribute the burden over the largest possible area, whereas a successful attempt to reduce wages would concentrate the burden upon one class—viz.: upon the railroad employees. It is much to be hoped, consequently, that public opinion will be sufficiently fair-minded to approve a moderate increase of rates.

OUR COURTS have decided that no appropriation can be made for the Fourth Avenue subway in South Brooklyn until some judicial determination has been reached as to the precise debt limit of the city on June 30 of the current year, and so long as this legal prohibition holds, the question about the advisability of the immediate construction of this transit improvement can rest in peace. It will take some six months for the referee to hear the testimony and pass upon it; and during the next six months something may occur, which may place a different complexion on the whole matter. In the meantime the people of the city are to be congratulated upon the prospect of a judicial determination of the precise amount of the debt margin. There is no reason to suppose that the comptroller's office has made a false calculation, but the financial officials themselves are in doubt whether certain items should or should not be included. Such questions are enormously complicated and extremely technical, and a court review of the whole matter will be of the utmost benefit. All disputes as to what the city can or cannot afford to do will then be set at rest, and the men responsible for its financial policy will know precisely what resources they have at their disposal. We are much afraid that, in this, as in so many other cases, the fruits of knowledge will be pain and disappointment. Nothing is plainer than that the financial resources of the city are wholly inadequate to its responsibilities in the way of really necessary improvements; and the sooner this fact is demonstrated and its consequences realized, the better.

EVIDENCES accumulate that capital is going to take advantage of the comparative economy of building in this city to erect a large number of expensive structures. While the number of relatively inexpensive improvements projected during the first half of 1908 is much smaller than they were during the corresponding period of 1907, the number of expensive improvements, for which plans have been filed, is considerably larger. Substantial decreases are shown in the figures for dwellings, tenement houses and the like, whereas large increases may be remarked in the totals for office buildings and hotels. Indeed, if the new Equitable Building is begun during the year, the year 1908 will be second to none in the history of the city in its expenditure on skyscrapers. The latest important improvement for which plans have been filed is the new Ritz-Carlton Hotel. There seems to be some doubt whether this building will be erected, or in case it is erected, it will be called the "Ritz-Carlton"; but if it should be built in 1908 and 1909 its owners would have the advantage of getting a much cheaper building than they could have obtained a year ago or are likely to obtain a year or more hence. Moreover, the proposed site has certain peculiar advantages for an exclusive fashionable hotel. The block front on Madison Avenue, between Forty-sixth and Forty-seventh Streets, is

convenient to one of the most important railway stations, and it is sufficiently near both to the more important places of amusement and to the club houses and fashionable residence district. On the other hand, the location is comparatively quiet and much less costly than a site on Fifth Avenue would have been. Of course, the question will always be raised whether there is room in New York for any more hotels, but this question can always be answered in the affirmative. There is always room in New York for a hotel that can be built in an economical manner on an excellent site and is sure of a really distinctive management. Such would assuredly be the case with the proposed Ritz-Carlton, which would not be completed until business conditions have been restored to normal. Moreover, it should always be remembered in relation to New York hotels that about as many are destroyed in one year as are constructed. The Fifth Avenue, the Everett, the Normandie, the Stevens hotels, will all die during the course of 1908, and among them they transacted an amount of business which will be very grateful to the new hotels north of Thirty-fourth Street.

## DUMBWAITER SHAFTS IN TENEMENTS.

DECISION OF THE APPELLATE DIVISION OF THE SUPREME COURT AFFECTING THE RIGHT OF THE FIRE MARSHAL TO ISSUE CERTAIN ORDERS

By IRA J. ETTINGER.\*

THE United Real Estate Owners' Associations of the City of New York have achieved a victory in the recent decision of the Appellate Division of the Supreme Court in the case of Francis J. Lantry, the Fire Commissioner of the City of New York vs. Albert Mede, as the court decides that the Fire Marshal had no authority under Section 780 of the Greater New York Charter to require the fireproofing of the dumbwaiter shaft in a certain tenement house in the Borough of Manhattan, City of New York, owned by the defendant, and that he could not require said owner to cover the woodwork of the inside of the dumbwaiter shaft with asbestos one-eighth of an inch thick and then cover the same with metal.

The case was originally tried before Mr. Justice Seaman, of the Municipal Court, upon an agreed statement of facts, and Judge Seaman rendered judgment for the defendant. Upon an appeal to the Appellate Term of the Supreme Court, taken by the Corporation Counsel of the City of New York, said court, by a vote of two to one (Mr. Justice MacLean dissenting) reversed the judgment of the Municipal Court. Leave to appeal to the Appellate Division was obtained, and that court, as previously stated, reversed the determination of the Appellate Term and sustained Mr. Justice Seaman, the prevailing opinion being written by Mr. Justice Ingraham and concurred in by Mr. Justices Clarke and Scott, and a dissenting opinion being written by Mr. Justice McLaughlin and concurred in by Mr. Justice Houghton.

Section 780 of the charter provides that the Fire Marshal shall have the right to enter into any building for the purpose of examining or causing to be examined the stoves and pipes thereto, the ranges, furnaces and heating apparatus of every kind whatsoever, including the chimneys, flues and pipes with which the same may be connected, engine rooms, boilers, ovens, kettles and also all chemical apparatus or other things which in his opinion may be dangerous in causing or promoting fires or dangerous to the firemen or occupants in case of fire, and upon finding any of them defective or dangerous he may issue certain orders or special directions.

It was the contention of our association before the court that said section did not give the Fire Marshal the authority to issue the order in question, and that the principle, settled in a series of cases of two centuries that, "Where general words follow specific words designating certain special things, the general words are to be limited to cases of the same general nature as those which are specified," applied to the case in question. That the dumbwaiter shaft not being a stove or pipe or heating apparatus or chemical apparatus was not within the jurisdiction of the Fire Marshal. Also that if the Corporation Counsel was right in his contention, specific words would not have been used by the Legislature in the statute; that it is the duty of the court in construing a statute to give full force and effect to every word appearing therein, and that the court should be very slow to adopt a construction of the statute which would put the legislative department of our government in the light of using certain words in a statute with the intention that absolutely no meaning should be attributed to them. In support of this proposition of law cases were submitted to the court in connection with criminal statutes, civil statutes, contracts between individuals, wills, powers of attorney, chattel mortgages, etc., in all of which cases the courts

have uniformly held that words general in their nature are to be limited and qualified by the specific designations which precede them.

The Corporation Counsel in his argument maintained that the dumbwaiter shafts in question are the most dangerous means of promoting fires and might cause great loss of property, and the association answered by saying that it is elementary that these arguments might properly be addressed to the Legislature, the lawmaking power under our system of government, and should not be considered by the courts, which from time immemorial have proclaimed that they must interpret the laws as they find them, and that if the court permits itself to insert into a statute things which the Legislature either with intent or by oversight omitted, it is granting to a judicial tribunal legislative powers.

The Corporation Counsel also maintained that successive Fire Commissioners of the City of New York have exercised this power of compelling the fireproofing of dumbwaiter shafts in the City of New York, and have always regarded this power as being primarily within the scope of the statute; that the orders are not new, and have been issued for many years; to which our association replied that the unwarranted and illegal exercise of governmental authority for over a thousand years by municipal officers or one of their subordinates (in this case the Fire Marshal), will not sway the judiciary, when the appeal is made to it to uphold that basic principle, that the laws under our system of government are made by the Legislature, and that executive interference or usurpation will meet with well-merited condemnation; and that history has demonstrated that it becomes necessary at times to remind municipal officers that we are living under a constitutional form of government—from which alone they derive their authority, and which, most important of all, creates a sphere of individual autonomy upon which they dare not encroach.

Our association considered this case of the greatest importance, not because of the question of the dumbwaiter shaft involved, but because it is another illustration of municipal officers in the City of New York putting a strained interpretation upon the statutory law to justify their action in issuing orders against owners of real estate in the City of New York where there is a grave question whether the Legislature ever intended that such authority should be exercised.

Justice MacLean states in his dissenting opinion in the Appellate Term, "If the facts really be that the whole history of New York fires shows that the dumbwaiter shafts are the most dangerous means of promoting fires, \* \* \* it is curious that these facts have not been brought to the attention of the public and of the Legislature by the functionaries who, under various titles, have had cognizance of building construction in this town since 1866. However great be the dangers imagined the individual harm to come from the destruction of some building material or even hazard of life will be less than the public harm if courts read into the statutes, as legalization, the opinions of officials as to matters not contemplated by the lawmaking power, graft the notion of a departmental subordinate for the time being into the *pouvoir superieur* resorted to in extreme cases upon the Continent of Europe by the government head of the state."

Our association is at all times ready to co-operate with the Fire Marshal's office in securing legislative amendments which will render dumbwaiter shafts in tenement houses less dangerous in case of fire. In the Legislature, however, we might appear before the committees who have the amendments in charge and offer suggestions, to the end that the law may be amended in such a way that it will be of real benefit to the people of New York and not detrimental to real estate interests in our city.

The favorable decision in Lantry vs. Mede is the second victory achieved by the association within recent times; the decision of Mr. Justice Keogh in the Supreme Court granting a permanent injunction against the Commissioner of Water Supply, Gas and Electricity, after a trial of the issues, and preventing the said commissioner from installing water meters in tenement houses except where water was actually furnished by the city for business consumption, being the other decision referred to.

These two decisions must certainly have their influence upon our municipal officers; and they will undoubtedly appreciate that we can successfully appeal to the courts for redress when authority is attempted to be exercised without the sanction of the law.

—After four years the white marble Municipal Building in Washington is finished. Architecturally it is considered the equal of any building in Washington. It is treated from an architectural standpoint in columnar style throughout, the rear elevation being practically the same in design as the front. The columns extend on either side as well as on the front and rear. It is believed that in the future the rear of the building will be almost equally as prominent as the front. The plans for the building were drawn by Cope & Stewardson, of Philadelphia, and the actual work of construction was commenced in April, 1904. The municipal building construction cost nearly \$2,500,000.

\*Of the Board of Counsel of the United Real Estate Owners' Associations of the City of New York.

# CONSTRUCTION

## BRIEFS ON CEMENT AND CONCRETE.

ARGUMENTS presented before Committees on Concrete and Fireproofing, and Steel and Iron Construction, Strength of Materials and Height and Area of the commission for the revision of the Building Code, have been printed in book form with illustrations. The compilation is composed of a series of papers in the form of briefs by Messrs. Robert W. Lesley, representing the American Portland Cement Manufacturers; Prof. Richard L. Humphrey, secretary of the National Advisory Board on Fuels and Structural Materials, and Ross F. Tucker, president of the Concrete Association of America. Included in Mr. Tucker's paper is a list of some sixty important buildings in the metropolitan district alone that are constructed of reinforced concrete. Many of them are over eighty-five ft. in height, almost all are within the classification from which they were barred in the code prepared by the former commission, and the list of owners, architects and engineers embrace names of the highest standing. Also included in Mr. Tucker's paper is an opinion from Maj. John S. Sewell, a structural engineer, who has made a special study of reinforced concrete, and one from Mr. Rudolph P. Miller, late chief engineer of the Bureau of Buildings of the Borough of Manhattan.

### OPINION OF MAJ. J. S. SEWELL.

"In reply to your letter of April 6th, 1908, I have to say that, in my judgment, after a careful study of the subject from a purely professional point of view for many years, there is no doubt whatever that reinforced concrete can be made fully equivalent to structural steel for load carrying purposes, and, more than this, can be made to resist fire at least as well, if not better, than good types of commercial steel frame structures with terra cotta protection, such as that in common use, and approved by building departments.

At the same time, as you know, there are many so-called engineers and contractors engaged in reinforced concrete work, or in exploiting various forms of patented systems who do not take the precautions needed to make reinforced concrete what it ought to be. It would be a simple matter, however, for building laws to guard against ignorance or charlatanism in this as well as in other kinds of structural work, and I believe the time has come when, under proper restrictions, the reinforced concrete building should be recognized on an equal footing with the steel frame building fireproofed.

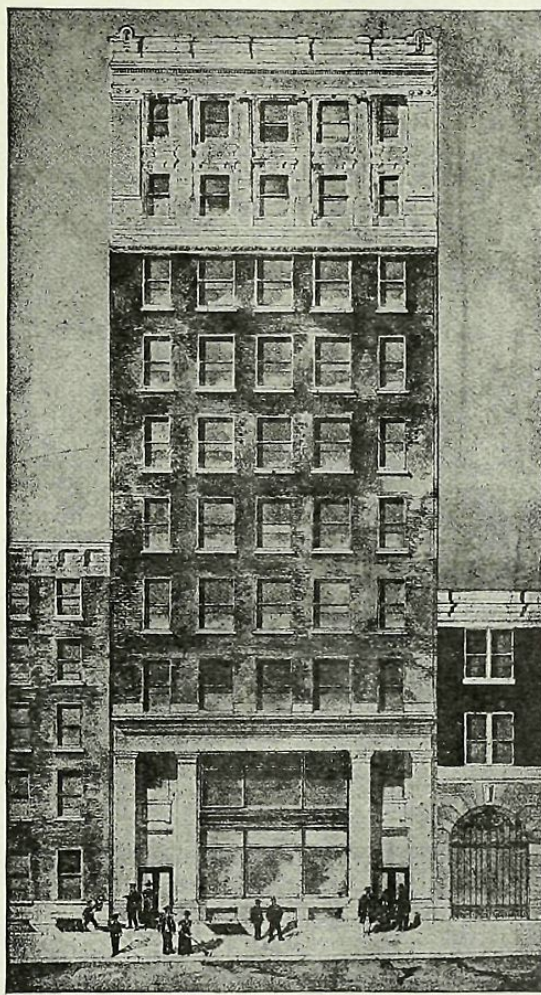
My personal opinion is that reinforced concrete columns should be designed and built as structural units, then covered with drums or slabs of reinforced cinder or brick concrete built up on metal lath, and securely applied to the column after it has set. This would avoid the danger of expansion cracks penetrating the structural part of the column, and would make repairs of the fireproof covering easier, after a fire. I think, as far as possible, we should avoid having structural stresses and expansion stresses due to fire, coexistent in the same material.

When it comes to girders, beams and slabs, of the floor systems, we have material under transverse stress, and conditions which make it well nigh impossible to apply a fireproof covering separate from the material doing structural duty. However, it is possible, by a proper design of the reinforcement, to render unnecessary the performance of any structural duty by the concrete below the neutral axis, except the very moderate one of resisting compressive web stresses, which it will do perfectly well, even after it is seriously damaged by fire. To accomplish this, it is necessary to use a reinforcement in which web members are provided, rigidly attached to the main bars so as to transmit into the main bars the full stresses in the web members, without any assistance whatever from the concrete. The web members must vary in number or weight, according to the variation in the web stresses, and they must extend, entirely to the top of the beam, so as to be fully anchored in the compressed concrete above the neutral axis. If this is done, the concrete below the neutral axis may be seriously damaged in a fire, and may even spall off so as to expose the main bars, without danger of collapse. Moreover, the damaged concrete may be knocked off and replaced with fresh; the new and old materials will not bond with each other, but if the new material is simply secured against falling off by its own weight, as by causing it to completely surround the main bars,—the strength of the beam will be restored, since the compressive web stresses are not dependent upon a bond between the new and old materials for their successful transmission. If, however, attached web members, designed as above described, are not used, the strength of the beam is dependent upon the ability of the concrete to transmit the stresses into the main bars or to bind the main bars and web members together. This involves serious tensile and shearing stresses in the concrete,—a duty that should not be expected of any concrete, however good,

much less of a composite mass of old and new material without any bond between them. In my judgment, if the web stresses had been recognized and properly provided for in the beginning, we would not hear so much about the vital necessity of care and skill in mixing the concrete for reinforced concrete structures, for any fairly good concrete would have done the work required of it with success. It is because we are demanding of concrete duty for which it is not fitted, no matter how good, but which it performs better than we have a right to expect, that its quality is such a sensitive point.

To require attached web members does not particularly favor any patented system, for the principle is public property, and there are many ways to apply it. If a patented system furnishes the best and cheapest method of applying an established principle, however, that is not a vital reason for not requiring the principle to be applied.

If I were writing the building regulations of a large city, I should prescribe that where a system of adequately designed attached web members was used in the floor system, the per-



A TYPICAL REINFORCED CONCRETE BUILDING.  
52 st and 11th av. Tucker & Vinton, Builders.

centage of reinforcement might be as high as  $1\frac{1}{4}$ ; otherwise it should not exceed  $\frac{3}{4}$ . That would shortly settle the whole question.

Another point which I think is of extreme importance is that high carbon steel should be discouraged, or at least, it should not be permitted to be used with working stresses exceeding those allowed for medium steel, because, otherwise, dangerously large deformations in the concrete will result. Until we find a way to increase the modulus of elasticity of high carbon steel in proportion to the increase in its elastic limit, its greater strength cannot possibly be utilized in reinforced concrete, without serious dangers.

There are many other points that ought to be covered in design of reinforced concrete buildings, such as the transmission of load from an upper column to a lower, the details at the floor levels, where the floor loads are taken into the columns, etc., etc. But, as I am not submitting a proposed draft of building regulations, I will not go into them now. If, however, all the points above mentioned are properly covered by regulations, there is no doubt that reinforced concrete is just as safe as protected structural steel, and in many places, more suitable and economical. It has certainly earned the right to full official recognition."

We also take pleasure in reprinting the following letter from Mr. Rudolph P. Miller, M. Am. Soc. C. E., late Chief Engineer Bureau of Buildings, Borough of Manhattan. Inasmuch as reinforced concrete has reached its present high state

of development in this community under Mr. Miller's supervision in his official capacity, his letter will undoubtedly be read with great interest and his opinions must be given the highest consideration.

#### OPINION OF RUDOLPH P. MILLER.

"It is with pleasure that, in response to your request, I give you herewith my views on the provisions affecting reinforced concrete in the proposed new Building Code. It was my privilege, as Chief Engineer of the Bureau of Buildings, to write the first regulations governing reinforced concrete that were promulgated and used in this country. These regulations have been in force in New York since their adoption in 1903, and have, I am pleased to say, proven very satisfactory. It has been a great gratification to note also that they have served as the basis for practically all other municipal regulations on reinforced concrete adopted in this country, many of the clauses having been copied verbatim.

With certain changes prompted by a larger experience and further study, the present regulations for Manhattan could be wisely adopted in the new code as the provisions relating to reinforced concrete. I know they are not acceptable to the extreme concrete enthusiasts, because they do not permit a free hand to contractors; nor are they satisfactory to the opponents of concrete construction, because they do not prohibit the construction. I think, it is fair to say, that they are generally admitted by unbiased judges to be safe and conservative and representative of good present-day practice.

It was always a matter of regret to me that I did not succeed in having the fireproof character of concrete investigated by the city authorities, and that it, therefore, became necessary to have each representative of a system make a separate fire test. It seems to me, however, that now, after the score of fire tests on stone-concrete made under the auspices of the Bureau of Buildings, sufficient proof has been adduced to show that reinforced stone concrete is fireproof. I would strongly advocate the elimination of the second clause of the present regulations, regulating the fire test, and inserting instead such provisions as may be deemed necessary to secure sufficient protection for the imbedded reinforcing material. With such safeguards, there is no reason why reinforced concrete should not be classed with other acceptable forms of fireproof construction.

And let me say here, that I consider it a mistake to attempt, in a building law, a grading of fireproof construction. The law should fix one standard of fireproof construction, making that, I would strongly urge, a high one, based on the very large and extensive experience of the Bureau of Buildings. A distinction between so-called first-class and second-class construction will be found impracticable in the administration of the law, and is almost certain to lead to misunderstanding if not discrimination.

A limit of height has been suggested for concrete construction. That seems to me entirely unnecessary. Structural safety and ability to resist fire are the only considerations that I can conceive as affecting this question. But, so long as the working stresses fixed by the law are not exceeded, there need be no fear of going to any height; and, with all the safeguards against fire provided for by the law, a reinforced concrete structure is quite as safe as any other or else it cannot be considered fireproof.

One element of a reinforced concrete structure that should have a fuller consideration in the law, is the column. The present provision is very meager. In the light of our later knowledge, three types of columns may be considered: The plain reinforced column, the banded or spirally wound column, and the steel-core column which is so strongly advocated in Philadelphia.

In the consideration of this subject for the Building Code Revision Commission of last year, the suggestion was made that all the shear in members subjected to transverse loading should be taken up by means of stirrups and that these should be firmly attached to the tensional reinforcement. I do not favor such a provision, as I believe that any type of construction which is safe should be permitted. It is entirely a matter of design under the established working stresses. It would be quite as unfair as to require the use of a mechanical bond between concrete and steel.

The present regulation (No. 18) with respect to load tests, is unfair and in some cases may prove unsafe. It is now required that in a test, the applied load shall be three times the contemplated load. This might, under certain circumstances, stress the steel beyond its elastic limit. I would suggest a change to one and one-half times the working live load plus one-half the weight of the construction.

It has been proposed to prohibit the placing of concrete in freezing weather. This is an unnecessary hardship, as entirely successful work can be done in extreme cold weather with proper precautions.

The fixing of a minimum time for removal of the forms, as has been also suggested, is not desirable, in my opinion, as it is likely to be used as an excuse in many cases for the premature removal of forms. In this connection, I might add that any provision restricting building undertakings to reliable and responsible contractors would be to the interest of reinforced concrete, as well as other constructions, and would make many of the requirements in the law superfluous.

## THE STATE PRISON ARCHITECTURAL COMPETITION.

A STRONG feeling of dissent to the award of the first prize to a Hudson River architect, in the new State prison competition, is observable in architectural circles. The State architect disagreed with the Commission's selection, but has not interposed his official veto. In a letter to the Commission Mr. Ware said:

"To a certain extent, I do not criticize competitor No. 28 for his excess in cost over two million dollars because this is a common fault with all competitors, and the responsibility for this condition of affairs will rest with those who drew up the conditions of the competition, requiring buildings and plant that could not be executed for the money available. I do, however, criticize this competitor for the way he has made his estimates of cost, using methods of figuring the cubic contents of buildings which do not give accurate results and which are misleading, thus forcing the figures so that the apparent cost would come within eighty-eight dollars of the two millions available.

"My preference for first choice is plan No. 30, and, briefly stated, my reasons are as follows:

"The arrangement of buildings around a large open court provides ample sunlight, free circulation of air and good ventilation, which are so necessary. The yard is not cut up by buildings and corridors as in the case of No. 28. The architecture of the buildings throughout and particularly of the walls and buildings to be seen from the river is most appropriate and in keeping with the character of the institution. The material proposed for the building, viz.: native stone, can be quarried on the site by prison labor, and no better building material can be found. I admit that in some of the details of the buildings this competitor does not appear to be as familiar with prison requirements as does competitor No. 28. On the other hand, the design submitted by competitor No. 30 indicates that he is much better qualified architecturally than competitor No. 28 to design a prison which will be a credit to the board and the State of New York. If I were the sole judge of the competition, I would not hesitate to award first place to plan No. 30.

"The Board of Award is composed of seven members, five of whom selected No. 28 as their first choice. These five men are all more familiar with the requirements of a prison and therefore better qualified than I am to say which of the plans submitted meets the requirements from a prison standpoint. The original law governing this competition did not contemplate that the State architect should have more than one vote. According to the amendment passed last winter, his concurrence is necessary before an award can be made. I should consider the proper use of the power of non-concurrence (amounting to a veto) as applying to a condition that might arise if a poor plan had been selected by the board as its first choice. I cannot say that such is the case, although I do not think plan No. 28 is the best one that the board could have selected, and it would be with a great deal of reluctance were I to concur with the findings of the board in placing plan No. 28 first.

"Such an award would be subject to serious criticism, which the majority of the board must be prepared to meet. I feel confident that the criticisms I have made will be sustained by others. Appointed a member of the Board of Award on account of my official position as State architect, with practically a veto power which I do not feel justified in using, and having at heart the best interests of the State, I earnestly beg the board to reconsider its former action."

The American Architect comments in part as follows:

"Although the disposition of this important matter appears deplorable, in that an unusual opportunity seems to be, in a measure, wasted, much good would unquestionably result to the country at large, if the profession would profit by the experience gained in this competition. If, in the future, architects of reputation and ability would steadfastly and consistently refuse to take part in competitions, the conditions for which were notoriously at variance with, and it might almost be said in defiance of recognized standards, the lesson taught by this affair would not perhaps be too dear, even though the cost falls in great part upon the State. But when a Commission in meeting objections to what might be termed an impossible program, is able to exhibit letters from a half score of architects whose names are among those of the most prominent and able in the country, agreeing to accept the conditions and compete for the prize, it can hardly be criticised for assuming a somewhat independent position. Nor should we perhaps be too intolerant under such circumstances if some of the humbler members of the profession failed to recognize the difference between competing under outrageous conditions, and some other infraction of the professional code where the matter involved was not a two-million-dollar commission."

Walter Cook, consulting architect to the Board of Estimate, announced this week that a bill prepared by the legislative committee of the New York Chapter of the A. I. A. would be introduced in the Legislature next winter to improve the method followed in State competitions.

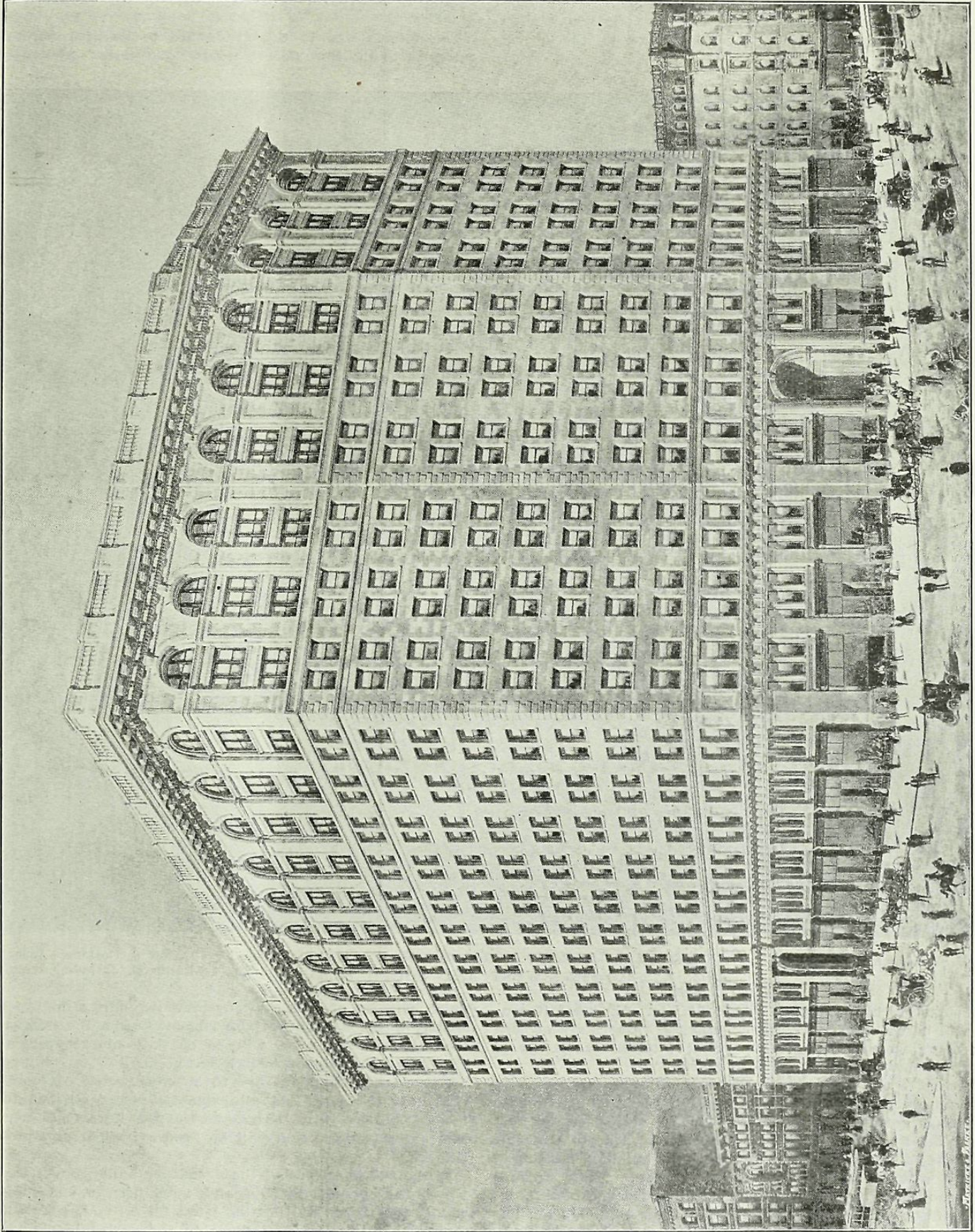
# CONSERVATISM AND COMFORT THE KEYNOTE FOR THE FIFTH AVENUE BUILDING.

DETAILS that have been given out so far concerning the 14-story office building to be erected at 23d st and Broadway, the site including the lot occupied by the Fifth Avenue Hotel, indicate that the structure will be as near a model one of its kind as ingenuity and expenditure can make it. The skyscraper plan has been avoided, as it is believed by the owners of the property that an office building from 12 to 18 stories is a better investment. It follows from this belief that the appropriation can be expended to the best advantage for the comfort of the tenants. As Mr. Walter E. Maynard, vice-

president of the Fifth Avenue Building Co., the owners, has said, the improvement on this corner will mark conservatism in the construction of business buildings. The comfort of the occupants of the offices will be borne in mind above all other things. The country will be ransacked for the best devices that will promote this object.

A signal illustration of this is the decision to have sterilized water. Arrangements have been completed with a Philadelphia concern to have a plant installed to provide the tenants with as pure water as can be supplied anywhere, rivaling even the aqua of springs. The problems involved in heating, lighting, ventilation, cleaning, elevator service, etc., are being treated exhaustively, the best experts being consulted. The large space to be set aside for the court and the restricting of the number of stories in order to insure good ventilation and natural light in the offices looking out on to the court is another instance of the foresight being shown to provide the tenants with all possible comfort.

In a handsome book issued by the company to show what may be expected some of the more important features are men-



Maynicke & Franke, Architects.

THE FIFTH AVENUE BUILDING.  
Broadway, 23d and 24th Streets.

Hedden Construction Co., Builder.

tioned. After referring to the accessibility of the location, with the present subway and tunnel systems and with their proposed extension, the publication states:

"The elevator system, which consists of nineteen overhead traction elevators, opening upon halls of unusual width and light, furnishes a service of the greatest comfort, safety and rapidity. Each of these elevators can make a round trip in 38 seconds, or 96 trips an hour. The entire system permits of 1,880 trips every sixty minutes.

"A special plant furnishes to each office iced filtered and steri-

lized water. Arrangements have been completed with a Philadelphia concern to have a plant installed to provide the tenants with as pure water as can be supplied anywhere, rivaling even the aqua of springs. The problems involved in heating, lighting, ventilation, cleaning, elevator service, etc., are being treated exhaustively, the best experts being consulted. The large space to be set aside for the court and the restricting of the number of stories in order to insure good ventilation and natural light in the offices looking out on to the court is another instance of the foresight being shown to provide the tenants with all possible comfort.

In a handsome book issued by the company to show what may be expected some of the more important features are men-

lized drinking-water, absolutely free from germs, thus saving the tenant the expense of individual coolers and the delivery of ice or bottled waters. The heating system includes four boilers, having total capacity of 1,400 horse-power connected with fourteen miles of steam pipe.

"Every office is light and airy. With a height of only fourteen stories and an interior court 60 feet across, or as wide as an ordinary city street from house to house, the building is lighted by 4,216 windows, which furnish 105,000 square feet of lighting surface. This precludes the existence of a single dark or badly ventilated office.

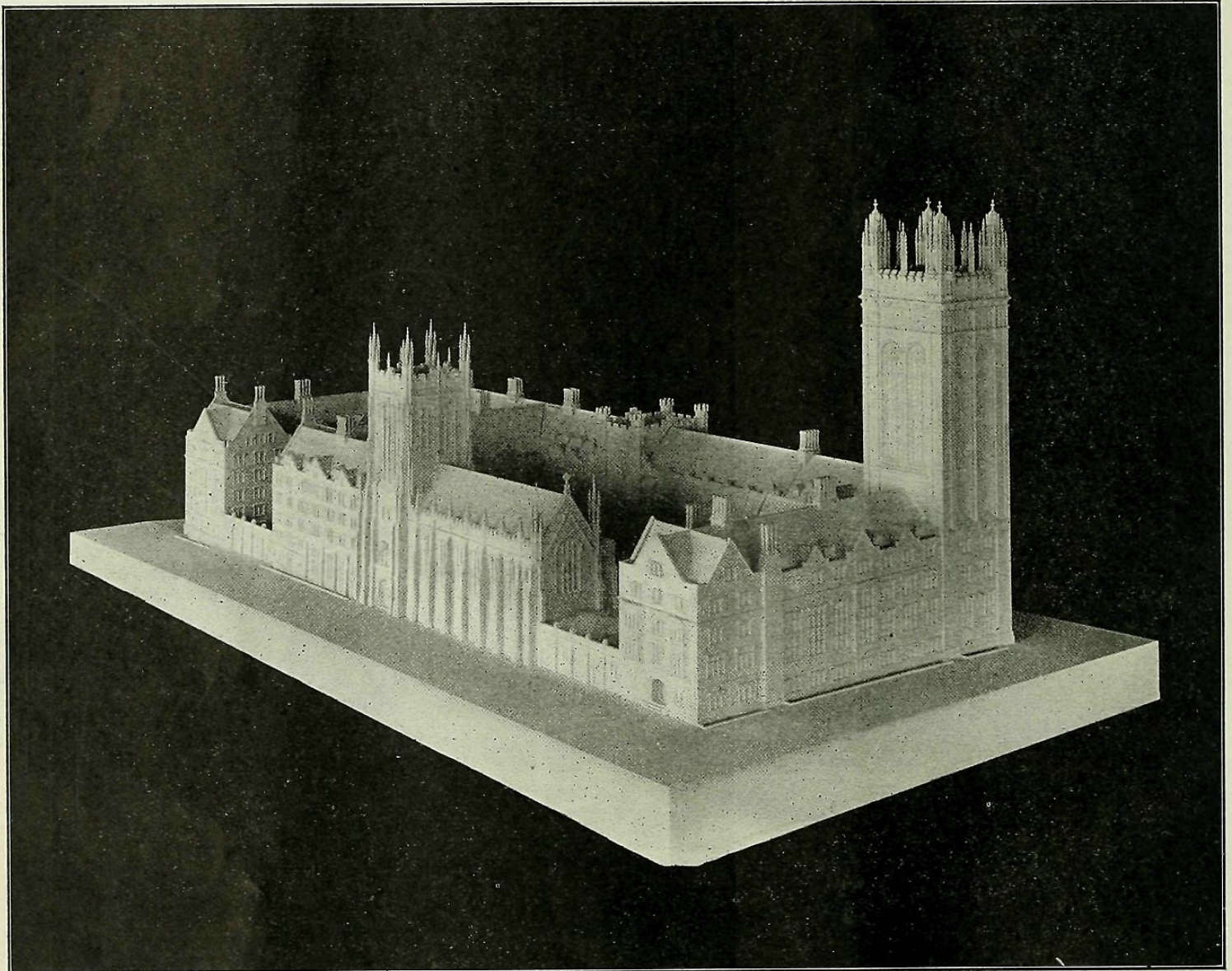
"It is believed that the central light court of the Fifth Avenue Building is the largest and most handsomely finished in the country. The offices looking out on this court compare favorably with those on the outside of the building, and for tenants wishing to be away from the noise of the street they have many advantages. The outlook is most attractive, as the court walls are built of white marble-finished terra cotta, a sumptuous innovation in office building construction, but one which adds greatly to the illumination of the court and to the architectural beauty of the building.

## GROUP OF BUILDINGS FOR UNION THEOLOGICAL SEMINARY.

PLANS by Messrs. Allen & Collens, architects, No. 6 Beacon st, Boston, Mass., were recently selected in competition for the new group of buildings for the Union Theological Seminary, consisting of a president's house, of five stories and attic, 36x50 ft.; administration building, five stories, 106x46 ft.; memorial hall, five stories, 46x47 ft.; library, seven stories, 156x45 ft.; library tower, six stories, 36x53 ft., and dormitory, seven stories, 210x45 ft., to be situated at Broadway and Claremont av, 120th to 122d sts. The improvement necessitates the closing of 121st st. The buildings shown herewith are from the plaster model, which will form an "L" shape, enclosing the terrace, quadrangle and grounds.

The number of cubic feet included in the entire group is 2,188,500, and the cost is estimated in the neighborhood of \$1,000,000.

The foundations to the grade are to be of concrete, with exteriors to the first floor windows of granite. Above this the



A. J. Robinson Co., Builder.

UNION THEOLOGICAL SEMINARY GROUP.  
FIG. 1. SHOWING WEST AND SOUTH ELEVATIONS.

Allen & Collens, } Associate  
Louis E. Jallade, } Architects.

"The building is thoroughly fireproof. The only wood it contains will be the office furniture of tenants. Floors are of concrete; doors are of heavy drawn metal; window frames are of bronze; baseboards are of polished marble."

Referring to the architecture it is stated that "the severely classic facade is of limestone throughout, resting upon a base of polished granite. Three large vaulted entrances, 30 feet high, on 5th av, 23d and 24th sts, respectively, lead to a marble lined arcade 23 feet wide, which trisects the building, meeting in a domed rotunda at the central intersection. These arcades form practically a covered street leading from the different thoroughfares upon which they open, and contribute to the imposing appearance and to the convenience of the building."

The work is to be completed in May of 1909, which means that every part of the construction work will be started in the same year. The Hedden Co., the general contractors, intend making a record for rapid construction, which they will do by turning the building over to the owners at the time appointed. The architects are Maynicke & Franke.

THE CHECKING INDEX keeps your conveyances posted to date, regardless of whether you use the street number system, or the block and lot system.

finish will be of Indiana limestone trimmings and rock-faced ashlar, which will be the stone blasted from the excavation of the cellars. The roofs will be of slate and copper, and the chimneys of ornamental terra cotta.

The floors throughout are to be constructed of marble, tile, corktile and wood, and all principal rooms finished in ornamental plaster with handsome carved hardwood trimmings. The entire construction will be fireproof with soundproof partitions.

In the sub-basement of the dormitory building will be located the boiler, pump, dynamo and machinery rooms which will supply the power and heating plant for all of the buildings, the mains being carried in tunnels to the various buildings. The upper seven floors are to be divided off for students' living quarters, each student having a sitting-room and chamber.

The upper floors of Memorial Hall are devoted to study rooms, the walls, ceilings, columns and balustrades to be finished in imitation Caen stone, with marble floors and stairs.

The directors' rooms, reception-rooms, trainers' quarters, lecture rooms and halls are in the administration building. The upper floors will contain study rooms.

In the basement of the president's house are the kitchen, pantry, laundry and servants' hall. On the first floor will be

large dining-rooms, the upper floors contain library, living-rooms, dressing-rooms and sleeping chambers.

Five floors in the library are given over to book stacks and contain museums, seminaries, social halls, librarian's quarters, bibliographical rooms, catalogue-room, reference room, with studies and chambers on the upper floor.

The chapel, which is included in the photographs of the group, was not included in the original contract of the builders, the Andrew J. Robinson Co., but it has now been decided to start this building also. It is expected that the chapel will be completed at the same time as the remainder of the group, in September, 1909. Louis E. Jallade, No. 1170 Broadway, Manhattan, is associate architect.

### SEEKS BUILDING HINTS.

Kametaro Hayashida, chief secretary of the Japanese House of Parliament and special ambassador of the Mikado, charged with the duty of compiling a report of the most improved architectural methods in vogue in America and Europe, sailed on Wednesday from New York, after brief stays at San Fran-

### BUILDING PLANNED 1,000 FEET HIGH.

TO COST \$7,000,000 AND TO STAND AT BROAD AND WALL STREETS—ERNEST FLAGG THE ARCHITECT.

RUMOR swears she isn't wrong this time. It is quite on the cards that New York City will possess that thousand-foot high office building.

It must seem to the onlooker that something has happened. A few years ago the learned had figured out for us that there really did exist a mechanical limit or check to the height of skyscrapers. No doubt the steel skeleton could be carried upward, pretty nearly as high as cash on hand permitted, and probably the masonry could be made to follow it to its proper place. But the limiting factor was the elevator service. Theoretically it seemed to be proved that the higher your building went, the greater was the floor space demanded by the elevators; and, of course, if the elevators ate up too much of the rents, the building, perforce, became a failure, which no one would undertake with due knowledge in advance. Practice, however, is often more daring than theory, and with the

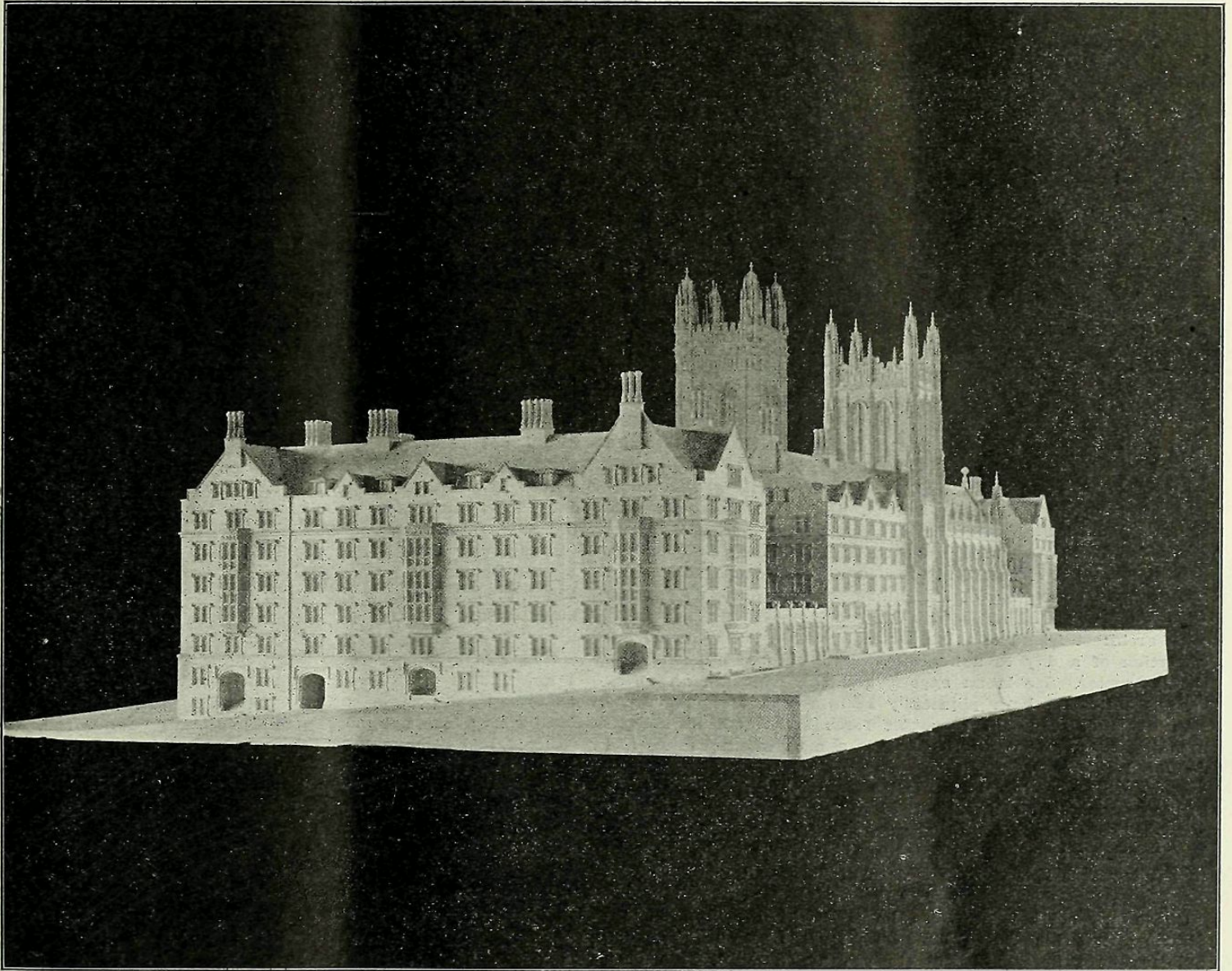


FIG. 2. SHOWING NORTH AND WEST ELEVATIONS.

cisco, Chicago, Washington and this city. The ideas he will gather are to be used in selecting plans for the Japanese Diet's new building, for which an appropriation of more than \$12,000,000 has been made.

"Compared with those we have in Japan, the buildings I have seen in this country are magnificent," declared the Japanese official. "We can learn much from the experience of San Francisco, because earthquakes are one of the dangers Japan has to contend with. Since the San Francisco earthquake building there has been carried on with a view of affording as much resistance to earth tremors as possible. An inspector of architecture and an inspector of decorative work came with me from Japan. I left them in San Francisco, where they are making a careful examination of buildings."

The two inspectors will also visit Chicago, Washington and New York, and also foreign capitals.

—In spite of the increase of fire construction and the interest in concrete development, wood remains the great building material of the country. A report of the geological survey contained the information that in forty-nine of the large cities 59 per cent. of the buildings erected last year were of wood. The percentage is, of course, much greater in the suburbs, in smaller places and in the rural districts.

now historic flight of the Singer Tower it was certain that either these theories had been in some measure disproved, or some one had rashly undertaken the impossible.

The general suspicion was that the building would not pay as a real estate investment, but it might pay as an advertisement. Great are the uses of publicity! But the judicious concluded that unless the tower was a "real thing" financially, it would probably be the last monument of its kind.

Alongside the Singer Tower, however, arose the City Investing Building, which is, in fact, even more of a commercial campanile than its highly artistic neighbor that looks down upon its irregular roofs and skylights. Following these two structures the public began to catch glimpses of the Giant of Madison square. Had any other concern than a big insurance company undertaken the new tower, the "advertising theory" of the purposes and final utility of these "cloud-cleavers" would have been shaken. But everybody could see what an immense publicity asset the Metropolitan's new venture was. Even if it had to carry its own interest, it was good enough to do it.

This tower, however, was followed by plans for a still higher structure for the Equitable Life Assurance Society. Then a few, at any rate, began to think that possibly there were figures and facts in existence that showed presumptively that the "top-less towers of Ilion," which the poet sings of, were not, in New

York City, the dream of the architect's ambition, or the last high note of the advertising man's desire to be heard.

Mr. Ernest Flagg, the architect of the Singer Building, has achieved a signal and unquestionable artistic success in the Singer Tower. Few so thoroughly notable achievements have been scored in modern architecture. The design has not yet evoked from all quarters the high measure of praise it merits and undoubtedly will receive. The work is the work of a consummate designer who has studied his problem and has worked it out with rare skill and even rarer conscientiousness. But Mr. Flagg is known to be an architect who adds to his artistic qualifications a high degree of practical common sense. We may guess that when he figured the problems involved in the Singer Tower, his calculations went beyond the purely artistic details of the structure. He has announced publicly his belief that the tower is the logical form of the skyscraper. Now, the logical form of a skyscraper must be also the commercially profitable form, otherwise it would not be "logical." Evidently others have figured after him, and the fact that tower after tower is arising in the city goes far to show that other people's calculations have verified Mr. Flagg's figures and conclusions.

And, as though to prove all this, the statement is abroad to-day that plans are in existence for a one thousand foot building to be erected on a part of the site now occupied by the Mills Building, which covers a plot facing on Broad st and Wall st. The cost of the building is estimated at \$7,000,000, and the area of the tower is to be 100x80 ft. The architect of the new building is Mr. Ernest Flagg, and his absence in Europe prevents direct and positive verification of the story.

## THE MAN ON THE STREET.

THERE is one great privilege given to our workers in the building lines, at work out of doors, and that is the boon of easing up the strain incidental to high pressures and intense activities by good physical scrapping, which is denied those confined in offices, especially where women are part of the force.

So when situations arise where you have got to punch the other fellow good and plenty, or get it yourself, if you have a discerning foreman or super he looks the other way and the matter is settled by good bunches of fives getting in their fine work.

To the gentle and ladylike, it seems very dreadful, but to the expert handler of men it is part of the game.

In England, some years ago, when prize-fighting was abolished by the law, statistics showed a great increase in wife beating. The brutal strain in men must have an outlet.

It is why the steel men, with all their efficiency and daring, like to have it out now and then in a rough-and-tumble, and the foreman of a gang of bridgemen is often quite as capable with his "dukes" as he is with his constructive devices.

An architect friend of mine for many years has gone during a portion of a day to a nearby athletic club and boxed with the instructor. He is an expert, and can maintain authority on his buildings, both physically and mentally, should occasion demand. He can thus put forth structures in record-breaking time, and architecturally is a man whom France has delighted to honor.

Some prefer fencing, both for its mental and physical training. Another friend, an old Belgian architect, used to recommend this sport to his draughtsmen and also took a hand in it. With argument or foil he was very deft, and when we used to get together it was soon a case of "touche."

\* \* \*

One of my old boys—Charles, he of the high-mast name, indicating that his Dutch ancestors must have been derrick builders or sailors—came up to see me Sunday. He is a high-class draughtsman, with big hands and a like-sized brain and heart. Pop and he discussed pretty much everything, architecturally. He is a pretty good designer, I think, but he denies it. "No," he says, "I think in plan." P. thinks in elevation. The latter is the aesthetic man of the busy office, Charles is the constructor. A man should really do both, and these men do, when you get right down to it; though it's like using both hands—one is better than the other, generally.

He also spoke of cheerfully accepting a cut in salary, and never thinks of collecting for over-time or night work. He has had plenty of both. "My people have always treated me white, and this is my time now to do it." No wonder his firm sent him to Europe last year at their own expense. He's worth it, and they lost nothing by the vacation.

He didn't forget his old boss, either, and a dainty water-color of a Venetian scene, with the dim silhouetted architecture of St. Mark's square, now hangs in my dining-room. My architectural progeny is large, but they are all right whenever I see them, and I hope there are many yet to come. Hey, old mackrel!

\* \* \*

Did you ever get caught in an undertow? I have. Once, as a young man, on the New Jersey coast, where the breakers come in with great force and the water recedes in a subtle current under the surface, sweeping the unwary out to sea.

I had gone far out, unknowing the conditions, and when I

started in, the shore came no nearer. I became tired, but turned on my back and thought it all over. Then I put on steam, full pressure, resting alternately, and finally gained the sandy beach.

A tall, eagle-faced lifesaver said, quietly: "I have had my eye on you, and you'll never do that again." I never did, and I learned my lesson and applied it, as I try to do all such to my activities in the building trade.

You see every day in our line men in a similar fix to mine. Sometimes they are under the espionage of some kind friend, who goes to the rescue at the critical moment and pulls them out of financial submerging. Sometimes they swim out themselves. Often they go down, and only the bubbles tell the sad tales of their end.

So when the financial waves in your constructive sea tend to sweep you out beyond reach of aid, brace up and redouble your efforts. Keep your head and put in your most scientific side strokes. If the whole matter is a new experience to you, don't repeat the error, but ever after keep near the shore, even if you have to stand on the bottom. If you have to take a chance, and we all do, don't go beyond the life line, unless you want to risk being a submarine.

\* \* \*

It is said of many architects and builders: "He works like a horse." Well, there are many kinds of working horses and men—quick, nervous ones, like some of us, making sketches and hating to work out the details. Then there is the steady, moderately fast, get-there kind, like many engineers or well-organized builders, moving on in good time—the 150-lbs. or so to the square foot kind. Then come the ponderous, percheronic personalities, slow, solid like heavy warehouse designers and builders. Then there are the fancy breeds, given to careful grooming and selected physical conditions. This is the society bunch. Last, there are the broken-winded, spavined kind, hawking around as job lots and longing for the boneyard.

Taking it all in all, the old Morgan strain of Vermont is a good proposition. I knew them well as a boy, for my Uncle Fred bred them, and from him I learned many things very useful to my building experience. Don't overwork your animals. Have a whip, but never use it. Give them a little green stuff now and then and mixed feed. Just tack these up in your mentality and apply them to your draughtsmen and your working force on buildings, and such others to whom it may apply. You'll get record-breaking results, and you will pass under the wire so fast and first so often that it will surprise your clients in wins. Also, if you have superintendents and such, don't let them handle your stock so as to invite actions from the S. P. C. A.

It is a pity the A. I. A. could not step in sometimes in cases I have known, and save the victims from the paper butchers. But while we conserve the beast, we often neglect our common humanities.

\* \* \*

Mornings now as I come down the street about eight o'clock I am treated to a free gymnastic show. Likewise are other passersby and certain curious spectators. It is the come down of the long, one not morally but physically. He is tall, clear-skinned and clear-eyed workman, engaged in preparing heavy hoists of stone for the up-going. He takes hold of the big hook at the cable's end, when he is ready to descend from the overhead bridge, twenty or more feet above the street, swings with body in perfect poise, and the big derrick hundreds of feet above him gently lets him down.

Sometimes he goes up on a block of stone or a coil of rope, this springing under him like a bucking broncho, while he maintains the steady seat of a cowboy, with one hand on the big hook and the other using his signal whistle.

There are no p'audits or any excitement, but I go on my way feeling that in this pair of arms and the steady brain beneath the straw hat's turned-up rim is reliability of high type, and that this man has nothing to fear, or his friends to fear from him. Good work, my boy—may you never lose your grip on any of life's affairs.

\* \* \*

Bill wears a small, green enameled turtle on his watchchain. Facetious friends with eyes to the stomach now and then inquire if it relates to membership in the Hoboken Green Turtle Club, whose members are world renowned for their girt and gastronomic abilities until dyspepsia and death lay them low.

No, the little charm represents to him the qualities of the slow but steadily moving mysterious chelonian whose like qualities in a constructor have landed many a one victoriously over those of like qualities unto the hare, who, as in the old tale, quit the race to sleep ere it was run out and was passed at the finish.

Dogged persistency is necessary for steady progress in the building trades, and "The race is not always to the swift, or the battle to the strong," but to the man who sticks it out to the end.

A foreigner on coming to this country and seeing a little turtle said: "Well, I never thought to see a snuff-box walking." "Whist," said the wife, "don't be making fun of the bird."

Jokers will kindly abstain, therefore, from giving Bill's turtle the merry ha! ha! and keep on the treadmill.



## TRANSFORMATION OF FIFTH AVENUE SECTION

THE famous 5th av section, from 23d st to 59th st, which was once the greatest residential district this city has ever known, a district in which real estate has increased more in value than in any other district of four times its size, full of romance, the home of the greatest and wealthiest families this country has ever produced, is now comprised of as many different classes of property as there are variations in the kaleidoscope.

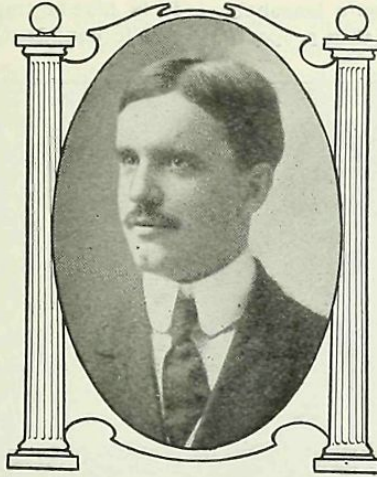
Events that have occurred during the last year prove beyond a reasonable doubt that the 5th av section enjoys the distinction of having lived up to its excellent reputation. The fact that this interesting part of the city is not more changed than it is, is due very considerably to the restrictions by which the majority of the property is held in check. These restrictions are gradually being eradicated; some of them being overruled by court decisions and overcome in various other ways, and in some instances disregarded altogether.

The residential character of the 5th av district is now so changed that its private residential aspect is the least prominent. The district now contains everything from a church to a poolroom. On one street you will find a mass of apartment hotels, on another a group of clubs, around the corner new office buildings, and then turning again into 5th av you will find various new buildings of every description, containing banks, trust companies, lofts, offices, stock brokerage houses, large dressmaking concerns, jewelers, restaurants, florists, etc., that have either migrated from other sections of the city or that have grown up with this veritable little city that has sprung up within the last few years. The hotels, office buildings, churches, theatres and clubs are all in competition with each other for the supremacy of distinction. The old-time residences in the district are now becoming but a fading shadow of the days gone past, the days when such people as J. P. Morgan, Geo. W. Vanderbilt, H. H. Havemeyer, R. T. Wilson, Isaac A. Kip, Charles T. Barney, John D. Wendell, Chauncey Depew, Henry A. Robbins and hundreds of other residents of similar standing first became residents of this district. To these members of the old guard, the fascination of living in this district in preference to any other district in the city is still just as strong as it ever was, and the presence of many of them even now is a familiar sight to any one who observes.

There are many buildings now being or recently completed: The Driecer Building, at 46th st and 5th av, is a very appropriate improvement; the building just completed by Henry Corn, and others which he controls recently completed, are indeed something for any city to be proud of. The new store, loft and office buildings, such as 109 West 26th st, 236-8 5th av, 19 West 34th st, 33-5 West 34th st, 36-8 West 37th st, 341-7 5th av, 373 5th av, 39 West 38th st, 7 West 38th st, 114-18 West 39th st, 576-8 5th av, 29-35 West 32d st, 313 5th av, 437-9 5th av, and a score of others of similar character, most of which are fireproof buildings between 9 and 16 stories in height, are all and singly a credit to any community, and they are filling up encouragingly. There is not much difference, however, between the rentals per square foot for stores and offices below 34th st and those above 34th st; the conditions, however, responsible for the values above 34th st being quite different from the conditions that justify the values below 34th st.

Sites for new buildings between 23d st and 59th st are very difficult to obtain at any price on which a reasonable income can be assured when the property has been adequately improved. Many owners prefer to lease their property for a long term of years with renewals, based on reappraisals of the land at the expiration of each tenure. That leaseholds are becoming more in favor in New York has been clearly shown by the great increase not only in the volume of these transactions in the real estate market, but also in the importance of many individual leases for long terms, which are the basis of some of the most notable building operations in this city, of which the 5th av section is so far in lead that it would be indeed a difficult thing to say which section stands in the second place, and for any one to discuss with any intelligence the present conditions of the 5th av section without touching on the subject of leaseholds would be a gross injustice to the subject.

The change of operations caused by the leasehold idea is due to the fact that it requires such a large amount of capital to successfully conduct an operating business in the purchase of real estate for investment or for the purpose of selling at a profit, and especially so in the 5th av section, where it is difficult to buy a 25-foot lot on 5th av for less than \$350,000. As a result of this change in the conditions, certain operators who have from time to time for a period of years bought and sold real estate have turned their attention to leaseholds and have obtained long term leases on various properties (the



F. P. GAILLARD.

present price for mortgage money has imbued them with new enthusiasm for long term leases). These operators reason that, comparatively speaking, as much if not more profit can be made by taking long term leases for choice property in growing sections of this city as can be obtained by buying and reselling. A very interesting instance of the enhancement of values of leaseholds is that of the southwest corner of 5th av and 35th st, which is now in course of construction. The lessee (Acker, Merrill & Condit) has been offered a profit of \$250,000, and the building has not yet been completed. Through the medium of a long term lease the lessee secures the benefit of the increase in value of the property, as reflected in the enhancement of the rents, usually without investing much money, and in many cases without any actual cash outlay. Leases that show a net yearly profit to the holder rapidly acquire an actual money value, and there is a

growing demand and market for such investments. The indisposition on the part of many owners of gilt-edge real estate to sell their properties at any price, especially in the 5th av section, tends to accentuate the long term leasing movement, and conditions in this regard in the 5th av section are becoming more and more similar to the conditions that exist in the city of London, where sales of property in fee are quite insignificant in comparison to sales of leaseholds. With these facts clearly impressed upon their minds, many of the shrewdest operators have already acquired many properties on lease and many leasing companies have been formed, such as the New York Leasing Company, City Leasing Company, Improved Property Holding Company, Knickerbocker Mortgage & Leasing Company and a number of others which I could mention.

A few of the properties in the 5th av section which are now controlled by lessees are: 503 5th av, 538-40 5th av, southeast corner of 32d st and 5th av, 341-7 5th av, southeast corner of 34th st and 5th av, northeast corner 34th st and 5th av, southeast corner 39th st and 5th av, northwest corner 42d st and 5th av, 13-15 West 34th st, 11 West 34th st, 26-30 West 34th st, northeast corner 42d st and 6th av, and numerous others of similar character now a matter of record. This wonderful section provides us with a new surprise periodically; when trust companies and banks are closing their doors, we read in the next day's news of a record breaking sale in the 5th av section; when banks are failing in various parts of the country, another record breaking lease is recorded. When the news of banks refusing to clear for trust companies is being flashed abroad and causing depression everywhere, we read of a new two million dollar hotel at 34th st; when great industrial enterprises are discharging 2,000 employees at a time, and large manufacturers going into the hands of receivers, we learn the next day of a new 12-story building for 43d st and Broadway, we learn of a new theater at Times sq on 43d st, we learn of another new theatre and office building at 46th st, and still another for the Shanley plot on Broadway, near 46th st. These are all matters of record.

Fifth av with its beautiful wide sidewalks and its spacious drives is still not wide enough. The talk of increasing its width 14 feet should be transformed into some action which would give the shoppers a chance to get within easy distance of the stores. It will no doubt tend to increase rents, increase traffic and increase values in proportion, also to increase the assessment values and thereby increase taxes, and possibly cause the city officials to see their way clear to mend some of the holes in the asphalt, which are becoming larger and larger, and which certainly do not reflect any credit on those who are in charge of this city department.

The most prominent dealer in 5th av realty is C. Grayson Martin. The amount involved in his dealings runs into the millions; he has caused many improvements to be made, and has been an important factor in showing the public just what 5th av real estate is capable of producing. Nearly every deal he makes means an improvement to that immediate vicinity, and incidentally a handsome commission in some broker's pocket. His faith in 5th av real estate has proved itself well founded. Many are the properties he has purchased against the advice of many who ought to have known better for \$10,000 a foot, when others could not see their way clear to offer \$9,000, and many are there of the same properties which are now quoted at over \$400,000 for an inside lot. Mr. Martin has succeeded in selling at a handsome profit nearly all of his properties, and the value of the few he has left closely approaches a million dollars. Henry Corn, who seems to be the prime mover in the Improved Property Holding Company, and Walter Solomon, are also extensive dealers in 5th av, but

their operations are more of a leasehold character. Mr. Corn has a lease of the southeast corner of 5th av and 32d st, also the new Brunswick Building, 5th av, from 26th to 27th st, as well as the new building just completed at the northeast corner of 6th av and 42d st. He has also taken a lease of 505 5th av, adjoining the corner of 42d st, which is also a leasehold, the property being owned by Levi P. Morton. On this property, which is owned by the Parsons family, will be erected a 12-story building, if the "Improved Property Holding Company" carries out its plans. Walter Solomon has a lease on the Bristol Building, also on the Central Building and Siebrecht Building. Mr. Solomon's success in obtaining valuable leases and his success in obtaining good tenants, and filling his buildings when completed, is due considerably no doubt to the good feeling that exists between himself and many of the most active brokers. The Second National Bank has purchased the northwest corner of 28th st and 5th av. Its advent will mean one more improvement for this section, which only means that there will be 56 banks instead of 55 in the 5th av section above 23d st. Messrs. Ditson & Co., who have moved into their new building on 34th st, seem to be the pioneers in the music trade in this section. The new automobile stages are certainly a benefit to many travelers and sightseers along 5th av; they are carefully driven, well controlled, comfortable, clean and fast. The 5th av section to the business man is unexcelled; to the tourist a marvel of high class architecture and harmony; to the society woman a never ending source of interest; to the club man a centre where he may find any friend whom he is looking for among the forty clubs huddled together in this district; to the shopper from at home and abroad this section is a heaven on earth; to the traveler a place of access to anywhere; to the shopkeeper it is a mint. It offers a wonderful choice of churches. It borders on over 50 theatres, and is sprinkled with some 175 hotels, with several times as many high-class offices and loft buildings. It is midway between the great terminals of the two greatest railway systems in the world, but there is one thing that is scarce in the 5th av district, and that is housekeeping apartments. There are so many real estate agents of the better class in this section, however, that it is a matter of only a few steps to get a list of apartments of any size, any price, and anywhere.

FRANK P. GAILLARD,

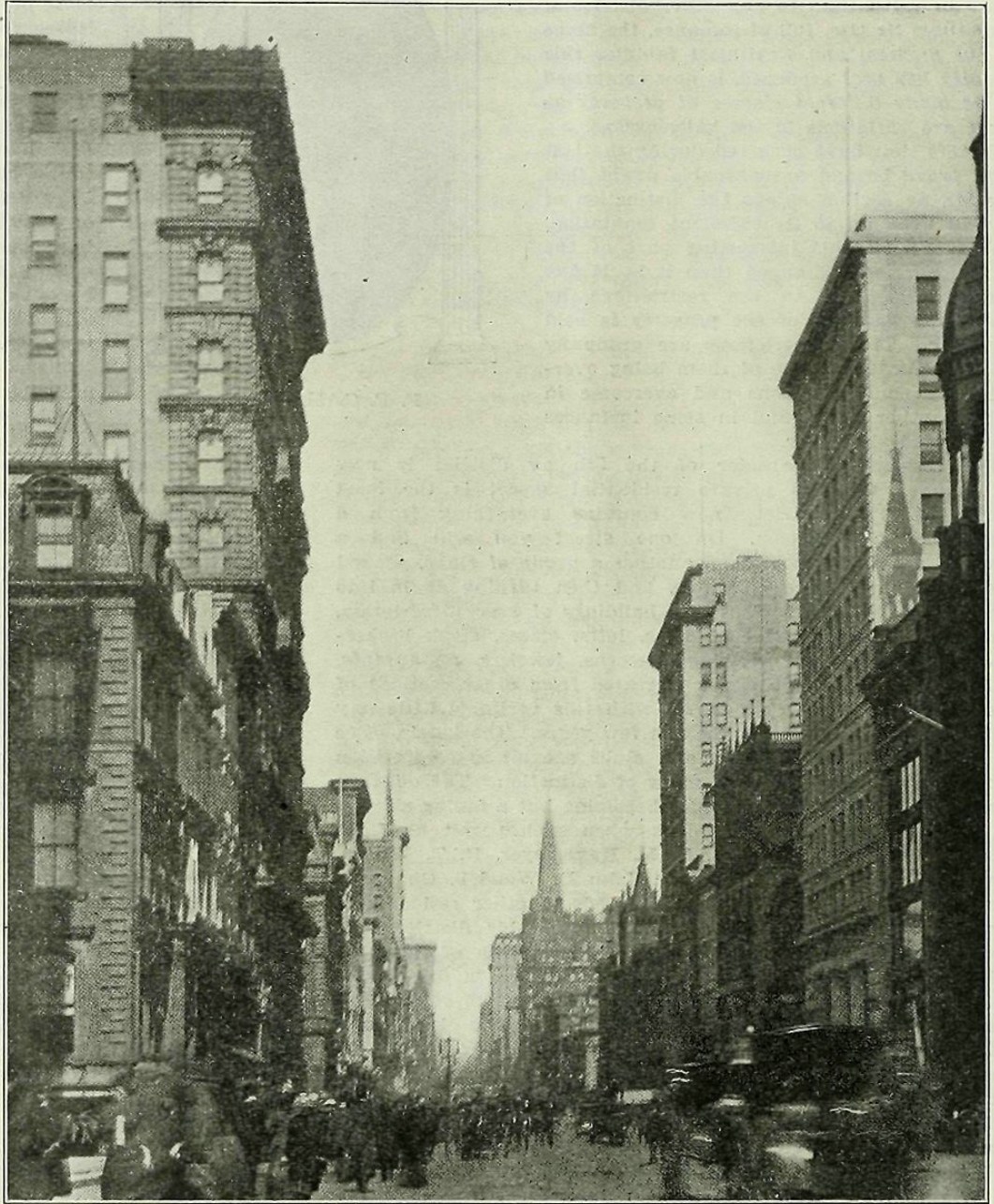
### STANDARDIZING VALUATIONS.

To the Editor of the Record and Guide:

Your correspondent, "A. C.," whose letter on the subject of official appraisers appears in your issue of July 11, attacks from a different point of view the question touched on in the letter on Standardization of Appraisals which appeared in your valued paper of June 20.

The defects in the present loose custom of obtaining valuations, the consequent uncertainty of the lender, and the troubles of the broker are clearly set forth by "A. C."—and, indeed, they are obvious enough to all. The remedy, however, that "A. C." proposes, that is, the appointment by county or borough authority of official appraisers of real estate would not, in the opinion of the writer, improve the situation. The valuation by official appraisers would be "official" to lenders of money only in so far as the lenders had confidence in the ability and honesty of the official appraisers. If, indeed, men of high character and wide experience could be obtained for the office of official appraisers, their attention exclusively to appraising and their consequent withdrawal from the other branches of the real estate business, would materially lessen the value of their opinions; for the participation in the other branches of real estate, that is to say, selling, renting and managing property alone gives the intimate knowledge of con-

ditions upon which the ability to give a sound valuation must be conditioned. The few gentlemen at the head of the real estate profession who are popularly conceded to be, though fallible, the last authority on real estate values, are all more or less actively engaged in general real estate business; and it is highly improbable that they would be supplanted in the public confidence by men less efficiently equipped.



THE NEW FIFTH AVENUE.

The problem must, it seems to the writer, be attacked in a different way. That, in a vast heterogeneous city like New York, no individual can have intimate knowledge of the constantly changing conditions in the many widely different sections of this city, is so obvious that we take it as conceded. It is equally clear that such intimate knowledge of each section is most fully within the reach of one who is actively engaged in business there. Therefore, a central board made up of men of character who specialize in the different parts of this city, has within itself the essential elements for expressing a standard of real estate value that will be recognized.

The Real Estate Board of Brokers is of precisely this character and, as was explained in my former letter, its efforts to reach a method of standardizing valuations of real estate has been made on the theory that the principles above outlined are correct. Yours very truly,

IRVING RULAND,

Chairman of the Appraisal Com. Real Estate Board of Brokers.

HOW TO PREPARE CALCIMINE.—Soak one pound of white glue over night, then dissolve it in boiling water and add 20 pounds of Paris white, diluting with water until the mixture is of the consistency of rich milk. To this any tint can be given that is desired. Lilac: add to the calcimine two parts of Prussian blue and one of vermillion, stirring thoroughly, taking care to avoid too high a color. Gray: raw umber, with a trifling amount of lampblack. Rose: three parts of vermillion and one of red lead, added in very small quantities, until a delicate shade is produced. Lavender: make a light blue and tint it slightly with vermillion. Straw: chrome yellow, with a touch of Spanish brown. Buff: two parts spruce, or Indian yellow, and one part burnt sienna.

# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### Asbestos, the New Building Material.

Asbestos has widened the adaptability of cement to building purposes a dozen fold. Intimately mixed with cement and compacted by hydraulic pressure into a homogeneous concrete, the asbestos fibers cross and recross and interlace in every direction, reinforcing the cement against all stresses, and making it practicable to use cement sheets as thin as an eighth of an inch.

Concrete sheets that are made into building lumber, corrugated sheathing and shingles—that can be worked and cut with ordinary tools by ordinary work-

suited for textiles. It is found in exceedingly rich veins in the serpentine rock, and is mined in open pits or quarries.

The crude asbestos must be separated from adherent rock, classified according to length of fiber, and then fiberized—the lumps broken up and the fibers separated.

Short fibers are converted into pipe and boiler coverings, insulation, and so on. The long fiber is carded and spun into yarn, which is further spun into ropes or woven into theatre curtains, fabrics for insulation against fire and electricity, and a multitude of other specific products.

building materials of the present and future. Already they are enthusiastically adopted by builders, architects and homeowners in every part of the country—as is evidenced by the attractive folder put out by the Keasbey & Mattison Co., picturing twenty-six asbestos "Century" shingle roofs, from Rhode Island to Nebraska, and from Wisconsin to Texas, beside a residence in Porto Rico.

### An Optimistic Commentary.

"We have had more inquiries this month than in the first six months of this year." This was the comment of Mr. K. S. Evans, local manager for the Richmond Safety Gate Co., 1 Madison av, concerning the present conditions in his line of construction work. The buildings referred to by Mr. Evans are principally warehouses, loft structures and the like, as the appliances supplied are primarily for protection and not for appearance.

### Four Types of Dam in One.

Peculiar conditions at Scotland, Conn., where Tucker & Vinton, Terminal Building, are building a huge dam for the Uncas Power Co., have made necessary the construction of four different types in the one dam. The bed of the river is largely responsible for the variation in a single contract. The four types being built are the Tainter gate section, about 175 ft. long, the core wall and earth embankment about 200 ft. long, the hollow Amberson section about 90 ft. long, and the solid rollway. Derricks with masts 100 ft. long and booms 97 ft. long are being used.

The undertaking will require 10,000 barrels of cement. It was begun early in April and is to be completed in October. About 250 men are employed.

### Captain Rose's Huge Clambake.

Capt. John B. Rose's clambake at Orange Lake on Saturday, Aug. 15, will be the occasion of a general holiday in Newburgh. The Captain has authorized Lawson Hose to invite the whole fire department, 600 members; Company E will invite the Fifth Separate, and the membership of both the Masonic blue lodges, numbering nearly 800, will be among the guests. New York City officials, architects, contractors and Hudson River brickmakers will form a large detachment. The theatre at the lake has been engaged for the day. It is expected that 3,000 persons will enjoy the bake.—Newburgh Telegram.

### More Draftsmen Being Employed.

"Architects advise us that they are taking on more draftsmen," said Mr. P. J. Carlin, of the P. J. Carlin Construction Co., 16 E. 23d st, in a chat with a Record and Guide representative. "This would indicate that more plans are being prepared and that there is some improvement in building circles."

—On Friday last Miss Lorreta Briordy, aged twelve, with a companion, went to the top of the Metropolitan Life tower, ascending the last ten stories to the fiftieth by ladder. This shows the quality of blood in the children of our constructors, her father being the foreman erector for steel on the building. Both girls were thoroughly cool and collected and enjoyed themselves greatly, and are probably the first non-technicians who have been to the top of this great structure.

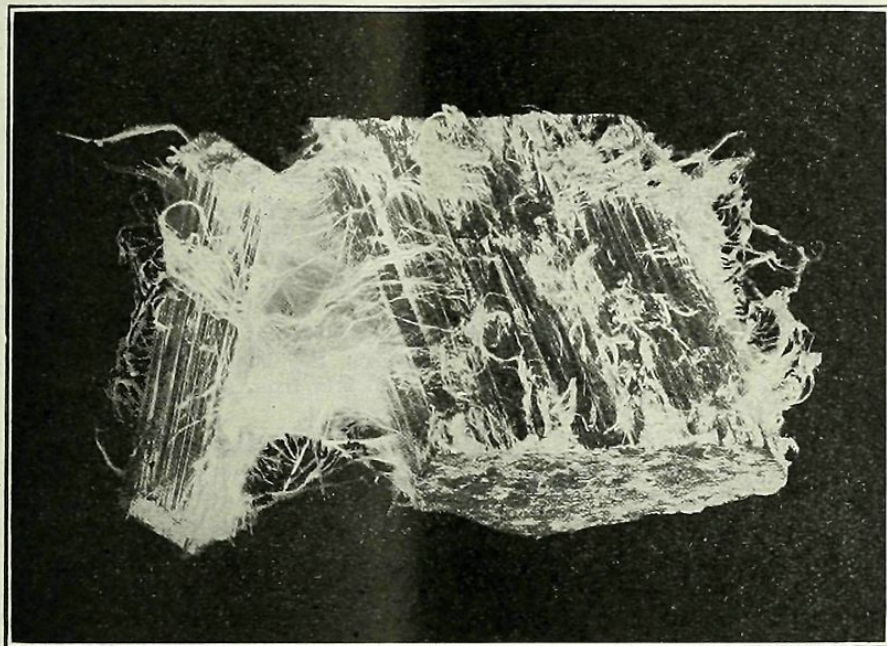


FIG. 1. CRUDE ASBESTOS, SHOWING SILKY FIBER.

men, nailed where desired—fireproof, weather-proof, and so tough and elastic that large sheets can be bent around curves.

These asbestos-cement products are made only at Ambler, Pa., and marketed by the Keasbey & Mattison Co., which is

In making Asbestos Building Lumber and Asbestos "Century" Shingles, the asbestos fiber is worked into a homogeneous plastic mass with pure hydraulic cement.

The cement is then subjected to tremendous hydraulic pressure, which com-

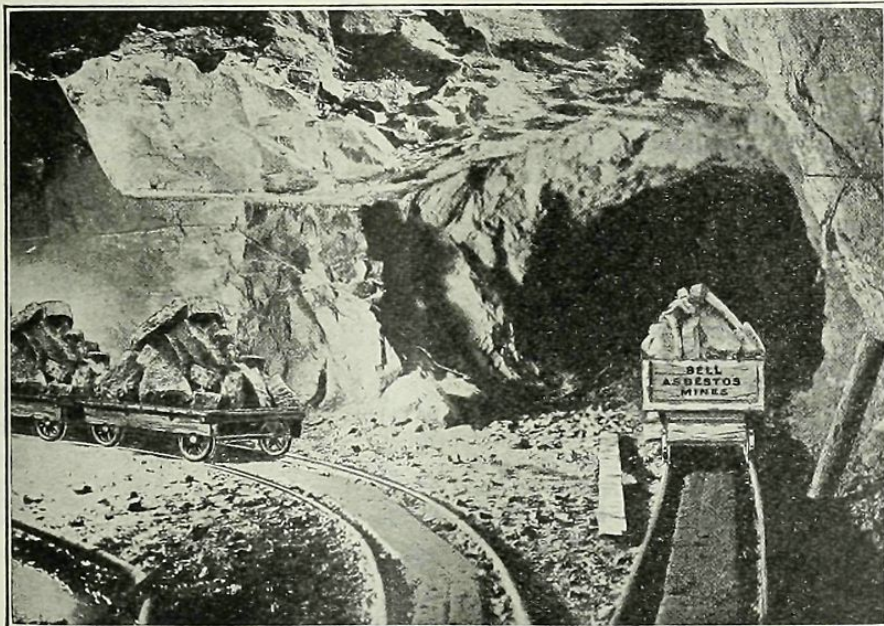


FIG. 2. PIT OF BELL ASBESTOS MINES, SHOWING UNDERGROUND WORKINGS.

presided over by Dr. R. V. Mattison, "the Asbestos King," and owner of the largest and most valuable asbestos properties in the world.

The Mattison mines are located at Thetford and Black Lake, in the province of Quebec, Canada, the asbestos fiber from which is long and silky, snow-white when separated, and especially

pacts the cement and squeezes it into every fiber of the asbestos. As the cement hydrates and crystallizes, it locks around the fibers, becoming more and more tough and elastic, until it attains a permanent maximum as the concrete matures.

Fireproof, weather-proof, vermin-proof, the asbestos-cement products are the

PRICES CURRENT.

**BRICK.**—If plans filed told the whole story, the building trades would have much encouragement from the June statistics for Manhattan, as the gain in the estimated cost of new buildings projected during that month was 52 per cent. over the corresponding month in the year 1907. But under present circumstances all the plans filed do not mean an equal number of contracts for construction and materials in regular order and time, though we are now gradually returning to normal conditions. Brooklyn shows a 70 per cent. loss in June filings compared with the corresponding month of the previous year, but it is recalled that Brooklyn's filings continued unaccountably heavy through the first part of last year.

Fifty principal cities report that building operations for June, as indicated by plans filed for new buildings, were only 15 per cent. behind the record for June of the previous year.

Unmistakably general business is on the mend, but is not yet able to take up all the slack. The front brick manufacturers, having a wider field, see more evidence of improvement than do the Hudson River producers and dealers, whose market is peculiarly local.

For months manufacturers' quotations for common brick have been nominal, and the actual selling prices lower than for a long period of years. Arrivals and sales have for some weeks about balanced, with about nine to eleven boats left over most of the time. Only about 50 per cent. of the manufacturers care to ship into this market, and hence the balance between supply and demand is more apparent than real. But the circumstances serve to give more certainty to quotations and to keep actual prices within a narrower range. Dealers notice a better tone in business and a slightly improved demand for common brick.

Houghtaling & Wittpenn, 44 East 23d st, state that the sales of face brick and paving brick for the first six months of this year were at least 15 per cent. better than they were last year. Mr. Houghtaling accounts for this largely in the amount of public work put on the market this year, such as schools, paving and the like. The public purse is rarely empty and advantage was taken of the cheaper prices resulting from the depression in business conditions.

In work for private individuals the character of the buildings has been such that the best quality has not been called for so frequently. This has been the case with enamel brick and high-class face brick. Mr. Houghtaling thinks that business will be better as the year grows older.

BRICK.	Cargo Lot, Per. M.	
Hudson River Selected.....	.....	.....
Hudson River Common.....	4.50	5.25
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	.....
<b>Fronts:</b>		
Bluffs, No. 1 (delivered at buildings)	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
<b>Enameled:</b>		
English size.....	70.00	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

**CEMENT.**—The improvement that is taking place in business is gradually, though slowly, becoming generally discernible. Through having recently received a number of exceptionally large contracts, several of the mills have regained practically almost a normal amount of business so far as total quantity is concerned, though the run of small orders is still below the average. While Manhattan can scarcely be taken

as a criterion of the amount of business offering in the general cement trade, still it shows a slight acceleration.

New works not of special magnitude but somewhat numerous are starting up every week, with the prospect of heavier ones coming on soon. The outlook for the fall is everywhere considered bright, though the improvement may not be so swift as some prophesy. At any rate the tide has turned. Men of large financial influence, like Henry H. Rogers, James Speyer, E. H. Harriman and J. P. Morgan, speak in the most encouraging way, and they have in the aggregate the power to make their words good in a very large measure.

Mr. Albert Moyer, of the Vulcanite Portland Cement Co., Fuller Building, thinks that the nomination of the presidential candidates for the two principal political parties will assist in removing much of the uncertainty concerning business conditions and the future. Mr. Moyer cited several instances where operations were held up pending the result of the two big conventions. Another indication of reviving confidence was the ordering of rails by railroads, which means more construction work of large proportions. Several cement manufacturers have stated that the extent to which the railroads will take up improvements stopped by the depression of last winter will mean a great deal to the cement market.

**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@	\$1.53
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	.....

**IRON, STEEL, ETC.**—A slight improvement is noted in the structural and architectural steel and iron trade this week. Local fabricators concede that business is moving better, as though confidence has been regained. Some of the shops have taken on considerable light work within ten days. The small structural jobs now up for figures are of good proportions in the aggregate. Much of the work is for small office buildings and apartment houses.

It is reported that some of the work recently taken in this city has been done as low as \$40 a ton, a price which scarcely pays for the raw material, freight and delivery, to say nothing of the cost of fabrication. The general feeling is now that fundamental prices are fixed permanently, and that the time is near when the fabricator will insist on his usual margins. The large interests do not seem to be taking as much work in proportion as the small shops. But the American Bridge Company has booked about 10,000 tons during the first half of July, which is almost up to normal business.

This week the last lot of steel for the Manhattan Bridge was shipped from Pittsburgh. The contract, which was for 45,000 tons of steel and cables, was the largest ever given by the city of New York. The entire contract for the steel went to the Carbon Steel Company and was made in the mills at Lawrenceville, Pa.

The latest statistical returns of the American Iron & Steel Association show that last year the total production of all iron and steel rolled products was 19,864,822 tons, an increase of 276,354 tons

over the output of rolled products in 1906, when the total production was 19,588,468 tons.

The output of steel ingots and castings, including those produced by the crucible and other processes, last year was 23,362,574 tons, or a decrease of 35,542 tons from the output of 1906.

The production of wire rods in 1907 was 2,017,583 tons, against 1,871,614 tons in 1906 and 1,808,688 tons in 1905.

The production of structural shapes in 1907 was 1,940,352 tons, against 2,118,772 tons in the year preceding.

Concessions in prices on iron bars, which have been brought about by the reduction in the price of steel bars, have caused a little better buying movement. Prices are still a little irregular and most of the mills are holding at 1.40c. at mill.

Tin plate is in heavy demand in nearly all grades. Galvanized plates are also in good request. In the hardware field there has been a resumption of work by some factories. Manufacturers are going carefully over their prices to see if in some respects they cannot be changed in a manner to improve trade. The demand for wire nails continues strong throughout the country. Locally there is a more continuous movement for nails, and quotations are on the basis of \$2.30 per keg, in wholesale lots, from store. Local demand for cut nails is light, and prices are on the basis of \$2.15 per keg for small lots from store.

**PIG IRON.**  
The following are the nominal delivered prices in this district for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

<b>Northern.</b>	
No. 1 x Jersey City.....	\$16.25@ \$17.00
No. 2 Foundry x Jersey City.....	15.75 16.50
No. 2 Plain.....	15.25 16.00
<b>Southern.</b>	
No. 1 Foundry, steamship dock...	16.75 17.25
No. 2 Foundry, spot (nominal)...	16.25 16.75
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 2.35

**BAR IRON FROM STORE (National Classification).**

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

**PLAT 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 ins.....	4-10c extra
Norway Bars.....	3.60 3.75
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.**

¾ and heavier.....	2.55
3-16.....	2.65
No. 8.....	2.65
<b>Blue Annealed.</b>	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70
<b>(One Pass R.G. cleaned—Cold Rolled. American.)</b>	
No. 16.....	\$2.90 \$3.30
No. 18.....	2.95 3.40
No. 20.....	3.00 3.35
No. 22.....	3.00 3.40
No. 24.....	3.10 3.45
No. 26.....	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
<b>SOLDERS.</b> Case, Open.	
Half and Half.....	19½@ 20
No. 1.....	17½ 18

**SPELTER.**

Ton lots.....	5½ 5¾
<b>TERNE PLATES.</b>	
N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX 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



## BUILDING OPERATIONS.

### Will Be Larger Than the "Apthorp."

The Record and Guide was informed on Wednesday that quarter inch scale plans have been designed and are now being figured in various branches of the building trade, for what will be, if actual operations are carried out, the largest elevator apartment house building in this city or country. In size the proposed structure will outclass the new "Apthorp," now nearing completion by William Waldorf Astor, on the block bounded by Broadway, 78th-79th sts and West End av, and the Hendrik Hudson, situated at Riverside Drive, Broadway, 110th and 111th sts, which are the largest buildings of this class in Manhattan. Although the owners' names and the exact building site are withheld, and to this issue unobtainable, the Record and Guide is able to announce that the contemplated improvement will be in the vicinity of Broadway and the eighties. One available site which is now vacant, affording a large area of ground space, and said to be under favorable consideration, is the entire block front bounded by Broadway, Amsterdam av, from 86th to 87th sts, measuring 201.5 ft. on Amsterdam av, 328.10 ft. in 87th st, 218.3 ft. on Broadway and 343 ft. in 86th st, is now being excavated by Canavan Bros. This property is owned by the Broadway and Eighty-Sixth Street Company, with offices at No. 320 5th av, of which H. Barse is president, John R. Todd, secretary, and Harry C. Irons, treasurer. The number of elevators to be installed will total eighteen, and there will be as many as 1,800 doors in the building. Messrs. Hiss & Weekes, of No. 1123 Broadway, are said to be the architects. Further particulars will be given in later issues. It was learned on Friday that the arrangements for a building loan are under way.

### Plans for Latest Fifth Ave. Building.

FIFTH AV.—Plans are being completed by Henry Otis Chapman for a new business building to be erected for Mr. Arthur Tooth, the London picture dealer, as lessee, at the corner of Fifth av and 47th st, on the plot now occupied by the residence of Hon. Perry Belmont, fronting 25.6 ft. on Fifth av and 100 ft. in 47th st. The building is to be fireproof and nine stories in height. The front facade will be of French limestone, and the entrance to Mr. Tooth's store on Fifth av of Levanto marble. Mr. Tooth will occupy the ground floor and basement, his galleries being on the top floor, behind the cornice, no windows in this story being visible from the street. All the galleries will be lighted by skylights. Two fast passenger elevators will be installed, aside from the private elevator for Mr. Tooth's exclusive use, connecting his Fifth av store with his galleries on the top of the building. The building is to be of a much higher class than the ordinary store and loft building usually erected on Fifth av. Work on this building will be commenced as soon as the demolition of the present structure is completed. The cost is estimated in the neighborhood of \$150,000. No building contract has yet been awarded.

### Particulars of Prudential Building Plans.

NEWARK, N. J.—Actual work will be begun on May 1, 1909, for the enlargement of the Prudential Life Insurance Building on the block bounded by Broad, Bank, Halsey and Academy sts, in Newark. Seventeen buildings will be demolished to provide room for the new structure, which in style and construction

will conform to the present buildings. All of the property not now built upon in the block owned by the company will be covered, excepting the plots owned by the Federal Trust Co. and the Essex County National Bank. George B. Post & Sons, 341 5th av, Manhattan, the architects of the Prudential, will make the plans for the new building, and Charles R. Hedden, of Newark, will take the general contract. The total floor area will be increased to nearly 250,000 sq. ft. There will be 5,564,000 cu. ft. in the new construction, the present group of buildings gives a total floor area of 400,000 sq. ft. and 9,300,000 cu. ft.

### A 1,000-Foot Tower for Mills Building Site.

BROAD AND WALL STS.—Plans are said to be under serious consideration for the construction of a tower structure and office building, which will rise to a height of 1,000 ft. above the sidewalk, overtopping the proposed Equitable tower of 909 ft., to be erected at Broadway and Pine st. Architect Ernest Flagg, No. 35 Wall st, who designed the Singer tower, at Broadway and Liberty st, is said to be preparing plans for such a building, to replace the old Mills Building, fronting in Broad and Wall sts, the estimated cost of which is placed at about \$7,000,000. For further particulars with reference to this announcement, see another column of this issue.

### Vaudeville Theatre for Brooklyn.

MYRTLE AV.—Shampan & Shampan, 772 Broadway, Brooklyn, state that they are preparing plans for a new vaudeville theatre, to be erected on the site north side of Myrtle av, 200 ft. west of Marcy av, Brooklyn. The structure is to be of brick with a galvanized iron front, 30 ft. high, designed in French Renaissance style of architecture, 1-sty with an auditorium only, and a truss roof, which will arrange for no interior columns. The building will be 40x82.11 ft. The owners are the Jefferson Amusement Co., of 186 Stanhope st, Brooklyn.

### Third Ave. and 132d St. Improvement.

3D AV.—The Third Av. Railway Co., 65th st and 3d av, will alter the old theatre building at 132d st and 3d av, Manhattan, to an office building and car barn. The plans being prepared by Architect Axel S. Hedman, 367 Fulton st, Brooklyn, provide for a 4-sty brick office building, 68x110 ft., fireproof, and car barn, 3-stys, 135x55 ft. The cost of alterations will be about \$100,000.

### A Barrow St. Building.

BARROW ST.—John Ph. Voelker, architect, No. 979 Third av, Manhattan, is preparing additional plans for an 8-sty fireproof mercantile building to be erected at No. 192 West 4th st and No. 9 Barrow, which is to be in addition to No. 13 Barrow st, previously reported. All to be connected to Nos. 186-188-190 West 4th st. Michael Hallanan is the owner. (See issue July 11, 1908.)

### West Point Buildings.

WEST POINT, N. Y.—The contract for the erection of the gymnasium, chapel, chaplain's quarters, officers' quarters and battalion guardhouse, for which bids were opened at the Quartermaster's office at West Point, N. Y., on July 3, in all probability will not be awarded for at least one month yet. The Parker Construction Co., 42 East 23d st, put in the low bid.

### Contract for Parker Building.

19TH ST.—Contract has been awarded to the Calumet Const. Co., 15 East 59th st, for rebuilding the Parker Building, recently burned, at the southeast corner of 4th av and 19th st, from plans prepared by Thomas W. Lamb, 224 5th av. The estimated cost of the work is \$350,000. The owner is G. E. Wallace, of 15 East 59th st.

### Costly Apartment House for 119th St.

119TH ST.—Pinehurst Realty Co., northwest corner Fort Washington av and 180th st, will erect a 6-sty high-class apartment house, 128.9xirregular, on the south side of 119th st, 50 ft. east of Amsterdam av, to cost in the neighborhood of \$175,000. George Fred Pelham, 503 5th av, has prepared the plans.

### Apartments, Flats and Tenements.

MANHATTAN.—M. Zipkes, 353 5th av, has prepared plans for alterations to No. 168 Delancey st, for H. Leiman, on premises.

MANHATTAN.—Moses Hamberger and Samuel Schoenfeld, 524 Willoughby av, Brooklyn, will make alterations to Nos. 338-340 East 8th st, from plans by John Hauser, 360 West 125th st.

MANHATTAN.—Howells & Stokes, 100 William st, have prepared plans for a 6-sty \$35,000 flat building, 50x88 ft., for F. J. McCoy, 163 West 80th st, to be erected at Nos. 545-547 West 51st st.

MANHATTAN.—The Birch Realty Co., 319 West 64th st, will erect at the southeast corner of Audubon av and 183d st two 6-sty flats, 50x90 ft., to cost \$125,000. Moore & Landsiedel, 3d av and 148th st, are the architects.

BROOKLYN.—Moore & Landsiedel, 3d av and 148th st, have plans ready for a 3-sty brick flat to be erected on the s s of 64th st, 300 ft. w of 13th av, Brooklyn, 20x47 ft. Cost, \$12,000. Erminio Maglio, owner, 2 James st.

BRONX.—Three 3-sty flats will be erected on the north side of 200th st, 35 ft. west of Briggs av, for Nicholas Hodes, 1421 Crotona av, owner. Total cost, \$35,000. Plans ready July 25. Moore & Landsiedel, architects.

MANHATTAN.—E. Gussaroff, 600 West 142d st, will soon start work on a 6-sty flat house, 75x90 ft., at the southeast corner of Wadsworth av and 180th st, to cost \$80,000. Moore & Landsiedel, 3d av and 148th st, are the architects.

MANHATTAN.—The Mechanics' Construction Co., 165 East 88th st, has received the contract for changes to the 5-sty tenement, No. 122 1st av, owned by the estate of M. Harrison, 216 East 52d st. Chas. Gens, Jr., is architect.

MANHATTAN.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty flat building, 39.5x89.11 ft., for the Friedman Realty, 171 Broadway, to be erected at the southeast corner of Bradhurst av and 144th st, to cost \$50,000.

MANHATTAN.—Samuel Sass, 23 Park row, has prepared plans for two 6-sty store and apartment houses, 43x100 ft. and 52x100 ft., at southwest corner 171st st and Amsterdam av, for the Lincoln Construction Co., 128 Broadway. Estimated cost is \$100,000.

MANHATTAN.—The Sun Construction Co., 1400 5th av, Mr. B. Nieberg, president, will let sub-contracts for two 6-sty flat buildings, 100x85.11 ft., to be erected in the north side of 113th st, 125 ft. east of Broadway, to cost \$100,000. B. W. Levitan, 20 West 31st st, is the architect.

BRONX.—Plans are being prepared by Moore & Landsiedel, 3d av and 148th st, for two flats to be erected on e s Nelson av, 69 ft. south of 166th st, 37.6x95 ft., 4 stories, brick, stone and terra cotta.

St. Francis Realty Co., 150 Nassau st, owner. Total cost, \$60,000. Plans ready Aug. 1.

NEWARK, N. J.—The Union Building Co., Newark, is to erect four 4-sty brick apartments at 442 to 448 Orange st, Newark. Each house will contain 39 rooms, provide for eight families and cover 31x74 ft. in ground dimensions. The total estimated cost is \$60,000. Peter Charles is the architect.

BRONX.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for three flats to be erected on the north side of 167th st, 100 ft. w of Prospect av. Each house 40x91 ft., five stories, brick, stone and terra cotta. Isaac Brown, 1356 Teller av, owner. Total cost, \$120,000. Plans ready Aug. 1.

**Churches.**

BRIDGEPORT, CONN.—Plans are being made by Architect Philip Caplan for remodeling the interior of the Achim synagogue in the West End. New seats will be put in, a balcony added, etc.

RICHMOND HILL, L. I.—Oscar S. Teale, architect, 35 Broadway, Manhattan, has completed plans for a 1-sty church, 33x75 ft., for the Trinity Methodist Episcopal congregation, Richmond Hill, L. I.

ASBURY PARK, N. J.—Architect Clarence Brazier, 1133 Broadway, Manhattan is said to be revising plans for the new edifice of Trinity Episcopal Church, Asbury Park. The building, which will be of stone on concrete foundations, will be 75x150 ft., and have a seating capacity of 600.

BRIDGEPORT, CONN.—Local architects have been asked to submit competitive plans for the new church to be erected on Laurel av for the People's Presbyterian Society. The details of the building will be given out later. T. P. Taylor is a member of the building committee.

BROOKLYN.—Wm. L. Crow Const. Co., 289 4th av, Manhattan, has received the general contract to erect a new church, 89x126 ft., on 2d av, between 73d and 74th sts, Brooklyn, for the Christ congregation, from plans by Architects Cram, Goodhue & Ferguson, 170 5th av, Manhattan.

BUFFALO, N. Y.—The St. Mark's R. C. Church of Buffalo, N. Y., of which Rev. Father J. J. McMahon, 41 Fly st, Buffalo, is the head, will erect a new stone edifice at the southeast corner of Woodward av and Amherst st, Buffalo. Albert A. Post, Brisbane Building, Buffalo, will prepare the plans, details of which will be announced later.

CANASTOTA, N. Y.—Plans for a church of about the cost desired by the Methodist Society of this village have been presented to the Church Building Committee and just which one will be accepted by the committee is undecided. It is expected that plans will be decided upon, contracts let and work of construction begun before the summer is far advanced.

**Court Houses.**

TRENTON, N. J.—It is understood that the Building Commission will shortly advertise for proposals for the erection of a new city hall to cost \$200,000. W. J. B. Stokes is City Treasurer. The architects have nearly completed the drawing of the necessary plans.

CATSKILL, N. Y.—The Greene County Board of Supervisors has awarded to the Peter Keeler Building Co., Albany, N. Y., the general contract at \$128,646, to erect the court-house, jail and sheriff's residence, at Catskill, to be two stories and basement, built of sandstone.

**Dwellings.**

MT. KISCO, N. Y.—Wm. Emerson, 281 5th av, has prepared plans for a 2½-sty residence, 33x82 ft., for H. T. White, to be erected at Mt. Kisco, N. Y.

GLEN RIDGE, N. J.—Davis, McGrath & Shepard, 1 Madison av, Manhattan, have prepared plans for a 2½-sty residence, 32x50 ft., at Glen Ridge, N. J.

SOUTH ORANGE, N. J.—David M. Ach, 1 Madison av, Manhattan, is preparing plans for a 2½-sty residence at South Orange, N. J., for Peter Campbell, care architect.

OZONE PARK, L. I.—D. P. Leahy Realty Co., 80 William st, Manhattan, will build two 2-sty frame dwellings on Ashby av, east side, 40 and 240 ft. south Horan av, Ozone Park.

ELMHURST, L. I.—The Norwood Const. Co., 422 Gates av, Brooklyn, will erect on Belmont av, east side, 370 ft. north Woodside av, Elmhurst, one 2-sty frame dwelling, 22x25 ft., to cost \$4,500.

OZONE PARK, L. I.—D. P. Leahy Realty Co., 80 William st, Manhattan, will erect two 2-sty dwellings, 18x45 ft., on Kennett av, south side, 267 and 587 ft. east Brinkmeyer av, Ozone Park South.

GENEVA, N. Y.—Arthur C. Nash, 27 East 22d st, Manhattan, is preparing plans for a 3-sty and basement dormitory for the board of trustees of Hobart College, Geneva, N. Y., to cost about \$35,000.

ARVERNE, L. I.—R. Edwin Archibald Co., 147 East 125th st, New York, are preparing plans for thirteen 2½-sty cottages at Arverne, L. I., for A. Benson, Hastings-on-Hudson, N. Y., to cost about \$75,000.

BROOKLYN.—A. D. Isham, 132 Nassau st, Manhattan, has prepared plans for a 2½-sty dwelling, 28x31 ft., to be erected in 16th st, near Church av, Brooklyn, for J. C. Sawkins, 92 Linden av, Borough of Brooklyn.

WOODHAVEN, L. I.—E. Cuning, 2901 Jamaica av, Richmond Hill, owner and architect, will improve Jamaica av, south side, 60 ft. east Suydam st, Woodhaven, with one 1-sty brick store, 40x56 ft., to cost \$6,000.

PELHAM PARK, N. Y.—W. H. Hyland, of Unionport, Westchester, N. Y., will erect a 3-sty residence, 40x40 ft., on Eastern boulevard, Pelham Park, N. Y., to cost about \$25,000. J. C. Cocker, Manhattan, is preparing the plans.

BRIDGEPORT, CONN.—Jacob Glasner, of Bridgeport, has purchased a large tract of land in State st, between Howard and Bassick avs, from Jacob Kleinberger. It is reported that Mr. Glasner will build several houses on the site.

RIDGEWOOD, L. I.—John Eisenhauer, 127 Forest av, will begin the erection of a 2-sty brick dwelling, 22x55 ft., in Madison st, north side, 124 ft. east Forest av, Ridgewood, from plans by L. Berger & Co., 300 St. Nicholas av, Brooklyn.

WOODSIDE, L. I.—On Woodside av, north side, 100 ft. east Kelly av, will be erected by G. H. Ruppel, Woodside av, one 2-sty frame dwelling, 22x50 ft., to cost \$3,000. L. Berger & Co., 300 St. Nicholas av, Brooklyn, are the architects.

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ARVERNE, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for two 2-sty dwellings, 28x38 ft., for Max Germansky, of the Bronx, to be erected on Amstel boulevard, northeast corner Clarence av, to cost together \$15,000.

JAMAICA, L. I.—Plans are ready for the erection of twenty-five 2-sty brick dwellings, 20x50 ft., to be erected on Glove av, east side, 76 ft. south of South st, Jamaica, for Kapple Cohn, 459 Jamaica av, Jamaica; architect, Walter B. Wills.

MANHATTAN.—Messrs. Walker & Hazzard, 437 5th av, have plans ready for extensive alterations, rear extension, new elevator, stairs, to the 4-sty residence, No. 553 5th av, for Wm. W. Owens, 19 Cambridge pl, Brooklyn. Estimated cost is \$12,000.

YONKERS, N. Y.—John Ph. Voelker, architect, No. 979 Third av, Manhattan, has prepared plans and specifications for four 3-sty two-family dwellings to be erected on Elliot and Hamilton avs, South Yonkers, N. Y., for the Gerbereux-Voelker-Steyn Co.

EAST ORANGE, N. J.—Plans are being drawn for fifteen 1-family houses of the bungalow style, to be erected on Ely pl, near Prospect st, East Orange, for Florence J. Nicholas. Edward V. Warren, of Newark, is architect. The estimated cost of each is about \$6,500.

DOUGLAS MANOR, L. I.—Plans have been completed by Architect B. McLogan for a 2-sty brick dwelling, 34x34 ft., to be erected on East Drive, northwest corner and Richmond road, Douglas Manor, for Mrs. McNaughton, 92 Morningside av, Manhattan. Estimated cost, \$5,200.

BRIDGEPORT, CONN.—The foundations for the \$30,000 residence to be erected at Marina Park for W. A. Grippin has been about completed. As yet none of the sub-contracts have been awarded. The house was planned by Architect Jos. W. Northrop. John Gough is general contractor.

BROOKLYN.—Albert Korber, 56 Lafayette av, Brooklyn, has completed plans for a \$70,000 brownstone and brick residence to be erected at the southwest corner of St. Marks and New York avs for John C. Schenck, 109 Barbey st, Brooklyn. The house will be 2½-stys, about 50x75 ft., with glazed green tile roof. Mr. Korber has the general contract and will do the carpenter, trim and decorating himself. Other work, including mason, hot-water heat, electric wiring, vacuum cleaner system, etc., will be let as sub-contracts at once.

#### Factories and Warehouses.

JOHNSTOWN, N. Y.—Thomas Burke, of Johnstown, who occupies the Daniel Hays mill at Gloversville, has purchased four building lots on Briggs st, through Elmer Dorn's agency and expects to erect a large factory there soon.

NEW BRITAIN, CONN.—The Stanley Rule and Level Company is having plans prepared for the construction of a 3-sty factory to be erected at Elm and Church sts. The building will be 60x90 ft., brick and heavy mill construction.

COHOCTON, N. Y.—Work has already commenced on the erection of a building for the Naas evaporator. It will be 100x40 ft., divided by partitions built of tile. The kilns will be 20 ft. square and built of brick tile. It will stand just south of the canning factory land along the east line of the Erie Railroad.

BRIDGEPORT, CONN.—The Bridgeport Brass Co. is contemplating the erection of a tube mill on Housatonic av from plans drawn by the McGeorge Engineering Co., of Cleveland, Ohio. The structure will be of brick and steel, 160x400 ft., cost about \$70,000. It has not been decided when work will be started.

FRANKFORT, N. Y.—The Pratt Chuck Works of Frankfort has let contracts for the erection of a new building which will increase the capacity of the plant one-third. Brown & Low, of Schenectady, will erect the building, to be completed within two months. The structure will be 200x100 ft., brick walls with trussed iron roof and iron supports. In it will be installed a large amount of the most modern machinery.

PATERSON, N. J.—The People's Park section is to have another large factory building. Franz C. Reinhardt has closed a contract with the P. S. Van Kirk Building Co. for the erection of the building in Clay st, on the block bounded by State and Gray sts. The structure will be 200x70 ft., 4 stories, to be completed by Dec. 1 and ready for the installation of machinery. The contract price is \$74,500. The plans and specifications were prepared by Felix Pettit. Ground will be broken next week for the foundations.

#### Halls and Clubs.

MANHATTAN.—Plans have been completed by Washington Hull, 16 East 23d st, for remodeling two dwellings at Nos. 32-34 West 44th st into a club house for Phi Gamma Delta Club, 44 West 44th st, to cost about \$35,000.

NEWARK, N. J.—M. Julius Koch has secured a permit to erect a 4-sty frame building at 516 Clinton av, to be used as a public meeting and entertainment hall. It will cover 30x96 ft. in ground dimensions and the estimated cost is \$10,000. Nathan Myers is the architect.

WOODHAVEN, N. Y.—The Woodhaven Exempt Firemen's Association has decided to build a home and have accepted an offer made by Mrs. J. Maxwell Loomis of a plot on Broadway, between Hopkinton and Woodhaven avs. It is proposed that a building to cost \$10,000 will be erected.

NEWARK, N. Y.—An appropriation of \$25,000 has been made by the village authorities of Newark, N. Y., for the erection of a village hall. No architect has been selected as yet and no details are available at the present time. R. E. Wilder is president and E. F. Fox, clerk, of the village.

LYONS, N. Y.—The Lyons Lodge of Elks at a regular meeting discussed plans for its new home. There is little doubt now that the work will soon be started. This committee was appointed to look after building: Edward Sauter, F. G. Nagley, Frank Myers, Jerry Collins, Elias Klippel, Henry Schriber, George Gucker, C. A. Noble, Elmer Wolvin, Dr. Cyril Fulton and C. M. Baltzel.

#### Hospitals and Asylums.

DANBURY, CONN.—The Danbury Hospital Association will erect a 3-sty hospital building, 45x180 ft., at Danbury, Conn., from plans by P. M. Hooper, 527 5th av, Manhattan, to cost about \$80,000.

MANHATTAN.—Richard Deeves & Son, 305 Broadway, have obtained the contract for alterations to the 2-sty infirmary, No. 311 East 13th st, for the New York Eye and Ear Infirmary, 13th st and 2d av, from plans by Mills & Greenleaf, 345 5th av.

AUBURN, N. Y.—Architect Frank H. Armstrong, Seward Building, Auburn, N. Y., has been commissioned to draw plans for a 3-sty brick and stone building, 60x112 ft., with an "L," 46x44 ft., for the Auburn Orphan Asylum in North st. The owners plan to expend about \$75,000 on the improvement.

AUBURN, N. Y.—Plans for a new \$75,000 orphan asylum for Catholic children were approved at a meeting of the various churches of this diocese. Bishop Hickey, of Rochester, presided. It is planned to build a bigger orphanage on the site of the present asylum. The money will be

raised by subscription. A committee has been appointed to apportion the share of each. Work on the building will be begun in a few weeks.

ST. JAMES, L. I.—The Brooklyn Howard Orphan Asylum will erect a new building, 120x50 ft. in size, at St. James, Long Island, to cost about \$25,000. The Rev. James H. Gordon is superintendent. William G. Hoople is president of the organization and the Rev. J. A. Billingsly treasurer. On the advisory board are Borough President Bird S. Coler, Comptroller H. A. Metz, ex-Mayor C. A. Schieren, the Rev. Dr. S. Parkes Cadman and others.

#### Hotels.

NEW ROCHELLE, N. Y.—A. Arc-tander, 368 East 149th st, has completed plans and will receive bids for a 2-sty hotel, 50x87 ft., to be erected at 218 Huguenot st, New Rochelle, N. Y., for J. & M. Hoffen, care architect. Estimated cost is \$24,000.

MANHATTAN.—Architects Warren & Wetmore, 3 East 33d st, have completed plans for the \$2,000,000 Ritz-Carlton Hotel to be built on the west side of Madison av, 46th and 47th sts, and it is said that bids on general contract will be asked for very soon.

NASHVILLE, TENN.—J. E. R. Carpenter, 471 5th av, Manhattan, is preparing plans for a 10-sty brick and stone hotel, 100x200 ft., to be erected in Nashville, Tenn., by the Hermitage Hotel Co., a local concern, at a cost of about half a million dollars. The building will be thoroughly fireproof.

#### Office and Loft Buildings.

ROCKVILLE CENTER, N. Y.—Architect C. C. Thain, 4 East 42d st, Manhattan, has completed plans for a 3-sty bank and office building for the bank of Rockville Center, to cost \$65,000.

MANHATTAN.—Plans have been prepared by Alfred L. Kehoe, 1 Beekman st, for rebuilding the 5-sty loft building, 50x90 ft., at Nos. 79-81 Forsyth st, recently destroyed by fire. Nathan Brady is the owner. The cost is placed at \$27,000.

NEWARK, N. Y.—A new brick and stone post office building, 1-sty and basement, will be erected in Newark, N. Y., by the Treasury Department from plans by Supervising Architect J. Knox Taylor, Washington, D. C. Appropriation, \$50,000.

ORANGE, N. J.—An appropriation of \$30,000 has been made by the Treasury Department for a new post office building at Orange, N. J. The plans of Supervising Architect J. Knox Taylor, Washington, D. C., show a brick and stone building, 1-sty and basement.

NEWARK, N. J.—Property located at 75 Market st has been purchased by Amos H. Van Horn, of the firm of Cowperthwait & Van Horn. The new owners will immediately begin to tear down the present structure, which will be replaced with a modern 4-sty building similar to that located on the lot adjoining, at No. 73.

MOUNT VERNON, N. Y.—The B. P. O. Elks, No. 842, of Mt. Vernon, N. Y., have approved the sketches of Architect W. F. Stickers, Post Office Building, Mt. Vernon, to be erected on the north side of South 2d av, 200 ft. south of 1st st, Mt. Vernon. The final plans for a brick and limestone building, 3-stys, 50x90 ft., will not be completed.

MANHATTAN.—No contract has yet been awarded for the 16-sty loft building, 25x80 ft., which Clarence Wadsworth, Hartford Building, Union sq, is to erect at No. 22 East 17th st, at a cost of \$100,000. Messrs. Hoppin & Koen, 244 5th av, are the architects. Limestone ashlar, light brick, tile roof, steam heat, and one building will be demolished.



NEWARK, N. J.—Work has started on the erection of a large mercantile building for Amos H. Van Horn on the site of the old Freie Zeitung building in Market st. The new building will be 6 stories, with a tower 32 ft. high, surmounted by a flag-pole staff 50 ft. high. The estimated cost is \$50,000. The tower will be finished in copper and the rest of the building in polished granite and limestone.

MANHATTAN.—The new store and loft building to be erected at Nos. 25 to 29 Beekman st and 57 to 61 Ann st, on plot 67.11x53.3x irregular, for the Nassau-Beekman Co., Robert R. Reed, 55 Liberty st, president, will be twelve stories, with basement and sub-cellar, in height, and cost \$800,000. Irving P. Lovejoy Co., No. 55 Liberty st, will be the agents of the building. Messrs. Bannister & Schell, 69 Wall st, are the architects.

#### Schools and Colleges.

MYSTIC, CONN.—Architect Wilson Potter, 1 Union sq, Manhattan, has prepared plans for a 2-sty brick school building, to be erected at Mystic, Conn.

BLOOMFIELD, N. J.—Plans have been completed by C. G. Jones, 280 Broadway, Manhattan, for an addition to the Berkeley Public School at Bloomfield, N. J., to cost about \$50,000.

ELIZABETH, N. J.—In his monthly report to the Board of Education Richard E. Clement urged the quick completion of new accommodations for school district No. 3, and the erection of a new high school building.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have obtained the general contract to erect the 4-sty brick school, 95x100 ft., at the southeast corner of 8th av and 6th st, Brooklyn, for the Church of Our Saviour, to cost \$100,000. Rev. J. J. Flood is pastor.

TROY, N. Y.—Charles P. Poland Co., of Troy, was low bidder for the college buildings of the Emma Willard School, to be built at Troy, N. Y., on Pawling and Spring avs, from plans by M. F. Cummings & Son, Bank Building, Troy. The contract price is said to be in the neighborhood of \$500,000.

BRIDGEPORT, CONN.—Bids will be received until August 10 for the erection of the proposed addition to the Maplewood av school house. The new building will be of brick, containing six class rooms, provided with every convenience. Bids will be received from local and out-of-town contractors. The plans are by Architect Joseph W. Northrop.

MONTCLAIR, N. J.—Bids were received by the Montclair Board of Education for the new Central Grammar School, which is to be erected at Hillside av and Orange road, to cost \$177,340. The lowest bidders were as follows: John R. Courter, of Montclair, mason and carpenter work, \$144,638; Storms & Co., Newark, heating and ventilating, \$22,497; Zimmerman Plumbing Co., Newark, \$6,721, and Beaver Construction Co., Newark, electric work, \$3,384.

#### Stables and Garage Buildings.

MANHATTAN.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for the improvement of No. 1821 Amsterdam av, 28x44, with a 1-sty stable, brick, stone, for Adolf Feldhus, owner, on premises. Cost, \$10,000.

#### Supply Systems.

FISHKILL LANDING, N. Y.—Charles A. Hague, consulting engineer, 52 Broadway, Manhattan, has plans in progress for a complete water supply system for the town of Fishkill Landing. An appropriation of \$200,000 has been made to defray the cost of construction.

WATERLOO, N. Y.—Contracts have been awarded for a new sewer system and disposal plant in Waterloo, N. Y.

The sewer system will be constructed by Bennett & Shepherd, of Niagara Falls, N. Y., and the disposal plant, which includes a 1½-sty brick pump house, 12x14 ft., will be built by A. B. Griswold, of New Britain, Conn.

#### Contracts Awarded.

FORT TOTTEN, N. Y.—The general contract for the construction of the commanding officers quarters at Fort Totten, N. Y., has been given to William H. Luth Co., 640 Sterling pl, Brooklyn. Work will be started at once.

The Brooklyn Mason Contracting Co., 98 Graham av, Brooklyn, has received the mason contract for the erection of an additional story over the department store, 40x85 ft., for Michel's Bros., at 5th av and 15th st, Brooklyn.

MANHATTAN.—The Power Engineering & Contracting Co., 1123 Broadway, has received the contract from the Libman Contracting Co. for electrical work for the Rutgers pl bath, for which Bernstein & Bernstein are architects.

The Turner Construction Co., 11 Broadway, has obtained the contract to construct an 18-inch reinforced concrete floor in the addition being erected for Probst & Schomaker, bakers, Hayward st, Brooklyn. The contract involves about \$10,000. The floor is 110 by 80 ft. and will have 23-foot bays.

OSSINING, N. Y.—Contract has been awarded to the H. Wales Lines Co., of Meriden, Conn., for the erection of a reinforced concrete factory, extension to foundry and a new boiler house at Ossining, N. Y., for Rand, McNally & Co., of 142 5th av, Manhattan. L. C. Holden, 103 Park av, is the architect.

#### Estimates Receivable.

Bids will be received by the Commissioner of Docks, Monday, July 20, for furnishing and delivering lumber.

By the Park Board, Thursday, July 30, for work and material for the execution of the approach work exterior to the building of the New York Public Library, Astor, Lenox and Tilden foundations, 5th av, 40th and 42d sts.

By the Police Commissioner, Friday, July 24, for labor and materials and making alterations, general repairs and improvements to the 13th, 14th, 36th and 40th Precinct Station Houses, etc., in the Borough of Manhattan; the 149th and 165th Precinct Station Houses, etc., in the Borough of Brooklyn, and the 274th and 276th Precinct Station Houses, etc., in the Borough of Queens.

By the Board of Water Supply, No. 299 Broadway, Thursday, July 23, for the construction of a portion of the Catskill aqueduct, consisting of about 6½ miles of plain concrete conduit, known as cut-and-cover aqueduct, 17 ft. high by 17 ft. 6 ins. wide, and about 3,470 ft. of tunnel, 17 ft. high by 13 ft. 4 ins. wide, on the hydraulic gradient, and known as Peak Tunnel, situated west of the Hudson River, on the south side of Esopus Creek Valley, in the towns of Olive and Marbletown, Ulster County, New York.

Sealed bids or proposals will be received by the New York Board of Water Supply in the office of the board, No. 292 Broadway, New York, room 910, ninth floor, until 11 a. m., on July 23, for the construction of a portion of the Catskill aqueduct, consisting of about 6½ miles of plain concrete conduit, known as cut-and-cover aqueduct, 17 ft. high by 17 ft. 6 ins. wide, and about 3,470 ft. of tunnel 17 ft. high by 13 ft. 4 ins. wide on the hydraulic gradient and known as Peak tunnel, situated west of the Hudson River on the south side of Esopus creek valley, in the towns of Olive and Marbletown, Ulster county, N. Y. An approximate statement of the quantities of the various classes of

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1123 BROADWAY, NEW YORK.

See pages 620-621 Sweet's Index

#### FRANK VERNON CEMENT, BRICK, LIME

Truck Load or Cargo Lots  
Lowest Market Price  
TERMINAL BUILDING, Park Avenue, at 41st St.  
Telephone, 116-38th Street



**New Way to Lay Bricks.**

Mr. Frank B. Gilbreth, whose large contracts have identified him so well among the leaders in construction work, has put into service in connection with all his contracts involving bricklaying on a large scale the "packet system" of laying bricks which he originated. This system has stood the experiments made so satisfactorily that Mr. Gilbreth is able

bricks they remain undisturbed until the bricklayer picks them up from the packet, one at a time, and places them upon the wall.

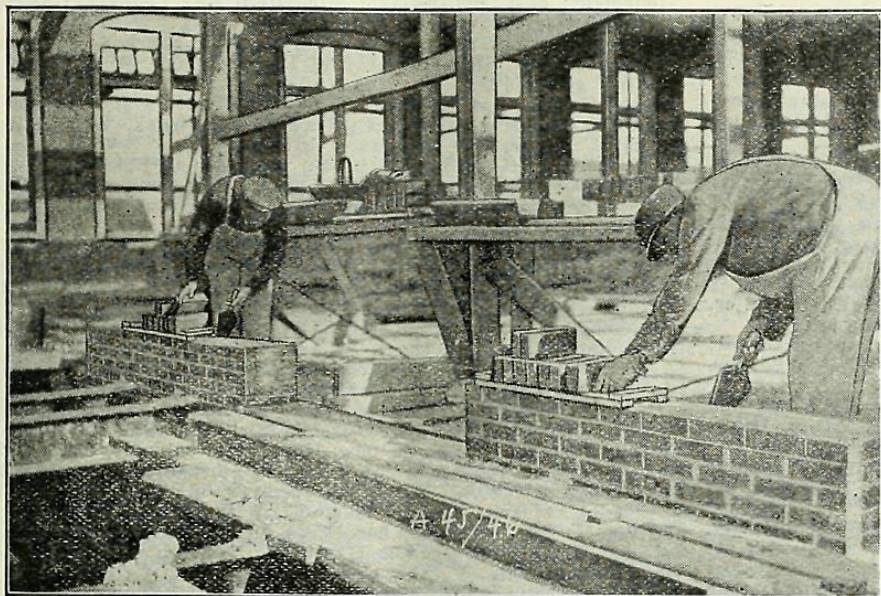
The time saved by the bricklayer in not being obliged to pick up two pieces of a broken brick instead of a whole brick, nor to especially select the best bricks for the exterior four inches of the wall, nor to discard broken bricks, are some of

structed wheelbarrows. Arriving where the bricklayer is working the packet is placed on the stock platform of the scaffold. The last step is the placing of the packet on the wall by the bricklayer, requiring but the moving of the arms and hands. The tossing of a brick in the hands of a bricklayer, so characteristic of the old method, is made entirely unnecessary. The best face of the brick is always upward and there is a considerable saving of energy and time. In this way an experienced bricklayer will do two or even three times the amount of work done before, and a good wall is assured.

**"Wrecking" and "Carefulness."**

"Wrecking" and "Carefulness" are far from being synonymous terms, yet they are very closely associated in building circles. A wrecker in the construction world is unfortunate enough to be identified by a misnomer. He is the first to prepare the way for the erection of a structure on a property that has been improved, and in a great city like New York, where a new building generally means the demolition of an old one, the wrecker, owing to congested conditions, has to proceed with great care. Observation of the way in which the men tearing down the old Fifth Av Hotel are working is an illustration of this. Every brick has to be loosened and removed from its place separately, and the men have to be watchful that not one of them falls to the street. The entire structure must be demolished inwardly.

During the height of the industrial depression some months ago Mr. Walter G. Earl, superintendent for the Rheinfrank House Wrecking Co., said that it was difficult to secure men to work on the job referred to. He meant that it was not difficult to secure men, but that men experienced in the tearing down of a large structure in New York were scarce. Such men have to learn by experience the need of care and skill in this class of work,



LAYING BRICKS BY THE PACKET SYSTEM.

to cut down the time of construction very materially.

The packet is so simple that the wonder is that it was not thought of many years ago. A little wooden frame or tray is made in the shape shown in the illustration. Its construction is such as to allow the bricklayer to place his fingers underneath the brick while it is resting on edge. The bricks are piled on edge in what the bricklayers call "bull headers," in two rows of ten bricks each. This is done by tenders at the car or cart. After the tenders have so stacked the

the advantages claimed for the packet system. Thus, in the course of a day the advantage of having all the best bricks put on the same packets, and the inferior, chipped and broken pieces put on others, amounts to a surprising increase in the total work accomplished by a gang of bricklayers.

The process is thus: the packets are filled by laborers from the car or cart. The bricks are put face up in two rows of ten each, a weight of about ninety pounds plus the weight of the packet. The entire load is placed on specially con-

**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.**

**BETWEEN 14TH AND 59TH STREETS.**

- 17th st, No 22 East, 16-sty brk and stone loft building, 25x80, tile roof; cost, \$100,000; Clarence Wadsworth, Hartford Bldg. Union sq, N Y; ar'ts, Hoppin & Koen, 244 5th av.—293.
- 5th av, No 580, 9-sty brk and stone loft building, 25.5x100, tile and asphalt roof; cost, \$100,000; Columbia College; ar't, Henry Otis Chapman, 334 5th av.—295.

**BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.**

- 113th st, n s, 125 e Broadway, two 6-sty brk and stone tenements, 100x85.11; cost, \$100,000; Sun Construction Co, 1400 5th av; ar't, B W Levitan, 20 W 31st st.—291.

**110TH TO 125TH ST, BETWEEN 5TH AVENUE AND 8TH AVENUE.**

- 123d st, No 15 West, 6-sty brk and stone tenement, 25.4x82.8; cement roof; cost, \$30,000; Wm M Walker, Bayville, L I; ar't, Nathan Langer, 81 E 125th st.—296.

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

- Exterior st, n w cor 71st, 6-sty brk and stone loft building, 113.8 x128.2, tar and gravel roof; cost, \$95,500; Geo H Storm, 530 E 72d st; ar't, G Knoche, 516 E 72d st.—299.
- 1st av, w s, 110th to 111th st, erect wrought iron fence; cost, \$1,000; ow'r and ar't, Consolidated Gas Co, 4 Irving pl.—298.

**NORTH OF 125TH STREET.**

- Amsterdam av, n w cor 179th st, 5-sty brk and stone stores and dwelling, 25x90; cost, \$30,000; Robertson & Gammie, 710 E 138th st; ar't, J C Cocker, 2010 5th av.—292.
- Broadway, s e cor 161st st, 6-sty brk and stone tenement, 99.11x90; cost, \$150,000; Crystal Realty Co, 319 W 89th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—297.
- Convent av, s w cor 129th st, two 5-sty brk and stone tenements, 42 x43.1 and 24.1x39.3; total cost, \$145,000; Golde-Cohen Const Co, 171 Broadway; ar't, Geo Fred Pelham, 503 5th av.—294.

**BOROUGH OF THE BRONX.**

- Kelly st, e s, 131 n 165th st, two 3-sty brk tenements, 20x55 each; total cost, \$16,000; Janie Kitchen, 35 Hunt av; ar't, Andrew Kitchen, 35 Hunt av.—497.

- Mary st, n s, 122 e Main st, 2-sty frame dwelling, 21x52; cost, \$4,500; Miss F M Buehrle, 584 Morris Park av; ar't, Wm Koppe, 2310 Waterbury av.—510.
- Oak st, e s, 200 n Leroy st, 1-sty frame pig pens, 12x113; cost, \$250; A Fellenstein, Eastchester road; ar't, L Howard, 1861 Carter av.—508.
- Rowland st, s w cor Maclay av, 2-sty brk dwelling, 22x50; cost, \$7,000; Thomas Baker, 2318 Newbold av; ar't, Otto C Krauss, 2318 Newbold av.—500.
- 180th st, s s, 96.10 e Belmont av, two 3-sty brk tenements, 20x55 each; total cost, \$20,000; A Lucchini, 792 Tremont av; ar't, Chas S Clark, 445 Tremont av.—495.
- Bryant av, e s, 250 n Seneca av, 3-sty brk dwelling, 25x45.6; cost, \$7,500; Amanda C Brown, 44 W 98th st; ar't, Albert J Lamb, 1141 Park pl, Brooklyn.—503.
- Brook av, e s, 284 n St Pauls pl, four 5-sty brk tenements, 43.9x88.7 each; total cost, \$140,000; Otto J Schwarzler, 1340 Brook av; ar't, Albert J Schwarzler, 1340 Brook av.—509.
- Castle Hill av, w s, 450 s Green lane, 1-sty frame store, 25x50; cost, \$2,500; Michael Lagana, Green lane; ar't, B Ebeling, 1136 Walker av.—491.
- Decatur av, e s, 75 n Bedford Park Boulevard, 2½-sty frame dwelling, peak shingle roof, 22x42; cost, \$6,500; Geo D Kingston, 356 Bedford Park Boulevard.—502.
- Fairmount av, s e cor Waterbury av, 1-sty frame portable office, 18 x10; Jos Ruckes, 1336 Bristow st; ar'ts, Daube & Kreymborg, 830 Westchester av; cost, \$100.—494.
- Glebe av, e s, 152.4 s Lyon av, two 2-sty frame dwellings, 22x50; total cost, \$10,000; Martin Pietscher, Glebe av; ar't, H P Eilert, 1822 Unionport road.—496.
- Grace av, w s, 119 n Westchester av, 2-sty frame dwelling, 21x53; cost, \$5,000; Chas Devermann, Barnes av, ow'r and ar't.—498.
- Jessup av, e s, 810 s Featherbed lane, front 3, rear 5-sty concrete dwelling, 25.5x50.6; cost, \$25,000; John C Wait, 3607 Broadway; ar't, Alfred E Barlow, 5 W 31st st.—501.
- Mulford av, w s, 150 n James st, 2½-sty frame dwelling, peak shingle roof, 20x43; cost, \$4,000; Henry Stumpf, 1873 Mulford av; ar't, Otto C Krauss, 2318 Newbold av.—499.
- Newton av, e s, 350 s Mosholu av, 2-sty frame dwelling, 19x47; cost, \$3,500; Mary F Tierney, 205th st and Mosholu Parkway; ar't, J L Welch, 3514 De Kalb av.—507.
- Ogen av, n w cor 168th st, 1-sty frame store, 18.115x15.10; cost, \$350; Peter T Hunt, 168th st and Ogden av; ar't, J I Campbell, 976 Woodycrest av.—506.
- Southern Boulevard, e s, 150 n Tiffany st, three 4-sty brk tenements, 33.4x64 each; total cost, \$42,000; Tully Const Co, 957 Whitlock av; ar'ts, Daube & Kreymborg, 830 Westchester av.—493.
- St Raymonds av, n s, 305 e Zerega av, 2-sty frame dwelling, 21x50; cost, \$5,000; Wm Cleary, 112 Melville av; ar't, B Ebeling, 1136 Walker av.—505.
- Tremont av, n s, 65 e Daly av, 4-sty brk tenement, 25x103.6; cost, \$12,000; Bernard Havanagh, 469 W 147th st; ar'ts, Schaefer & Jaeger, 461 Tremont av.—492.



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.

Table with columns for 1908 and 1907, comparing conveyances and mortgages for Manhattan and The Bronx. Includes sub-sections for 'CONVEYANCES' and 'MORTGAGES'.

Assessed Value Manhattan.

Table comparing assessed values for Manhattan in 1908 and 1907, including categories like 'Total No., with consideration' and 'Assessed value'.

MORTGAGES.

Detailed table comparing mortgages for Manhattan and The Bronx in 1908 and 1907, listing various interest rates and amounts.

PROJECTED BUILDINGS.

Table comparing projected buildings for Manhattan and The Bronx in 1908 and 1907, including 'Total No. New Buildings' and 'Total Amt. Alterations'.

BROOKLYN.

CONVEYANCES.

Table comparing conveyances for Brooklyn in 1908 and 1907, including 'Total number' and 'Total amount of conveyances'.

MORTGAGES.

Detailed table comparing mortgages for Brooklyn in 1908 and 1907, listing various interest rates and amounts.

PROJECTED BUILDINGS.

Table comparing projected buildings for Brooklyn in 1908 and 1907, including 'No. of New Buildings' and 'Total Amount of Alterations'.

THE WEEK.

NOTWITHSTANDING the fact that the market has settled down to midsummer calm, there were a number of deals consummated worthy of notice. Brokers, almost to a man, are wishing that the summer period of inactivity was over and the fall season was at hand.

One of the reasons of the dullness in the apartment house sales is due to the number of foreclosures that have recently been held. It is argued that if the property in question was a paying investment, it would not have to be sold to the highest bidder.

There have been a large number of foreclosure sales in the newly built up sections of the city, and in most cases the properties were almost entirely vacant. Strenuous efforts are made by the owners of the property to fill the vacancies.

The forced sales will have to be gotten out of the way and the properties lodged in stable hands before a marked improvement will be noticed. It is not reasonable to expect the investor to jump into an unsettled market.

One of the most telling movements that has taken place this

spring is in the Washington Heights section. Builders and operators have bought a great deal of vacant property and are contemplating the erection of many fine high-class apartment houses. It has been thoroughly demonstrated that a well-built house, with large light rooms, is readily rented in that section. The outlook over the Hudson River is very pleasing, and tenants, especially those who have children to care for, favor this part of town.

Among the sales of interest consummated affected the property adjoining the Hotel Saranae, recently reported sold. This parcel was purchased by Henry C. Phipps from John F. Carroll, and is known as No. 587 7th av. The size of the plot is 19.10x74.11, and its acquisition greatly enhances the value of the entire holding. The property was acquired by the present seller from ex-Mayor Robert A. Van Wyck in December, 1903. It is understood that before very long the present structure will be demolished and a modern office building erected on its site. The 10-story mercantile building, No. 110 West 14th st, located 150 ft. west of 6th av, also came in for a change of ownership. This building is prominently located. There have been a number of deals put through in this section since the tunnel was opened to New Jersey, and the property just sold is directly in line, there being a station on the corner of 6th av and this street.

The money mortgage market eased up perceptibly. Many brokers and operators are exceedingly encouraged by the better feeling that is prevalent. The steady improvement which has been going on for some time is making itself felt, and it is the opinion of a number of prominent real estate men that after the election the situation will have entirely cleared. The present low prices of building materials and the abundance of skilled labor has encouraged builders to file plans, and at the first favorable opportunity construction will be started. They are holding off at the present time because they wish to be able to dispose of their houses as soon as completed. They are unwilling to undertake many large operations when the buying public is out of the market.

While the total number of plans filed during the quarter ending June 30th, 1908, was approximately one-half of that of 1907, still the amount involved was practically the same. In other words, the estimated cost of the plans and specifications filed in 1907 was \$31,745,750, and in the corresponding period this year the amount involved is \$31,885,771. A number of these plans have been filed to forestall any drastic revision of the Building Code, and it is safe to predict that as soon as this matter is disposed of, one of the biggest building booms that this country has ever known will be begun, taking into consideration the number of buildings planned for.

Among the principal loans of the week was one on the property on the south side of 144th st, 275 ft. west of Broadway, 99.11x110.7xirregular. The Gracehull Realty Co. was the borrower and the Metropolitan Life Insurance Co. the lender. The loan was for \$150,000 for three years, and bears interest at six per cent. The Crystal Realty Co. gave a mortgage to the City Mortgage Co. on the property at the northeast corner of Broadway and 160th st, 99.11x160, of \$140,000. This was in the form of a building loan, the due date and rate appearing only in the bond. The property on the northwest corner of Washington and Franklin sts was also mortgaged for \$180,000 for five years at five per cent. by the Fruit Auction Co. to the Bowery Savings Bank.

## THE AUCTION MARKET

THERE were about thirty parcels of property offered in the salesroom during the week just past. All of those located in either Manhattan or the Bronx were forced sales. In fact, the only voluntary sale was that of the property located in Monmouth pl, between Brookdale and Brighton avs, West End Long Branch. This plot, which took in the entire block front, was knocked down to M. Gustine Rieser for \$1,800, the dimensions being 307.6x150.

At the stand of Joseph P. Day on Monday the 3-story and basement dwelling, No. 120 West 126th st, 18.9x99.11, was sold to J. M. Gorham for \$20,000. The amount due was \$10,182.14; taxes and other charges amounting to \$489.39. The balance of the properties advertised for sale on this day either went to the plaintiffs in the various actions, were adjourned or withdrawn.

On the following day the same auctioneer offered four parcels. The 5-story brick tenement No. 4 East 134th st, 25x99.11, located 75 ft. east of 5th av, was adjourned to July 25th. The amount due in the action is \$15,758.58; taxes, etc., \$552.21. The 4-story tenement and store, No. 117 Lewis st, 25x100, which was to have been sold by order of the Sheriff of all right, title and interest which David Feuer had on March 17, 1908, or since, was withdrawn. The other two pieces offered were bought by the plaintiffs in the actions.

At the stand of Bryan L. Kennelly on Thursday the 6-story tenement, Nos. 2888 and 2890 8th av, 39.11x100, went to the plaintiff for \$54,851. There was a mortgage on the property of \$40,000. The amount due was \$17,014.33; taxes and other charges aggregating \$917.27. The 3-story and basement dwellings, Nos. 153 to 157 West 64th st, 54x100.5, was knocked down to the plaintiff for \$56,288.

## RICHARD ALEXANDER.

Announcement has been made of the death of Richard Alexander at Dover, Maine, on Saturday, July 11.

Mr. Alexander was born in Germany Sept. 18, 1856, and came to this country about 1872, going direct to San Francisco, where

he engaged in his father's business of cigar manufacturing. He met with success and came to New York in 1884, where he became actively interested in transportation and its problems through his connections with a booking and touring agency. The following summer, in 1885, he married Miss Avery, of Dover, Maine. Her death occurred two years ago, and he never fully recovered from this shock. They were devotedly attached to one another and he constantly mourned her loss.

In his early career he was connected with the Monarch Sleeping Car Company, through which interests he came

in close contact with the New York Central Railroad. He became interested in real estate and located at Marble Hill, Kingsbridge, where he was widely known, respected and beloved. He did much to build up, develop and improve this section, and was instrumental in accomplishing the cutting through of the Ship Canal improvement and the New York Central Railroad cut off at Kingsbridge. He was practical and thorough in all his undertakings.

His life has been one of constant love and devotion to duty, and his charitable acts have only been revealed since his death by the finding of letters from charitable organizations and many families whom he assisted, particularly through the hard times of last fall, when help was most needed.

He was treasurer of the Real Estate Board of Brokers, a member of the North Side Board of Trade, Allied Real Estate Interests, Washington Heights Taxpayers' Association and the Marble Hill Real Estate Company. He leaves a host of friends to mourn his loss.

At a special meeting of the governors of the Real Estate Board of Brokers of the City of New York the following preamble and resolutions were passed:

Whereas, Richard Alexander, Treasurer of the Real Estate Board of Brokers of the City of New York died at Dover, Me., on Saturday, July 11, 1908; and

Whereas, He was a Governor and officer of this Board, earnest and faithful in the discharge of his duties, and trusted and beloved by the members; and

Whereas, During his lifetime as a real estate broker he was largely instrumental in the successful development of Marble Hill, Kingsbridge, and advocated and accomplished the cutting through of the ship canal improvement and the New York Central Railroad cut-off at Kingsbridge; be it

Resolved, That the Real Estate Board of Brokers of the City of New York hereby express their profound sorrow and regret and record their high appreciation of the noble traits and faithful services of the late Richard Alexander.

On motion the Secretary was instructed to forward a copy of these minutes to the daily and weekly papers for publication and authorized to have a copy thereof engrossed and forwarded to the next of kin of the deceased.

## LAW DEPARTMENT

To the Editor of the Record and Guide:

Have builders or owners a right to set clothes poles for tenements so they lean over adjoining or abutting property?

My reason for asking is because so many poles are set this way. In one case I know of in Brooklyn the poles are for 4-story buildings and reach over at the top nearly six feet over the line of the lot—thus infringing on other property—taking a big easement without right or consent. What is my remedy and how can I have the poles removed or set as they ought to be?

Answer.—Notify the trespassing adjoining owner to straighten them up or that you will sue him, or cut off the poles where they cross over your line. The first is the better course to pursue, and will probably bring the result desired.

—The sale held on last Saturday by Joseph P. Day of 230 lots at Belle Harbor was most gratifying. The total amount realized was \$119,200. It is said that the prices obtained were from five to ten per cent. higher than last year. A number of operators were present and bought liberally in large parcels.



## AUCTION MARKET STATISTICS.

SOME OF THE CAUSES OF THE PRESENT DULLNESS IN THE AUCTION MART, AND SOME ACTUAL RESULTS OBTAINED.

That the auction market during 1908 has been in woeful condition few will deny, and actual figures should prove interesting to that class of realty investor and speculator who follow this branch of the business. It is little short of marvelous that the showing is as good as it is. The scarcity of money during last fall and early spring was a leading factor in the market, with the result of many foreclosure suits being instituted. If those people who loaned money on bond and mortgage had not granted extensions, it would have been difficult to predict what the result would have been. It is certain, however, that real estate in general would have received a blow from which it would have taken years to recover.

The man who invests money in New York City real estate knows pretty well his security. He has the title carefully examined and guaranteed, and is relieved of a great deal of responsibility. All he must be certain of is that a reasonable amount of equity exists over his mortgage. On this equity is based his security. Naturally more leeway is given to improved holdings than to vacant property, and justly so. One is an income producing investment, while the other relies wholly on its power to enhance in value. The probability of a forced sale must be taken into account in both instances. Experience teaches that there is a better market for the former, because a prospective purchaser can readily see, approximately, what return he will get on his money.

### IMPROVED PROPERTY IN DEMAND.

There is another reason why improved property is more in demand. It appeals to a larger number of people. For example; one man is partial to tenement house property, while another buys nothing but better class apartments. A third will lean towards private dwellings, while another will only look at business property. In other words, improved realty can be divided into so many classes that it appeals to the larger number of persons who are desirous of investing, while there is only one class of unimproved real estate.

The accompanying table of auction statistics gives a good idea of what the condition has been in the market from the first of the year to July 1, as compared with the corresponding period last year. There were numerous sales in the early part of the year, by order of the Court, and in the large majority of these prices were not satisfactory, the property put up being knocked down to the plaintiff in the action, often a deficiency judgment being secured. Those properties which were offered at voluntary sale were in many instances bid in, but taken all in all better prices were obtained than at the forced sales. The principal reason for this lay in the fact that a generous mort-

### AUCTION SALES TABLE.

SHOWING WEEKLY AND MONTHLY TOTALS FOR SIX MONTHS ENDING JULY 1, AS COMPARED WITH CORRESPONDING PERIOD LAST YEAR.

	Total for week, 1908.	Total for week, 1907.	Total from Jan. 1, 1908.	Total from Jan. 1, 1907.
Jan. 4 ....	\$490,098	\$488,775	\$388,854	\$488,775
Jan. 11 ...	2,196,595	718,397	2,585,449	1,207,172
Jan. 18 ...	1,476,236	365,085	4,061,685	1,572,257
Jan. 25 ...	633,305	362,307	4,694,990	1,934,564
Total .....	\$4,796,234	\$1,934,564	.....	.....
Feb. 1 .....	\$270,360	\$653,002	\$4,965,350	\$2,587,566
Feb. 8 .....	1,859,018	492,222	6,824,368	3,079,788
Feb. 15 .....	293,873	952,391	7,118,241	4,032,179
Feb. 22 .....	868,008	259,995	7,986,249	4,292,174
Feb. 29 .....	1,568,056	383,056	9,554,305	4,675,230
Total ....	\$4,859,315	\$2,740,666	.....	.....
Mar. 7 ....	\$944,822	\$527,853	\$10,499,127	\$5,203,083
Mar. 14 ....	380,960	1,160,372	10,880,087	6,363,455
Mar. 21 ....	1,346,088	252,427	12,226,175	6,615,882
Mar. 28 ....	663,856	2,987,200	12,890,031	9,603,082
Total ....	\$3,335,726	\$4,927,852	.....	.....
Apr. 4 .....	\$770,393	\$538,718	\$13,660,424	\$10,141,800
Apr. 11 .....	594,332	1,447,042	14,254,756	11,588,842
Apr. 18 .....	837,162	1,398,381	15,091,918	12,987,223
Apr. 25 .....	682,411	2,752,263	15,774,329	15,739,486
Total ....	\$2,884,298	\$6,136,404	.....	.....
May 2 .....	\$1,157,874	\$1,828,258	\$16,932,203	\$17,567,744
May 9 .....	1,235,572	535,750	18,167,775	18,103,494
May 16 .....	1,237,597	1,030,943	19,405,372	19,134,437
May 23 .....	963,465	555,984	20,368,837	19,690,421
May 30 .....	935,363	1,214,325	21,304,200	20,904,746
Total ....	\$5,529,871	\$5,165,260	.....	.....
June 6 .....	\$1,145,103	\$1,482,941	\$22,449,303	\$22,387,687
June 13 .....	765,388	2,251,741	23,214,691	24,639,428
June 20 ...	1,626,912	1,048,669	24,841,603	25,688,097
June 27 ...	8,736,037	818,753	33,577,640	26,506,850
Total ....	\$12,273,440	\$5,602,104	.....	.....
Grand t't'l.	\$33,678,884	\$26,506,850	.....	.....

gage was allowed to remain, in many instances, for one, two or three years, as the case might be, at a fair rate of interest, usually at five per cent. This, at a time when time money, say for twelve months, commanded a higher rate of interest.

### METHOD PURSUED.

A real estate man, who is thoroughly familiar with the auction market, and who adopted this method of procedure, when asked why he allowed money to remain on interest at five per cent. when he could easily have gotten a half to one per cent. more said: "Yes, to be sure, I might have gotten a little larger rate of interest, but I certainly would not have got so large a bid. It will not be a long time before the mortgage comes due, and I can well afford to wait a couple of years before claiming my full profit. I did not lose money on a single piece that I sold, and have since been able to pick up a few desirable parcels. Don't for a moment think that I am in the real estate business, for I am not. I simply invest the profits of my business in realty, and I use ordinary common sense."

During the first three months of the year there was about twenty-five per cent. more money realized as compared with 1907, and it was not until April that matters evened up. This was, however, due to the fact that there were large sales in the outlying districts during the last three weeks of that month. There was but very little difference in the figures until the last week in June, when there was a jump of several millions in favor of the current year. This was accounted for by the sale of the Brooklyn ferry properties, which realized \$8,025,000.

The summary is as follows: taken all in all, prices were not as large as last year; there were more properties offered and the net amount involved was approximately the same. The fault lay not with the value of the holdings, but with general business conditions. There were many people who under ordinary circumstances would have been buyers, simply remained passive and held on to what ready cash they had, for fear of an emergency; there were many men who had all they could conveniently swing, and were loath to take on any more, and there were a large number of people who were waiting for a break which did not come. This latter class fully expected to pick up bargains in the private sales market, but is pleasant to record that with few exceptions they were disappointed.

New York City real estate has made many friends due to its stability during the recent "panic," but the majority of these people will watch the values gradually rise and will in all probability buy at much higher figures than the current prices.

## A BUNGALOW LUNCHEON.

WILLIAM JEFFERY ENTERTAINS THE NEW JERSEY-NEW YORK REAL ESTATE EXCHANGE AT BERKELEY HEIGHTS.

A most unique real estate function was the bungalow luncheon held at Berkeley Heights, and which was tendered in honor of President Otto Kempner, of the New Jersey-New York Real Estate Exchange. Mr. William Jeffery, widely known as "The Bungalow Man," was the host, and had as his guests about sixty members of the Exchange at Berkeley Heights on July 10th. An elaborate menu was provided, to which the participants rendered full justice. The New York visitors had a special car on the Lackawanna Railroad, and when they arrived at Berkeley Heights they were met at the station by a local committee, headed by William Jeffery. The march to the Heights of Berkeley was led by "The Bungalow Man," who, by using a large megaphone, called out to his followers all the attractive features of the locality.

The sightseeing being over, the entire party were seated in an airy pavilion, and after the luncheon an improvised entertainment was held, consisting of music, singing, story telling and speech making. Among the participants were Messrs. Joseph W. Doolittle, Frank Stevens, E. H. and Wm. A. Lambert, F. M. Welles, William Jeffery, J. L. Glaser and President Otto Kempner.

After the entertainment a special meeting of the Board of Governors was held, and the following were elected members of the Exchange: Thaddeus L. Brown and Roche, Craig & Wiley, of New York City; F. P. Collins, of Caldwell, N. J.; Frank W. Furrey and Eugene H. Olden, of Paterson, N. J.; James W. Lent Agency, of Bernardsville, N. J.; Herman Walker, of Guttenberg, N. J.; John J. Quaid, of Sayreville, N. J., and J. L. Glaser, of Newark, N. J. It was generally agreed that Mr. Jeffery was the means of providing a most sociable and agreeable day for the entire party.

Owing to the excessive heat of the last two weeks, it was decided by the Exchange to postpone all automobile inspection trips until the month of September. At least three trips are in course of preparation. One is to Ridgewood and parts of Bergen County; the second to Newark and parts of Essex County, and the third to Seabright and the seaside resorts of Monmouth County. Dates of these trips will soon be made known.

WHENEVER A MAN SELLS PROPERTY, look up his holdings in the Real Estate Directory. He probably owns something else that you can help him to unload.



## TAXPAYERS' HEARING ON THE BUDGET FOR 1909.

THE BUREAU OF MUNICIPAL RESEARCH AND THE ALLIED REAL ESTATE INTERESTS PREPARING FOR THE FALL CAMPAIGN.

At the taxpayers' hearing on the budget for 1909, Comptroller Metz said that the city budget was a farce. Commenting on the Comptroller's statement, the New York Tribune said: "Comptroller Metz was right when he called the budget a farce; a farce is characterized by violent exaggeration." Apart from its exaggerations, the city budget has had other failings. It has purported to contain a complete statement of what city officials expected to spend the next fiscal year. Instead, city officials when voting the budget knew that they would vote many hundreds of thousands of dollars additional in the form of revenue bonds. Secondly, large amounts had for years been charged regularly to corporate stock that ought to have been included in the budget.

The discussion of the budget for 1908 interested the press, city officials and taxpayers as never before. They came to see the importance of a budget that should not be a farce. Moreover, it showed that farcical as has been the budget, the taxpayers hearing on the budget exceeded the dreams of vaudeville in its farcical character. At any time a member of the Board of Estimate and Apportionment could confound and open to ridicule a protesting taxpayer by asking some simple question which the taxpayer was unable to answer. Last year's discussion showed that when the tables were turned, and members of the Board of Estimate were asked questions, they themselves were quite as helpless and as easily confused.

Under the leadership of the Bureau of Municipal Research and the Allied Real Estate Interests, an effort begun in October, 1907, to make the taxpayers' hearing a serious, profitable, illuminating experience for taxpayers was taken up on June 29, 1908, by a conference of over forty taxpayers' associations, meeting in the rooms of the Allied Real Estate Interests. After Henry Bruere, director, and F. A. Cleveland, technical director, of the Bureau of Municipal Research, had explained the charter provisions with respect to taxpayers' hearings and the opportunity afforded by such hearings to influence the amount and the distribution of budget appropriations, the conference took the following action: (1) It appointed a committee to analyze and discuss budget estimates submitted during the summer by department heads. (2) It requested Mayor McClellan to grant a hearing on the tentative budget proposal before submission to the Board of Aldermen. A hearing on a classified, segregated budget, showing what the fiscal officers purpose to do and for what purpose they propose to vote money, will, it is expected, save many millions of dollars and prevent innumerable abuses.

June 29th the conference transmitted to the Mayor copy of resolutions passed by the conference, which are as follows:

Resolved, That the Board of Estimate and Apportionment be requested to fix a day in the month of October, 1908, for a hearing on the tentative budget of the City of New York for the year 1909, adopted by such board and prior to the submission thereof to the Board of Aldermen, and that it be further requested that the said day be at a date sufficiently after the adoption of said tentative budget to permit the printing thereof and its examination by taxpayers and citizens. And be it further

Resolved, That it be requested that at such hearing sufficient time be allowed to taxpayers and citizens appearing before the said board for full presentation of facts and arguments relating to the budget.

On June 30th the Mayor replied that he had referred the request to the Board of Estimate and Apportionment for consideration. Previously, however, he had indicated his personal and his official interest in the proposed hearing, and his desire to have it conducted according to the intention of the charter as set forth in the memorandum printed on page 5. This memorandum was submitted to the director of the Bureau of Municipal Research by that Bureau's legal expert in order to make clear the taxpayers' right to a hearing, not upon departmental guesses, but upon the avowed intention of the Board of Estimate and Apportionment, clearly stated and printed in time for public analysis and discussion. It is reproduced in full because it bids fair to prove of historic value in New York's effort to secure an efficient administration of its finances. It should prove suggestive to charter makers in other cities, where it is important that the taxpayers' hearing upon the annual budget be a serious reality and not a farce.

Memorandum showing that the charter intended the Taxpayers' Hearing on the annual budget of the City of New York to be a hearing not on departmental requests but rather upon amounts proposed by the Board of Estimate and Apportionment before submission to the Board of Aldermen.

Mr. Henry Bruere, Director,  
Bureau of Municipal Research.

The Greater New York Charter, Sec. 226, provides:

" \* \* \* The said Board (of Estimate and Apportionment) shall annually, between the first day of October and the first day of November meet, and make a budget of the amounts estimated to be required to pay the expenses of conducting the public business of The City of New York, as constituted by this act and of the counties

of New York, Kings, Queens and Richmond for the then next ensuing year. Such budget shall be prepared in such detail as to the titles of appropriations, the terms and conditions, not inconsistent with law, under which the same may be expended, the aggregate sum and the items thereof allowed to each department, bureau, office, board or commission, as the said Board of Estimate and Apportionment shall deem advisable. In order to enable said board to make such budget, the presidents of the several boroughs, the heads of departments, bureaus, offices, boards and commissions shall not later than September tenth, send to the Board of Estimate and Apportionment an estimate in writing, herein called a departmental estimate, of the amount of expenditure, specifying in detail the objects thereof, required in their respective departments, bureaus, offices, boards and commissions, including a statement of each of the salaries of their officers, clerks, employes and subordinates. Duplicates of these departmental estimates and statements shall be sent at the same time to the Board of Aldermen. Before finally determining upon the budget the Board of Estimate and Apportionment shall fix such sufficient time or times as may be necessary to allow the taxpayers of said city to be heard in regard thereto, and the said board shall attend at the time or times so appointed for such hearing. After such budget is made by the Board of Estimate and Apportionment, it shall be submitted by said board within five days to the Board of Aldermen. \* \* \* The consideration of such budget by the Board of Aldermen shall continue from day to day until final action is taken thereon, but such consideration shall not continue beyond twenty days, and in the event of said Board of Aldermen taking no action thereon, within such period of time, the said budget shall be deemed to be finally adopted as submitted by the Board of Estimate and Apportionment. The Board of Aldermen may reduce the said several amounts fixed by the Board of Estimate and Apportionment, except such amounts as are now or may hereafter be fixed by law, and except such amounts as may be inserted by the said Board of Estimate and Apportionment for the payment of State taxes and payment of interest and principal of the city debt, but the Board of Aldermen may not increase such amounts nor vary the terms and conditions thereof, nor insert any new items. Such action of the Board of Aldermen on reducing any item or amount fixed by the Board of Estimate and Apportionment shall be subject to the veto power of the Mayor as elsewhere provided in this act, and unless such veto is overridden by a three-fourths vote of the Board of Aldermen, the item or amount as fixed by the Board of Estimate and Apportionment shall stand as part of the budget."

The question which has arisen under the provision of this section of the charter is whether the taxpayer's right to be heard is satisfied by a hearing before the Board of Estimate and Apportionment while the said board is considering the estimates submitted by the various municipal departments and prior to the drafting of a budget by the board; or whether the taxpayer is entitled to demand a hearing after the Board of Estimate and Apportionment has passed upon the departmental estimates and has prepared a budget for submission to the Board of Aldermen. The answer to this question depends entirely upon the proper interpretation of the provisions of the charter.

The words of the charter are, "the said board (of Estimate and Apportionment) shall annually make a budget;" and "in order to enable said board to make such budget," the various heads of departments and other officials specified are required to "send to the Board of Estimate and Apportionment an estimate in writing herein called a departmental estimate."

It will be noticed at once that the framers of the charter evidently had in mind a difference between the "budget" and the "departmental estimate." The latter is expressly made the basis of the former. The "budget" is the estimate prepared by the Board of Estimate and Apportionment from information furnished by the "departmental estimates."

Continuing, the charter provides: "Before finally determining upon the budget the Board of Estimate and Apportionment shall fix such sufficient time or times as may be necessary to allow the taxpayers of said city to be heard in regard thereto." The taxpayer is to be heard in regard to the budget, which has been made by the Board of Estimate and Apportionment, but not finally determined upon. This would seem to be the plain meaning of the words used.

When so considered, the provisions of the charter are in accord with the usual practice relative to public hearings before representative legislative bodies. The representative takes the initiative, but before final action, hears the constituent. The Legislature in providing for the making of a budget and for a hearing in regard thereto evidently intended that something should exist to the consideration of which the hearing was to be devoted. After the careful distinction made in the preceding portion of this section between a budget and a departmental estimate it would seem beyond question that the hearing was not to be devoted to the departmental estimate. The fair interpretation of the language used is that the Board of Estimate and Apportionment as the representative of the taxpayers of the city should make a provisional estimate or budget, and, before finally determining upon it, should submit it to the taxpayers for criticism and suggestion.

Indeed there could be little doubt that such was the intention of the Legislature, were it not for the succeeding clause in the same section of the charter, to wit: "After such budget is made by the Board of Estimate and Apportionment, it shall be submitted by said board within five days to the Board of Aldermen." Here is a suggestion that the taxpayer's hearing is to precede the "making of the budget."

It becomes interesting therefore, if not essential to a proper interpretation of the legislative intention, to consider previous legislation with respect to the annual budget. The act "to reorganize the local government of the City of New York,"

passed April 30, 1873, Ch. 335, Sec. 112, provided for a "provisional estimate" covering the same purpose as the "budget" called for by the present charter. In like manner "departmental estimates" were required to be submitted by the heads of departments. It was also provided that "the Board of Estimate and Apportionment shall consider such departmental estimates and other statements in making the provisional estimate herein provided. \* \* \* After such provisional estimate is made \* \* \* it shall be submitted by said board, with their reasons for it in detail, within ten days to the Board of Aldermen. \* \* \* Any objections to or rectifications of said provisional estimate made by said Board of Aldermen shall be made by said board in writing and transmitted by the clerk thereof to the Board of Estimate and Apportionment, who shall proceed to the consideration of such objections or rectifications, and after such consideration shall make a final estimate \* \* \*". It will be noticed that under this act the provisional estimate of the Board of Apportionment was not to be passed upon finally by said board until later its submission to and correction by the Board of Aldermen. After consideration of the action of the Board of Aldermen, the Board of Apportionment was to make a final estimate.

The Act of 1880, Ch. 521, Sec. 5, provided: "After the provisional estimate has been returned by the Board of Aldermen to the Board of Estimate and Apportionment, and before the final estimate is made, the said last mentioned board shall fix such sufficient time or times as may be necessary to allow the taxpayer of said city to be heard in regard thereto, and the said board shall attend at the time or times as appointed for such hearing."

The Consolidation Act of 1882, Ch. 410, Sec. 189, re-enacted Sec. 112 of the Act of 1873, supra, and after the provisions thereof quoted above, added the above recited provision of the Act of 1880, and concluded, "After the final estimate is made in accordance herewith, it shall be signed by the members \* \* \*".

The express provisions of these laws in force immediately prior to the adoption of the present charter required the following procedure in framing the annual estimate: First, a provisional estimate prepared by the Board of Estimate and Apportionment from the information contained in the departmental estimates; second, the provisional estimate thus prepared was to be submitted to the Board of Aldermen; third, the taxpayers were to be afforded an opportunity to be heard in regard to the provisional estimate after it came from the Board of Aldermen; fourth, a final estimate was to be made by the Board of Estimate and Apportionment.

The most important change in this procedure made by the present charter is contained in the provision that the budget or estimate prepared by the Board of Estimate and Apportionment is final, so far as the said board is concerned, before its submission to the Board of Aldermen; and the power of the Board of Aldermen is limited to a reduction of the sums contained in the final estimate. Therefore, unless the charter requires the preparation of the budget in provisional shape before the taxpayer's hearing, the budget prepared by the Board of Estimate and Apportionment becomes final except for the possible reductions to be made by the Board of Aldermen. This would eliminate all criticism or suggestion with reference to the budget in the important matters of the expenses to be provided for and the terms and conditions of the appropriations to particular purposes.

The provision for the taxpayer's hearing as it appears in the present charter is in the very words of the Act of 1880, supra. Only a technical interpretation dependent upon the implication to be drawn from the clause, "After such budget is made it shall be submitted to the Board of Aldermen," could produce the important change noted above. The other provisions of Sec. 226 evidently contemplate a provisional budget, which before being finally determined upon by the Board of Estimate, shall be submitted to the taxpayers, and a final estimate thereafter determined upon by the Board of Apportionment, which shall stand for the ensuing year, except in so far as some items therein may be reduced by the Board of Aldermen.

This is a fair interpretation of Sec. 226. It is in accord with the practice under similar laws, the provisions of which were incorporated in this section of the present charter.

To justify an interpretation of the charter which would result in so important a change in the making of the budget would require some positive provision in the charter. There is nothing in the charter even to suggest such an interpretation except the implication above noted.

**DEATH OF A REAL ESTATE SPECULATOR.**—George Robinson, a real estate dealer, committed suicide last week by jumping from the fourth story window at 218 West 114th st. Mr. Robinson was heavily interested in realty in the Kingsbridge section, and when the money stringency came on last fall he found himself pressed for ready cash and borrowed to meet his obligations. His wife died two months ago and since that time he became very morbid. He called, with his nephew, James Scott, on the neighbor, Mrs. Margaret McEnroe, and while she was bringing him a glass of water he made a dash for the open window and jumped into the central courtyard. When the ambulance arrived Mr. Robinson had expired.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

**PRINCE ST.**—Bernard Golden bought 179 Prince st, 3-sty front and rear buildings, 25x95.6, between Sullivan and Thompson sts.

**PEARL ST.**—Charles F. Noyes sold for W. Irving Clark, executor of the estate of M. A. Gillespie, a 4-sty business building, 212 Pearl st, northeast cor. of Fletcher st, having frontage of about 26 ft. on Pearl st and 70 ft. on Fletcher st. The purchaser is an investor.

**SOUTH ST.**—Bernard Smyth & Sons sold, in conjunction with Ogden & Clarkson, for the Seton estate, 67 South st, a 4-sty building, 21.3x71.6 and irregular, 21.3 ft. south of Pine st.

**WEST ST.**—Joseph P. Day sold for the Suzzarini estate 127 West st, between Dey and Fulton sts, a 5-sty building, with store, 20x55.10x18x51.6. The buyer is Jeremiah Donovan. The piers of the D. L. & W. Railroad and the Red Star line are in front of this property.

### Corner Figures in Deal.

**7TH ST.**—Samuel Stern bought from Max and Moses Goldberg and Solomon Minglegreen the northeast cor of 7th st and Av D, a 6-sty tenement, 48.4x85. This property was purchased by the sellers in March, 1907, subject to a mortgage of \$90,000. It was assessed with improvements for \$80,000.

### Mercantile Building Changes Hands.

**14TH ST.**—Henry U. Singhi sold to the Fleischmann Realty and Construction Co. the 10-sty fireproof building, 110 West 14th st, 150 ft. west of 6th av, 25x106. B. H. Weisker, Jr., of James L. Libby's office, was the broker in the transaction. The property was held at \$165,000. Across the street is the 14th st theatre and the 9th Regiment Armory. The elevated railroad and McAdoo tunnel stations are on the cor. of 6th av. The building just sold is built to a depth of 95 ft.

**15TH ST.**—Jackson & Stern sold 314 and 316 West 15th st, three 3-sty and basement dwellings, 40x103.3, between 8th and 9th avs. The buyer is said to be James H. Cruikshank. The buildings now occupying the site will be torn down and a 6-sty warehouse erected for the use of a wholesale liquor concern.

**16TH ST.**—Samuel Stern sold 617 and 619 East 16th st, two 5-sty tenements, 50x100.

**24TH ST.**—Wm. H. Godward sold for Isabel L. Piatti, of Englewood, N. J., to Thomas J. Clarke 406 West 24th st, a 2-sty high-stoop dwelling on a leasehold.

**32D ST.**—Huberth & Gabel sold for the estate of Peter McMahon 229 East 32d st, a 3-sty and basement dwelling, 12.6x98.9. The seller purchased this property on April 16, 1887. The buyer, Thomas J. Nealis, owns the three adjoining houses on the east. He acquired No. 31, a 3-sty dwelling, 16.8x98.9, on April 5, 1886; No. 233, a similar building, on Feb. 21, 1885, and No. 235, a 3-sty dwelling with a frontage of 16.10, on Oct. 25, 1894. Mr. Nealis now controls a plot with a frontage of 62.8 ft.

### Will Alter to Apartment House.

**39TH ST.**—Harris & Vaughn sold for Robert W. Goelet, Hollywood, a 6-sty structure, 50x98.9, at 110 and 112 West 39th st. It is understood that this announcement marks the conclusion of a long series of negotiations by which Lee Shubert will get possession of this property. The Hollywood was sold under foreclosure last December and was bought by a representative of the Goelets for \$135,000. Subsequently, it was reported that the Goelets had refused to take the property, owing to some defect in the title growing out of irregularity in the foreclosure proceedings. These difficulties have now been adjusted, and the property will be taken over by Mr. Shubert and converted into an apartment house with a restaurant on the ground floor. Adjoining on the west is a 12-sty office building on a lot 75x98.9, and on the east a 5-sty structure, 25x100. Across the street is the Edison Company's plant. The Casino Theatre is on the corner of Broadway and this st.

**7TH AV.**—H. J. Sachs & Co. sold for John F. Carroll No. 587 7th av, a 4-sty brick building, 19.10x74.11, irregular, adjoining the Saranac Hotel on the south. The purchaser is Henry C. Phipps, who recently bought the Saranac Hotel from the New Amsterdam National Bank. Adjoining on the south is the new concrete building of the Commercial Trust Co. and abutting on Broadway is an old building with a frontage of 20.11 ft. This property was acquired on Dec. 5, 1903, by the present seller from Robert A. Van Wyck subject to a mortgage of \$34,000.

### NORTH OF 59TH STREET.

**64TH ST.**—Davis & Robinson sold for James R. Candler 183 East 64th st, a 3-sty stone front dwelling, 15x100.5. This house is located 115 ft. west of 3d av. The present seller bought the property from Robert Macklin on Aug. 24, 1901, for \$12,000, subject to a mortgage of \$8,000. There was an extension of the existing mortgage to the Equitable Life Assurance Co. recorded April 4, 1907. The contract is a long-term one, title not being taken until Jan. 3, 1909. James T. Brady, of 35 Nassau st, represented the seller, and Curtiss, Mallott, Provost & Colt, of 30 Broad st, the purchaser. The seller is at present living on the premises.

### Disposes of Vacant Property.

**68TH ST.**—Patrick J. Walsh sold a vacant lot, 25x100.5, on the south side of 68th st, 225 ft. east of West End av. There are stables, factories, flats, garages as well as public school 94 on the block.

**68TH ST.**—Pease & Elliman sold for the Realty Co. of America, Franklin Pettit, President, 210 West 68th st, a 3-sty stable, 25x100.5. There are 6 stables in the row. Public School 94 is on the northwest cor of Amsterdam av and 68th st. Opposite are 3 model tenements.

**90TH ST.**—M. & W. Schacht sold to Wolf & Jacob, 423 and 425 East 90th st, 50x100.8, together with a 2-sty brick bakery erected thereon. Adjoining on the west is a mineral water manufacturing company and opposite is St. Joseph's Orphan Asylum, which occupies the entire block square between 89th and 90th sts, 1st and Av A, except the frontage on 1st av. Back of these lots is the Standard Gas Co.

### Large Apartment Deal.

**96TH ST.**—Leroy Coventry and Miss M. Monahan sold for the Woytisek Construction Co. the 8-sty apartment house known as the Lucentine, 35 to 39 West 96th st, 64x100.11. The property has been held at \$260,000. This property is located 307 ft. east of



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## REAL ESTATE NOTES

Mrs. Russell Sage took title to the dwelling, 33 East 64th st, 20x100. Hugo Schoolherr was the seller. The property is subject to a mortgage of \$30,000.

Edward C. Ohl, for several years connected with the loan department of the Lawyers' Title Insurance Co., has opened general real estate offices at 500 5th av.

Mr. Robert W. Haff, formerly of 189 Montague st, Brooklyn, has formed the Robert W. Haff Realty Corporation, and opened offices at No. 1328 Broadway, corner 34th st, New York City.

At a meeting of the Bond and Mortgage Guarantee Co. George S. Ingraham and Remsen Johnson were elected directors of the company. Mr. Ingraham succeeds his father, the late William M. Ingraham.

M. Morgenthau, Jr., of the firm of M. Morgenthau, Jr., & Co., sailed for Europe on the "Kaiserin Augusta Victoria" on Thursday. Mr. Morgenthau expects to spend a few weeks in Germany, Switzerland and England, returning to his office about Labor Day.

Walter Beverly Crane recently joined the forces of E. J. Kehoe, of 271 West 125th st. This office does a general real estate and insurance business, though it makes a specialty of Harlem and Bronx property. Mr. Crane has had long experience in the business and is well versed on realty values.

Foreclosure proceedings have been begun by the Mutual Life Insurance Co. against Julia Curtiss and others involving the entire vacant block bounded by Lenox and 5th avs, 142 and 143d sts, with the exception of the southeast corner of Lenox av and 143d sts. A lis pendens was filed against this property Saturday.

The City Mortgage Co. made two building loans for a total of \$243,000—one, of \$130,000, to C. M. Silverman & Son, on the property at the southeast corner of Broadway and 162d st, and the other, of \$113,000, to the Cohen Realty Co., on the property 125x99.11, on the south side of 135th st, 375 ft. west of Amsterdam av.

Jacob Hirsh loaned the Sun Construction Co. \$115,000 in the form of a building loan on the property at the southwest corner of Broadway and 152d st. Mr. Hirsh transferred the property to the company last week. This property is located in a very desirable section of Washington Heights and commands a splendid view of the river.

A deed was recorded Friday, July 10, conveying Gramercy Park or Square, containing 42 lots, to the new trustees, Stuyvesant Fish and Henry W. Poor, to John Hone, John E. Cowdin and George Zabriskie, as joint owners in trust for Henry A. C. Taylor and such other persons, owners of the major part in number of the 60 lots of land fronting on said park. The consideration was nominal.

It is stated that the mortgage of \$6,500,000 placed recently on the property at the northwest corner of 5th av and 23d st, where the Fifth Avenue Hotel formerly stood, is the largest

mortgage that has ever been placed on an individual parcel in New York. This mortgage is due May 1, 1913, and bears six per cent. interest until the building is completed and five per cent. thereafter until date of maturity.

Robert Livingston Stedman negotiated a loan of \$600,000 for five years at five per cent. for the Ripley Realty Co. (Todd Brothers) on the property at the southeast corner of Amsterdam av and 73d st. This plot is improved with a 12-sty high-class apartment house. The adjoining house at the northeast corner of 72d st and Amsterdam av is also owned by the same company. Both these houses are admirably situated, facing as they do Sherman sq.

Mortgage money is not coming easily to suburban home builders just now, and their inability to raise building loans is beginning to have a depressing influence upon the business of constructing dwellings within the nearby suburban belt. None are suffering more from this extremely unfavorable condition than the numerous home site companies which are finding it a difficult matter to dispose of their lots and plots to good advantage. So seriously has the mortgage condition affected the business of suburban lot selling that one of the largest companies engaged in that business has barely paid operating expenses for the past five months.

Dutton & Kilsheimer, attorneys of the Boos estate, owners of the southwest corner of Broadway and 144th st, deny the report that the property has been sold. This holding has a frontage of 99.11 ft. on Broadway and 150 ft. on the street. It adjoins the 6-sty elevator apartment house recently erected by John M. McLoughlin on the 143d st corner. Across the avenue are two 6-sty elevator apartment houses built to a depth of 90 ft. each, one of which was constructed by John V. Signell and sold at foreclosure last January, along with some other property on Hamilton pl. There is a splendid view of the river from the property owned by the Boos estate and it is a fine site for a high-class apartment house.

### LEASES.

Folsom Brothers in conjunction with Pease & Elliman leased for Frederick W. Lord the 3-sty and basement private dwelling, 25 West 11th st, to H. Taylor Cronk.

The Warwick Arms, Point Pleasant, N. J., has been leased by John Tyler, of the Hotel Gazette, for John E. Pye, owner, to John L. Reynolds, formerly of Hotel Reynolds, Boston.

Denzer Brothers leased for a long term of years, for Agnes H. Poirier, the entire building 29 West 21st st, at an aggregate rental of \$60,000. The building will be converted into a store and loft structure.

William C. Flanagan leased the following tenement houses: For David Lion, 214 West 61st st; for A. E. Cohen, 124 West 136th st; for Alla N. Sieniger, 245 West 136th st, a dwelling and for William Alexander Smith, 264 West 136th st, a dwelling.

E. H. Ludlow & Co. leased for the A. E. Nevrus estate 125 Broad st, to David Kramer for a long term of years, and also negotiated an extension of Mr. Kramer's lease on the adjoining property at 123 Broad st for a similar term. The lessee will occupy both buildings.

Henry M. Weill leased to a client No. 159 West 34th st, a 6-sty elevator apartment house, for a term of years at a rental of \$9,000 a year; the fee of the property is held by M. & L. Ernst, the bankers; also for a Mr. Snell, the 3-sty at 114 West 31st st, to a client who will alter the building for business purposes, and for Mrs. Margaret E. Weill the building 402 West 54th st, to Mary A. Van Zandt for a term of years.

# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**PARKER AV.**—To construct drain commencing at existing drain in Parker av, north of Lyon av, and running to existing drain south of Lyon av; and in Lyon av, from Parker av, easterly, to connect with existing drain crossing Lyon av. Proceedings initiated by Local Board.

**DAVIDSON AV AND 190TH ST.**—Changing grades between West 192d st and Fordham road, and West 190th st, between Grand av and Jerome av. Proceedings initiated by Local Board.

## CONDEMNATION PROCEEDINGS.

**CORLEARS HOOK PARK.**—Opening and extending as laid out by the Board of Estimate and Apportionment on May 26, 1905. Commissioners Pat'k J. O. Beirne, Robert E. Deyo and W. T. McManus will present bill of costs and expenses in this proceeding to Supreme Court on July 27.

**PIER (OLD) NO. 53.**—Acquiring right and title to and possession of wharfage rights, etc., near foot of Jackson st, East River, for the improvement of the water-front of the City of New York, on the East River, pursuant to the plan heretofore adopted by the Board of Docks, and approved by the Commissioners of the Sinking Fund. Commissioners John W. Russel, Patrick J. Conway and Louis Leavitt will present bill of costs and expenses in this proceeding to Supreme Court on July 27.

**167TH ST.**—Opening and extending from Broadway to St. Nicholas av and West 167th st; Public Place, bounded by Broadway, St. Nicholas av and West 167th st; Public Place, bounded by West 166th st, St. Nicholas av, West 167th st and Broadway. Commissioners John H. Judge, Thomas Sutherland Scott and Robt. J. Daly will present final reports in this proceeding to Supreme Court on July 20.

**162D ST.**—Opening and extending from Broadway to Riverside dr. Commissioners Daniel O'Connell, Henry Campbell and Philip F. Donohue will present supplemental and additional bill of costs and expenses in this proceeding to Supreme Court on July 27.

**3D AV.**—Widening opposite East 159th st. Commissioners John P. Cohalan and Walter Muller will present final report in this proceeding to Supreme Court on July 23.

## ASSESSMENTS.

**71ST ST.**—Alteration and improvement to sewer, between Broadway and Columbus av, and to curves at Columbus av. Area of assessment: Both sides of 71st st, from Broadway to Central Park West; both sides of Central Park West, and both sides of Columbus av, from 70th to 72d st. Assessment entered July 14. Payable within 60 days.

**BECK ST.**—Regulating, etc., from Longwood av to Intervale av. Area of assessments: Both sides of Beck st, from Longwood av to Intervale av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered July 14. Payable within 60 days.

**BARRETTO ST.**—Regulating, etc., between Simpson st and Southern boulevard. Area of assessment: Both sides of Barretto st, from Simpson st to Southern boulevard, and to the extent of half the block at the intersecting streets and avenues. Assessment entered July 14. Payable within 60 days.

**KELLY ST.**—Regulating, etc., from Longwood av to Intervale av. Area of assessment: Both sides of Kelly st, from Longwood av and to Intervale av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered July 14. Payable within 60 days.

**LORILLARD PL.**—Regulating, etc., between 3d av and Pelham av. Area of assessment: Both sides of Lorillard pl, from 3d av to Pelham av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered July 14. Payable within 60 days.

**LORING PL.**—Regulating, etc., from Burnside av to West 180th st. Area of assessment: Both sides of Loring pl, from Burnside av to West 180th st, and to the extent of half the block at the intersecting streets and avenues. Assessment entered July 14. Payable within 60 days.

**TO CLEAN MARBLE.**—Mix freshly burned lime with a solution of soap so that a thin paste is produced, which should be spread on the marble and after 24 hours washed off with lukewarm water. This solution will work satisfactory and may be used with impunity. It is especially adapted for cleansing marble porticoes, vestibules and tiling.

## GATHERING TENEMENT DATA.

It may be interesting to owners of tenement houses to know that for some time past a quiet inspection of tenement property in this city has been going on in order to ascertain what amendments, if any, should be made to the present law relating to such buildings. That some radical changes in the act will be suggested to the Legislature at its next session now seems assured, particularly since the present statute is said to be working great hardships among those who can least afford to suffer through the inadequacy of the measure. In this connection two prominent speakers at a recent meeting of the House and Real Estate Owners' Association of the Twelfth and Nineteenth Wards affirmed that so far investigations showed buildings which were found to be perfectly sanitary and habitable, but which the present law would not allow to be used. As an instance they asserted that the present act requires ceilings of basements to be two feet above the curb, but they found several buildings with unusual light and airy basements whose ceilings were but a few inches below the requirement and therefore could not be used.

As rapidly as data is obtained in relation to these inspections it is laid before Secretary Dinwiddie, of the Charity Organization Society, and Mr. Lawrence Veiller, who are drafting such amendments to the present law as circumstances warrant.

## MOSAIC INCRUSTATION OF TILING.

One of the evidences of the broadening out of the field in which reinforced concrete construction can be adopted is the closer association between this kind of construction and the use of fancy tiling. One of the problems attending the erection of residences of concrete has been to overcome the severely plain exteriors. Terra cotta has been used for this purpose and other materials are found occasionally, including tiling. An innovation is to incorporate the three-quarter-inch tiling in the concrete fronts, the small blocks permitting of very artistic designs. A handsome dwelling in course of construction in California is being treated in this way by the American Encaustic Tiling Co., 1123 Broadway, this being the first move in this direction. The very small squares of tiling are being used to represent fine scroll work and complicated patterns. The colors are bright, to suit the conditions in that part of the sunny South. The same idea is being followed in a new building in Maine. This new use of tiling in conjunction with reinforced concrete is called ceramic mosaic incrustation, the primary purpose being to relieve the severe exterior of a concrete structure and to add to the architectural beauty.

**BETTER RESULTS FROM LOW RADIATORS.**—The height of a radiator has much to do with its efficiency. If increased in height two or three times it has been demonstrated that it will give less satisfaction, for the reason that the air in the upper part of each section will be warmed by the lower part in its upward course, with the result that less heat is extracted. It is generally accepted that 36 or 38 ins. is a good height. In a series of tests made at Sibley College, Prof. R. C. Carpenter demonstrated the fact that with radiators of the same material and height, but of varying depths and sections, that higher results were secured from those of the thinnest pattern and with the least number of tubes. It was also found that the amount of heat radiated increases much faster than the difference in temperature between the steam inside the tubes or sections and the air outside. In this test it was also shown that with radiators of the same form, though of different heights, the greatest efficiency was obtained in those of low sections.

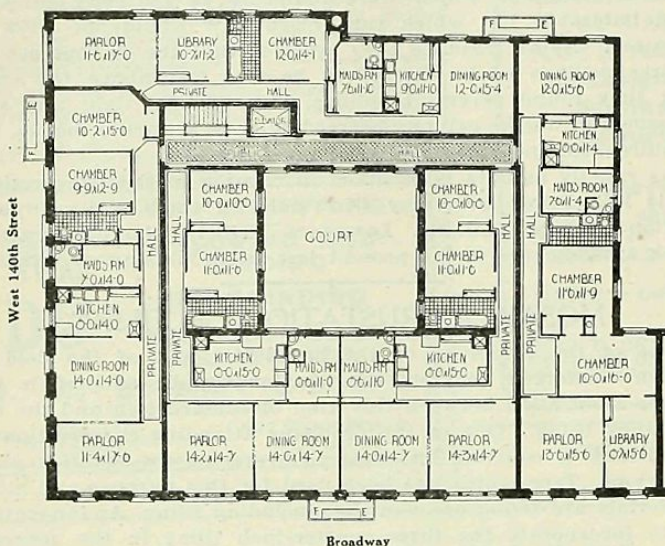
**ADVANTAGES OF FLOOR COVERING.**—It is against reason to varnish or paint the floors of kitchens and laundries. Many things spilled on the floor leave spots which require the agency of soap, hot water and lye to eradicate. Neither varnish nor paint will stand this sort of treatment indefinitely. Frequent renewing with either is expensive to the landlord and will eventually cause an uneven surface to appear. Perhaps the cheapest and most sanitary method of covering kitchen and laundry floors lies in the use of heavy linoleum, which looks well and wears splendidly.

**COOLING AN OVERHEATED APARTMENT.**—There is a way of lowering the temperature of an apartment in excessively hot weather which is practicable because of its simplicity. The scheme is to wet the roof of the building with cold water, previous to the hottest part of the day, by means of a garden hose attached to the standpipe, or connected with the bathroom in the flat on the top floor. After a good drenching the sun does the rest, for when the water evaporates the roof cools off. This method is old and has been tried for years with great success in the tenement house districts.

## A POPULAR FLOOR PLAN .

The success of an apartment house from the standpoint of income depends much upon its liberal arrangement. In the past too little attention has been given to this important consideration, and it was not until radical changes were brought about by amendments to the building code that builders realized the great consequence of a well-planned interior. Compare the ill-shaped and badly ventilated bedrooms in many of the apartments erected under the old law with those built since the revision of the act and you will readily understand why so many vacancies exist.

The average department dweller of to-day is no longer the submissive rent payer of yesterday. He knows that the building law was amended in his interest, and strengthened by this advantage is becoming more and more exacting in his requirements. Conscious of the change in this respect builders are beginning to give more consideration to the layout of suites and their conveniences, with the result that many of the newer apartment houses, especially on Washington Heights, equal the modern dwelling in roominess and appointment.



FLOOR PLAN OF "ELLERSLIE COURT."

The accompanying diagram shows the arrangement of a typical new law structure, the "Ellerslie Court," a 6-sty elevator apartment house owned by Hon. Levi P. Morton, and occupying the 200-foot block on the west side of Broadway, between 140th and 141st sts. An inspection of the plan will show that the rooms are of a larger size than ordinary.

It will be noticed that the apartments are in suites of six and seven rooms. The parlors and libraries of the seven-room suites may be thrown together, making a magnificent room. The building has two entrances and separate elevators. It was completed about three months ago, and out of a total of 54 apartments 27 are already rented, which nearly approaches a record in that neighborhood. The builders of "Ellerslie Court" (formerly known as "The Magnet") were Gross & Herbener.

## ARGUMENT FOR PLASTER HOUSES.

It is generally admitted by property owners and promoters of nearby subdivisions that the moment has arrived when something different from the ordinary dwelling house must be erected in order to meet the changing ideas of the buying public. That the familiar type of frame structure which for years has proven a ready seller is no longer the alluring medium through which the sale of lots and plots can be effected is evidenced by the large number of unsold frame houses within 20 miles of the city hall.

Various reasons have been advanced for this stagnant condition, such as an oversupply, hard times, and a stringent money market, but it is now fast becoming recognized that something more vital in its effect is blocking the sale of so many domiciles. One prominent property owner suggests that this condition may be attributed to the architecture, and another previously successful promoter says that he is convinced that it is due to the popular idea that frame houses are now poorly constructed and are therefore unfit to occupy during the extremes in weather.

However, this may be, might it not be a good move on the part of the vacant land owner or the subdivision promoter to experiment in building plaster houses? The plaster house has many distinctive features which may account for its surprising increase in popularity during the last few years. Dwellings of this material are almost indestructible when properly built and are warmer in winter and cooler in summer than wood.

From the standpoint of cost it can be said that the plaster house is not at a disadvantage, for the excessive cost of mill work no longer makes the frame house cheaper. Besides, plaster lends itself to more artistic treatment than wood, which is an important consideration when building for the market.

## DIFFICULTIES OF HOME BUILDING.

The property owner who undertakes to build a small home in the outskirts of the city costing less than \$10,000 is meeting with difficulties these days, for the whole country seems to conspire against him. A few years ago nothing was thought of building a house of this description, for it was a simple matter. Formerly a prospective builder went to the architect, a man with whom he was generally acquainted and told him what he wanted. The architect was really glad to see him and accepted the commission, argues a writer in the Economist, the fee being not probably in excess of 5 per cent.; in many instances it was much lower than that. At the same time the architect was busy; he had more buildings on the boards than he felt he could give sufficient attention to. Yet the small house was designed under the direct supervision of the architect, the work estimated by a number of responsible contractors, some of whom were acquainted with the owner and all knew the architect personally. There was competition, and the work was let to the lowest bidder, and, as a rule, was carried out to the satisfaction of the architect and owner. The result was a dwelling with which the owner had something to do, and naturally the architect had given it some individuality. Further than this he got it at the lowest market price.

Everything is changed now. An owner with anywhere from \$3,000 to \$10,000 in the bank must apologize for taking such a small job to the architect. As an architect expresses it, whenever he is called upon to plan houses of this character he always makes a charge of 10 per cent., with a view to discouraging the prospective client and thus compelling him to go to some other architect. A great many men who have not designed any houses worth speaking of assume this attitude at the present time, and in all probability they were led to do it because of the work and detail involved in designing and constructing small dwellings.

Even though an owner succeeds in securing a good architect the hardest part is still to come. He must obtain estimates from the various local contractors who are not infrequently banded together for the purpose of maintaining high prices. As far as the city contractor taking the work is concerned it can be said that it is decidedly to his disadvantage to do so, for there is always the uncertain item of cartage to be considered, then there are costly waits for material, labor troubles and numerous delays, all of which make suburban building a hazardous undertaking for the contractor used to city ways.

There appears to be no way out of the difficulty for the prospective home builder. In fact, the building of domiciles is rapidly becoming a business of itself, and as a result those who are in search of dwellings to purchase are compelled to buy from a man or corporation making a specialty of this class of construction.

## BEFORE SIGNING YOUR CONTRACT.

The importance of a properly drawn contract for the purchase of real estate cannot be overestimated. When you have selected your property be sure that the proper description is set forth in the contract by metes and bounds, and also the street number. Avoid signing a contract stating "subject to any state of facts as shown in a survey," or "subject to covenants or restrictions contained in prior deeds," but insist on a copy of the covenants or restrictions being inserted in the contract. If the property is subject to a mortgage, state when the mortgage is due, the rate of interest, the holder of the mortgage, and if the property is occupied by a tenant under a lease.

It is well in negotiating for the purchase of flats or tenements to visit the building department, the tenement house department and the health department and inquire if there are any violations or outstanding orders against the property, or have a clause inserted in your contract to the effect that all such violations, if any, shall be complied with before title is passed.

The contract should be specific in respect to all particulars. Often a purchaser from lack of knowledge of the details of what should be mentioned in the agreement, and the seller not always knowing just what he has to sell, involves both parties in an action of specific performance. It is well to always bear in mind that everything emanates from a contract.

## PLUMBING ALTERATIONS.

In making extensive plumbing alterations it is wise to have a comprehensive plan prepared before letting the contract. The advantages of having well prepared plumbing plans and specifications are seven-fold, says a competent engineer on this subject. There are many men of financial responsibility engaged in the plumbing business who do not possess sufficient skill and knowledge to properly lay out a system, and, unless the plans are full and complete and the specifications explicit, these men cannot intelligently estimate on the work; consequently, they will either refuse to figure the cost or will estimate so high as to be out of the contest. If, on the other hand, the plans and specifications are so well prepared that nothing is left to conjecture which can be shown, described, or explained, the architect and owner will have the benefit of responsible competition and will secure a better installation.











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Same property. Louise De L'Aigle Seyd to Archibald M Campbell, of Mount Vernon, N Y. Mort \$18,000. July 14, 1908. 4:1238. nom

95th st W, No 126, s s, 499 e Amsterdam av, 15x100.8, 3-sty and basement brk dwelling. Matthew J Wheelahan to Mary E Wheelahan. Mort \$6,250. July 1, 1907. July 11, 1908. 4:1225-44. A \$7,500-\$10,500. 100

95th st W, No 123, n s, 250 w Columbus av, 17x100.8, 3-sty and basement brk dwelling. Josephine I Harrington to Alexander Andrade. Mort \$12,000. July 14. July 15, 1908. 4:1226-22. A \$8,500-\$12,000. other consid and 100

97th st W, No 150, s s, 333 e Amsterdam av, 17.6x100.11, 3-sty and basement stone front dwelling. Louis P Dowdney to John J McCarthy. Mort \$10,000. July 10. July 11, 1908. 7:1851-51. A \$7,000-\$12,000. other consid and 100

100th st E, No 405, n s, 100 e 1st av, 37.1x100.11, 6-sty brk tenement and store. Harry Harris to Jacob R Schiff. Mort \$39,000. June 30. July 16, 1908. 6:1694-6. A \$7,500-\$42,000. other consid and 100

100th st E, No 117, n s, 176.6 w Lexington av, 25.6x100.11, 5-sty brk tenement. Nathan Natelson and ano to Ethel Levy. All title. All liens. July 15. July 16, 1908. 6:1628-9. A \$10,000-\$22,000. other consid and 100

100th st E, No 51, n s, 303.4 w Park av, 16.8x100.11, 3-sty brk dwelling. Hermann Ludemann to Charles Palm as exr Rosa Palm. Q C. July 15. July 16, 1908. 6:1606-24. A \$6,000-\$8,000. nom

100th st W, No 311, n s, 171 w West End av, 18x100.11, 5-sty stone front dwelling. Sarah J wife of Samuel Milius to Ray wife of Isaac Polstein. Mort \$24,000. June 15. July 15, 1908. 7:1889-13½. A \$11,500-\$29,000. other consid and 100

100th st E, No 232, s s, 105 w 2d av, 25x100.11, 5-sty brk tenement. Ida Soloducko HEIR, &c, Harris Taschman to Fannie Taschman widow Harris Taschman. All title. Mort \$22,000. July 6. July 13, 1908. 6:1649-29. A \$8,000-\$20,000. other consid and 100

101st st E, No 330, s s, 175 w 1st av, 25x100.11, 6-sty brk tenement. Max Wachsmann to Sarah Weinstein. Mort \$20,000. July 10, 1908. 6:1672-34. A \$6,000-\$26,000. other consid and 100

101st st E, No 330, s s, 175 w 1st av, 25x100.11, 6-sty brk tenement. Sarah Weinstein to Isaac S Heller. Mort \$27,000. July 10, 1908. 6:1672-34. A \$6,000-\$26,000. other consid and 100

102d st E, No 324, s s, 250 w 1st av, 24.11x100.11, 5-sty brk tenement. Rosie Press to Barnett Gleckle. Mort \$18,600. July 1. July 16, 1908. 6:1673-37. A \$6,000-\$19,000. nom

103d st W n s, 73.11 e Broadway, runs n 112.9 x w 37 to e s Broadway | Broadway x s 50.5 x e 18.9 to c l of Old Bloomingdale road, closed, x s 56.7 to st x e 36.5 to beginning, vacant. Charlton W Crane to Jennie M Tompkins. Nov 2, 1899. July 14, 1908. 7:1875-17 and 20. A \$36,000-\$36,000. nom

103d st E, No 210, s s, 180 e 3d av, 25x100.9, 5-sty brk tenement and store. Herman Kraut to Samuel Birnbaum. Mort \$23,000 and all liens. July 9. July 11, 1908. 6:1652-41. A \$8,000-\$18,000. other consid and 100

105th st E, No 331, n s, 350 e 2d av, 30x100.11, 6-sty brk tenement and store. Benj L Weil and ano to Aron Levitan. Mort \$29,500. July 15. July 16, 1908. 6:1677-15. A \$7,500-\$35,000. other consid and 100

107th st E, No 313, n s, 225 e 2d av, 25x76.10, 6-sty brk tenement and store. Samuel Klatzko to Alter M Brody. Mort \$22,000 and all liens. July 2. July 11, 1908. 6:1679-10. A \$5,000-\$19,000. 100

111th st W, n s, 75 w Broadway, 50x100.11, vacant. Celia Fisch to Berdie Mandel. Mort \$30,000. July 15, 1908. 7:1894-19 and 20. A \$30,000-\$30,000. other consid and 100

111th st W, n s, 75 w Broadway, 50x100.11, vacant. Lorimer A Cushman to Celia Fisch. Mort \$30,000. July 10. July 15, 1908. 7:1894-43. A \$30,000-\$30,000. other consid and 100

111th st W, No 502, s s, 125 w Amsterdam av, runs e 75 x s e 99.2 x w 102.4 x n 95.11 to beginning, 2-sty frame dwelling and vacant. Geo A Dixon to Sarah P Dixon. C a G. July 1. July 13, 1908. 7:1882-35 to 37. A \$45,500-\$46,500. nom

111th st E, No 309, n s, 156.3 e 2d av, 27.1x100.11, 4-sty brk tenement and store. Luigi Tucci to Georgio Garzio. Q C. All liens. July 10. July 13, 1908. 6:1683-7. A \$6,500-\$12,000. nom

113th st E, No 8, s s, 150 e 5th av, 25x100.11, 5-sty brk tenement and store. Samuel Klatzko to Harry Herzog. Q C. July 2. July 11, 1908. 6:1618-66. A \$11,000-\$20,000. 100

113th st E, No 10, s s, 175 e 5th av, 25x100.11, 5-sty brk tenement and store. Harry Herzog to Samuel Klatzko. Q C. July 2. July 11, 1908. 6:1618-65. A \$11,000-\$20,000. 100

113th st E, No 10, s s, 175 e 5th av, 25x100.11, 5-sty brk tenement and store. Samuel Klatzko to Alter M Brody. Mort \$26,375 and all liens. July 2. July 11, 1908. 6:1618-65. A \$11,000-\$20,000. 100

114th st W, s s, 100 w Amsterdam av, 50x100.11, vacant. Harry B Davis to Fred V Calder. ½ part. Mort \$31,200. Jan 27. July 15, 1908. 7:1885. nom

Same property. Fred V Calder to Morris Wolf, of Yonkers, N Y. All title. Mort \$31,200. July 14. July 15, 1908. 7:1885-37 and 38. A \$28,000-\$28,000. other consid and 100

114th st W, No 68, s s, 225 e Lenox av, 16.8x100.11, 3-sty and basement stone front dwelling. Ida Soloducko HEIRS, &c, Harris Taschman to Fannie Taschman widow. All title. Mort \$13,000. July 6. July 13, 1908. 6:1597-62. A \$7,500-\$10,000. other consid and 100

115th st E, No 205, n s, 98 e 3d av, 18x100.11, 3-sty stone front dwelling. Louis Block to Rose Block. Mort \$9,400. July 3. July 11, 1908. 6:1665-5. A \$5,500-\$9,000. nom

117th st E, No 423, n s, 250.3 e 1st av, 18.9x100.11, 4-sty brk tenement. Giovanni Attanasio to Noziata wife of Giovanni Attanasio. Mort \$9,000. July 15. July 16, 1908. 6:1711-11½. A \$3,700-\$8,200. other consid and 100

117th st E, No 423, n s, 250.3 e 1st av, 18.9x100.11, 4-sty brk tenement. John J Prendergast to Giovanni Attanasio. Mort \$7,000. July 15. July 16, 1908. 6:1711-11½. A \$3,700-\$8,200. other consid and 100

117th st E, No 321, n s, 250 e 2d av, 25x100.11, 5-sty brk tenement and store. Giuseppe De Cristofaro to Benj L and Berthold Weil. Mort \$28,450. July 7. July 10, 1908. 6:1689-11. A \$6,000-\$21,000. other consid and 100

117th st E, Nos 434 and 436, s s, 238.8 w Pleasant av, runs s 100.11 x w 36.10 x n - x w 0.5 x n - to st, x e 37.3 to beginning, 6-sty brk tenement and store. FORECLOS, July 6, 1908. Stephen Callaghan ref to William Laue. Mort \$32,000. July 9. July 11, 1908. 6:1710-36. A \$8,000-\$42,000. 5,690 ✓

117th st E, Nos 442 and 444, s s, 165 w Pleasant av, 36.10x100.11, 6-sty brk tenement and store. Simon Buchheister to Mabel Orem. Mort \$43,000. July 10. July 11, 1908. 6:1710-33. A \$8,000-\$42,000. 100

119th st W, No 367, n s, 212.1 w Manhattan av, 18.9x100.11, 3-sty and basement brk dwelling. Nathan Tuchman to Herman Segal. ½ right, title and interest. Mort \$13,000. Mar 31. July 15, 1908. 7:1946-6. A \$8,300-\$13,000. other consid and 100

119th st E, No 11, on map No 7, n s, 250 w Madison av, 20x100.11, 5-sty brk tenement. Bene Posner to Southern Mortgage and Security Co a corp. Mort \$20,900. June 30. July 10, 1908. 6:1746-9. A \$8,000-\$22,000. other consid and 100

122d st E, Nos 113 to 129, n s, 140 e Park av, 150x100.11, nine 3-sty brk dwellings. 6:1771-7 to 12½. A \$45,000-\$76,500.

122d st, Nos 114 to 130, s s, 140 e Park av, 150x100.11, nine 3-sty brk dwellings. 6:1770-61 to 66. A \$45,000-\$76,500.

Frank Hillman et al to Louise Fox. Mort \$195,000. July 7. July 16, 1908. other consid and 100

123d st E, No 116, s s, 165 e Park av, 25x100.5, 5-sty brk tenement. Max Blau to Edward Blau. Mort \$20,200. July 10, 1908. 6:1771-65. A \$7,500-\$24,000. other consid and 100

125th st W, No 76, s s, 85 e Lenox av, 18.9x100.11, 3-sty brk store with 1-sty brk extension. Wm D Leonard to Irene N Colford, Emma J Sheridan and Charles H Hart. Mort \$15,000 and all liens. July 3. July 14, 1908. 6:1722-68½. A \$30,000-\$58,000. nom

126th st W, Nos 369 and 371, n s, 100 e Morningside av E, or Columbus av, 50x99.11, two 5-sty brk tenements. Michael and Ray Naftal to Bella Rittenberg. ½ part. All liens. Mar 27. July 10, 1908. 7:1953-5 and 6. A \$18,000-\$40,000. nom

127th st W, Nos 145 and 147, n s, 150 e 7th av, 50x99.11, two 6-sty brk tenements. Henry Mayer to Bernhard Heine and Solo-













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24th st, No 444, s w s, 320 s e 10th av, 20x80. Assign lease. Sidney and John W McDougall as TRUSTEES Addison McDougall to John W McDougall. ¼ part. All title. Apr 15, July 15, 1908. 3:721.....nom  
23d st, No 433, n e s, 36 s e from line equi-distant from 9th and 10th avs runs n e 117.6 x s e 24 x s w 117.6 to st, x n w 24 to beginning, all. Clement C Moore to Julius F and Amelia B Miller; 21 years, from May 1, 1908, privilege 21 years renewal. July 14, 1908. 3:721.....taxes, &c, and 925  
26th st, No 114 West. Assign lease. Peter De Silvestri to Justin Boissonnade. July 14, July 15, 1908. 3:801.....nom  
34th st, No 264 West, all. Rosalie Schoenberg to W A Fraser; 3 years, from May 22, 1908. July 16, 1908. 3:783.....1,400  
35th st, No 17 West, 22x½ block, all. Joseph Kornhauser to Jennie Kornhauser; 16 2-12 years and 17 days, from July 14, 1908. July 16, 1908. 3:837.....taxes, &c, and 3,500 to 4,857.14  
36th st, No 415 West. Assign lease. James Dalton to Patrick J Cunningham. July 9. July 15, 1908. 3:734.....nom  
41st st, No 323 West. Assign of money due on surrender of lease. Benj G Rosenheim to Bernheimer & Schwartz Pilsner Brewing Co. June 6. July 14, 1908. 4:1032.....nom  
49th st, No 235 East, all. Carmela Yanni to Sussie Kohl; 3 years, from July 1, 1908. July 14, 1908. 5:1323.....1,200  
55th st, No 144 East, all. Stuyvesant Wainwright to Max Levy; 7 years, from May 1, 1908. July 16, 1908. 5:1309.....1,550 to 1,650  
59th st, Nos 226 to 230, s s, 375 w 7th av, 75x100.5, apartment No 3. Hubert Apartment Assoc to Agnes W Seaton; 25 years, from June 1, 1905. July 15, 1908. 4:1030.....taxes, &c, and 1,157  
111th st, Nos 212 and 214 East. Assigns 2 leases. Vincenzo Marino to Concetta Marino. May 1. July 13, 1908. 6:1660.....nom  
Manhattan av, No 19, s w cor 101st st, store. George Margraf to Herman Meister; 3 4-12 years, from May 1, 1908. July 10, 1908. 7:1836.....480  
Park av, No 636, 1st floor, &c. Matilda Hoykendorf to Otto Boediker; 5 years, from May 1, 1908. July 16, 1908. 5:1380.....1,900 and 2,000  
West End av, No 495, 3d floor. Lorenz Weiher to Albert Robertson; 5 years, from Oct 1, 1908. July 15, 1908. 4:1245.....3,000  
West End av, No 181, n w cor 68th st, store. Michael Flick to Eugenio Caramico; 5 years, from Sept 1, 1908. July 16, 1908. 4:1180.....900 and 960  
1st av, No 1321, store, &c. Michael Levy and ano to Emil Polak; 3 years, from Oct 1, 1906. July 10, 1908. 5:1445.....1,800  
2d av, No 1542. Assign lease. Lorenz Rutmeyer to John Kappel. All title. July 9. July 13, 1908. 5:1543.....nom  
2d av, No 1732. Assign lease. James P Lynch to Arthur Jost. June 30. July 16, 1908. 5:1553.....nom  
2d av, No 1326, cor store, &c. Mary Rooney life tenant et al to John Daly; 10 years, from July 1, 1908. July 16, 1908. 5:1444.....1,800 and 1,920  
2d av, No 2080, n e cor 122d st. Assign lease. Michael J Doran to John D Haase. Mort \$5,000. July 15, July 16, 1908. 6:1799.....nom  
Same property. Reassign lease. John D Haase to Michael J Doran. July 16, 1908. 6:1799.....nom  
2d av, Nos 2108 and 2110. Assign lease. Francesco Marchiano to Angelo Selvaggio. June 30. July 15, 1908. 6:1680.....nom  
2d av, No 1984, cor store and basement. Meyer H Schonzeit and ano to Martin Mercer; 3 years, from Mar 1, 1907. July 15, 1908. 6:1674.....1,320  
Same property. Assign lease. Isador Lustberg to Martin Mercer. July 15, 1908. 6:1674.....nom  
3d av, No 1868, n w cor 103d st, all. Minnie Hoppe EXTRX George Hoppe to Daniel Bacon; 5 years, from May 1, 1909. July 10, 1908. 6:1631.....3,000  
3d av, No 140, store, &c. Morris Lubitz to Bertha Chasis; 3 4-12 years, from July 10, 1908. July 11, 1908. 3:870.....1,800  
3d av, Nos 2226 and 2228 n w cor 121st st, space containing 7-121st st, No 179 East 500 to 7,700 sq ft and abt 7,000 sq ft of cellar space. Geo B Corsa to F W Woolworth & Co, a corp; 10 8-12 years, from Sept 1, 1908. July 13, 1908. 6:1717 to 1819.....10,000 and 11,000  
3d av, No 1213, store and basement. Janet M Ward to Thomas Callahan; 5 years, from May 1, 1908. July 13, 1908. 5:1425.....1,620  
3d av, No 679, s e cor 43d st. Surrender lease. William Haney to Margt Delaney and James Fulton TRUSTEE William Delaney. July 1. July 13, 1908. 5:1316.....nom  
5th av, No 618, w s, 75.5 s 50th st, 25x100. Consent to assign lease. TRUSTEES of Columbia College to John A Tallman. July 10. July 15, 1908. 5:1265.....47,500  
Same property. Assign lease. John A Tallman to The Equitable Trust Co of N Y. July 14. July 15, 1908. 5:1265.....47,500  
5th av, No 2159, store, &c. Adolf Gluck and ano to Chas H Kirchein; 5 years, from Dec 1, 1908. July 16, 1908. 6:1756.....1,300 to 1,500  
5th av, s w cor 14th st, west store and part of basement. Lexington Av Co to Wm B Riker & Son Co; 9 11-12 years, from Oct 1, 1908. July 14, 1908. 2:577.....13,500  
6th av, No 449, n w cor 27th st, all. Louisa Hirschfeld to Carl and Oscar Oestreicher; 10 years, form May 1, 1909. July 11, 1908. 3:803.....6,000 to 7,000  
7th av, Nos 283 and 285. Assign lease. Lewis Retzker to Michael Retzker. ¼ part. June 9. July 14, 1908. 3:802.....nom  
7th av, No 363, all. Maurice Myers to Louis Zucchi; 4 9-12 yrs, from Aug 1, 1908. July 16, 1908. 3:806.....2,100  
9th av, No 184. Assign lease. Bernard Fitzpatrick to Fredk R Harris. Mort \$1,500. July 15, 1908. 3:745.....nom  
10th av, No 769, s w cor 52d st, 2 stores, &c. Jacob H Becker to James Gormley; 10 years, from May 1, 1908. July 14, 1908. 4:1080.....2,100  
10th av, No 769, s w cor 52d st. Assign lease. James Gormley to Patrick O'Malley. Mort \$2,800. July 13. July 15, 1908. 4:1080.....nom

BOROUGH OF THE BRONX.

Teller av, No 905, s w cor 162d st, all.....  
Teller av, No 903, 2 rooms in rear of store and basement.....  
Hattie Hoffman to Theodore Ladmann; 10 years, from May 1, 1908. July 15, 1908. 9:2421.....1,500 to 2,000

\*White Plains av, w s, 50 n 241st st, Wakefield, n store, &c. Wm W Penfield to Max Becker; 5 years, from May 1, 1908. July 10, 1908. ....480 and 540  
3d av, No 2893, all. I Blyn & Sons to Hygrade Wine Co; 4 years and 9½ months from July 15, 1908. July 10, 1908. 9:2374.....2,770.83 to 4,000  
Lot 70 map South Belmont. Assigns tax lease. George Banks to Henderson Moore. All title. Dec 14, 1863. July 10, 1908. 11:3099.....nom  
Lot 69 same map. Assign tax lease. Same to same. Dec 14, 1863. July 10, 1908. 11:3099.....nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The ~~entire~~ 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 at the bottom of the foot of this list.

BOROUGH OF MANHATTAN.

July 10, 11, 13, 14, 15 and 16.

Alexander, Lydia with Bertha de Kraft. 70th st, No 148 West. Agreement as to assignment of rent to secure three notes of \$125 each. July 15. July 16, 1908. 4:1141. ....nom  
Attanasio, Giovanni to Mary F Prendergast. 117th st, No 423, n s, 250.3 e 1st av, 18.9x100.11. Prior mort \$—, July 15, 5 years, 6%. July 16, 1908. 6:1711. ....2,000  
Anspacher, Nathania S with Harriet G Comstock. 63d st, No 227, n s, 205 w 2d av, 25x100.5. Extension mort. Feb 14, July 15, 1908. 5:1418. ....nom  
Allert, Rudolf to Theo Rosenwald. 85th st, No 324, s s, 241.8 w West End av, 16.8x102.2. P M. July 14, 3 yrs, 5%. July 16, 1908. 4:1246. ....13,500  
BOWERY BANK of N Y with Clara R Bacon. Goerck st, No 62, e s, 150 n Delancey st, 25x99. Subordination agreement. Jupe 12. July 15, 1908. 2:323. ....nom  
Birkner, Isaac with Gustavus Sidenberg. 137th st, No 125 West. Extension mort. July 5. July 15, 1908. 7:2006. ....nom  
Bailey, Harry to The Realty Company of America. 68th st, No 210, s s, 175 w Amsterdam av, 25x100.5. P M. Prior mort \$14,500. July 15, due, &c, as per bond. July 16, 1908. 4:1159. ....9,500  
Block (D L) Co to Hattie Block. 135th st, No 619, n s, 285 w Broadway, 40x99.11. July 8, 3 years, 6%. July 14, 1908. 7:2002. ....14,000  
Same to Jacob Grotta et al. 135th st, Nos 609, 611 and 615 to 619 West. Certificate as to 5 morts aggregating \$66,000. July 10, July 14, 1908. 7:2002. ....  
Barkin, Saml to Jacob Levy. 1st av, Nos 8 and 10, s e cor 1st st, No 75, runs s 44.4 x e 83.2 x n 10.6 x n 28.2 to st, x w 81.9 to beginning. Building loan. July 8, 1 year, 6%. July 14, 1908. 2:428. ....27,500  
Burns, Walter F to Howell H Barnes. Plot begins 112.10 n from c l 208th st, at e s centre line of private road or lane running through lots 5 to 10, runs n w 417 to c l said private road, x s 50 x s w 50 x s w 225 x s w 125 x s e 75 x s e 146.7 x n e 474.7 to beginning, contains 3 18-100 acres, being part of lots 5, 6 and 7 map property of Saml Thomson in 12th Ward, with all title to strip 1.6x—x1x— on east. July 10, due, &c, as per bond. July 13, 1908. 8:2255. ....40,000  
Burnham, Herbert D to MANHATTAN SAVINGS INST. 131st st, No 71, n s, 118.4 e Lenox av, 16.8x99.11. July 10, due, &c, as per bond. July 11, 1908. 6:1729. ....8,000  
Bockar, Benedict and Solomon Metzner to Otilie Block. Division st, No 242, n s, 50 e Attorney st, —x71x25x83. Given as collateral security for performance of agreement. Prior mort \$33,750. July 9, due Jan 1, 1910, —%. July 11, 1908. 1:315. ....1,500  
Chapman, Laura D wife of and Franklin A to Chas E Rushmore. 31st st, No 125, n s, 103.6 w Lexington av, runs w 18.7 x n 98 x e 22.1 x s 41 x w 3.6 x s 57 to beginning. July 10, 5 years, 5%. July 11, 1908. 3:887. ....16,000  
Century Mortgage Co with John E Simons and ano. 173d st, No 524 West. Extension mort. July 10. July 11, 1908. 8:2129. ....nom  
Campbell, Margt with Wm B Ast. Madison av, No 1557. Extension mort. July 3. July 10, 1908. 6:1611. ....nom  
Crystal Realty and Construction Co to City Mortgage Co. Broadway, n e cor 160th st, 99.11x160. Building loan. June 17, due, &c, as per bond. July 10, 1908. 8:2119. ....140,000  
Same to same. Same property. Certificate as to above mort. June 17. July 10, 1908. 8:2119. ....  
Cohen Realty Co (and Harris and Abraham Cohen in bond only) to City Mortgage Co. 135th st, s s, 375 w Amsterdam av, 125x99.11. Building loan. July 9, demand, 6%. July 10, 1908. 7:1988. ....113,000  
Same to same. Same property. Certificate as to above mort. July 9. July 10, 1908. 7:1988. ....  
Cahn, Ferdinand to Max Harris. 163d st, Nos 459 to 461, n s, 175 e Amsterdam av, 2 lots, each 25x112.6. 2 morts, each \$7,500. July 1, due Dec 1, 1910, 6%. July 13, 1908. 8:2110. ....15,000  
Callan, Peter to Mary Byrne. 16th st, Nos 602 and 604, s s, 88 e Av B, 50x103.3. Prior mort \$45,000. Mar 15, 1907, 3 years, 6%. July 14, 1908. 3:983. ....6,000

# THE GEORGE A. JUST CO. IRON WORK

**239 VERNON AVENUE** FOR BUILDINGS

## LONG ISLAND CITY NEW YORK

Same to James Byrne. Same property. Prior mort \$45,000. Mar 15, 1907, 3 years, 6%. July 14, 1908. 3:983. 3,000  
 Columbia Club of the City of N Y with the SEAMENS BANK FOR SAVINGS in the City of N Y. 5th av, No 2056, s w cor 127th st, Nos 2 and 4. Extension agreement at interest increased from 4½% to 5%. July 10. July 14, 1908. 6:1724. nom  
 Columbia Club of the City of N Y with the SEAMENS BANK FOR SAVINGS in the City of N Y. 5th av, No 2056, s w cor 127th st, Nos 2 and 4. Extension agreement. July 10. July 14, 1908. 6:1724. nom  
 Card, Margareta to SEAMENS BANK FOR SAVINGS in City of N Y. 70th st, No 313 West. Extension mort. July 10. July 16, 1908. 4:1182. nom  
 Cohen, Jonas to Stephen Duncan. Stanton st, No 192, n s, 75 e Attorney st, 25x100. July 15, 5 years, 5%. July 16, 1908. 2:345. 27,000  
 Same and Emanuel Isaac with same. Same property. Subordination agreement. July 15. July 16, 1908. 2:345. nom  
 Casazza, Charles A of Brooklyn, N Y, and Angelo Ferrara of Genoa, Italy, to Antonio Barbieri. 1st av, No 2032, e s, 151.1 n 104th st, 25.2x100. June 2, 5 years, 5%. July 16, 1908. 6:1698. 10,000  
 Chelsea Realty Co with Timothy D Sullivan. 14th st, Nos 126 to 130, s s, 262.6 w 3d av, 62.6x206.6 to n s 13th st, Nos 123 to 127 East. Extension mort. June 4. July 14, 1908. 2:559. nom  
 Closey, Frances O wife David to Marsena N Robert. 37th st, No 251, n s, 200 e 8th av, 16x98.9. July 15, 1908, 5 years, 5%. 3:787. 12,500  
 Coppell, Mary L to Wm J Amend as exr Eliz Grunder. 87th st, No 344, s s, 200 w 1st av, 25x100.8. July 15, 1908, 1 year, 6%. 5:1549. 1,000  
 Closey, Frances O wife David to Marsena N Robert. 106th st, No 38, s s, 103.2 e Manhattan av, 16.10x100.11. July 15, 1908. 5 years, 5%. 7:1841. 1,000  
 Casey, Wm J to MIDDLETOWN SAVINGS BANK. 107th st, No 308, s s, 156 w West End av, 19x100.11. July 14, 3 years, 5%. July 15, 1908. 7:1892. 30,000  
 Clearwater, Edward with Susan E Sammis. 159th st, No 530 West. Extension mort. July 2. July 15, 1908. 8:2117. nom  
 Dresser, Emma J of New Rochelle, N Y, to Leopold Bader. 100th st, Nos 152 and 154, s s, 250 e Amsterdam av, 2 lots, each 25x100.11. 2 mortg at \$5,000. July 3, 3 years, 6%. July 10, 1908. 7:1854. 10,000  
 Duffy, James J to Columbian Realty Co. 24th st, Nos 533 and 535, n s, 293 e 11th av, 57x98.9. July 9, due May 30, 1910, 6%. July 10, 1908. 3:696. 15,000  
 Doric Realty and Holding Co to LAWYERS TITLE INS AND TRUST CO. Cathedral Parkway, n e cor Manhattan av, No 240, 110x35.11. July 10, 5 years, 5½%. July 11, 1908. 7:1846. 70,000  
 Same to same. Same property. Certificate as to above mort. July 9. July 11, 1908. 7:1846.  
 Ducker, Sol and Morris and Jessie Gillender with Abraham Kosower. Lexington av, No 1657. Subordination of judgment to mort. July 6. July 14, 1908. 6:1632. nom  
 Ducker, Sol and Morris and Wm McBrien with Abraham Kosower. Lexington av, No 1655. Subordination of judgment to mort. July 6. July 14, 1908. 6:1632. nom  
 Dorsett, R Clarence to Chas H Patrick. Amsterdam av, s e cor 215th st, 99.11x100. July 15, 1908, due Jan 1, 1912, 5%. 8:2211. 10,000  
 Dorsett, R Clarence to Chas H Patrick. Amsterdam av, n e cor 214th st, 99.11x100. July 15, 1908, due Jan 1, 1912, 5%. 8:2211. 8,000  
 Duff, Alex D to New Church Board of Publication, a corp. St Nicholas av, e s, 119.11 n 186th st, 19.11x100. July 13, 3 years, 5½%. July 15, 1908. 8:2157. 5,000  
 Duff, Alex D to American Swedeborg Printing & Publishing Society, a corp. St Nicholas av, e s, 100 n 186th st, 19.11x100. July 13, 3 years, 5½%. July 15, 1908. 8:2157. 5,000  
 Daly, Eliz A to EMIGRANT INDUSTRIAL SAVINGS BANK. 185th st, No 652, s s, 94.11 e Broadway, 21.1x54.11. July 15, 3 years, 5%. July 16, 1908. 8:2167. 3,000  
 Delesio, Rosa with TITLE GUARANTEE & TRUST CO. 2d av, No 1156. Subordination agreement. July 14. July 16, 1908. 5:1435. nom  
 Daly, John to Geo Ehret. 2d av, No 1326. Saloon lease. June 30, demand 6%. July 16, 1908. 5:1444. 3,000  
 Day, Thomas D Jr to TITLE GUARANTEE & TRUST CO. 10th av, No 163, n w s, abt 50 s 20th st, 23x100. July 15, due, &c, as per bond. July 16, 1908. 3:691. 10,000  
 De Vries, Maurice to Smith Ely. 39th st, Nos 110 and 112, s s, 125 w 6th av, 50x98.9. P M. July 15, 5 years, 5½%. July 16, 1908. 3:814. 110,000  
 Epstein, Barney to Louis de Wardener Hollub. 117th st, No 408, s s, 127.4 e 1st av, 16.8x100. July 10, 5 years, 5½%. July 11, 1908. 6:1710. 5,500  
 EQUITABLE LIFE ASSUR SOC of the U S with Edward F Brandeis. Canal st, No 348. Extension mort at increased interest from 4½ to 5%. Dec 14, 1907. July 14, 1908. 1:211. nom  
 Same with Chas A Reilly. Water st, No 666. Extension of mort. Jan 2, 1908. July 14, 1908. 1:260. nom  
 Same with Bernhard N Schwartz et al. 22d st, Nos 207 to 215 East. Extension mort at increased interest from 4 to 5%. Dec 11. July 14, 1908. 3:903. nom  
 Same with Wm T Moore. 76th st, No 249 West. Extension of mort. Mar 30, 1907. July 14, 1908. 4:1116. nom  
 Same with Erminie M Carruthers. 79th st, No 153 West. Extension mort at increased interest from 4 to 5%. April 7. July 14, 1908. 4:1210. nom  
 Same with Geo H Putnam. 86th st, No 335 West. Extension mort. April 17, 1908. July 14, 1908. 4:1248. nom  
 Ehrenreich, Moritz to Alfred J Amend. 101st st, No 69, n s, 100 w Park av, 25x100.11. July 13, 1 year, 6%. July 14, 1908. 6:1607. 905  
 EQUITABLE LIFE ASSUR SOC of the U S with John B Shaw. West End av, No 344. Extension mort. Nov 30, 1907. July 14, 1908. 4:1168. nom  
 Same to Elena D Thaw. 5th av, No 1055. Extension mort. Dec 19, 1907. July 14, 1908. 5:1498. nom

Same with Marcus Crohn. 5th av, No 1391. Extension mort at increased interest from 4½ to 5%. Mar 30. July 14, 1908. 6:1620. nom  
 EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wool Exchange, a corp. Beach st, 3 to 9, n e cor St Johns lane, Nos 1 to 5, runs e 96.3 to w s West Broadway, Nos 144 to 150 x n e 75.8 x w 55.8 x n 0.8 x w 26.3 x n 36.8 x w 49.3 to e s of said lane x s 136.1 to beg. Extension mort at increased interest from 4½ to 5½%. Dec 30, 1907. July 14, 1908. 1:212. nom  
 EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Philip Starr. Division st, Nos 234 and 236, n w cor Attorney st, No 3, 40.2x95x78.8x66. Extension mort at increased interest from 5 to 6%. Feb. 3. July 14, 1908. 1:314. nom  
 EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ursula C Burns. Mountain road, c l, 60 n from c l proposed 208th st, runs w — to w s said road x w again 485.4 to Hudson River x n 203.2 to point 27.11 n of proposed 209th st x e 533 to w s said road x e again to c l said road x s 199.11 to beg, contains 2 310-1,000 acres. Extension mort. Jan. 10. July 14, 1908. 8:2256. nom  
 EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Rossiter Realty Co. 5th av, n e cor 107th st, 201.10 to s s 108th st x 110. Extension mort at increased interest from 5 to 5½%. Jan 1. July 14, 1908. 6:1613. nom  
 Equitable Realty Co to Frank A McGovern. 95th st, No 122, s s, 530 e Amsterdam av, 20x100.9x18.3x100.8. Prior mort \$12,000. July 14, 2 years, 6%. July 16, 1908. 4:1225. 2,500  
 Same to same. Same property. Certificate as to above mort. July 14. July 16, 1908. 4:1225.  
 Frank, Eliz to Wm Kreielsheimer. 124th st, No 420, s s, 350 w Columbus av, 25x100.11. Prior mort \$22,500. May 11, 1 year, 6%. July 11, 1908. 7:1978. 1,200  
 Fruit Auction Co to BOWERY SAVINGS BANK. Washington st, Nos 350 to 356, n w cor Franklin st, Nos 202 to 208, runs n 87.7 x w 75 x s 0.1 x w 47 x s 87.7 to Franklin st, x e 123 to beginning. July 10, 1908, 5 years, 5%. 1:185. 180,000  
 Same to same. Same property. Consent to above mort. July 10, 1908. 1:185.  
 Same to same. Same property. Certificate as to above mort. June 12. July 10, 1908. 1:185.  
 44 West 77th st Co with METROPOLITAN LIFE INS CO. 77th st, s s, 150 e Columbus av, 100x102.2. Agreement modifying mort. July 9. July 13, 1908. 4:1129. nom  
 Fishbein, Louis and Jacob Rubinfeld to V Loewers Gambrinus Brewery Co. Sheriff st, No 77. Saloon lease. July 13, demand, 6%. July 14, 1908. 2:339. 1,366  
 Fox, Wm to Timothy D Sullivan and ano. 3d st, Nos 50 and 52, s s, 86.1 e West Broadway, 43x75. July 15, 4 months, 6%. July 16, 1908. 2:536. notes, 20,000  
 FARMERS LOAN & TRUST CO with Emma A Griffin et al. 3d av, No 644, w s, 49.4 n 41st st, 24.8x100. Extension mort. June 20. July 16, 1908. 5:1296. nom  
 Frasca, Francesca to Lion Brewery. 12th st, No 340 East. Saloon lease. July 7, demand, 6%. July 15, 1908. 2:453. 1,030  
 Granberg, Imogene wife Wm H to James McGovern. 71st st, No 10, s s, 165 w Central Park West, 20x100.5. P M. July 10, 1908, 1 year, 6%. 4:1123. 5,000  
 Graham, Thomas to John Kean and ano. 99th st, Nos 305 and 307, n s, 143 e 2d av, 37x100.11. July 15, 3 years, 5½%. July 16, 1908. 6:1671. 25,000  
 Same and Chas E Murtagh with same. Same property. Subordination agreement. July 14. July 16, 1908. 6:1671. nom  
 Graham, Thomas and Frank Holzman and Joseph Golding with same. Same property. Subordination agreement. July 14. July 16, 1908. 6:1671. nom  
 Graham, Thomas and Asher and Benj M Holzman with same. Same property. Subordination agreement. July 14. July 16, 1908. 6:1671. nom  
 Goldwasser, Max to Abraham Samuels. Ludlow st, No 154, e s, 75 s Stanton st, 25x89.2. July 15, 2 years, 6%. July 16, 1908. 2:411. 1,725  
 German Society of City of N Y with Jacob Cohen. Bowery, No 16, w s, 25:1 s Pell st, 24.1x101.10x22x100.10. Extension Mort. April 1, 1907. July 15, 1908. 1:162. nom  
 Goldwasser, Max and Esther to Abraham Samuels. 3d st, No 82, s w s, about 175 w 1st av, 25x100.6x25x100.7. Given as collateral security for payment of \$1,725 on No 154 Ludlow st. July 15, 2 years, 6%. July 16, 1908. 2:444. 1,725  
 Golde & Cohen, a corp. to David Cohen. 12th st, No 235, n s, at s w s, Greenwich av, Nos 103 and 105, runs w 62.4 x n 19.2 x w 2.10 x n 19.2 x e 56.6 to s w s av, x s e 40.1 to beginning. July 1, 5 years, 6%. July 14, 1908. 2:615. 15,000  
 Gracehull Realty Co to METROPOLITAN LIFE INS CO. 144th st, s s, 275 w Broadway, runs s 99.11 x w 110.7 to e s Riverside Drive, x n 100 to 144th st, x e 106.3 to beginning. July 13, 3 years, 6%. July 14, 1908. 7:2090. 150,000  
 Same to same. Same property. Certificate as to above mort. July 13. July 14, 1908. 7:2090.  
 Same and Leo M Klein with same. Same property. Subordination agreement. July 13. July 14, 1908. 7:2090. nom  
 Grozcky, Sarah with The SEAMENS BANK FOR SAVINGS in the City of N Y. Delancey st, No 136. Extension mort at 4½%. July 8. July 13, 1908. 2:353. nom  
 Garzio, Giorgio to Louis Kracker. 111th st, No 309, n s, 156.3 e 2d av, 27.1x100. July 6, 5 years, 5½%. July 13, 1908. 6:1683. 8,500  
 Same and Michele Palladina and Thomas B Nichols with same. Same property. Subordination agreement. June 29. July 13, 1908. 6:1683. nom  
 Goldstein, Bertha to Sara N Foss. Lexington av, No 1696, w s, 50.11 n 106th st, 16.8x75. P M. Prior mort \$5,000. July 13, 1908, 5 years, 6%. 6:1634. 3,600  
 Goldberg, Amelia with SEAMENS BANK FOR SAVINGS in City N Y. 3d av, Nos 1364 and 1366. Extension mort. July 8. July 13, 1908. 5:1412. nom  
 Geenen, Josephine M to TITLE GUARANTEE AND TRUST CO. 6th av, No 330, e s, 80 s 21st st, 20x73.9. Prior mort \$50,000. July 13, 1908, due, &c, as per bond. 3:822. 7,000

**HECLA IRON WORKS**

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

**Architectural Bronze**

AND

**IRON WORK**

Goldberger, Saml with Louis Zasuly. Columbia st, No 77. Subordination of judgment to mort. July 7. July 10, 1908. 2:334.

Guarini, Raymond and Antonio Candela to Domenico Candela. New Bowery, Nos 23 and 25, s e s, at s s Madison st, No 20, 42.9x47x31.1x16.10. July 1, 5 years, 6%. July 11, 1908. 1:116. 4,000

Golden Hill Building Co to Ocean Accident and Guarantee Corp (Lim). William st, Nos 111 to 121, n w cor John st, Nos 59 to 65. Leasehold. Certificate as to mort for \$150,000. June 2. July 10, 1908. 1:78.

Goldsmith, Benj to Alex A Tausky. 53d st, No 438, s s, 250 e 10th av, 25x100.5. P M. Prior mort \$16,000. July 9, due Jan 9, 1910, 6%. July 10, 1908. 4:1062. 2,500

Golding, Sam to Arthur E Marsh. Av B, No 159, n e cor 10th st, Nos 345 and 347, 23.8x93; Av B, No 161, s e s, 23.8 n e 10th st, 23.8x93. Prior mort \$90,500. July 9, due Dec 1, 1908, 6%. July 10, 1908. 2:393. 8,000

Golding, Sam to Max Badt. Av B, Nos 159 and 161, n e cor 10th st, Nos 345 and 347, 47.4x93. Building loan. Prior mort \$65,500. July 9, 1 year, 6%. July 10, 1908. 2:393. 25,000

Guarini, Raymond and Antonio Candela to Domenico Candela. 11th st, No 326, s s, 250 w 1st av, 25x94.10. July 1, 5 years, 6%. July 11, 1908. 2:452. 6,000

Golding, Joseph to Jacob Klingenstein. 72d st, Nos 434 and 436, s s, 100 w Av A, 50x102.2. Given as collateral security for notes aggregating \$8,000. July 7, demand —%. July 16, 1908. 5:1465. 4,000

Hanley, James M to Anna Dinyes. 33d st, No 36, s s, 502.6 w 5th av, 17.6x98.9. July 8, 1 year, 6%. July 11, 1908. 3:834. 5,000

Hafner, Adam J to Eliz Hafner. 34th st, No 314, s s, 225 w 8th av, 16.8x98.9; 34th st, No 316, s s, 241.8 w 8th av, 16.8x98.9. July 8, due Mar 1, 1910, 6%. July 10, 1908. 3:757. 8,000

Herbst, Joseph to TITLE GUARANTEE AND TRUST CO. 121st st, No 205, n s, 111 w 7th av, 16x100.11. July 9, due, &c, as per bond. July 10, 1908. 7:1927. 10,000

Henig, Solomon and Meichel to Ebling Brewing Co. Allen st, No 131, w s, abt 150 s Rivington st, July 1, demand, 6%. July 10, 1908. 2:415. 1,000

Hanitsch, Julius to BOWERY SAVINGS BANK. 86th st, No 546, s s, 98 w Av B, or East End av, 25x102.2. July 10, 1908. 3 years, 5%. 5:1582. 15,000

Horn, Max with N Y Public Library Astor, Lenox and Tilden Foundations. Willett st, No 25, w s, 87.7 n Broome st, 21.10x100.1. Extension agreement at 5½%. May 22. July 13, 1908. 2:337. nom

Haines, Lida to Chas D Haines. 17th st, No 16, s s, 250 w Union sq West, 25x92. Prior mort \$90,000. July 6, due, &c, as per bond. July 13, 1908. 3:844. 10,000

Henley, Milton C to Helena Nastasi. Park av, No 1070, w s, 75.6 s 88th st, 25.2x82.2. July 9, 5 years, 5%. July 13, 1908. 5:1499. 24,000

Haaker, Augusta L wife of Henry to N Y TRUST CO. 97th st, No 47, n s, 480 w Central Park West, 20x100.11. July 13, 1908. due, &c, as per bond. 7:1833. 10,000

Hoey, Marion G to Richard Grant. 156th st, No 554, s s, 275 e Broadway, 17x99.11. P M. Prior mort \$—. July 13, 2 yrs. 6%. July 14, 1908. 8:2114. 2,000

Heine, Bernhard and Solomon Boehm to W & B Realty Co. 145th st, Nos 215 to 225, n s, 230 w 7th av, three lots each 40x99.11. Three P M. Mort, each \$10,000; three prior mort \$40,000 each. July 15, 5 years, 6%. July 16, 1908. 7:2031. 30,000

Hartley, Emma J to Alfred Chirney. 33d st, Nos 502 and 504, s s, 90 w 10th av, runs s 74 x e 17.6 x n 2 x e 13.4 x n 10.6 x e 6.4 x n 56.5 to st, x w 35 to beginning. July 15, 3 years, 5%. July 16, 1908. 3:704. 12,000

Harrington, Josephine I with Bell B Gurnee and ano, extrx Azuba F Barney. 95th st, No 123, n s, 250 w Columbus av, 17x100.8. Extension mort. May 1. July 15, 1908. 4:1226. nom

Heller, Isaac S with Leopold Hellinger. 63d st, No 227 East. Extension mort. Dec. 16, 1907. July 15, 1908. 5:1418. nom

Home Circle Realty Corpn to TITLE GUARANTEE & TRUST CO. 1st av, No 1121, w s, 80 n 61st st, 19x70. July 13, due, &c, as per bond. July 15, 1908. 5:1436. 10,000

Same to same. Same property. Certificate as to above mort. July 10. July 15, 1908. 5:1436. —

Honings, Frank C to John J Sheehan. 123d st, No 266, s s, 125 e 8th av, 25x100.11. July 14, 5 years, 5%. July 15, 1908. 7:1928. 13,500

Jackson, Edith A to Wm M Sullivan. 8th av, No 227, w s, 95.9 n 21st st, 22.4x100. July 14, 3 years, 5%. July 15, 1908. 3:745. 1,250

Jordan, Sarah E wife of and Frank S with SEAMENS BANK FOR SAVINGS in City N Y. 89th st, No 321 West. Extension mort at increased interest from 4 to 4½%. July 10. July 13, 1908. 4:1250. nom

Jaffe, Max to Mary J Kingsland. 2d av, No 1981, w s, 25.11 s 102d st, 25x75. July 7, 5 years, 5%. July 10, 1908. 6:1651. 12,000

Kramer, Gottlieb to Abraham Davis. Eldridge st, No 10, e s, 109.7 n Division st, 20.1x65.6x20x63. Prior mort \$15,000. July 9. 5 years, 6%. July 10, 1908. 1:293. 5,000

Kraisman, Ida to David Kraisman. 5th st, No 718, s s, 260.6 e Av C, 25x96. Prior mort \$31,000. July 9, 3 years, 6%. July 10, 1908. 2:374. 1,500

Kiernan, Mary A to Wm C Amend. 44th st, No 549, n s, 200 e 11th av, 25x100.5. Prior mort \$5,000. July 1, 3 years, 6%. July 10, 1908. 4:1073. 3,500

Kuettel, Bella to EMIGRANT INDUST SAVINGS BANK. 85th st, No 521, n s, 223 e Av A, 25x102.2. July 10, 1908, 3 years, 5%. 5:1582. 9,000

Klatzko, Saml to Harry Herzog. 134th st, No 28, s s, 412 w 5th av, 26x99.11. Prior mort \$24,000. July 2, 3 years, 6%. July 11, 1908. 6:1731. 4,000

Keil, Wm, Jr, of New Rochelle, N Y, to TITLE GUARANTEE AND TRUST CO. 9th av, Nos 793 and 795, s w cor 53d st, Nos 400 to 404, 50.5x100. July 9, due, &c, as per bond. July 10, 1908. 4:1062. 50,000

Koppel (Arthur) Co to Jos Borro and Joseph and John Depasquale. Rolling stocks, &c. June 30, 4 months, —%. July 11, 1908. Notes. 700

Same to The Abbott-Gamble Co. Rolling stock. June 17, 4 mos. —%. July 11, 1908. 850

Kresner, Lewis to TITLE GUARANTEE AND TRUST CO. Rivington st, No 179, s w cor Attorney st, Nos 109 and 111, 50.8x40. July 7, due, &c, as per bond. July 10, 1908. 2:348. 39,000

Kenney, Kate K, Margt I and Genevieve L to American Mortgage Co. 40th st, No 214, s s, 178.6 e 3d av, 17.3x98.9. July 9, 2 years, 5%. July 10, 1908. 3:920. 4,500

Kramer, Michael to Louis Rieger. Ridge st, No 150, e s, 125 n Stanton st, 25x100. Prior mort \$25,000. July 10, 3 years, 6%. July 13, 1908. 2:345. 4,600

Kirchheimer, Ludwig with Franklin Burt. 96th st, No 42, s s, 393 w Central Park West, 18x100.8. Extension mort. July 1. July 11, 1908. 4:1209. nom

Knabe, Diederich with the SEAMENS BANK FOR SAVINGS in the City of N Y. Grand st, No 174, n e cor Centre Market pl, 24.8x72x20.9x72.3. Extension mort at interest increased from 4 to 4½%. July 10. July 13, 1908. 2:471. nom

Kroehle, Fredk W with Morris Zucker. 99th st, No 231, n s, 105 w 2d av, 37.6x100.11. Extension mort. July 13, 1908. 6:1649. nom

Krause, Luis to Leon Tuchman. Ludlow st, No 156, e s, 50 s Stanton st, 25x87.6. Prior mort \$22,000. July 14, 1908, 4 yrs. 6%. 2:411. 7,000

Kosower, Abraham to Wm McBrien. Lexington av, No 1655, e s, 41.8 n 104th st, 16.8x70. June 25, due July 1, 1909, 5½%. July 14, 1908. 6:1632. 12,500

Kosower, Abraham to Jessie Gillender. Lexington av, No 1657, e s, 58.4 n 104th st, 16.8x70. June 23, 3 years, 5%. July 14, 1908. 6:1632. 10,000

Same and Saml Bogen with same. Same property. Subordination agreement. July 2. July 14, 1908. 6:1632. nom

Kosower, Abraham and Carrie Weill with same. Same property. Subordination agreement. July 9. July 14, 1908. 6:1632. nom

Krulewitch, Emanuel M to Louis M Simson. Manhattan av, No 498, e s, 82.2 s 121st st, 18.9x95. July 13, due, &c, as per bond. July 14, 1908. 7:1947. 13,000

Kridel, Saml to SEAMENS BANK FOR SAVINGS in City N Y. 56th st, No 46, s s, 273 e 6th av, 22x100.5. July 14, 1908. 5 years, 5%. 5:1271. 75,000

Knapp, Sarah E with SEAMENS BANK FOR SAVINGS in City of N Y. Riverside Drive, No 88. Extension mort at increased interest from 4 to 4½%. July 10. July 16, 1908. 4:1244. nom

Kendal, Louis to Henry C Kohlman. 42d st, No 550, s s, 227.6 e 11th av, 19.7x98.9. July 6, due Aug 1, 1911, 5½%. July 16, 1908. 4:1770. 9,000

Same and Leon Levy with same. Same property. Subordination agreement. July 3. July 16, 1908. 4:1770. nom

LAWYERS TITLE INS AND TRUST CO with Mabel K Whitman. 9th av, s e cor 216th st, 49.11x100. Extension mort. July 13. July 14, 1908. 8:2196. nom

Lawrence, Jos W of Babylon, L I, and Mary C wife Elisha Sniffin of Madison, N J, and Frances M wife Thomas D Downing of Babylon, L I, to U S TRUST CO of N Y. 9th av, Nos 423 to 429, s w cor 34th st, No 404, 79x80. July 14, due Aug 1, 1913, 5%. July 15, 1908. 3:731. 90,000

Lipman, Saml to Samson Lachman. Horatio st, No 50, s e cor Hudson st, No 636, 46.10x55x52.1x50. Prior mort \$38,000. June 29, due July 15, 1909, 6%. July 15, 1908. 2:626. 6,000

Limbert, August as trustee Fredk C Gebhard with Realty Co of America. 68th st, No 210 West. Extension mort. April 10. July 16, 1908. 4:1159. nom

Lipman, Saml to Hebrew Orphan Asylum. Hudson st, No 636, s e cor Horatio st, No 50, 50x52.1x55x46.10. June 29, 5 yrs. 5%. July 16, 1908. 2:626. 38,000

London, Meyer to N Y TRUST CO. Grand st, Nos 494 to 498, n s, 50 w Sheriff st, 50x80. P M. July 13, 5 years, 5½%. July 14, 1908. 2:336. 40,000

London, Meyer to Ethel A M Taylor. Grand st, Nos 494 to 498, n s, 50 w Sheriff st, 50x80. P M. Prior mort \$40,000. July 13, 2 years, 6%. July 14, 1908. 2:336. 16,000

Lazarus, Lassa to EMIGRANT INDUST SAVINGS BANK. 83d st, No 415, n s, 150 e 1st av, 16.8x102.2. July 10, 1908, 5 years, 5%. 5:1563. 4,500

Lowenstein, Louis to Clarence Warden as trustee Kate P Warden. 8th av, No 163, w s, 25 n 18th st, 22.4x78. July 7, 1906, due July 11, 1909, 4½%. Re-recorded from July 11, 1906. July 11, 1908. 3:742. 16,000

Lutz, Jacob F to Saml Solomon. Cherry st, No 41, s s, abt 48 w Roosevelt st, 16.2x74x15.7x74. July 10, 2 years, 6%. July 11, 1908. 1:109. 1,000

Lazarus, Morris W to Rebecca Chaimowitz. 13th st, Nos 313 and 315, n s, 171 e 2d av, 46x103.3. P M. Prior mort \$75,750. July 9, 5 years, 6%. July 10, 1908. 2:455. 1,500

Lent, Solomon to Edward E Black. Weehawken st, No 8, w s, 81.3 n Christopher st, runs w 28.10 to e s West st, No 391, x n 28.1 x e 28.10 to Weehawken st, x s 28.4 to beginning. July 8, due, &c, as per bond. July 11, 1908. 2:636. 14,000

Lambert, August V to Camilla Lissauer. Lexington av, No 1436, w s, 67.4 s 94th st, 16.7x75. July 10, 3 years, 5%. July 11, 1908. 5:1522. 9,000

LAWYERS TITLE INS AND TRUST CO with John O Baker. 134th st, n s, 400 w Broadway, 50x99.11. Extension mort. July 7. July 10, 1908. 7:2001. nom

Landsman, Rachel to Becky Goldstein. Essex st, No 108, e s, abt 150 n Delancey st, 25x100. June 24, due, &c, as per bond. July 13, 1908. 2:353. 500

Levin, Hyman to Realty Operating Co. 121st st, Nos 433 and 435, n s, 242.11 w Pleasant av, 44.7x100.11. Prior mort \$34,000. July 13, 1908, demand, 5½%. 6:1809. 7,511.74

Levin, Hyman to Wm J Myers. 121st st, Nos 433 and 435, n s, 242.11 w Pleasant av, 44.7x100.11. Prior mort \$34,000. July 13, 1908, demand, 6%. 6:1809. 825

Levin, Hyman to Lily W Beresford. 121st st, Nos 427 to 435, n s, 242.11 w Pleasant av, 2 lots, each 44.7x100.11. 2 mort, each \$34,000. July 13, 1908, 5 years, 5½%. 6:1800. 68,000

Levin, Hyman to Realty Operating Co. 121st st, Nos 427 and 429, n s, 287.6 w Pleasant av, 44.7x100.11. Prior mort \$34,000. July 13, 1908, demand, 6%. 6:1809. 7,511.73

Messenger, Thomas H and Clarence H Eagle exrs Henry Eagle with Clarence A Parsons. 154th st, No 415 West. Extension agreement. April 16, July 14, 1908. 7:2068. nom

Miller, Annie to Wm P Curley. 11th st, Nos 322 and 324 West. Assign rents to extent of \$1,250. July 15, 1908. 2:633. 1,000

Mims, Caroline to Mary Murphy, widow. 133d st, No 120, s s, 230 n w Lenox av, 20x99.11. July 6, installs, 6%. July 15, 1908. 7:1917. 1,065

McGowan, James J to Jacob Cohen. Bowery, No 16, w s, 25.1 s Pell st, 24.11x101.2x22x100.10. P M. Prior mort \$16,500. July 14, 5 years, 6%. July 15, 1908. 1:162. 8,500

McCormack, Mary E wife of Thomas to Allen W Evarts. 52d st, No 108, s s, 160 w 6th av, 20x80.5x20.5x84.2. P M. July 15, 3 years, 5%. July 16, 1908. 17,000

Same to same. Same property. P M. July 15, due Jan 15, 1910, 6%. July 16, 1908. 4:1004. 2,000

McMurtry, Letitia with Kate C Wood. St Nicholas av, No 2382, w s, 21 n 178th st, 18x80. Extension mort. July 6. July 15, 1908. 8:2162. nom

Maffia, John J to TITLE GUARANTEE AND TRUST CO. 2d av, No 1156, e s, 20.10 s 61st st, 20x75. July 16, 1908, due & c as per bond. 5:1435. 11,000

Miller, Annie to LAWYERS TITLE INS AND TRUST CO. 11th st, Nos 322 and 324, s s, 73.6 w Greenwich st, 45.6x58.8x48.4x60. July 14, 5 years, 5 1/2% until July 14, 1909, and 6% thereafter. July 16, 1908. 2:633. 30,000

Same to Pauline Schimmer. Same property. Prior mort \$35,000. July 14, 1 year, 6%. July 16, 1908. 2:633. 1,500

Same and Rebecca E Henken extrx Henry Henken with same. Same property. Subordination agreement. July 8. July 16, 1908. 2:633. nom

Marks, Louis to LAWYERS TITLE INS AND TRUST CO. Ridge st, No 148, e s, 100 n Stanton st, 25x100. July 2, 3 years, 5 1/2%. July 14, 1908. 2:345. 16,000

METROPOLITAN SAVINGS BANK with Timothy D Sullivan. 14th st, Nos 126 to 130, s s, 262.6 w 3d av, 62.6x206.6 to n s 13th st. Extension mort. June 4. July 14, 1908. 2:559. nom

Mitchell, Louis I to Margt S Tabor. 50th st, No 204, s s, 75 e 3d av, 15x60. July 1, 3 years, 5%. July 14, 1908. 5:1323. 3,000

Moran, D Comyn as trustee with Abraham Rodman. Cherry st, No 156. Extension mort. Sept 16, July 14, 1908. 1:253. nom

Margoles, Ida to TITLE GUARANTEE & TRUST CO. 27th st, No 141, n s, 475 w 6th av, 25x98.9. July 13, due & c as per bond. July 14, 1908. 3:803. 21,000

Mercantile Trust Co and ano trustees Moses G Baldwin with Harvey N Weed. Cedar st, No 1, and Pearl st, No 191. Extension mort at increased interest from 4 1/2 to 5%. June 22. July 10, 1908. 1:42. nom

Mead, Charles H with Joseph Fistere. Morton st, No 31, n s, 50 s w Bedford st, 30x20. Extension mort. July 8. July 10, 1908. 2:584. nom

Moskowitz, Annie to David J Simon. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10; 8th st, No 317, n s, 301 e Av B, 20.7x69.10. P M. Prior mort \$20,000. July 9, due July 9, 1911, 6%. July 10, 1908. 2:391. 6,500

Marsh, John E exr Rolph Marsh to John T Lockman. 20th st, Nos 346 to 350, s s, 80 w 1st av, 60x92. Certificate as to receipt for payment of \$12,000 on account of mort. July 1. July 11, 1908. 3:925. —

McCarthy, John J to Louis P Dowdney. 97th st, No 150, s s, 333 e Amsterdam av, 17.6x100.11. P M. July 10, due, & c, as per bond. July 11, 1908. 7:1851. 1,500

McNamara, Daniel to John McNamara. Columbus av, No 860, n w cor 102d st, No 101, 25.11x75. Prior mort \$40,000. July 1, 5 years, 5%. July 10, 1908. 7:1857. 10,000

Morris, Adolph to Chas J Richter. 106th st, No 303, n s, 100 w West End av, 19x100.11. July 9, 2 years, 6%. July 10, 1908. 7:1892. 5,000

Moss, John to Celia Uhlfelder and ano. 137th st, Nos 616 and 622, s s, 255 w Broadway, 2 lots, each 85x99.11. 2 P M morts, each \$22,500. 2 prior morts \$88,000 each. June 26, due Jan 1, 1911, 6%. July 10, 1908. 7:2002. 45,000

McGinley, Chas A to F & M Schaefer Brewing Co. Broadway, No 2299. Saloon lease. July 10, 1908, demand, 6%. 4:1230. 6,000

McMuller, Albert J to Louis Frankenstein trustee for Marie Frankenstein et al. 132d st, No 270, s s, 150 e 8th av, 16.8x99.11. July 9, 1 year, 6%. July 10, 1908. 7:1937. 1,500

Mayer, Clara with the SEAMENS BANK FOR SAVINGS in the City of N Y. 82d st, No 147 East. Extension mort. July 8. July 13, 1908. 5:1511. nom

Mordecai Estates Corp to SEAMENS BANK FOR SAVINGS in City of N Y. 93d st, No 310, s s, 175 w West End av, 50x144.8x50x146.2. June 24, 5 years, 5%. July 13, 1908. 4:1252. 100,000

Same to same. Same property. Consent to above mort. June 24. July 13, 1908. 4:1252. —

Same to same. Same property. Certificate as to above mort. June 24. July 13, 1908. 4:1252. —

Mulligan, Thomas and Michael Tiernan with Andrew Wilson trustee Chas E Fleming. 173d st, No 566, s s, 137.6 e St Nicholas av, 37.6x100. Subordination agreement. July 10, July 13, 1908. 8:2758. nom

Nugent, Robt A to Thomas S Nugent. Amsterdam av, No 2520, n w cor 185th st, Nos 501 to 503. 49.4x100x53.4x100. June 4, 3 years, 6%. July 14, 1908. 8:2156. 5,200

Ogden, Clara F with Sarah I Crane. Forsyth st, No 24. Subordination agreement. June 8. July 14, 1908. 1:292. nom

O'Neill, Andrew V, Jr. Mary Sheridan, Annie C Hamill and Rose Fox to Matthew J O'Neill. 54th st, No 445, n s, 175 e 10th av, 25x110.10; 54th st, No 449, n e s, 124.6 s e 10th av, 25.6x100.5. July 9, installs, 6%. July 10, 1908. 4:1064. 1,850

Parkin, William as trustee Susan A Remsen with Jacob Freeman. 55th st, No 534 West. Extension mort. Jan 31. July 14, 1908. 4:1083. nom

Platky, Edward L now known as Edward Laska, and Wm and Leontine Platky exrs Adolf Platky and Morris Freundlich to Matthew McNamara. 2d av, No 1857, w s, 73.8 s 96th st, 27x74.5. July 10, 3 years, 5 1/2%. July 14, 1908. 5:1541. 16,000

Pouch, Edgar D as trustee with Edward de C Chisholm and Edwin N Chapman. South st, Nos 84 and 85. Declaration of trust as to mort. July 10. July 11, 1908. —

Price, Jesse of Brooklyn, N Y, to Thomas D Hurst. South st, No 242, n s, 26 e Pike st, 27x60x26.11x60. June 27, 1 year, 6%. July 10, 1908. 1:248. 8,000

Porges, Hani to Saml Weil. 7th st, Nos 238 and 240, s s, 128.5 e Av C, 45.5x90.10. Prior mort \$65,000. July 10, 2 years, 6%. July 11, 1908. 2:376. 3,000

Patella, Guiseppina and Diomenico Scicca to Biagio Cali. 13th st, No 436, s s, 197 w Av A, 24.3x103.3. July 16, due July 1, 1911, 6%. July 16, 1908. 2:446. 7,000

Preim, Arnold to the Rector, & c, of the Church of the Incarnation of the City of N Y. 43d st, No 349, n s, 150 e 9th av, 25x100.4. P M. June 15, 5 years, —% as per bond. July 11, 1908. 4:1034. 12,000

Same to Isaac Greenwald. Same property. Prior mort \$12,000. July 10, 3 years, 6%. July 11, 1908. 4:1034. 3,000

Propper, Edward to Jacob Hoffman Brewing Co. 1st av, No 1158, e s, 75.5 n 63d st, 25x81. June 24, demand, without interest. July 11, 1908. 5:1458. 2,000

Pollak, Marcus with City Mortgage Co. Broadway, s e cor 162d st, 99.11x100. Subordination agreement. July 8. July 10, 1908. 8:2120. nom

Pecora, Charles A to Felice Rubano. 1st av, No 2199, e s, 50.11 s 113th st, 25x100. P M. Prior mort \$—. July 16, 1908, 2 yrs, 6%. 6:1684. 5,000

Petri, Clara wife of and John to Frederick Schuck. 85th st, No 526, s s, 273 e Av A, 25x102.2. Prior mort \$14,000. July 15, 1908, 3 years, 6%. 5:1581. 2,000

Polstein, Ray wife Isaac to Sarah J wife Saml Milius. 100th st, No 311, n s, 171 w West End av, 18x100.11. P M. Prior mort \$24,000. June 15, due Jan 15, 1911, 6%. July 15, 1908. 7:1889. 5,000

Price, Richard to TITLE GUARANTEE & TRUST CO. 63d st, Nos 303 and 305, n s, 80 e 2d av, 2 lots, each 29x100.5. 2 morts, each \$15,000. July 13, due, & c, as per bond. July 15, 1908. 5:1438. 30,000

Rothschild, Frederick W with Wm I Brown et al exrs Mary A E Brown. St Nicholas av, No 708, e s, 124.11 n 145th st, 20.11x100. Extension mort. June 18. July 10, 1908. 7:2053. nom

Rabinowitz, Louis with Clara R Bacon. Goerck st, No 62. Extension mort at increased interest from 5% to 5 1/2%. July 15, 1908. 2:323. nom

Reliance Construction Co to ALBANY SAVINGS BANK. 30th st, No 112, s s, 139.6 w 6th av, 36.9x106x37x98.4. July 14, 5 years, 5%. July 15, 1908. 3:805. 81,000

Same to same. Same property. Certificate as to above mort. July 14. July 15, 1908. 3:805. —

Robinson, Abraham to John A Aspinwall and ano trustees John W Minturn. 113th st, No 18, s s, 270 w 5th av, 25x100.11. July 7, 5 years, 5%. July 15, 1908. 6:1596. 20,000

Rosenthal, Marcus to LAWYERS TITLE INS & TRUST CO. Madison av, No 1483, e s, 25.5 s 102d st, runs e 100.11 x s w 25.9 x w 106.5 to av x n 25.2 to beg. June 2, 5 years, 5 1/2%. July 15, 1908. 6:1607. 27,000

Rohe, Annie M, widow, Katharina Budenbach, widow, Geo T, Chas E, Geo E, Diefenthaler, of N Y, and John V Diefenthaler of Newark, N J, and Grace & Roy R McCully of Union Springs, N Y, to MUTUAL LIFE INSURANCE CO OF N Y. 6th av, No 451, w s, 23.5 n 27th st, 20x60. July 10, due, & c, as per bond. July 15, 1908. 3:803. 45,000

Real Estate Co of America to NINETEENTH WARD BANK. Lexington av, No 1223, n e cor 83d st, No 135, 16.2x62.2. July 14, 1 year, 5%. July 16, 1908. 5:1512. 20,000

Rosenthal, Marcus and Chas H Freeman with LAWYERS TITLE INS AND TRUST CO. Madison av, No 1483. Subordination agreement. June 2. July 16, 1908. 6:1607. nom

Realty Transfer Co to Joseph F Cullman and ano exrs Jacob F Cullman. 159th st, Nos 517 and 519, n s, 200 w Amsterdam av, 50x99.11. July 16, 1908, 3 years, 5 1/2%. 8:2118. 40,000

Same to same. Same property. Certificate as to above mort. July 16, 1908. 8:2118. —

Rose, Wm R with Chelsea Realty Co. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. June 24. July 14, 1908. 7:2002. nom

Rose, Wm R with Sigmund Ashner. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. July 8. July 14, 1908. 7:2002. nom

Rose, Wm R with Wm L Condit et al trustees Josephine L Peyton. 137th st, No 616, s s, 255 w Broadway, 85x99.11. Subordination agreement. June 24. July 14, 1908. 7:2002. nom

Saunders, Arthur W with John C R Eckerson and ano exrs Jos H Snyder. 143d st, No 149, n s, 250 e 7th av, 37.6x99.11. Extension mort at increased interest from 5 to 5 1/2%. July 13. July 15, 1908. 7:2012. nom

Spiehler, Cath A wife of Geo J to BOWERY SAVINGS BANK. 119th st, No 161, n s, 235 w 3d av, 25x100.11. July 16, 1908, 3 years, 5%. 6:1767. 12,000

Schuchman, Caroline with John Palmieri. 2d av, No 155. Extension mort. May 19. July 16, 1908. 2:465. nom

Steiner, Simon and Adolph Schwartz and the STATE BANK with Jules Weil. Houston st, Nos 426 and 428 East. Subordination agreement. Oct 19, 1907. July 16, 1908. 2:357. nom

Sloane, Mary E with SEAMENS BANK FOR SAVINGS in City N Y. 69th st, No 103 East. Extension mort at increased interest from 4 to 4 1/2%. April 30. July 16, 1908. 5:1404. nom

Stolpp, Alma E, of Brooklyn, N Y, to TITLE GUARANTEE AND TRUST CO. 82d st, No 61, n s, 100 e Columbus av, 19x102.2. July 16, 1908, due & c as per bond. 4:1196. 16,000

Schlang, Chas to Hannah Young. Bowery, No 354, w s, 74.6 n Great Jones st, 19.4x108.8x17x114.8. Prior mort \$20,000. Mar 5, 5 years, 6%. July 16, 1908. 2:531. 4,500

Stoddard, Mav with Frank J Sullivan. 9th av, No 800, n e cor 53d st, No 359, 24x75. Extension mort. July 14. July 15, 1908. 4:1044. nom

Schwitzer, Harry with Charles Morgan, of West Orange, N J. Manhattan av, No 507, n w cor 121st st, 20.11x90. Extension agreement. June 1. July 14, 1908. 7:1948. nom

Stein, Josephine with Fredk Meyer. 20th st, No 220 West. Extension agreement. Mar 1. July 14, 1908. 3:769. nom

Seaman, Eliz to GREENWICH SAVINGS BANK. 37th st, No 15, n s, 320 w 5th av, 25x98.9. July 14, 1908, 5 years, 5%. 3:839. 62,500

Schnabel, Katharine to Gustav Schmitt. 43d st, No 339, n s, 73.9 w 1st av, 26.3x75.5. Prior mort \$14,000. July 13, 3 years, 6%. July 14, 1908. 5:1336. 3,500

Schwarz, Kathryn with Minna Fuchs. 98th st, No 139 West. Subordination agreement. July 9. July 14, 1908. 7:1853. nom

Schwarz, Charles to Minna Fuchs. 98th st, No 139, n s, 425 e Amsterdam av, 24.9x100.11. Prior mort \$19,000. July 10, due & c, as per bond. July 14, 1908. 7:1853. 2,000

Sicher, Simon with Sigmund Somerfeld. 2d av, No 1830, e s, 75.8 n 94th st, 25x80x25x79.9. Extension mort. Apr 30. July 16, 1908. 5:1557. nom

Silverman, Morris & Joseph Solomon to Varona de Cordova. 106th st, No 303, n s, 100 e 2d av, 25x100.9. July 13, due, & c, as per bond. July 15, 1908. 6:1678. 22,000

Same and Albert H Atterbury with same. Same property. Subordination agreement. July 8. July 15, 1908. 6:1678. 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

Saunders, Arthur W to Doretha S Warsawer. 143d st, No 147 on map No 149, n s, 250 e 7th av, 37.6x99.11. Prior mort \$34,000. July 14, 2 years, 5½%. July 15, 1908. 7:2012. 7,000

Same and Carrie Rosenzweig with same. Same property. Subordination agreement. July 7. July 15, 1908. 7:2012. nom

Selvaggio, Angelo to Lion Brewery. 2d av, Nos 2108 and 2110. Saloon lease. June 30, demand 6%. July 15, 1908. 6:1680. 254.64

Sandler, Charles with LAWYERS TITLE INS AND TRUST CO. Columbia st, No 77. Subordination of judgment to mort. June 23. July 10, 1908. 2:334. nom

Schultz, Lena of Brooklyn, N Y, and Henrietta Meyer, Mary Muehlhaus and Sophie Meyer of N Y, heirs Hinrich Meyer to Annie Mettler. 10th st, No 283, n s, 75.2 w Av A, 18.9x71. July 10, 2 years, 5%. July 11, 1908. 2:438. 6,000

Same to Henry W Meyer. Same property. Prior mort \$6,000. July 10, 3 years, 5½%. July 11, 1908. 2:438. 2,000

Sun Construction Co (and Benj Nieberg in bond only) to Jacob Hirsh. 14th st, Nos 226 and 228, s s, 278.1 w 2d av, 46.4x103.3. Prior mort \$78,000. July 8, due, &c, as per bond. July 10, 1908. 2:469. 10,000

Same to same. Same property. Certificate as to above mort. July 8. July 10, 1908. 2:469.

Spinella, Francesca to LAWYERS TITLE INS AND TRUST CO. 47th st, No 331, n s, 424.10 e 2d av, runs n 59.6 x e 0.2 x n 40.11 x e 25 x s 100.5 to st, x w 25.2 to beginning. July 10, 1908, 5 years, 5½%. 5:1340. 14,000

Same and Marco Bongiorno and Girolamo Meli with same. Same property. Subordination agreement. July 9. July 10, 1908. 5:1340. nom

Schildwacht, Cath wife of Christian W to Madeline wife of Chas G Schildwacht. Park av, Nos 1891 and 1893, e s, 24.11 s 129th st, 50x80. July 10, due Jan 1, 1912, 6%. July 11, 1908. 6:1777. 1,000

Silverman, (Arthur E) Building Co, a corp, to TWELFTH WARD BANK. Madison av, No 1381, n e cor 96th st, No 51, 100x100. Assignment of rents to secure 3d mortgage of \$25,000. Sub to 1st and 2d mortgages of \$232,500. June 16. July 10, 1908. 6:1602. nom

Stickney, Mary A with Eliza A Grinnell. Madison av, n e cor 127th st, No 49, 17x60. Extension mort. Aug 10, 1903. July 10, 1908. 6:1752. nom

Silverman (C M), & Son, Inc, to City Mortgage Co. Broadway, s e cor 162d st, 99.11x100. Building loan. July 9, demand, 6%. July 10, 1908. 8:2120. 130,000

Same to same. Same property. Certificate as to above mort. July 9. July 10, 1908. 8:2120.

Sun Construction Co (and Benj Nieberg in bond only) to Jacob Hirsh. Broadway, s w cor 152d st, No 600, 99.11x150. Building loan. Prior mort \$125,000. July 8, 1 year, 6%. July 10, 1908. 7:2098. 115,000

Same to same. Same property. P M. Prior mort \$72,000. July 8, 2 years, 6%. July 10, 1908. 7:2098. 53,000

Sun Construction Co to Jacob Hirsh. Broadway, s w cor 152d st, No 600, 99.11x150. Certificate as to mort for \$115,000. July 8. July 10, 1908. 7:2098.

Tamsen, Cath individ and as trustee and Adolph Bloch trustee Edw J H Tamsen to Henry Wallbott. 9th st, No 342, s s, 450 e 2d av, 25x89.11. Prior mort \$18,000. July 9, due July 1, 1911, 6%. July 11, 1908. 2:450. 6,000

Todd, Margt H individ and as extrx Geo W Todd to TITLE GUARANTEE & TRUST CO. 22d st, No 263, n s, 243.9 e 8th av, 18.9x98.9. July 13, due, &c, as per bond. July 14, 1908. 3:772. 8,000

Taylor, Ella A wife of and John L of Mt Vernon, N Y, to Wilson M Powell. 131st st, Nos 48 and 50, s s, 235 e Lenox av, 37x99.11. July 16, 1908, 5 years, 5½%. 6:1728. 42,500

Tietjen, John H and Wilhelmina his wife and Chas H Blohm, all of Jersey City, N J, to Grace King. 16th st, No 447, n s, 204.4 e 10th av, 30x92. Prior mort \$16,000. July 10, 3 years, 6%. July 13, 1908. 3:714. 3,500

Uhlfelder, Celia wife of and Simon and Emma wife of and Abraham Weinberg to Chelsea Realty Co. 137th st, No 622, s s, 340 w Broadway, 85x99.11. July 3, due, &c, as per bond. July 10, 1908. 7:2002. 85,000

Uhlfelder, Celia wife of and Simon and Emma wife of and Abraham Weinberg to Wm L Condit et al trustees Josephine L Peyton. 137th st, No 616, s s, 255 w Broadway, 85x99.11. June 20, 3 years, 5½%. July 10, 1908. 7:2002. 88,000

Uhlfelder, Celia and Emma Weinberg and Commonwealth Mortgage Co with Wm L Condit et al trustees Josephine L Peyton. 137th st, No 616, s s, 255 w Broadway, 85x99.11. Subordination agreement. July 8. July 14, 1908. 7:2002. nom

Uhlfelder, Celia and Emma Weinberg and STATE BANK with Wm R Rose. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. July 9. July 14, 1908. 7:2002. nom

Uhlfelder, Celia and Emma Weinberg and STATE BANK with Chelsea Realty Co. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. June 25. July 14, 1908. 7:2002. nom

Uhlfelder, Celia and Emma Weinberg and STATE BANK with Sigmund Ashner. 137th st, No 622, s s, 340 w Broadway, 85x99.11. Subordination agreement. July 9. July 14, 1908. 7:2002. nom

Uhlfelder, Celia and Emma Weinberg and COMMONWEALTH MORT CO with Sigmund Ashner. 137th st, No 616, s s, 255 w Broadway, 85x99.11. Subordination agreement. July 8. July 14, 1908. 7:2002. nom

Van Valen, Kate E, of Brooklyn, N Y, to MUTUAL LIFE INS CO of N Y. 129th st, No 58, s s, 165.10 w Park av, 24.2x99.11. Prior mort \$—. July 13, due, &c, as per bond. July 14, 1908. 6:1753. 5,000

Wagner, Otto, of New Rochelle, N Y, to METROPOLITAN TRUST CO of City N Y. 39th st, Nos 546 to 550, s s, 100 e 11th av, 3 lots, each 25x98.9. 3 morts, each \$11,000. July 10, 5 years, 5½%. July 11, 1908. 3:710. 33,000

Weinstein, Sarah to Babette Wachsman. 101st st, No 330, s s, 175 w 1st av, 25x100.11. Prior mort \$20,000. July 10, 1908, 8 years, 6%. 6:1672. 7,000

Wallach, Frances to Wm R Rose. 176th st, proposed, s s, 100 w Audubon av, 150x73x—x85. June 19, 1 year, 5½%. July 10, 1908. 8:2133. 19,000

Wadsworth (Gerald B) Co to Geo E Rumble. Certificate as to mort for \$400. July 8. July 11, 1908.

Whitlock, Wm as trus for A T Parkin with Henry Brodman. Suffolk st, No 186, e s, 60.8 s Houston st, 19.4x74.10x19.4x75. Extension mort. Nov 25, 1907. July 14, 1908. 2:350. nom

Westervelt, Warner W as extr, &c, Owen E Westlake with Marcus Singer and Jennie Wertzman. 74th st, No 224, s s, 260 e 3d av, 25x½ blk. Extension mort. May 12. July 15, 1908. 5:1428. nom

Wallace, Robert to BROOKLYN SAVINGS BANK. Broadway, No 3612, s e cor 149th st, 74.11x100. July 15, 1908, 3 years, 5%. 7:2080. 128,000

Same to Joseph Hamerslag. Same property. Prior mort \$128,000. July 15, 1908, due, &c, as per bond. 50,000

Wolff, Max to Henry Dreyer. Columbia st, No 98, e s, 300 n Rivington st, 25x100. July 13, due Apr 14, 1910, 6%. July 14, 1908. 2:334. 4,000

Whitlock, Eliz W to GERMAN SAVINGS BANK. Bradhurst av, No 35, w s, 245.9 s 145th st, 18.2x67.9x17.10x70.2. July 14, 1908, 3 years, 5%. 7:2051. 3,500

Wangrow, Morris to Sarah I Crane. Forsyth st, No 24, e s, 75.1 s Canal st, 31x100. July 13, due &c as per bond. July 14, 1908. 1:292. 40,000

Walker, Julia G to BOWERY SAVINGS BANK. 81st st, No 62, s s, 200 w Park av, 19x102.2. July 14, 1908, 5 years, 4½%. 5:1492. 30,000

Wolf, Jacob and Sarah Cohen to LAWYERS TITLE INS AND TRUST CO. 17th st, No 413, n s, 194 e 1st av, 25x92. July 16, 1908, 5 years, 5½%. 3:949. 13,000

Wolf, Jacob to Saml Goldenberg. 17th st, No 413, n s, 104 e 1st av, 25x92. Prior mort \$13,000. July 16, 1908, 1 year, 6%. 3:949. 1,500

Wilson, Andrew trustee Chas E Fleming with John E Simons et al. 173d st, No 566, s s, 137.6 e St Nicholas av, 37.6x100. Extension mort. July 11. July 13, 1908. 8:2129. nom

Yockel, J Henry to John H D Meyer. 99th st, No 51, n s, 275 w Park av, 25x100.4. Prior mort \$8,000. July 1, 1 year, 5%. July 10, 1908. 6:1605. 5,000

Zasuly, Mollie or Mallie and Harris Kauzer with LAWYERS TITLE INS AND TRUST CO. Columbia st, No 77. Subordination agreement. July 8. July 13, 1908. 2:334. nom

## BOROUGH OF THE BRONX.

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

\*Autenrieth, Emma to Betty Peterson. St Peters, late Union av, e s, 176 n 4th st, 45x99.11x42x100. P M. Prior mort \$2,800. July 6, 3 years, 5½%. July 10, 1908. 2:260

Alcham, Mary L to Dora M Schrenkeisen. 235th st, n s, 400 e Keppler av, 25x100. P M. July 7, 10 years, 6%. July 13, 1908. 12:3376. 2,000

Bell, Eliz T to GERMAN SAVINGS BANK. Boston road, s e cor 168th st, 86.4x101x82.5x67.7. July 9, 3 years, 5%. July 10, 1908. 10:2652. 15,000

Boitano, Giuseppe or Joseph to Giambatista Cavagnaro. 148th st, No 553, n s, 350 w Courtlandt av, 25x106.6. Prior mort \$10,000. July 6, 2 years, 6%. July 10, 1908. 9:2330. 1,000

Bader, Saml and Morris Kite to Morris J Weinberg. 156th st, n s, 74.10 w Brook av, 24.11x100x23.6x100. Prior mort \$19,000. July 6, due Aug 10, 1912, 6%. July 11, 1908. 9:2364. 6,000

\*Burke, John to Lohbauer Park Impt Co. Fairmount av, s w cor Fairfax av, 25x100. P M. June 18, 1908, 3 years, 5½%. July 10, 1908. 381

\*Boyle, Wm F to Whitehall Realty Co. Bruner av, e s, 375 s Nereid av, 25x97.6. P M. July 8, 2 years, 5%. July 10, 1908. 1,200

Breda, Zdenek to Meehan Construction Co. Whittier st, w s, 225 n Seneca av, 50x100. P M. Prior mort \$800. July 9, 2 years, 6%. July 10, 1908. 10:2762. 400

Blaesius, Emile to EMIGRANT INDUST SAVINGS BANK. 182d st, late Elm av, s w cor Southern Boulevard, 65.10x100x116.3x112, except part for sts. July 10, 1908. 3 years, 5%. 11:3111 and 3112. 15,000

\*Bader, Joseph to Land Co A of Edenwald. Baychester av, e s, 325 n Edenwald av, 25x75. P M. May 29, 3 years, 5½%. July 14, 1908. 250

\*Bader, Louis to Land Co A of Edenwald. Baychester av, e s, 250 n Edenwald av, 25x75. P M. May 29, 3 years, 5½%. July 14, 1908. 250

\*Beals, John D with Fredk Meyer. Elliott av, n w cor Julianna st, 100x125. Extension agreement. July 13. July 14, 1908. nom

Butzel, Solomon H and Fannie E individ and as admrs Henriette Butzel to Bronx Investment Co. Wales av, w s, 100 s 147th st, 100x100. P M. July 14, 1908, 2 years, 6%. 10:2577. 5,000

Bayer, John to Carl Dammeyer. Union av, No 1089, w s, 28 n 166th st, 20x90.8. Prior mort \$5,000. July 15, 2 years, 6%. July 16, 1908. 10:2671. 2,000

Bock, Maria to Barbara Huff. 3d av, No 3418, e s, 103 n 166th st, 22x101x13x100.7. July 15, 3 years, 6%. July 16, 1908. 10:2608. 3,000

Bernstein, Morris to Viola L Jones. Belmont av, No 2147, w s, 150.2 n 181st st, 17.8x85.9x17.8x85.6. July 13, 1908, due Oct 1, 1909, 6%. 11:3082. 1,000

Barrett, Thomas F to Mary E Bonner, extrx Hugh Bonner. Andrus av, w s, abt 525 s Fordham rd, 25x125. July 11, 3 years, 6%. July 13, 1908. 11:3225. 6,000

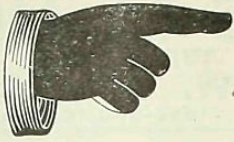
\*Brennen, Julia M wife of and Stephen J to Lydia S Fuller. Lot 70 amended map Adeo Park, east of Botanical Garden. P M. July 14, due Nov 1, 1911, 6%. July 15, 1908. 2,500

\*Same to Julia C Martin. Same property. P M. Prior mort \$2,500. July 14, due, Nov 1, 1911, 6%. July 15, 1908. 2,000

Bartley, Rachel L and ano with Johanna A Koster. Creston av, No 2767. Extension mort. July 13, 1908. 12:3318. nom

\*Baxter, Chas R to John Fippinger and ano. Middletown road, n s, 281.8 w Eastern Boulevard, 55x158.9x55x159.4. July 8, 3 years, 6%. July 13, 1908. 800

\*Blum, Louis W and Heyman Gelston to Adelaide Blum. 236th st, s s, 25 e Byron st, 75x100. July 13, 1908, 2 years, 6%. 1,500



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.

Connor, Gerald C to Sarah A Kelly. Jerome av, No 1860, e s, 110.2 s Mt Hope pl, 18.7x116.3x18x111.11. P M. July 9, 3 years, 5%. July 10, 1908. 11:2851. 4,745
\*Colura, Ignazio to A Shatzkin & Sons Inc. 226th st, s s, 128.9 e Paulding av, 50x109. P M. June 4, due Aug 4, 1908, —%. July 10, 1908. 55
\*Corrigan, Rose to Amelia Steinmetz. Parker av, w s, 100 s Lyon av, 25x130. Prior mort \$3,800. P M. July 11, 1 year, 5 1/2%. July 13, 1908. 600
\*Cohen, Jacob to Henry Dieckmann. 172d st, e s, 325 n Gleason av, 25x100. July 3, 3 years, 5 1/2%. July 13, 1908. 3,500
\*Same to Henry Hillmann. Same property. 172d st, e s, 300 n Gleason av, 25x100. July 3, 3 years, 5 1/2%. July 13, 1908. 3,500
\*Carella, Tony to Egbert Winkler Sr. 229th (15th) st, n s, 355 w 6th av, 25x114, Wakefield. July 8, 3 years, 6%. July 10, 1908. 1,849
City Mortgage Co with Silvie Lord. Brook av, e s, 330.3 n 169th st, 174x100.5. Subordination agreement. July 14. July 15, 1908. 11:2894.
\*Chester Improvement Co to Sarah C Buckenham. Parker av, w s, 125 s Lyon av, 25x130. Building Loan. July 14, 3 years, 6%. July 15, 1908. 4,000
\*Same to same. Same property. Certificate as to above mort. July 13. July 15, 1908.
Carney, James to Lion Brewery. Prospect av, s w cor Westchester av, 63x63. Saloon lease. July 8, demand 6%. July 15, 1908. 10:2676. 6,489.18
\*Callahan, Wm to Helen J Le Hon. 237th st, s w cor Byron st, 25x95. July 10, 2 years, 6%. July 15, 1908. 1,500
Same to same. 237th st, s e cor Byron st, 75x100. July 10, 2 years, 6%. July 15, 1908. 1,500
Casale, Gerardo to Bernard Galewski. 155th st, No 532, s s, 350.3 e Morris av, 25x100. Prior mort \$2,500. July 15, 3 years, 6%. July 16, 1908. 9:2414. 1,500
\*Carlucci, Giuseppe to Henrietta Merritt. Av A, n s, lot 45 map New Village Jerome, 25x125. July 15, 3 years, 6%. July 16, 1908. 2,000
Chambers, Margt M to Adelaide M Davis. Honeywell av, s e cor 182d st, 109.7x20 to w s old 1st st x106x17.6. July 6, 3 years, 5 1/2%. July 14, 1908. 11:3125. 12,500
Same to William Hodgson. Same property. Prior mort \$12,500. July 13, due, &c, as per bond. July 14, 1908. 11:3125. 1,500
\*Callahan, Mary C to Katharina Gass. Morris Park av, s s, 50 w Madison st, 25x100. July 9, 2 years, 6%. July 14, 1908. 1,000
Demmerle, Henry to Isaac A Benequit et al. Home st, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to Home st, x w 24.10 to beginning. July 3, due Nov 12, 1909, 6%. July 14, 1908. 10:2692. 1,000
Same to same. Home st, s s, 211.1 e Stebbins av, runs s 85.8 x n e 23.9 x n 69.2 to Home st x w 17.1 to beginning. July 3, due Nov 12, 1909, 6%. July 14, 1908. 10:2692. 1,000
Dorman, George to Samuel Dorman. Summit pl, s w s, 83.5 s e Heath av, 30x105.9x30x107. July 2, due July 1, 1911, 6%. July 14, 1908. 12:3257. 500
Diamond Construction Co to Sarah E Bruce. Washington av, No 1240, e s, 109.1 n 168th st, 37.4x114.8x37.4x113.9. July 15, 5 years, 5 1/2%. July 16, 1908. 9:2373. 30,000
Same to same. Same property. Certificate as to above mort. July 15. July 16, 1908. 9:2373.
Deidicibus Building Co to Giuseppina wife Alfonso Massucci. Clinton av, No 1323, w s, abt 250 n 169th st, 25.11x138x25x137.11. Prior mort \$22,000. July 10, 1 year, 6%. July 13, 1908. 11:2933. 6,000
Same to same. Same property. Certificate as to above mort. July 10. July 13, 1908. 11:2933.
Demmerle, Henry to Herman Cramer. Home st, s s, 211.1 e Stebbins av, 17.1x69.2x17.1x85.8. July 11, 3 years, 5 1/2%. July 13, 1908. 10:2692. 3,000
Same to Edw C Van Altena. Home st, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st, x w 24.10 to beginning. July 11, 3 years, 5 1/2%. July 13, 1908. 3,000
\*De Canio, Felix to Julius E Woldt. Lafayette st, e s, at n s Grace av, runs n 25.4 x e 91 x s 8.9 x w 100 to Grace av, x n w 28 x n 8.4 to beginning. Prior mort \$3,500. July 2, 2 years, 6%. July 10, 1908. 1,500
Enders, John to John A Steinmetz and ano. Hoe av, e s, 325 s 173d st, 25x100. P M. July 9, 3 years, 6%. July 10, 1908. 11:2989. 1,000
Edwards, Wm J to Sarah A Kelly. Jerome av, No 1862, e s, 91.9 s Mt Hope pl, 18.5x111.11x17.11x107.6. P M. July 9, 3 yrs, 5%. July 10, 1908. 11:2851. 5,000
Feinberg, Jacob M and Joseph L to TITLE GUARANTEE & TRUST CO. Union av, No 1229, w s, 208.10 n 168th st, 20x132.7. July 13, due &c as per bond. July 14, 1908. 10:2673. 6,000
Fritz, Jacob with Mary Brode. Jackson av, n e cor 166th st, 19.6x87.6x19.2x87.6. Extension agreement. July 15. July 16, 1908. 10:2651. nom
\*Friederich, Mary, Alfred, Ernest and Franziska to John F Condon. Broadway, e s, 29.7 s Pelham road, 50x100; Amsterdam av, w s, 300 s Madison av, 25x100, Tremont Terrace. July 1, due, &c, as per bond. July 14, 1908. 1,000
Feraca, Saverio to Jessie W Ehrich. Boone av, w s, 120 s Jennings st, 25x125x25.10x118.4. July 15, 2 years, 6%. July 16, 1908. 11:3007. 600
\*Flygare, Anna M to Hermine K Kahrs. Elliott av, w s, 250 s Julianna st, 50x125. Prior mort \$3,000. July 15, 1 year, 6%. July 16, 1908. 1,500
\*Flood, Frank to Eliz K Dooling. Plot begins 195 e White Plains road at point 595 n along same from Morris Park av, runs w 95 x n 25 x e 95 x s 25 to beginning, with right of way over strip to Morris Park av. July 2, 3 years, 5 1/2%. July 16, 1908. 4,000
\*Flygare, Anna M to C Adelbert Becker, trustee Thomas Henderson. Elliott av, w s, 250 s Julianna st, 50x125. P M. July 15, 1908, 3 years, 5 1/2%. 3,000
Foody, Michael E with Anna M Hobbs. Morris av, w s, 250 s 184th st, 75x204.6 to e s Fleetwood av x 75x203.9. Extension mort. July 7. July 14, 1908. 11:3183. nom

Frankenthaler, Fanny with Francis J McCooey. Washington av, No 1681. Extension mort. July 15, 1908. 12:2328. nom
\*Fitzpatrick, James M to Eliz K Dooling. Louise st, w s, 150 s Columbus av, 25x100. July 1, 3 years, 5 1/2%. July 13, 1908. 3,500
Foody, Michael E to Henry D Patton. Morris av, w s, 250 s 184th st, 75x204.6 to Walton av, x75x204.9, except part for Walton av, July 10, 1 year, 6%. July 11, 1908. 11:3183. 3,000
Fessler, Andrea to Ida Kraus. Park av, No 3758, e s, 295 s 171st st, 20x150.5. P M. Prior mort \$6,200. July 10, 4 years, % as per bond. July 11, 1908. 11:2902. 600
Gamp, Henry S to TITLE GUARANTEE AND TRUST CO. Clinton av, w s, 62.6 n Fairmount pl, 37.6x100. July 9, due, &c, as per bond. July 10, 1908. 11:2950. 16,000
\*Giordano, Bartolomeo to Donato Di Pace. Lots 194 and 195, map building lots near Williamsbridge station. July 8, due, &c, as per bond. July 10, 1908. 600
Goldberger, Herman to LAWYERS TITLE INS AND TRUST CO. Valentine av, w s, 224.5 s 180th st, 16.8x99.5x16.8x99.7. July 14, 5 years, 5 1/2%. July 15, 1908. 11:3144. 2,800
\*Gundersen, Bendikte S to Herbert S Ogden. Plot begins 1,090 e White Plains road at point 985 n along same from Morris Park av, runs e 95 x n 50 x w 95 x s 50 to beginning, with right of way over strip to Morris Park av. July 11, due Dec 1, 1911, 5 1/2%. July 15, 1908. 3,000
\*Gillis, Charles to John J Buckley. Morris Park av, n s, 47.11 e Graham st, 47.11x93.8x47.6x87.9, except part for Morris Park av. Prior mort \$5,500. July 15, 3 years, 6%. July 16, 1908. 1,300
Gaines-Roberts Co to GERMAN SAVINGS BANK. Prospect av, w s, 71.3 n 163d st, 40.2x195. July 15, 1 year, 5 1/2%. July 16, 1908. 10:2678. 30,000
Same to same. Prospect av, w s, 111.6 n 163d st, 42.3x195. July 15, 1 year, 5 1/2%. July 16, 1908. 10:2678. 30,000
Same to same. Prospect av, w s, 151.9 n 163d st, 40.2x195. July 15, 3 years, 5 1/2%. July 16, 1908. 10:2678. 30,000
Same to same. Prospect av, w s, 71.3 n 163d st, 120.8x195. Certificates as to above mort. July 15. July 16, 1908. 10:2678.
\*Graham, Violet to Henrietta M Bagg and ano. Gleason av, n w cor 175th st, 50x100. July 2, 3 years, 6%. July 14, 1908. 2,000
Gihuly, Michl J and Dominick J to HUDSON TRUST CO. Webster av, s w cor Gun Hill road, runs s 176.11 x w 90 x n 75 x e 45 x n 96.11 to road x e 45.3 to beginning. July 13, 1 year, 6%. July 14, 1908. 12:3355. 10,000
\*Giusto, Antonio to Giuseppe Calvani. 213th st, s s, 100 e Carlisle pl, 25x125, and being lot 146 map property in Williamsbridge of W F Duncan. July 13, due &c as per bond. July 14, 1908. 420
\*Gilles, John J with Herbert J Frost. 4th st, s s, 305 e Av B, 100x216 to 3d st, Unionport. Extension agreement. June 26. July 13, 1908. nom
Hubener, Louis and Martin Escher to Mary B Schwab. 156th st, s s, 250 w Cortlandt av, 50x100, except part for 156th st. July 10, 3 years, 5 1/2%. July 11, 1908. 9:2415. 30,000
Same to Enoch C Bell. Same property. Prior mort \$30,000. July 10, 1 year, 6%. July 11, 1908. 9:2415. 3,000
Hager, Clara K to Wm Fielder. 163d st, s s, 18.9 w Cauldwell av, 18.9x99.11. June 22, due Oct 20, 1908, 6%. July 10, 1908. 10:2627. 2,000
Houghton, Eva I to Mary C Decker. Perry av, w s, 300 s Woodlawn road, 25x100. Prior mort \$4,500. July 10, 1908, 1 year, 6%. gold, 1,500
\*Hasbrouck, Louis B with Johanna Bluen. 230th st, late 16th av, s e cor White Plains road, 75x100, Wakefield. Extension mort. June 6. July 10, 1908. nom
\*Judge, Wm to Isaac Butler. 4th st, s e s, 120 n e Union av, 20x100. June 2, 3 years, 6%. July 11, 1908. 2,200
\*Joswiak or Josweak, Michael to BRONX BOROUGH BANK. 225th st, late 11th av, s e cor 4th st or av, 105x114; 224th st, late 10th av, n s, 52 e 4th av, 26.3x114, Wakefield. July 9, 1 year, 6%. July 11, 1908. 500
Jameson, Mary C to John J Fox. Bathgate av, e s, 49 n 176th st, 46x75. May 1, due May 29, 1909, 6%. July 14, 1908. 11:2924. 300
\*Jirinec, Julius to Frank Salivar. Garfield st, w s, 130 n Columbus av, 25x100. July 11, 3 years, 5%. July 14, 1908. 3,500
Jameson, Mary C to Frances H Bolton and ano exrs Wm H Bolton. Bathgate av, e s, 49 n 176th st, 23x70.7. July 15, 5 years, 5 1/2%. July 16, 1908. 11:2924. 4,000
Kinsella, Simon to Robert A B Dayton. Devoe Terrace, e s, 160 s 190th st, 25x85. July 14, 3 years, 6%. July 15, 1908. 11:3219. 1,000
Keith, Louisa A to Hugh McLernon. Park View pl, s s, 269 e Tee Taw av, 25x90. P M. Prior mort \$5,000. July 14, 2 years, 5 1/2%. July 15, 1908. 11:3219. 3,050
Kingston, Geo D to Robert W Todd. Decatur av, e s, 75.1 n 200th st, 27x79.7. P M. July 10, 1 year, 5%. July 11, 1908. 12:3280. 2,000
Kraus, Bertram L to Victor Stolte. Grand Boulevard and Concourse, s w cor Burnside av, 110.1x106.7x111.3x104.10. July 9, 5 years, 5 1/2%. July 11, 1908. 11:2318. 8,500
Knox, Eliz C to A Hupfels Sons. Ogdan av, n e cor 165th st. Saloon lease. June 15, demand, 6%. July 10, 1908. 9:2514. 2,500
\*Kinney, Mary Z to Daniel P Lellis. 234th st, late 20th av, s s, 330 e White Plains road, 25x114.6, Wakefield. July 9, 2 years, 6%. July 10, 1908. 800
\*Krohne, Erwin C to Amelia B Paff. 13th st, n s, 180 e Av C, 25x108, Unionport. July 9, 3 years, 5%. July 10, 1908. 3,500
\*Lischke, John A Jr with William Beaman. 12th st, n s, 105 e Av C, 25x108, Unionport. Extension mort. July 13, 1908. nom
\*Lo Curto, Rosolino to Giuseppe Lo Curto and ano. 213th st, n s, 100 w Maple av, 50x100, and being lots 86 and 87 map lots at Williamsbridge property of W F Duncan. July 13, 2 years, 6%. July 14, 1908. 1,500
Leys, Jennie M with Georgina wife of and John Reudall. 156th st, No 859 East. Extension mort. June 20. July 10, 1908. 10:2688 and 2695. nom
Lindner, Chas to Charlotte E Ebeling as trustee Louisa Wapler. 234th st, n s, 200.4 e Verio av, 25x100. July 9, 3 years, 6%. July 10, 1908. 12:3396. 4,000

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\*Love, Geo H of Torrington, Conn, to Lucy V Blackman. Lots 79 and 80 map Bronxwood Park. June 27, 3 years, 5%. July 10, 2,000
\*Lint, Michael M with Lillian M Williamson. Beech av, s s, 125 w Elm st, 125x100, Laconia Park. Subordination agt. June 30, July 11, 1908. nom
Lankenau, Herman to John Soehl. Arthur av, No 2119, w s, 120.4 s 181st st, 25x95. July 15, 3 years, 5%. July 16, 1908. 4,000
Levins, Nanno to EMIGRANT INDUSTRIAL SAVINGS BANK. 178th st, s s, 167.1 w Grand Boulevard and Concourse, 25x94.2x25x94.4. July 15, 3 years, 5%. July 16, 1908. 11:2808. 2,000
McKenna, Chas P to Daisy D Moran. South Broadway, e s, 75 n land Wm L Burke, 25x200x28.6x200. July 15, 5 years, 6%. July 16, 1908. 12:3269. 5,000
McGowan, William to John Giese. Brook av, s w cor 149th st, 35x90x43.11x90.5. P M. July 15, 5 years, 5%. July 16, 1908. 9:2293. 17,500
Merrill, Jane A to Harriet H Keith. Boscobel av, late 2d av, n w s, — s 170th st, at s s plot 73, runs n w 125 x n e 50 x s e 125 to av x s w 50 to beginning. June 10, 10 years, 2%. July 10, 1908. 9:2506. 2,000
\*Miller, John to Wm C Arnold exr Susan E Dashiell. Bartholdi av, s s, lot 51 and 52 map building lots near Williamsbridge Station, 25x100. July 15, 3 years, 6%. July 16, 1908. 1,000
McCaffrey, Kathryn A to John J Fox. 179th st, No 361, n s, 146.9 w Webster av, 16.8x125. July 14, 3 years, 6%. July 15, 1908. 11:3142. 3,500
Same to Amalie M H Kaufman. Same property. Prior mort \$3,500. July 14, 2 years, 6%. July 15, 1908. 11:3142. 500
McAdam, Ronald to Richard Fensterer. 198th st, n s, 137.6 e Jerome av, 25.11x165.4x41.7x138.9. July 14, 1 year, 6%. July 15, 1908. 12:3319. 1,200
McVicker, Geo to Sarah Strahan. Norwood av, s s, 469.4 e 205th st, 25x100. July 2, 3 years, 6%. July 15, 1908. 12:3354. 2,500
Mellert, Fred'k M to Theodor Goetz. Park av, e s, 114.1 s 183d st, 24x141.5x24x142.8. July 11, 5 years, 5 1/2%. July 15, 1908. 11:3038. 16,000
McCooley, Francis J to Fanny Frankenthaler. Washington av, n w cor 173d st, 25x90. Prior mort \$15,000. July 15, 1908, demand 6%. 11:2906. 3,500
\*Miller, Fred'k to G De Witt Clocke. 230th st, s s, 205 w 4th av or st, 50x114, Wakefield. July 10, 1908, 3 years, 6%. 3,500
McCarthy, Fred'k and Theo M Macy to Eliz S Reid. Faile st, No 903, w s, 325 n Seneca av, 25x100. July 9, due, &c, as per bond. July 10, 1908. 10:2761. 4,500
\*Mink, Adam and Hugo C Cook to PUGHKEEPSIE TRUST CO. 14th st, n s, 255 e Av B, 25x100. July 8, 3 years, 6%. July 10, 1908. 3,500
Muth, John to Margt A Downey. 148th st, No 543, n s, 124.6 w St Anns av, 25x100. P M. July 9, due May 13, 1910, 6%. July 10, 1908. 9:2275. 3,000
Moral, Bernhard or Benj devisee Fanny Moral to Hermann Becker. 179th st, n s, 105.1 w Mapes av, 19.11x62.8. July 6, due, &c, as per bond. July 11, 1908. 11:3109. 3,500
Same to same. 179th st, n s, 125 w Mapes av, 20.2x62.7x20.2x62.8. July 6, due, &c, as per bond. July 11, 1908. 11:3109. 3,500
Moral, Bernhard or Benj to Frank M Simons. 179th st, No 781, n s, 85 w Mapes av, 20x62.8. July 10, 3 years, 5 1/2%. July 11, 1908. 11:3109. 3,500
Same to Haynes & Coryell, a corpn. 179th st, n s, 85 w Mapes av, 60.2x62.7x60.2x62.8. Prior mort \$10,500. July 9, due Jan 15, 1909, 6%. July 11, 1908. 11:3109. 688
McEvoy, John J to Sere Fried and ano. 186th st, No 466, s s, 260 e Park av, 20x100. P M. July 9, installs, 5%. July 10, 1908. 11:3039. 3,250
\*McLaughlin, Cath and Mary A L to Howard K Bateman. 229th st (15th st), n s, 154.6 w Prospect terrace, 25.6x114, Wakefield. P M. July 9, 3 years, 6%. July 10, 1908. 1,500
Modena Realty Co to Sarah M Ferris. Burnside av, n s, 60.7 e Morris av, 20.2x87.9x20x85.6. July 9, due Nov 1, 1911, 6%. July 10, 1908. 11:3178 and 3179. 8,000
Same to same. Same property. Certificate as to above mort. July 9. July 10, 1908. 11:3178 and 3179. —
Same to Anna G Ferris et al. Burnside av, n s, 40.4 e Morris av, 20.2x85.6x20x88.3. July 9, due Nov 1, 1911, 6%. July 10, 1908. 11:3178, 3179. 8,000
Same to same. Same property. Certificate as to above mort. July 9. July 10, 1908. 11:3178 and 3179. —
Same to same. Burnside av, n s, 20.3 e Morris av, 20x88.3x19.10 x91. July 9, due Nov 1, 1911, 6%. July 10, 1908. 11:3178 and 3179. 8,000
Same to same. Same property. Certificate as to above mort. July 9. July 10, 1908. 11:3178 and 3179. —
McCrystal, Margaret to Mary Plunkett. Bainbridge av, n w s, 244.7 n e 198th st, 52.5x149x50x133.7. July 9, due, &c, as per bond. July 10, 1908. 12:3296. 1,000
\*Nance, Charles E with Benj F Elgar. 6th st, n s, 105 w Av C, 25x108, Unionport. Extension mort. July 11. July 14, 1908. nom
New York City Unit Ownership Realty Co to Sigmund Feinblatt. Union av, e s, 208.7 n 161st st, 37.6x100. Prior mort \$25,000. July 1, due Jan 1, 1911, 6%. July 15, 1908. 10:2677. 7,000
Same to same. Same property. Certificate as to above mort. July 15, 1908. 10:2677. —
Nussbaum, Louise to Cornelius Schouten. 149th st, No 439 (Gerard st), n s, 179 e Bergen av, 25x100. July 14, due July 1, 1911, 5 1/2%. July 16, 1908. 9:2294. 6,000
\*Nance, Chas E to Louis Schmidt. Edwards av, e s, 375 n Marrin st, 50x100. July 14, 3 years, 5 1/2%. July 16, 1908. 4,000
\*Nussbaum, Israel to Land Co A of Edenwald. Baychester av, e s, 275 n Edenwald av, 25x75. P M. May 29, 3 years, 5 1/2%. July 14, 1908. 250
Noschese, Louis to James G Wentz. Belmont av, n w cor 189th st, 15x87.6. Building loan. July 9, demand, 6%. July 10, 1908. 11:3078. 10,000
O'Brien, Alice to EMIGRANT INDUSTRIAL SAVINGS BANK. Tremont av, w s, abt 541.2 n w Harrison av, 50x144.1x50x146.11. July 8, 3 years, 5%. July 10, 1908. 11:2869. 9,000
O'Connor, Mary E to Simon Kreielsheimer. 155th st, No 274, s s, 68.3 e Morris av, 27.6x86.6. Prior mort \$14,800. July 1, 2 years, 6%. July 10, 1908. 9:2414. 3,800
Same to Fannie Levy. Same property. Prior mort \$18,600. July 1, due May 1, 1909, 6%. July 10, 1908. 9:2411. 700

\*Parker, Emma F to Margaret Elgar et al exrs, &c, James W Elgar. West Farms road, late road leading from Westchester to West Farms, n s, at s w cor of Methodist Church lot, runs n 4 1-6 rods x s 14 1/2 rods x e 4 1/4 rods to beginning, except part for West Farms road or Walker av. July 14, 3 years, 6%. July 16, 1908. 1,000
\*Pound, Wm H to Daniel D Daly. Silver st, n e cor Roselle st, 25x 100; Silver st, n s, 25 e Roselle st, 25x100, Westchester. July 10, 3 years, 6%. July 16, 1908. 3,000
Pottberg, Jane to Adolph Schwartz. 170th st, No 604 East. All title. July 9, 4 months, —%. July 13, 1908. 11:2931. Notes 2,000
Peymann, John to Helena Gloede. 159th st (Waverly st), s s, 300 w Elton av, 25x100, except part for st. Prior mort \$3,000. July 8, 3 years, 6%. July 10, 1908. 9:2380. 500
\*Polchinski, Peter P to Lohbauer Park Impt Co. Eastern Boulevard, e s, 300 s Baisley av, 25x100. P M. June 18, 1908, 3 years, 5 1/2%. July 11, 1908. 598
Peters, Charles of Arlington, N J, to Anna Weiler. 144th st, n s, 200 w 3d av, 25x100.6. Prior mort \$15,000. July 3, 3 years, 6%. July 15, 1908. 9:2325. 1,000
\*Roberts, John W to Susan Murray. Lots 18 and 19 map property Whitehall Realty Co. Two mortg each \$350. July 10, 3 years, 6%. July 13, 1908. 700
\*Same to same. Lot 17, same map. July 10, 3 years, 6%. July 13, 1908. 400
Reinhardt, John to American Real Estate Co. Faile st, No 1021, w s, 429.6 s Bancroft st, 20x100. P M. July 10, 1908, 3 years, 5 1/2%. — 10:2749. 5,000
Reichman, Jennie to James G Wentz. Belmont av, n w cor 189th st, 15x87.6. Subordination agreement. July 9. July 10, 1908. 11:3078. nom
Reich, Jacob and Arnold Mensch to Nathan J Gumbiner. Bergen av, n w cor 152d st, late Rose st, 50x87. Given as collateral security for note of \$3,000. July 7, due Feb 1, 1909, 6%. July 10, 1908. 9:2362. 3,000
Ress, George, Eliz and Julia as trustees for Henry Ress and ano to Lizzie Van Riper. Tiebout av, No 2103, w s, 237 n 180th st, 25x100. July 10, 3 years, 5 1/2%. July 11, 1908. 11:3143 and 3144. 3,500
\*Riger, Ellis to Land Co C of Edenwald. Amundson av, w s, 375 n Randal av, 25x100. P M. May 31, 2 years, 5 1/2%. July 14, 1908. 300
\*Robinson, Matthew to Agnes McGinty. 236th st, s s, abt 97.9 e Old White Plains road, 50x114. July 14, 1908, 3 years, 6%. 1,260
\*Same to same. 236th st, n w cor Byron st, 23x96. July 14, 1908, 3 years, 6%. 840
Schubert, Wm H to August Oesting. Anthony av, e s, 75 s Prospect pl, 50x97.8x50x100. Prior mort \$1,975. July 15, 2 years, 6%. July 16, 1908. 11:2890. 1,400
\*Schmidt, Wm C, Frederick, Edw I, John, Margt S Seaman, of N Y, and Louise S Hesser, of Kents Hill, Me, to Katharina Gass. 7th st, s s, 305 w Av D, 100x216, Unionport. July 15, 1 year, 6%. July 16, 1908. 500
Soons, William to EMIGRANT INDUSTRIAL SAVINGS BANK. Walton av, Nos 1 and 3, e s, 83.11 n Cheever pl, 38.7x118x38.8x 119. July 15, 3 years, 5%. July 16, 1908. 9:2345. 6,000
Same and Runson Caygill with same. Same property. Subordination agreement. July 15. July 16, 1908. 9:2345. nom
\*Same to Esmond Stiles. Plots 228, 237 and 255 same map. Prior mort \$1,200. July 13, due &c as per bond. July 16, 1908. 500
\*Soye, Wm A to Robert Adelmann. Bronx Park av, w s, 75 n 179th st, 25x100. P M. Prior mort \$2,500. July 15, due &c as per bond. July 16, 1908. 1,750
Steinmetz, John A to Margt M Chambers. 182d st, s s, 75 w Daly av, 13.4x117.4x13.4x114. July 7, 3 years, 5 1/2%. July 16, 1908. 11:3125. 3,500
Schwarzler, Otto J to Christina Wiehe. Wendover av, No 775, n s, 212.8 w Fulton av, runs n 118.11 x e 25 x n 10.4 x e 18 x s 133.1 to av x w 43 to beginning. Prior mort \$32,000. June 1, 3 years, 6%. July 16, 1908. 11:2929. 8,500
Sondberg, Moritz to John Wenzel. Prospect av, e s, 188.11 n Westchester av, 20x72.10x21.1x65.4. P M. July 15, 3 years, 6%. July 16, 1908 10:2690 3,500
Scoville, Herbert, of Salisbury, Conn, and Modena Realty Co with Anna G Ferris et al. Burnside av, n s, 20.3 e Morris av, 20x91x 19.10x91; Burnside av, n s, 40.4 e Morris av, 20.2x88.3x20x88.3; Burnside av, n s, 60.7 e Morris av, 20.2x85.6x20x85.6. Subordination agreement. July 8. July 10, 1908. 11:3178 and 3179. nom
Sillocks, Henry and Modena Realty Co with Anna G, Kath L and Gilbert B Ferris and Hester F Adams and Sarah M Ferris. Burnside av, n s, 20.3 e Morris av, 20x91x19.10x91. Subordination agreement. July 8. July 10, 1908. 11:3178 and 3179. nom
Stone, Robert H and John T Lowry and Abraham T Stone to Chas H Baechler. College av, No 1322, e s, 609.10 s 170th st, 16.8x100. P M. June 10, 3 years, 6%. July 11, 1908. 11:2783 and 2785. 1,208
Stash, Susie to Albrecht Kalhoff. Forest av, No 1002, e s, 107.9 s 165th st, 17.10x100. P M. May 6, 3 years, 5 1/2%. July 10, 1908. 10:2659. 4,500
Same to same. Same property. P M. Prior mort \$4,500. May 6, 3 years, 6%. July 10, 1908. 10:2659. 2,800
Schrempf, Frank to Jacob Steinbrecher. Webster av, No 1227, on map No 1229, w s, 28 n 168th st, 26x100. P M. Prior mort \$12,000. July 10, due, &c, as per bond. July 11, 1908. 9:2427. 4,000
\*Santoro, Gerardo to A Shatzkin & Sons, Inc. Lots 206 and 207 map lots of Jos S Wood. P M. June 1, due Nov 1, 1908, 6%. July 10, 1908. 266.66
\*Shatzkin (A) & Sons, Inc, to Max Hoffman trustee. Lot 222 map building lots in 24th Ward near Williamsbridge Station. June 20, 1 year, 6%. July 10, 1908. 250
\*Stock, Louis with Lillian M Williamson. Beech av, s s, 125 w Elm st, 125x100, Laconia Park. Subordination agreement. June 30. July 11, 1908. nom
\*Schachner, Dora to Hudson P Rose Co. Eastchester road, e s, abt 271 n Stillwell av, 54.6x98.5x50x78.10. P M. July 10, 1908, due Aug 1, 1911, 5 1/2%. 1,100
\*Schachner, Dora and Bernard to Edw H Bailey. Eastchester road, e s, abt 271 n Stillwell av, 54.6x98.5x50x78.10. July 10, 1908, due Aug 1, 1911, 6%. 3,500

KING'S WINDSOR CEMENT For Plastering Walls and Ceilings

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- \*Shatzkin (A) Sons to Max Hoffman trustee. 222d st, late 8th av, n s, 249 w 4th av, 55.6x114, Wakefield, except part for st. P M. June 20, due Sept 20, 1909, 6%. July 10, 1908. 500
Schwarzler, Albert J to Silvie Lord. Brook av, No 1340, e s, 460.9 n 169th st, 43.6x100.6. July 14, 3 years, 5 1/2%. July 15, 1908. 11:2894. 28,000
Shanahan, John to Eva H Berry. Hughes av, e s, 314.10 n Pelham av, 14.5x87.6. Prior mort \$2,750. July 14, due, &c, as per bond. July 15, 1908. 12:3273. 600.40
Shanahan, John to Jane Sullivan. Hughes av, e s, 314.10 n Pelham av, 14.5x87.6. July 10, 3 years, 6%. July 15, 1908. 12:3273. 2,750
Saunders, Arthur W to TITLE INSURANCE CO OF N Y. Robbins av, n w cor 139th st, 101x92.2. July 7, 3 years, 6%. July 15, 1908. 10:2568. 6,000
Same to same. Robbins av, s w cor 140th st, 101x92.2. July 7, 3 years, 6%. July 15, 1908. 10:2568. 6,000
\*Strizever, Harry and David Bader to Land Co A of Edenwald. Baychester av, e s, 300 n Edenswald av, 25x75. P M. May 29, 3 years, 5 1/2%. July 14, 1908. 250
Simpson, Barbara, Constance and Tillie to Mathias Haffen. Gerard av, e s, 156 n 158th st, 25x80. July 11, 3 years, 5 1/2%. July 14, 1908. 9:2474. 4,000
Same to Louis Hubener and ano. Same property. Prior mort \$4,000. July 11, 1 year, 6%. July 14, 1908. 9:2474. 1,000
Sullivan, Cath to Cornelius J Egan. Washington av, w s, 132 s 175th st, 30x150, except part for av. July 13, due July 1, 1913, 5%. July 14, 1908. 11:2907. 1,057.91
\*Thorn, Wesley, of Plainfield, N J (and Laura A Gorton in bond only) to Rudolph C Faher. Plots 182, 183, 196, 197, 215, 216, 228, 229, 230, 237 and 255 map Arden property. Prior mort \$4,465. July 13, due &c as per bond. July 16, 1908. 3,000
\*Thorn, Wesley, of Plainfield, N J, to Laura A Gorton. Plots 182, 183, 196, 197, 215, 216, 228, 229, 230, 237 and 255 map Arden property. Prior mort \$6,465. July 13, due &c as per bond. July 16, 1908. 3,000
\*Thorn, Wesley A, of Plainfield, N J, to Laura A Gorton. Plots 182, 183, 196, 197, 215, 216, 228, 229, 230, 237 and 255 map Arden property. Prior mort \$6,465. July 13, due &c as per bond. July 16, 1908. 3,000
\*Same to James W McElhinney. Plot 255 same map. July 13, due, &c, as per bond. July 16, 1908. 400
\*Same to same. Plot 237 same map. July 13, due &c as per bond. July 16, 1908. 400
\*Same to same. Plot 228 same map. July 13, due &c as per bond. July 16, 1908. 400
Tiedjens, Henry to August Jansen guardian Maria Jansen and ano. Creston av, w s, 25 n 182d st, 25x125, except part for av. July 10, due July 1, 1911, 6%. July 11, 1908. 11:3171. 1,700
\*Tiplitzky, Isaac with Patrick O'Rourke. Elliott av, n w cor Julianna st, 100x125, Olinville. Extension agreement. April 14, July 14, 1908. nom
Tuoti, Giuseppe and Michael Santangelo to Joseph Lehman. Morris av, s w cor 154th st, 43.6x100. July 14, 3 years, 6%. July 15, 1908. 9:2442. 30,000
Ungerland, Alvensius to John Ewald et al. 135th st, n s, 500 e Willis av, 25x100. July 16, 1908, due Aug 1, 1913, 5%. 16,000
Van Doren, Louis O to Cath Daly and ano. Alexander av, No 297, w s, 17.1 s 140th st, 16.7x70. June 22, due, &c, as per bond. July 13, 1908. 9:2314. 5,000
Vehicle Realty Co to Geo Quackenbush. Park (Myrtle) av, w s,

For Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, and Building Loan Contracts filed July 11, 13, 14, 15 and 16, see page 9 of advertisements.

LIS PENDENS.

- 110 TENEMENT HOUSE LIS PENDENS. 35 BUILDING DEPT. LIS PENDENS. July 17.
25th st, No 34 West. Henry st, No 142. Rutgers st, No 20.
Division st, Nos 119 and 119 1/2 and other property in Queens County.
Mary A Scott agt Katharine S Schuchardt et al; partition; att'ys, Daly, Hoyt & Mason. Rutgers st, No 20. Henry st, No 142.
Division st, Nos 119 & 119 1/2. 25th st, No 34 West.
Katherine S De Valencia agt Katharin S Schuchardt et al (partition); att'y, H A Herold.
53d st, s e s, 230 w 2d av, 20x100.5. Ruth A Johnstone agt Mary E Burhans et al (action to cancel record of discharge of mortgage); att'ys, J W & C J McDermott.
Bronx Park East, s s, 100.1 s Waring av, 21.2x 159.11x irreg. Emil Lichtenfels agt Domestic Realty Co (specific performance); att'y, C A Furehman.
Watson av, s s, 204.9 e Olmstead av, 24.11x108.1. Eliza McAuliffe agt Arthur P Walsh et al (action to impress lien); att'y, J M Tully.
Waring av, s e cor Bronx Park East, 138.10x 100x irreg.
Waring av, s s, 163.10 e Bronx Park East, 25x 100.
Adolph Bloch agt Domestic Realty Co (specific performance); att'y, H Bloch.

FORECLOSURE SUITS.

- July 17.
5th av, sw cor 55th st, 100.5x125. Knickerbocker Trust Co agt Fifty-fifth Street Co et al; att'y, A T Mason.
143d st, No 259 West. Wm R Rose agt Matilda Henry et al; att'y, B G Paskus.
29th st, No 409 East. Fannie Schumacher agt Pasquale Pati et al; att'ys, Leventhal & Goldstein.
100th st, No 117 East. Israel D Schlachetzki agt Nathan Natelson et al; att'ys, Aaronstamm & Chrosh.
108th st, s s, 575 w Amsterdam av, 25.4x100.11. David Lippman et al agt Andrew J Cobe et al; att'y, S H Schwarz.
Bayard st, No 68. Mollie Hirschfeld agt Estevan F Costa et al; att'y, C L Hoffman.
47th st, No 133 East. Eliza A Grinnell agt Samuel Haas et al; att'ys, Hand, Bonney & Jones.
Topping av, e s, 275 s 175th st, 20x95. Atlas Mortgage Co agt Rasha Arnold et al; att'y, H Wandmacher.
Topping av, e s, 255 s 175th st, 20x95. Atlas Mortgage Co agt Rasha Arnold et al; att'y, J L Pinck.
188th st, s s, 100 w Amsterdam av, 175x95. Kingston Securities Co agt Charles Brogan; att'ys, Gifford, Hobbs & Beard.
210th st, n e cor 9th av, 100x99.11. Laurence Rumsey et al agt John H Koersch et al; att'ys, Fettretch, Sillman & Seybel.
147th st, No 526 East. Sarah E Van Riper agt John W Bochnert et al; att'y, J W Bryant.
91st st, n s, 169 e 1st av, 100x100.8. American Savings Bank agt Henry L Schillinger et al; att'y, J V Irvin.
105th st, No 175 East. Frederick Cassebeer agt Joseph Marks et al; att'y, R Dudensing, Jr.
226th st, n s, 305 e White Plains rd, 25x114. Kingston Securities Co agt Mary Capodilupo et al; att'ys, Gifford, Hobbs & Beard.
Avenue A, s s, lot 32, map of new Village of Jerome, Bronx. Kingston Securities Co agt Frank Capodilupo et al; att'ys, Gifford, Hobbs & Beard.
104th st, No 242 East. Frank Gens agt Sarah Cohen et al; att'y, J Wilkenfeld.
61st st, n s, 225 e West End av, 25x100.5. Otto Wagner agt Israel H Goldberg et al; att'ys, Moran & Healy.
Broadway, s e s, intersec n e s 27th st, 26.5x 86.6x24.8x71.1.
27th st, n s, 175 w 5th av, 25x98.9. Wilson Distilling Co agt Clemes & O'Brien Co et al; att'ys, Oudin & Oakley.

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.

- July.
11 Applebaum, Julius & Hyman—Samuel Polansky .....101.75
11 Anderson, Andrew—E F Keating Co.....86.29
13 Abell, Reba B—City of N Y.....\$216.04
13 Amitrano, Joseph—the same.....56.09
13 Alexander F Electric Mfg Co—Diamond Porcelain Co.....230.66
14 Ahearn, William—City of N Y.....74.84
14 Asher, Arthur M—S Levy.....111.90
14 Andrew, Chase—Acker, Merrill & Condit Co.....423.32
14 Avram, Mois H—H H Adams.....1,674.49
15 Auspitz, Julius—City of N Y.....216.04
15 Albohn, John H—Harry J Vogel et al.436.05
15 Aurnhammer, Ludwig—Ferdinand P Manpai.....60.93
16 Abbott, Emil B—N Y Telephone Co.....47.65
16 Archibald, Chas H—the same.....73.90
16 Acampora, Giuseppe & Gabriel G—F E Rosebrock & Co.....83.05
16 Adler, Louis—John F Cronin.....25.39
16 Adams, Louis B—Edmund Dwight...1,011.09
17 Abell, John T—John G Mulligan.....125.11
17 Altieri, Carmine—Richard E Thibaut, Inc.....279.39
11 Bach, Meyer—Meyer Gitlin.....66.26
11 Browne, Grant H—Browning King & Co.41.66
11 Brown, Seibert—City of N Y.....955.33
11 Barkin, Samuel—Dennis F Flynn et al.300.67
11 Botfen, Ida—Allis Holland.....75.85
11\*Blum, Abraham—Louis Danzig.....202.52
11 Bennett, Philip—Morris Levin.....174.36
11 the same—the same.....174.36
11 Benoit, Ferdinand E—Ferdinand L Richold.....1,065.91
13 Burdett, Harry—City of New York....393.53
13 Burgess, Alpheus N—the same.....393.53





<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HANBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<h1>ALSEN</h1> <p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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<p>13 Meyerstein, Ludwig—the same ..... 393.53 13 Miller, Max—A Langer ..... 32.36 13 Marcus, Simon, Henry W Mayer and Arnold Realty Co—Twenty-third Ward Bank of the City of New York ..... 427.46 13 Mayer, Joseph L—J J Buckley ..... 34.72 13 the same—F Brannaccio ..... 95.72 13 Marcus, Sim, Henry W Mayer and Arnold Realty Co—Union Exchange Bank ..... 519.65 13 Manahan, J Archibald—The Walter Binnier Co. .... 531.00 13 McGuinness, Edward—City of New York ..... 299.80 13 Macrery, Andrew—Caledonian Ins Co ..... 544.32 14 Martin, Louis—City of N Y ..... 216.04 14 Mooney, Louis W &amp; William M Lawrence—The Washington Life Ins Co ..... 335.96 14 Mac'Ilvaine, William G—City of N Y ..... 216.04 14 Makransky, Samuel &amp; John Applebaum—Mechanics Iron Foundry Co ..... 424.22 14 Mitchell, Alexander C—Realty Records Co ..... 45.52 14 Mansell, Maurice—W S Howell ..... 131.81 14 Modersohn, Ernest A—F T Kunkelman et al ..... 253.17 14 Marbelstone, Harry—E S Siegel et al ..... 49.15 14 McPherson Material Co of Brooklyn—City of N Y ..... 216.04 15 Mullen, Joseph G—City of N Y ..... 216.04 15 Mullens, Lawrence—the same ..... 216.04 15 Mulcay, James W—Met Tobacco Co ..... 94.64 15 Muller, John T—City of N Y ..... 216.04 15 Mulhall, Patrick M—the same ..... 216.04 15 Mason, Albert C—the same ..... 768.46 15 Muldoon, John—the same ..... 216.04 15 Morgan, John W—the same ..... 206.06 15 McDonald, James—N Y City Ry Co ..... costs, 108.88 15 Margoluis, Hyman W—Julius Kirschner ..... 89.07 15 McCleary, John—Samuel Wilder Sons Co ..... 143.20 15 McNiece, Alex—Hamilton Bank of N Y City ..... 6,224.18 15 Mastyn, Charles—Galvanotype Engraving Co ..... 115.16 16 Myer, John J—City of N Y ..... 216.04 16 Mason, Harry C—the same ..... 393.53 16 May, William—the same ..... 216.04 16 Murphy, John M—the same ..... 393.53 16 Mackay, James—the same ..... 37.34 16 Marfroid, Alfred—the same ..... 393.53 16 Monroe, Simon—the same ..... 216.04 16 Meyer, Mastin &amp; Theresa—Herbert Neustadt ..... 574.48 16 Mingle, Harry B—Albany Savings Bank ..... 2,755.83 16 Maggio, Antonio—Antonio Galanti ..... 850.00 16 Moore, Frederick A—Ralph N Tenent ..... 134.83 17 Murphy, Felix J—City of N Y ..... 216.04 17 Mayer, Jacob S—the same ..... 206.06 17 Murphy, Jeromie A—Leonard L Jacobson ..... 29.65 17 Moore, Robert M—John A Murray ..... 42.62 17 Mitchell, James M—Robert W Holmes ..... 210.50 17 Mutterperl, Otto—Mechanics Bank of Brooklyn ..... 267.45 17 Mosher, Robert W—D Lewis Co ..... 230.82 17 Maino, Vincent—Carlos Fernandez &amp; Co ..... 32.15 17 Montanye, Wm G—Elsie Jelliffe ..... 1,361.99 17 Myers, Chas A—Uvalde Asphalt Paving Co ..... 1,291.45 17 Meiselman, Kalman—Emogene M Preston ..... 1,206.21 17 McKeon, Thomas—City of N Y ..... 581.00 17 McGarry, Thomas—the same ..... 216.04 11 Neumann, Michael—Benjamin Chaimowitz ..... 84.76 11 Neeley, Frank T—City of N Y ..... 1,893.27 13 Neumann, Michael—B Chaimowitz ..... 84.76 11 Newman, Henry A—City of N Y ..... 37.34 16 Nagle, John J—City of N Y ..... 216.04 16 Ness, Christian—the same ..... 216.04 16 Nye, Alden S—Samuel Goldberg ..... 27.62 15 Napier, Thomas S—Charles Spielmann et al ..... costs, 173.29 17 Nagle, George—City of N Y ..... 333.53 17 Newman, Randolph M—Samuel Casola et al ..... 28.31 13 O'Shea, Daniel—N Y City Ry Co ..... costs, 108.88 14 Owens, James J—City of N Y ..... 56.09 14 O'Toole, James—the same ..... 216.04 14 O'Donnell, Frank V &amp; John P O'Keefe—Mayor, Lane &amp; Co ..... 82.29 16 O'Brien, Mark A—Chas G Cornell Jr ..... 329.89 17 O'Neill, Hugh J—Frank L Polk et al ..... costs, 20.15 11 Pipitons, Michael—Jacob Lieb ..... 148.14 11 Pakas, Abraham—Edw Fisher et al ..... 454.59 11*Pema, Csare—Fischer Chemical Importing Co ..... 76.59 13 Pell, Theo R—J J Michael ..... costs, 106.81 13 Pushkoff, Solomon—A Langer ..... 65.31 13 Pan'ow, Annie—J B Schroder ..... 250.00 13 Prichett, Mary E—P Poellot ..... 31.81 13 Parr, William F—Stationers' Board of Trade ..... 127.44 14 Piscotta, Guisepp—City of N Y ..... 112.33 14 Piehl, Sigmund—the same ..... 216.04 14 Porkony, Sadie—M Millet ..... 37.64 14 Price, Walter J &amp; Geo A Mullarky—G R Sutherland ..... 51.74 15 Potter, Henry M—J Gale Needham ..... 2,001.87 15 Paxman, Eva A—Benjamin Evedon et al ..... 49.55 16 Polley, Graham—City of N Y ..... 3939.53 16 Poor, Frank A—the same ..... 216.04 16 Puddick, Harrison—the same ..... 216.04 16 Penna, Rocco—James Martinelli ..... 113.22 16 Pettinati, Frank—the same ..... 113.22 16 Passigliato, Frank—Edw D Depew et al ..... 25.65 16 Potruch, Alexander &amp; Sarah—Benjamin B Davis ..... 265.97 16 Parmenter, Helen C—Nathan J Packard et al ..... 253.22 17 Potenziari, Emanuel—City of N Y ..... 487.76</p>	<p>17 Peterson, Charles—City of N Y. costs, 109.25 17 Price, Benjamin M—Searchlight Quacker Mining Co ..... 1,587.70 11 Quinn, Wm N, adm—Harry C Schmidt ..... 509.66 11 Rauscent, Henrietta—City of N Y ..... 112.33 11 Redez, Pietro—Jacob Lieb ..... 148.14 11 Retino, Geitono—the same ..... 148.14 11 Rosenbaum, Eugene R—William Buhler ..... 329.66 13 Razini, Bartholomew—City of N Y ..... 206.06 13 Radin, Barnett—the same ..... 393.53 13 Rosendorf, Louis J—R Ferman ..... 177.06 13 Rosenwasser, Edward—Mussgiller Mangels Co ..... 63.47 13 Rendle, Arthur E—C E Smith ..... 768.90 14 Riley, John—City of N Y ..... 216.04 14 Rathbourn, S Ashley—the same ..... 216.04 14 Riss, Chas—the same ..... 216.04 14 Reed, Ellen—A Halliday Co ..... 62.82 14 Reilly, John J—J McKeefrey ..... costs, 27.67 14 Riley, Edward G—National Alumni ..... 217.19 14 Rechnitz, Jacob—S Newman ..... 439.41 14 Rogers, Herman—J Morrison et al ..... 203.10 14 Reid, Johanna &amp; Peter Kennedy, admr and admx—A M Fennell ..... 1,150.00 15 Rockefeller, Edw M—D Crossley &amp; Sons ..... 540.80 15 Reed, Nathan E—John Leshure ..... 132.03 15 Russwick, Ernest—Peter A Karl ..... 43.41 15 Rosenberg, Louis—Jersey Distributing Co ..... 310.57 15 Robinson, Douglas recvr—Mary E Murphy ..... 278.91 16 Rock, John—City of N Y ..... 37.34 16 Rhadigan, Peter P—the same ..... 216.04 16 Robinson, Charles—Isaac Markowitz ..... 69.62 17*Roel, Richard—John G Mulligan ..... 125.11 17 Rosoff, Samuel R—Raphael L Cerero ..... 636.98 17 Ryan, James F—Robert W Ellis ..... 325.73 18 Reynaud, Albert—Wm G Peckham ..... 220.33 17 Roos, Lester L—N Y City Ry Co. costs, 107.88 17 Rubin, Rudolph—Kingsan Provision Co ..... 92.53 11 Saladino, Anthony &amp; Josephine—Louis Danzig ..... 202.52 11 Shapiro, Louis—Harry Blum ..... 74.84 11 Silber, Abraham—John McLaughlin ..... 168.15 11 Schaefer, Frank F—Knickerbocker Trust Co ..... 428.86 13 Stockman, Nathan—City of N Y ..... 37.34 13 Strong, Preston—the same ..... 393.53 13 Sargent, Pauline—the same ..... 393.53 13 Sanford, Geo W—Baker Smith &amp; Co ..... 288.89 13 Samet, Ralph—A Langer ..... 38.80 13 Salerno, Nicola—N Y City Milling Co ..... 32.31 13 Speilberger, Morris—B H Rubin ..... 14.31 13 Seidel, William H—Lord &amp; Taylor ..... 83.91 13 Simon, Harry—J Seeman et al ..... 79.59 13 Shanahan, Russell E and Vivian J Burkett—R Meacham ..... 67.81 13 Swenson, Carl—R Dreman ..... 59.31 13 Sturn, Emil—The Ann Slicing Machine Co ..... 118.66 13 Silverman, Barney &amp; Paul—S Rabiner et al ..... 233.84 13 Scher, Alexander and Louis N Heller—W E Lucas trus. .... 247.42 13 Solomon, Abraham S—M Albrecht ..... 45.00 13 Smith, William—City of N Y ..... 117.32 14 Steffan, John J—City of N Y ..... 216.04 14 Stanley, John E—the same ..... 216.04 14 Strauss, Max—J Whitelaw ..... 38.14 14 Schaefer, Henry—Geo A Feld Co ..... 428.78 14 Steindler, Robert—L D Greenfield ..... 67.15 14 Saron, David—S Koven ..... 120.41 14 Santimauro, John—Eastern Novelty Co ..... 45.91 14 Sorrano, Joseph—Angelo Carpeneto—G W Martin et al ..... 30.10 14 Swinburne, Arthur H—Greenhut &amp; Co ..... 173.42 14 Schultz Bronze Co—W Schwartz ..... 42.65 14 Smith, Anna M—City of N Y ..... 131.08 14 Smith, William F—the same ..... 216.04 14 Smith, William—the same ..... 216.04 14 Smith, John C &amp; Harry B Goetchiuss—Clarkson Clothier ..... 44,589.60 15 Sloan, Joseph V—Wyllys Co ..... 377.69 15 Sugarman, Solomon C—Samuel L Feiner ..... 52.89 15 Strauss, Emanuel—John N Bull ..... 119.31 15 Stuhler, Mollie—People, &amp;c ..... 1,000.00 15 Samuel, Johanna C—City Real Estate Co ..... costs, 134.20 15 Silano, Paolo—Brunswick Balke Colliender Co ..... costs, 106.72 15 Sholtner, Wone S—City of N Y ..... 216.04 16 Stein, Simon &amp; Samuel—Isidore Mosson et al ..... 165.24 16 Salwen, Sam J—Wolf Bonizon ..... 104.65 16 Sochefsky, William—City of N Y ..... 216.04 16 Stewart, Geo S—the same ..... 413.42 16 Sweeney, Edmund J—the same ..... 56.09 16 Stoss, Edgar E—the same ..... 393.53 16 Strohenger, Caroline—Topping Bros ..... 83.11 16 the same—H J Valentine Co ..... 38.54 16 Saitta, Philip S—Natl Bank of N Y ..... costs, 101.85 16 Schreiber, Isaac &amp; Bessie—Morris Stahl ..... 518.56 16 Schmidt, Ida W—Solomon Lederer et al ..... 200.16 16 Steger, Henry—City of N Y ..... 216.04 16 Smith, Geo D—the same ..... 56.09 16 Seltman, Hyman—Sam Wolinsky ..... 123.48 16 Schitiner, Wolf—American Fashion Co ..... 24.81 17 Schaad, Ferdinand &amp; Bertha—Yorkville Bank ..... 219.29; 216.73; 322.76 17 Stecher, Mollie—People, &amp;c ..... 500.00 17 Schnell, Henry—City of N Y ..... 216.04 17 Summers, Augustus M—the same ..... 216.04 17*Stone, Meyer—Samuel C Winstein ..... 232.73 17 Salomon, Herman—Chess Dumas ..... 672.36 17 Sarno, Raffaele—Cesare Conti ..... 230.41 17*Spolidori, Luigi—the same ..... 230.41 17 Sandusky, Jacob—Max Berenko ..... 171.81 17 Swain, Frederick O—Youmans ..... 62.75 17 Soble, John J &amp; Harry J—Edw V Babcock et al ..... 402.37 17 Schoenberg, Fannie* &amp; Edward—State Bank ..... 60.71 17 Singer, Bernard—Alexander Weill et al ..... 99.53</p>	<p>17 Soble, John J &amp; Harry I*—John T Dixon ..... 1,135.78 17 Schmidt, George—Charles Weyell ..... 69.63 17 Silverstein, Jacob—Selig Schwartz et al ..... 93.15 17 Sineo, Anton gdn—Wm R Pitt ..... costs, 23.08 17 Smith, John D—Charles Hofferberth ..... 609.64 11 Tropp, Jacob—Louis Weinberger et al ..... 111.90 13 The Sancer Co—J Flowerman ..... 27.72 13 Thompson, Ezekiel R—C Johanson et al ..... 368.66 14 Taylor, Georgiana—J Marx ..... 565.12 14 Tucker, Edward J—G R Sutherland ..... 704.98 14 Tabak, Isador—M Lewin ..... 36.15 15 Takata, John T—Kinichi Yamamura et al ..... costs, 38.30 15 Turner, Wm T—Louis Moss ..... 154.31 16 Thompson, Earl &amp; Archibald—Wm J Packard et al ..... 253.32 17 Trimmins, Michael—City of N Y ..... 216.04 11 Vlachos, Constantine—Christ Casino ..... 163.41 11 Van Blarcom, Chas W—U S Radiator Co ..... 832.00 13 Van Deventer, R Craig—J Watson, trus. .... 65.88 17 Von Struve, Robert* &amp; Conrad—Am Lithographic Co ..... 69.88 17 Vigorito, Jack—M N Clement ..... 500.00 17 Vergesslich, Samuel H—Geo C Heimerdinger ..... costs, 87.25 11 Wolff, Armand, Jules &amp; Edmund—John F Walters ..... 515.77 11 West, Stillman A—City of N Y ..... 216.04 11 Wing, Wo Hing—the same ..... 393.53 11 Wahle, Chas G F—Frederick C Fischer ..... 257.72 11 Walsh, John A—Number One Hundred and Eleven Broadway ..... 959.53 13 Waring, Harry J—Berry &amp; Whitmore Co ..... 1,045.05 13 Whitman, Louis F—City of N Y ..... 216.04 13 Wendall, Frank R—the same ..... 216.04 13 Wiley, Edward R—the same ..... 216.04 13 Westphal, Chas—the same ..... 38.34 13 Wilber, Henry &amp; Henrietta A—M Gillespie et al extr ..... costs, 148.50 14 Williams, William—City of N Y ..... 216.04 14 Williams, Harry R—the same ..... 216.04 15 Whitney, Henry M—Wm R H Martin et al ..... 79.21 15*Whisten, Wm B—Gray Lithograph Co ..... 26.21 15 Waddell, James G—Oren Hoopers Sons ..... 215.62 15 Weinstein, Abraham—Jersey Distributing Co ..... 180.61 15 Wilensky, Morris &amp; May—Morris Rose ..... 75.65 15 Wren, Thomas J—City of N Y ..... 216.04 15 Willis, James—the same ..... 216.04 15 Whalen, Edward—the same ..... 216.04 15 Wainzimer, Philip—Decatur M Sawyer et al ..... 159.91 15 Wray, Geo B—Royal Bank of N Y ..... 439.81 15 Weingard, Ike—Samuel Korubluth ..... 116.07 15 Wodolowsky, Simon—Isaac J Silverstein ..... 135.64 16 Walworth, Russ B—Alva L Banks ..... 186.71 16 Weir, Emil &amp; Mary—John Rigely ..... 84.45 16 Welp, August—F &amp; M Schaefer Brewing Co ..... 3,737.77 16 Wystrach, Frida admx—Interborough Rapid Transit Co ..... costs, 138.35 16 Willets, Louis W—City of N Y ..... 137.06 16 Woodhouse, Vasconcellos H—Henry B Auchindross ..... 159.72 17 Waterbury, Lawrence—Richard C Doggett ..... 1,600.00 17 Wallace, Blanche—People, &amp;c ..... 500.00 17 Walker, John T—Harry B Bradbury ..... 382.86 17 Willard, Alfred B—City of N Y ..... 216.04 17 Whitehouse, Harry F—the same ..... 216.04 17 White, Alvin G—the same ..... 413.49 17 Waldron, Daniel H—the same ..... 216.04 17 Whitmore, Geo W—the same ..... 216.04 17 Williams, Geo R—John Dawson et al ..... costs, 23.08 13 Young, John W—J F Marsden ..... 33.40 14 Young, William &amp; John Meyer—D Nowak ..... 259.15 15 Zittel, C Florian—Charles Goldstein ..... 29.11 16 Zimmermann, Albert—Kate C Henderson et al ..... 405.49 16 Zuccaro, Christoro—Antonio Galanti ..... 850.00 17 Ziedrick, Kurt—Edwin J Gillies et al ..... 43.54 17 Zeiger, Louis—John Reilly ..... 77.52</p>
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CORPORATIONS.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

15 Lozier Motor Co of N Y-Chas P Ball... 40,171.12
15 the same-George Burwell...costs, 749.50
15 Business Periodical Co-Galvanotype Engraving Co...115.16

Hochster, Albert & August Ruff-A M Gage. 1907...374.90
Hamberg, David M-M Jacobs et al. 1908...36.24
Herrick, Julius-N Y Telephone Co. 1908...48.42

83-3d av, No 208. Max Rothbart agt Hamilton Fish Corporation and B Silverstein & Co. 350.00
84-Walton av, Nos 261 to 265. J C MacQuarrie & Co agt David Rausseau...314.81

SATISFIED JUDGMENTS.

July 11, 13, 14, 15, 16, 17.
1Abramson, Jacob & J Herman Pearlman-I Lidz. 1908...68.19
Aiello, Francesco-Met St Ry Co. 1904...114.13

CORPORATIONS.
Brooks & Brooks-E A Davis. 1908...27.41
Gulf Co-operative Co. Antonio Maggio and Christiforo Zuccaro-A Galante. 1908...850.00

July 14.
98-216 st, n s, 435 e Paulding av, 25x52. Standard Damp Proofing & Roofing Co agt Euselio Spitaleri...75.00

July 15.
107-Sherman av, s s, 350 w Academy st, 50x160. Lewis Smith agt Blanche Corse and Arthur W Corse...160.00

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

MECHANICS' LIENS

July 11.
82-Timpson pl, e s, 120.9 s 147th st, 488.6x irreg. Austin pl, e s, 120.9 s 147th st, 561.6x irreg.

July 16.
122-Van Buren st, w s, 312 s Morris Park av, 25x100. Henry Nordheim agt Antonio Dondero...5.00

127—Cromwell av, e s, 266 n 169th st, 50x100. Vincent Coriello agt Michael F Maher Jr. 215.00

128—217th st, n s, 207.6 e Paulding av, 25x100. Van Nest Wood Working Co agt Petrina Barone & Rosini Le Bue .....56.00

129—84th st, Nos 113 & 115 East. Allegro & Spallone Construction Co agt Mary M Bach, Julius Wolf & William Hirsch & Charles Newmark .....1,200.00

130—8th av, Nos 711 to 715. Mayer Malbin agt W W Astor, Jacob Harris & Charles Newmark & Economy Plumbing Co .....600.00

131—84th st, Nos 113 & 115 East. Globe Fire Proof Door & Sash Co agt Mary M Bach, Julius Wolf & William Hirsch & Charles Newmark .....225.00

132—Same property. Empire City Wood Working Co agt same .....118.00

133—8th av, Nos 711 to 715. Economy Plumbing Co agt W W Astor & Jacob Harris, Jacob Harris & Charles Newmark .....1,000.00

134—126th st, Nos 322 to 326 East. John Romano agt Amelia P C Philbrick & Max Hart .....202.25

135—Clinton av, n w cor 181st st, 66.9x99.2. Alberene Stone Co agt Phebe Elkan & Harry Feller & John V McEvily Co .....175.25

July 17.

136—125th st, No 358 West. Henry Federbusch agt J Allen, Edwin S Townsend and A Warschauer .....40.00

137—Clinton st, No 173. Modern Fireproofing & Reconstruction Co agt Etta Warsawski .....1,750.00

138—137th st, No 316 West. Joseph L Meyer agt Minna Wechselmann .....30.00

139—10th av, Nos 742 and 744. J P Duffy Co agt Astor, Lenox & Tilden Foundation, N Y Public Libraries, Carnegie Branch No 31, Carnegie Library Commission and Thomas J Brady Co .....134.93

140—24th st, Nos 425 to 435 East. Same agt Joseph J Little and Thomas J Brady Co. 284.90

141—110th st, Nos 229 to 233 and 235 to 237 West. Frederick Beck & Co agt Harry Lehr .....217.23

142—80th st, Nos 505 and 507 East. Thomas F McLaughlin agt Fannie Heilbrunn and M Perlman .....249.75

143—146th st, Nos 550 and 552 West. Ludwig Kaufman agt Ray Ginsberg and Samuel Ginsberg .....56.90

144—84th st, Nos 113 and 115 East. Miller & Mofenson agt Mary M Bach, Julius Wolf & William Hirsch and Charles Newmark .....75.00

**BUILDING LOAN CONTRACTS.**

July 17.

12th st, s s, 200 e 5th av, 25x103.3. Mutual Life Ins Co loans Master Builders Realty &

Construction Co to erect a 12-sty office building; 7 payments .....100,000

Green Lane, w s, 175 n Lyon av, 50x100. Herbert S Ogden, att'y, loans Norbert Robillard to erect a 2-sty dwelling; 3 payments....8,000

Creston av, e s, 282.11 n 196th st, 75x98.7. Excelsior Mortgage Co loans William Guggolz to erect three 2-family dwellings; 5 payments .....10,500

Bradhurst av, s e cor 144th st, 96.5x45x50x99x irreg. Lawyers Title Ins & Trust Co loans Friedman Realty Co to erect a 6-sty tenement; 9 payments .....60,000

**SATISFIED MECHANICS' LIENS.**

July 11.

51st st, No 506 West. Hirsch Jower agt John Levy et al. (July 1, 1908).....42.50

<sup>2</sup>Grant av, w s, 55.6 s 162d st. Muglers Iron Works agt Waverly Construction Co. (Aug 16, 1906) .....769.21

July 13.

179th st, No 777 to 781 East. G Foglia agt B Moral. (March 25, 1908).....69.43

Same property. Samuel Weingarten agt same. (March 24, 1908).....332.00

Same property. Haynes & Coryell agt Fannie Moral et al. (Jan 16, 1908).....668.78

189th st and Belmont av, n w cor. A Altieri et al agt Louis Nosehese. (June 26, 1908) .....12,000.00

Same property. Max Belinsky et al agt same. (June 19, 1908).....800.00

Crosby st, Nos 65 to 71. M L Weiss agt John E Olson et al. (May 7, 1908).....1,561.00

<sup>3</sup>6th av, No 467. Berger Mfg Co agt M Rogalina. (March 11, 1907) .....163.00

132d st, No 234 West. Max Gottlieb agt Max Davis. (Jan 14, 1908) .....25.00

July 14.

Broadway, Nos 1618 and 1620 and 7th av, Nos 748 to 754. Cross, Austin & Ireland Lumber Co agt Knickerbocker Trust Co et al. (March 2, 1908) .....800.50

Same property. National Elevator Co agt same. (March 2, 1908) .....1,440.00

Same property. John Pirkel Iron Works agt same. (March 4, 1908).....553.75

Same property. Louis Kalischer agt same. (March 7, 1908).....624.61

Same property. George E Gibson agt same. (March 5, 1908).....618.09

Same property. General Supply & Construction Co agt same. (Nov 20, 1907)....31,009.30

Columbia st, No 113. R Talsky et al agt Max Hamburger et al. (July 7, 1908).....280.00

27th st, No 141 West. R Talsky et al agt Junction Realty Co et al. (July 7, 1908).235.00

78th st, No 303 West. Charles James agt Julia M Meyer et al. (Jan 18, 1908).....77.16

July 15.

Amsterdam av, No 2124. John Lever agt Henry A Brann et al. (May 29, 1908)...37.50

Same property. Same agt John McKegny et al. (May 11, 1908).....37.50

New Chambers st, No 36. Jobst Haffman agt Louis Weill et al. (Feb 20, 1908).....40.00

<sup>2</sup>2d av, Nos 912 and 914. Charles Fuchs agt Michele Voccoli et al. (June 24, 1908).840.47

Walton av, No 261. Harry L Ide et al agt David Rousseau et al. (Jan 3, 1908)...1,334.13

July 16.

143d st, Brook av, 144th st & St Anns av, whole block. Tacony Iron Co agt Sisters of the Poor of St Francis et al. (June 8, 1908).....1,145.45

<sup>3</sup>Amsterdam av, n w cor 109th st. Central Radiator Co agt Irving Judas et al. (Sept 28, 1907) .....642.80

<sup>3</sup>Same property. E F Keating Co agt same. (Oct 2, 1907.) .....579.94

Broadway, Nos 1618 & 1620. Norwalk Lock Co agt Knickerbocker Trust Co et al. Mar 7, 1908.) .....130.20

1st av, e s, whole front between 39th and 40th sts. Robert B Mackay Co agt N Y Edison Co et al. (June 19, 1908.) .....6,783.20

Harrison av, w s, 500 n Tremont av. Simon Josephson agt Theodore H Nickisch et al. (Nov 15, 1907.) .....450.36

July 17.

<sup>2</sup>120th st, No 56 East. Wm A Solcs agt Myron Butler. (Jan 17, 1908) .....15.02

Washington st, Nos 528 and 530. James A Stevenson agt Geo W Meyer. (May 4, 1908) .....27,542.05

Same property. Same agt same. (July 10, 1908) .....28,119.28

Clinton st, No 173. Modern Fireproofing & Con Co agt Etta Warsawski. (June 3, 1908) .....3,700.00

Broadway, Nos 1618 and 1620.....

7th av, No 750 ..... | A C Horn agt Knickerbocker Trust Co et al. (Feb 29, 1908) .....298.33

Division st, No 36. Morris Hochberg agt Fannie Hirschberg et al. (July 15, 1908) .....40.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**Rio De Janeiro Improvements.**

LARGE EXPENDITURES AND WORLD-WIDE INTEREST IN THE RESULTS.

RIO DE JANEIRO.—It is probable that no city in the world has ever made such great improvements in so short a time as Rio de Janeiro, and it also is probable that no other city in the world is likely to equal the record, because it is doubtful if there is another city similarly situated either naturally, financially, or politically. Rio de Janeiro is the capital city of a nation which is just commencing to appreciate its own size and possible importance and to feel the force of its own resources. It is a federal district situated in the richest portion of the Brazilian Republic, the centre of national society, art and national life generally. It is but natural that Rio de Janeiro should have the necessary influence in the Federal Government of Brazil to secure large appropriations for its betterment, and that the people of Brazil should take great pride in the city and its improvements. These conditions, combined with the favorable opportunity represented by the construction of port works, docks, warehouses and approaches to the water front, have led to the transformation of Rio de Janeiro. The movement for the improvement of the city took shape in 1903, when it was determined to build improved port facilities. Two foreign loans, amounting to \$36,000,000, raised in London for this purpose, were secured by the collection of a special tax of 2 per cent. ad valorem on all goods imported into Rio de Janeiro and paying other duties.

It was determined to construct 3,500 meters (meter = 39.37 inches) of improved docks with modern conveniences and enough water to carry the largest ships coming into the harbor. The planning of these docks developed the advisability of reconstructing many of the streets along the water front to better serve the port's commerce. The idea was then conceived of using this necessity for the embellishment of the city, plans for which at that time were before the authorities in a general way in the application of the prefect for a special loan of about \$12,000,000 for the purpose.

NEW STREETS AND AVENUES.

The result of the agitation and discussion was that the Federal Government determined to establish an elaborate system of fine avenues along the water front and back into the city to connect with the new port works. The water front of Rio de Janeiro, extending along the shores of the most beautiful bay in the world, represents a series of semicircles of from half a mile to a mile in diameter each, and ranging from the opening of the bay into the sea—marked by the famous Sugar Loaf rock, about 2,000 feet high, rising sheer out of the sea—to the lower end of

the bay, where the new port works are located. The plan for the betterment of the city included an avenue or boulevard along this water front for the entire front of the city, thus ranging in a series of circular stretches, the whole representing a convex line, across the diameter of which were to be a series of subsidiary avenues.

This plan has in general been followed. The principal portion of this great avenue passed through the business portion of the city and was called the Central avenue. A straight line was drawn from the end of one small bay to the beginning of another across the city, and the avenue was built on this line, no matter what was in the way, no matter whose property was involved. The Federal Government appointed a commission of three members, under the presidency of an engineer, and property involved in the construction of the avenue was purchased or condemned. The commission, as a rule, paid from ten to fifteen times the annual rent of the property as its value—i. e., if property was comparatively new, the valuation was nearer fifteen times its rental; if it was old, it was nearer ten times its rental. There was comparatively little trouble over the matter, little litigation, and little dissatisfaction.

EXTENSIVE CHANGES AND LARGE EXPENDITURES.

The work of commencing the demolition of the old buildings for the construction of the new avenue across the city was commenced in March, 1904. The avenue was being finished at the time of the visit of Secretary of State Root, a little over two years thereafter. The official report gives the number of buildings destroyed at 590, about half of which were of the most substantial sort in the city. At the same time the continuation of this avenue along the sea front, involving in one case the destruction of what in most cities would be termed a mountain, and in another the filling in of a large portion of the bay, rounded out the great plan of driveways and boulevards.

The new port works are at the north of the city's water front. Stretching back at right angles to the water front from the new docks runs a double driveway on either side of a small canal called the Mangue, substantially a mile in length. Along the water front to the foot of the Central avenue will stretch the new docks, backed by improved paving. The Central avenue and its continuation along the water front to the south runs for about four miles. In a rough parallelogram formed by the Central avenue and the boulevard along the Mangue Canal run a system of asphalted avenues amounting to a total length of perhaps fifteen miles, making the total modern paving laid in this improvement of the city not far from twenty-five miles. What this stupendous task has meant in actual execution, however, can be realized only by those who have known the old Rio de Janeiro.

G. E. ANDERSON.