

REAL ESTATE BUILDERS
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THE number of plans for new fireproof buildings which are being recorded continues to be surprisingly large. The budget of the past two weeks includes two new skyscrapers for the financial district, one of which will contain a thirty-eight story tower and several large apartment houses for various parts of the West Side. It is evident that speculators and investors are doing their best to take advantage of the temporary cheapness of building, which, they are fully convinced, will not last very long. How long it will last is, of course, merely a matter of guesswork; but it is probable that by next spring the cost of building will have substantially increased. We have heard of one big building in Chicago for which contracts will be given out before November 1, in the expectation that prices will begin to go up after the election. However that may be, anybody with a building enterprise in prospect would do well to make his contracts during the next few months. He certainly will not be able to build any cheaper next spring; and he may have to pay a substantial increase for his materials, if not for his labor. It is a great pity that the City of New York is not in a position to take advantage of the comparative economy of constructional work. If contracts for the building of new subways could be let during next fall, many million dollars could be saved on the cost of construction, and the city would consequently be able to obtain much better terms for any concession it was ready to grant. But unfortunately, the City of New York is never in a position to make the most of such opportunities.

WHAT a misfortune it is that New York does not possess a larger number of squares in the important business parts of the city! A spacious square provides such admirable sites for the towering skyscrapers, which are becoming more and more the peculiar note of the city's architecture. Compare, for instance, the effect produced by the tower of the Metropolitan Building with that produced by the tower of the Singer Building. The latter structure can scarcely be seen from any of the neighboring streets. It makes no impression commensurate with its height, except when looked at from the river or from some other distance equally considerable; and from these great distances it counts merely as the apex of a huge pyramid, composed of the mass of the office buildings of the financial district. The Metropolitan tower, on the other hand, can be clearly seen from any part of Madison Square, and as seen from the square it looks very well. Its height is not out of scale with the distance from which people can gaze at it; and this consideration should not be disregarded in any restrictive legislation concerning the height of skyscrapers. In such a situation the tower is not so objectionable from any point of view as it is when placed on an ordinary street and avenue. There is no reason why their erection should not be encouraged on sites of this description—in which case the chief source of legitimate regret would be that the plan of the city provides so few squares on which seven or eight hundred-foot towers could be built.

NOW that the Metropolitan Street Railway system is being broken up, the people of New York may begin to appreciate the advantages which they have enjoyed and lost. In building up that system the late Mr. Whitney was achieving a task of the greatest advantage to New York. Doubtless

this fact does not condone the methods which he and his associates used; but it should determine the policy of the Public Service Commission and the other local officials toward the system under the present critical conditions. Every effort should be used to prevent it from being disintegrated. The public has everything to lose and nothing to gain from the return of the separate parts of the system to their former owners. How this is to be done is not apparent just now. The receivers, who are responsible to the stockholders for the economical management of their property, certainly cannot be expected to continue the payment of rentals, which are not and never can be earned. The only way out of the tangle would seem to lie in the direction of an acceptance by the owners of the unprofitable lines of a smaller rental for their property; and as a matter of fact it is in the direction of such a consummation that the Public Service Commission should work. Even if these leased lines are not profitable under the old contracts, they would certainly be more profitable as parts of the Metropolitan system than they could be when independently operated. Independent operation might mean fewer transfers, but it would also mean larger expenses and fewer passengers. It will be to everybody's interest, consequently, to keep this system together, and it should be possible in the end to bring about such a result. But in the meantime the residents of Manhattan will be paying more for a poorer service than that which they have been getting; and they may well regret the days of the domination of the street railway octopus.

BUILDING operations are believed to be approaching the edge of a period of fine activity, but thus far into the year they have been indisputably slow. Actual works in hand have been fewer in number than even the plans filed have indicated, owing to the holding back of many projects; and the truest guides to correct estimates of the real state of affairs have come from the trade unions and from the dealers in building material. These have indicated only a slight enlargement of New York activities, but a decided improvement elsewhere throughout the land. In the Eastern States business is more brisk in the smaller cities than in the larger ones, but almost everywhere else than in New York there has been a strong forward push since the first of July, and the probabilities are that New York will get it very soon. Plans filed in Manhattan up to the first of August specified \$50,000,000 worth of new buildings, as against about \$54,000,000 appropriated during the same period last year. This year's plans represented however only about one-half as many buildings as last year's, which follows from the delay in resuming speculative work this season. In the Bronx only about \$8,400,000 has been specified for new buildings so far, to compare with about \$14,000,000 last year; and in Brooklyn the estimated cost of the new buildings for which plans have been filed is only about one-third the estimated cost in 1907. But more particularly referring to the work coming out in New York, it consists in a larger degree than usual of high-class construction, including some exceptionally large buildings, which are slow in taking form, but will give employment to armies of workmen in due course of time, and utilize a wide variety of material and equipment. Tenement-house construction, on the other hand, gathers headway rapidly, and we note that the business agents of the trade unions expect a culmination of building operations when there will be a congestion of applications for mechanics. Many of those belonging in New York are now dispersed over the country, well engaged, but subject to two days' notice to return to New York when their services shall be needed. Thousands of newcomers, who added to the total of the unemployed here last winter, departed in the spring, so that considering this class with the regular New Yorkers now elsewhere engaged the amount of unemployment is much less than on the first of April, when the State Labor Department reported 56.0 per cent. of the union members idle in the State, as compared with 37.3 in the year 1907, 11.1 per cent. in 1906 and 21.9 per cent. in 1905, with New York a heavier sufferer than the rest of the State. The degree of unemployment in the first quarter of this year was greater than in any previous year back to 1897, when there was a brief interruption in the steady improvement in business after the panic of 1893. New York City, apart from its own local building interests, feels the lifting power that comes from the general improvement throughout the country, and hence many firms of manufacturers and dealers not confined exclusively to this field report business as fair in their lines, and though this does not apply to all, the number is increasing every week.

CONGESTION AND BUILDING.

CODE REVISION COMMITTEE RECEIVES REPORTS FROM COMMITTEE ON CONGESTION OF POPULATION IN NEW YORK.

SOME interesting information was brought to light at the meeting of the Building Code Revision Commission on Thursday afternoon when representatives of the Committee on Congestion of Population in New York appeared to submit data secured during a period of several weeks. In a letter to Mr. Thos. J. Brady, chairman of the Building Code Revision Commission, Mr. Benjamin C. Marsh, executive secretary of the Committee on Congestion of Population in New York, states that "while the committee is not yet ready to make definite recommendations as to the exact methods of limiting the height of buildings, that it bases the following suggestions upon the data herewith submitted, and urges:

"(1) That buildings be limited in height either upon the basis of zones or in the city as a whole, and such limitations may be by any one of several different methods, as by that suggested by Mr. Ernest Flagg, or by a ratio of the width of the street, or by a system of progressive taxation upon each story above a limited maximum, or by a flat limitation.

"(2) That an elevator capacity be provided for each building that will in a brief maximum limit of time to be specified in the code, empty the building of all tenants."

Mr. Marsh was the principal speaker, illustrating his remarks with numerous diagrams, charts, etc., showing the relationship between congestion of population and the erection of buildings. He referred to the thousands of people who are obliged to use artificial light in business structures, to the northward tendency of office buildings, to how vested interests might be affected by restrictions on construction, to the "scoop" that owners of skyscrapers have in erecting them early, and to the question of making the owners of such structures pay adjoining property owners for light.

Mr. R. P. Bolton, the well-known engineer, spoke on the necessity of incorporating in the code some measure to provide an adequate elevator service to insure the exit of the tenants in a time limit. He pointed out that the stairways in very high towers are practically useless in case of fire. He cited one instance where the elevator service in a building could not put the tenants on the first floor in less than 45 minutes. The elevator in the skyscraper is a necessity, not a convenience, and involves public safety.

Before Mr. Bolton had spoken several members of the Building Code Revision Commission emphasized very strongly the fact that they had been listening to data for about two years, and that what they needed and expected were positive, definite suggestions. These, Mr. Marsh, as secretary of the Congestion Committee, was not ready to give, but intimated that they would be forthcoming later in the year. Mr. Marsh leaves for Europe to-day to study building and population conditions in the leading cities across the water, and hopes to return with practical suggestions.

Mr. Brady gave a very clean and pointed resume of the exhaustive efforts accredited to the Building Code Revision Commission in their desire to get the best ideas before acting.

Mr. Marsh submitted the following report on building regulations in European cities:

In most European cities the laws regulating the height of buildings are based on street width, and the maximum height permitted is in almost every case under 100 ft.

London, population, 7,010,172; maximum, except by special consent of London County Council, 80 ft.; in streets less than 50 ft. wide no building to be higher than the width of the street.

Paris, population, 2,714,068; maximum, 91 ft., further restrictions in streets less than 65 ft. wide.

Berlin, population, 2,033,900; maximum generally 50 ft.; in streets to be built upon only on one side, 60 ft.; except in special cases the height may not exceed street width.

Vienna, population, 1,674,957; maximum, 82 ft., and not more than 5½ stories; floor of top story not to be more than 65.6 ft. above the street level; additional towers, studios, etc., allowed on streets 60 ft. wide, if they do not effect sunlight.

St. Petersburg, population, 1,534,000; maximum, 6 stories; a proportionate restriction in narrower streets.

Hamburg, population, 872,028; maximum, 99 ft.; ratio street width plus 20 ft.

Glasgow, population, 809,986; maximum, except with special consent of corporation, 100 ft.; ratio 1½ times street width.

Brussels, population, 598,599; maximum, 69.3 ft.; on streets less than 49.5 ft. width the permitted height is less.

Manchester, population, 631,185; maximum, 90 ft.; in ordinary streets, 65 ft.; in narrow streets, 2½ times street width.

The following is a resume of the report submitted by the Congestion of Population Committee to the Building Code Revision Committee:

I.—CLASSIFICATION OF AREAS OCCUPIED AND UNOCCUPIED IN MANHATTAN BELOW CHAMBERS STREET.

8,825,530 sq. ft. is built upon.....	52.3% of the area.
8,062,843 sq. ft. not built upon	47.7% of the area.
88,908 sq. ft. can still be built upon.....	1.1% of the area
not now occupied by buildings.	

There are 14,240,050 sq. ft. of rentable office floor space which on the basis of 110 sq. ft. per occupant accommodate 129,459 persons.

There are 8,028,544 sq. ft. of rentable factory floor space, which on the basis of 28 sq. ft. per occupant, accommodates 286,734 persons.

There are 3,485,702 sq. ft. of ground area covered by stores, providing 13,081,192 sq. ft. of store floor space.

II.—OFFICE ACCOMMODATIONS.

During the past five years, from 1903 to 1907, inclusive, out of offices erected accommodating 88,418 persons (on the basis of 110 sq. ft. per occupant), offices accommodating 33,251 persons were erected below Chambers street. This makes an average provision during the five years of office accommodations for about 6,650 persons, which may be taken to represent the total demand in this section for additional office space yearly, while any one of the large office buildings contemplated would easily accommodate 6,000 and absorb thereby nearly the entire number of persons seeking additional office accommodations during the year.

III.—LAND VALUES.

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

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

HEIGHT AND VENTILATION.

A careful investigation made by Dr. John E. Hill of the sanitary conditions and conditions of light in a number of the office buildings downtown revealed the fact that not only is a gloom cast by the high buildings opposite, but that a building fronting an open space casts its own gloom on its lower stories.

Along Broadway all offices have to be artificially lighted, except between 10 a. m. and 3 p. m. Along Exchange place there is very little direct sunlight, except between 9 and 11 a. m. Several oculists in the city testify to the evil results of continuous work in artificial light.

Tall buildings raise the temperature of the streets to which they form a colonnade that diminishes natural draft and the equable temperature of the buildings themselves.

IV.—COST OF CONSTRUCTING OFFICE BUILDINGS.

An investigation of the comparative cost of erecting office buildings and a study of net returns has been made for the committee by a competent architect, who took an average basis of 55 cts. cost of construction per cu. ft. and subtracted one per cent. per cu. ft. for every five stories added to or subtracted from 25 stories.

The value of land on lower Broadway he took at an average of \$200 per sq. ft., and found that taking the average office rent at \$2 per sq. ft. and \$10 for the ground floor, reckoning the net income, after deducting operation expenses, insurance, taxes, 50% of gross rentals that a 10-story building would yield 3.15% net income, and a 15-story building 3.52% income, so that upon this basis the investment yields 3.15% net on a 10-story office building and 3.52% net on a 15-story office building with the low average rental of \$2 per sq. ft.

The assessed land value per sq. ft., however, by blocks (from the reports of the Commissioner of Taxes and Assessment) between Fulton, Beaver, William and Broadway is found to vary from \$241 per sq. ft. to \$26.60 per sq. ft.

The problem of passenger traffic in the streets is also a serious one, as many as 35,000 people a day passing a given point, and during the rush hours as high as 125 people a minute on streets about 40 ft. wide.

The necessity of repairing substructures has caused the tearing up of the streets to the great hardship of the passersby. On Wall street, between Broadway and South, in 1907 there were 21 openings, involving interference with traffic for an aggregate of 364 days, and similar conditions obtain in many streets throughout the district.

A careful analysis of the development of office buildings during the years of 1903 to 1907 shows that despite the provision of office space to accommodate below Cortland street and Maiden lane (on the basis of 110 sq. ft. per occupant), 30,287 persons, this was only 34% of the total office accommodation provided in Manhattan. Accommodations for 13,937 persons, i. e., 15.74% of the total, was provided between 23d street and 42d street, while the office buildings erected between 42d street and 86th street accommodate 35,180, or nearly 40% of the total amount of office accommodations provided in Manhattan during this period. The indications seem pretty clear that the office section is drifting north, as is natural.

Some special reasons for limiting the height of buildings were submitted as follows:

High buildings are a source of injury to the owners and tenants of neighboring buildings; (a) by cutting off the normal allowance of sunlight; (b) by absorbing more than their proportionate share of profits. High buildings thus put at an economic disadvantage all owners of real estate outside the congested district. All owners who are not prepared to invest a large amount of capital in a high building, or who are deterred by scruples, and all owners who have not built before the demand for high buildings is met.

Thus the erection of a few high buildings tends to compel other owners of real estate to build high in self-defence, and forces upon the community a height which is uncalled for and detrimental to business interests and public health.

High buildings are an injury to the community by increasing a business congestion, which should rather be reduced. The chief demand in all cities is for ground floor space, and the greater the substantially built up area the more fully this need is met. The chief problem in erecting substantial buildings of good height outside the congested centre is the problem of finding tenants for the upper floors.

Therefore, high buildings, by rising greatly above a normal of height, absorb more than their proportionate share of tenants, and set up conditions which favor (a) the definite retention of old buildings where it is not profitable to build high; (b) the construction of 1-story "monitors" in order to secure ground floor rentals with the minimum investment, maintenance and depreciation charges. In this manner high buildings put a check on the lateral area of substantial growth, and produce a city which is uneven, largely shabby and containing old buildings which increase fire risks, but which high buildings make it unprofitable to replace.

The variation in the width of streets makes specially important the provision of the bill which limits height to 1½ times the street width. Such proportionate restriction is the general rule in Europe, and in two of the finest of American cities, Washington and Boston. This is the simplest, most scientific and most modern method of regarding light.

CONSTRUCTION

A COURT OF HONOR AGAIN PROPOSED.

A Magnificent Boulevard in an Ideal Location to Serve as a Formal Entrance to the Old City of New York.



CORRESPONDENT brings to our attention again a suggestion which has been advocated by the Municipal Art Society, for a "court of honor" connecting Blackwell's Island Bridge with the main entrance to Central Park. We believe the idea was originally proposed by George F. Neidlinger, some five or six years ago. Subsequently, Charles Rollinson

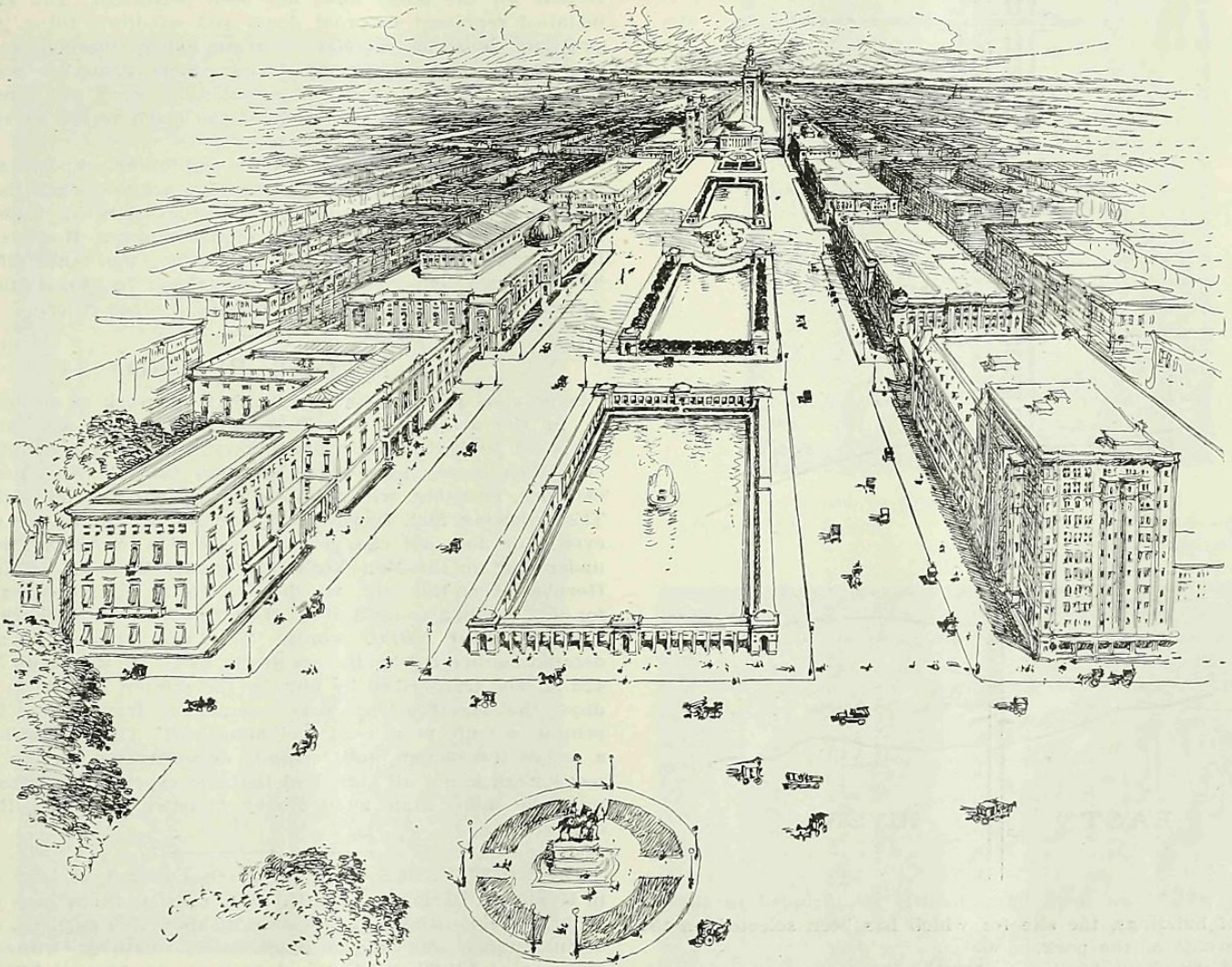
Lamb prepared a number of drawings.

A study of these reveals the immense possibilities of the plan for both commercial and ethical purposes. In 1907, the annual report of the New York City Improvement Commission recommended the construction of just such an avenue to serve as a connecting link between the park systems of the boroughs of Manhattan, Queens and Brooklyn. The "court of

ment that its acquisition for the purpose outlined would be entirely out of the question, at least for years to come, but property owners of the district suggest that a beginning could be made by taking out the two blocks between 59th and 60th sts, Madison and Lexington avs, upon neither of which very substantial improvements have as yet been made.

AN EXPRESSION OF VIEWS.

The aforementioned correspondent says: "The assessed valuation of the two blocks in question is in the neighborhood of \$4,300,000, and, assuming their real value to be fifty per cent. in excess of that amount, or \$6,500,000, the owners of property which would face the "Court of Honor" could well afford, in view of the probable extraordinary increase in the value of their holdings, to pay one-half the cost of condemning the two blocks mentioned, and the remainder of the cost might be borne equally by such other property as would benefit by the im-



BIRD'S EYE VIEW OF THE PROPOSED COURT OF HONOR.

By Charles R. Lamb.

honor" proposition, however, goes further, for besides creating a magnificent boulevard in a most ideal location which would serve as the formal entrance to the old City of New York, it makes available a considerable territory for erecting on the "group plan" public and semi-public buildings; it also contemplates the construction of an underground thoroughfare from the Blackwell's Island Bridge to the Plaza entrance to Central Park, and thence diagonally to Times Square, with an equipment of moving sidewalks, promenades, shops, and salt water natatoriums.

Many consider it a good business proposition, and hold that as such, it need not await the convenience of the municipal authorities or changes in laws that would be necessary if the city were to undertake the improvement single-handed. But there is here an opportunity for co-operation by the municipality and the property owners in the locality so to be benefited, with excellent promise of mutual honor and pecuniary gain.

The block on which stands the Netherland Hotel, has, within the last three years, undergone such additional costly improve-

ment, and by the city, which at an expenditure of \$1,500,000 would obtain a civic betterment for which under ordinary circumstances it would pay the entire cost.

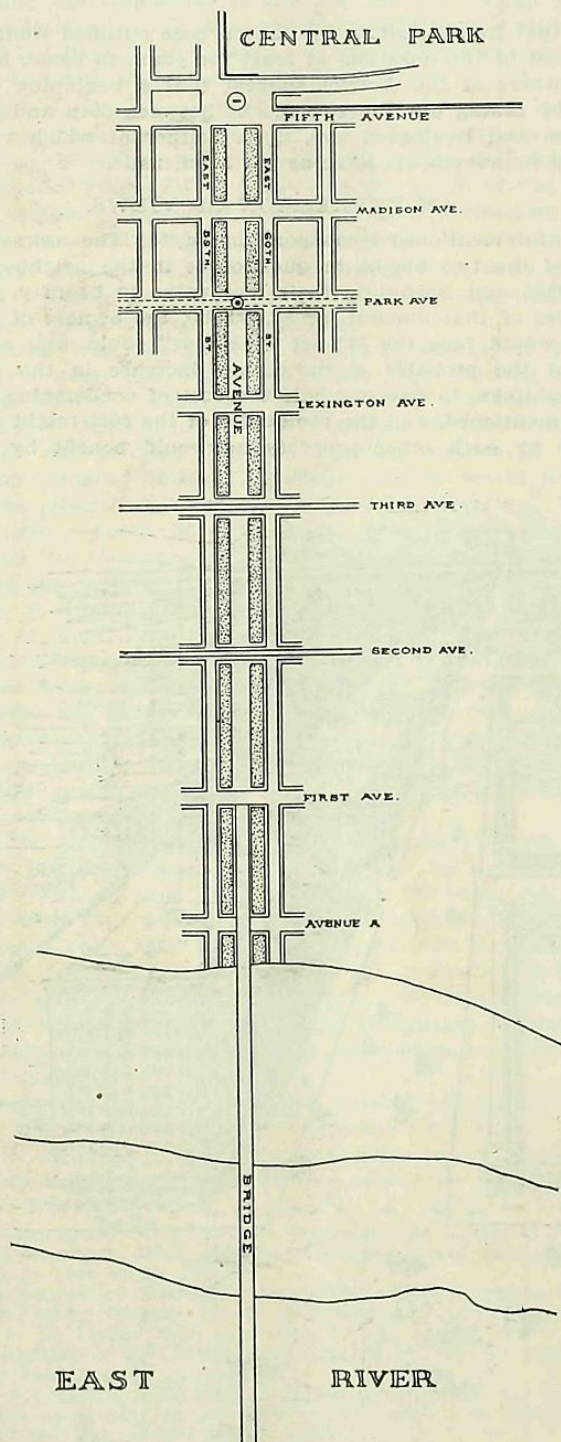
MUST PROVIDE FOR ENORMOUS TRAFFIC.

"It would be another example of shortsightedness to omit to provide adequately for the enormous traffic which the establishment of direct communication between the boroughs of Manhattan and Queens is certain to crowd into the territory lying between the Central Park Plaza and the adjacent approach to the Blackwell's Island Bridge; the automobile traffic over this new bridge alone, is likely to exceed that of all the other bridges combined. The "Court of Honor" would provide for a proper distribution of vehicular and all other traffic; it would also make a distinction between business and purely social enterprise. The 59th st side of the square would admirably adapt itself to hotels, restaurants, theatres and shops; the 60th st side should be reserved for an opera house, an art gallery, an exhibition building, club-houses, etc. With the exception of the Plaza Hotel site, which ought to have been taken for an opera

house, the city offers for such a purpose no finer location than the block bounded by Madison and Park avs, 60th and 61st sts, i. e., provided the same be made to face a boulevard or public square. That location for an opera house would meet all requirements as to spaciousness, appropriateness of surroundings and accessibility."

HOW SEMI-PUBLIC BUILDINGS ARE DRIFTING.

President Charles R. Lamb of the Municipal Art Society when interviewed regarding the present status of the proposition commended the idea. He said that since the idea of a "court of honor" at this point had been presented for consideration many important semi-public buildings had been discussed, and some of them had already located, notably the new



theatre, which can most harmoniously be included in such a group of buildings, the site for which has been selected on the opposite side of the park.

"The Lotus Club, leaving its Fifth Avenue site, selects a position on the south side of West 57th st," said Mr. Lamb. "The Arts Club, forced from its position in West 34th st by the march of trade buys the old Tilden House, Gramercy Park; the Princeton Club, in turn, is following by the purchase of the White house on the opposite side of the Park.

"To-day, a new location for Delmonico's is discussed, and 57th st and 5th av (within two blocks of this site) is under consideration. The Western press speaks of Marshall Field & Co. as coming into 5th av territory, north of Tiffany's, which firm left its Union square location for the one at 36th st and 5th av.

"These are but a few instances of where semi-public buildings, clubs and important private corporations could, by co-operative action, have established a definite point at which all could, by uniting their purchases, have secured the maximum in location at the minimum of cost.

"If those firms, interested in the movement which located at 34th st, had so done, the result would have been that, while no court of honor would have been secured, at least more advantageous terms would have been secured in purchasing the large parcels of property needed, and, from the Macy Co., on the west at 6th av, to the Altman location, east of 5th av, the ad-

vance of competition could have been eliminated to the benefit of each of the firms interested.

"If the Pennsylvania Railroad can, as a single corporation, secure an adequate site for its terminal building, could not the trustees of the Metropolitan Opera House, for example, acting in conjunction with the city authorities, thus secure the possibility of an adequate setting in space for the future buildings needed and the city, through such action, an important civic center?"

TO OPEN EXHIBITION SOON.

Arrangements are being made by the Building Trade Employers' Association for the opening of the permanent exhibition of building material on the second floor of the Builders' Exchange Building, West 32d st, in the latter part of September. Mr. Lewis Harding, who was chairman of the board of governors of the association for several years, and one of the most deeply interested in the success of this new departure in New York, said this week that those who have secured space and have not installed their exhibits are getting ready to do so. He expects that the approach of September, bringing with it the return of many contractors and supply dealers now on a vacation, will mean more personal interest in the exhibition.

Mr. Harding referred to the high class type of the displays already on view and emphasized the fact that the association aimed at making the exhibition not only comprehensive and interesting, but select.

When the date of the opening is fixed invitations will be sent to architects, engineers, exhibitors, members of the association and such as would be more immediately interested. Details for the affair have not been perfected. The exhibits installed represent fireproof doors and windows, tiling, waterproofing, hoisting machines, prism lights, marble, concrete construction and interior woodwork. Some firms are planning to put in their displays in conjunction, such as tiling and marble, to reproduce the effect of the combination as seen in a finished building.

Mr. J. J. Conner, director of the exhibition, reports an increasing number of daily inquiries, but acknowledges that the tardiness shown in the installation of exhibits by those who have secured space is somewhat of a handicap. However, this feature is not peculiar to this exhibition, the same difficulty having been experienced by the Concrete Association of America last year and by like projects in other cities.

IS THIS THE RECORD?

Some good people have an idea that the work of an architect is, in the main, aesthetic. These professional men are not supposed to bother their heads very much about details, but earn their money by doing "the pretty thing." No amount of evidence, probably, will disabuse the lay mind of this delusion. The following fact, however, will be interesting to the public, even if it does not change any ideas: Up in Albany work is under way on the New York Educational Building. Palmer & Hornbostel, of this city, are the architects. Specifications alone for this building contain about 800,000 words—an ordinary novel contains about 150,000 words. This vast amount of minute detail was dictated by the architects to D. M. Robinson, 5 East 42d st, and transcribed by him for the printer, so that in thirty days the specifications were completed, transmitted to the printer, set up, proof-read and published! This, we believe, is a record transaction, and certainly demonstrates that an architect's work is not all play, and that the expert that he employs must be more than an ordinary "hustler" to meet the requirements.

SEWER TUNNELS about three miles long have been driven in Hamburg, Germany. A 9-ft. 10-in. circular tunnel was driven with a shield without air pressure at about \$81 per foot, a 7-ft. 10-in. tunnel was driven by ordinary methods without air pressure at \$31.60 per foot and with air pressure at \$49.50 per foot. A 7-ft. 10-in. tunnel was driven with a shield and air pressure at \$66.50 per foot. The tunnels were lined with brickwork instead of cast-iron segments. Great difficulty was experienced with the air pressure, for if it was sufficient to permit work in the upper chamber of the shield, the water rose in the lower chamber, and when extra pressure was applied to keep the lower chamber dry, the air immediately escaped upward through the soil.

—A responsible correspondent at Glasgow, reports that a local engineer has astounded Clyde shipbuilders by producing a small rotary turbine engine, little more than a foot in diameter, capable of developing forty horsepower. The new turbine will be known as the Corthessy, and its Swiss inventor claims that it will revolutionize turbine propulsion. Only two blades are used, as compared with many hundreds in each of the Cunard turbines. The new turbine is to be fitted on board an experimental torpedo boat, and the inventor asserts that it will produce a speed hitherto unknown. All the necessary capital to float a company has been eagerly subscribed.

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

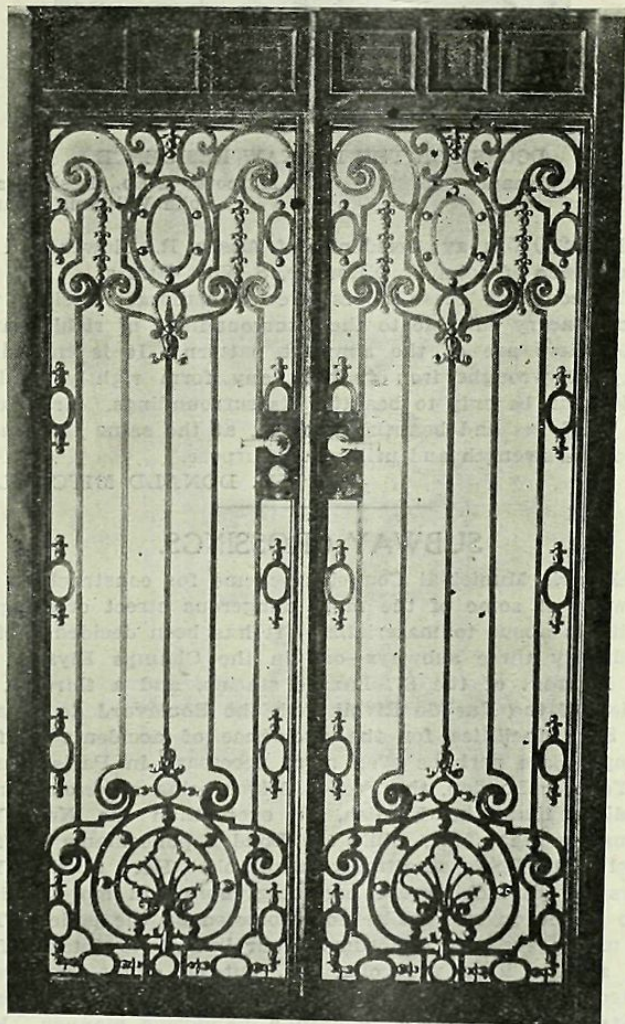
THE DOORS OF NEW YORK.

IN decorative effect nothing so enhances the appearance of a fine building as the judicious use of ornamental wrought iron and bronze. In the last few years there has been a great change in the architecture of our public and private buildings. The ugly brownstone front period of the city's history is rapidly becoming a memory. Nowadays no architect of a building of any importance, either for public use or for a private dwelling, and designed in the style of the French or Italian Renaissance, or the Classic or Colonial styles, dispenses with the use of decorative iron and bronze as an embellishment to the building.

There is a great possibility for the finest artistic workmanship in this bronze and iron work. The iron workers of the early periods throughout England (and continental Europe have left beautiful works of art in iron, examples of which are eagerly sought by the museums of the large cities.

While it is true that nowadays the greater part of the ornamental ironwork done lacks the individuality and excellence of

these are noticed the grille doors at the residence of Geo. Gray Ward, 51 West 53d st; the Brokaw residence at 825 5th av; the residence of Chas. J. Peabody, 128 Willow st, Brooklyn; residence of Joseph Pulitzer, 7-15 East 73d st; the "Law"



MADE FOR ANSON R. FOWLER.

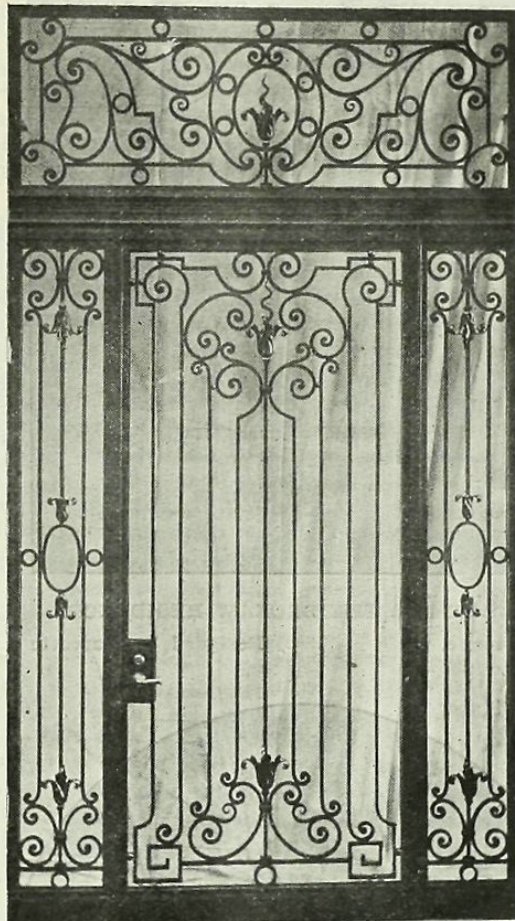
601 5th Avenue.

D. C. Weeks & Son, Builders.
Jno. Williams' Foundry.

workmanship given it by the smiths of olden time, who were artists as well as artisans, yet from time to time architects and designers are putting forth designs and having them interpreted by competent American workmen in a manner equal in artisanship and finish to the best work of the past masters of the craft.

Such a piece of work is the magnificent driveway gates and fencing surrounding the residence of the late Theodore Havemeyer at 38th st and Madison av, made by Jno. Williams, Inc. These large driveway gates and fencing are made exclusively of iron wrought by hand, not only is the leaf work ornamentation and the bars and scrolls beaten from the solid iron, but the ornamental mouldings and similar parts have been chiselled by hand from the solid piece.

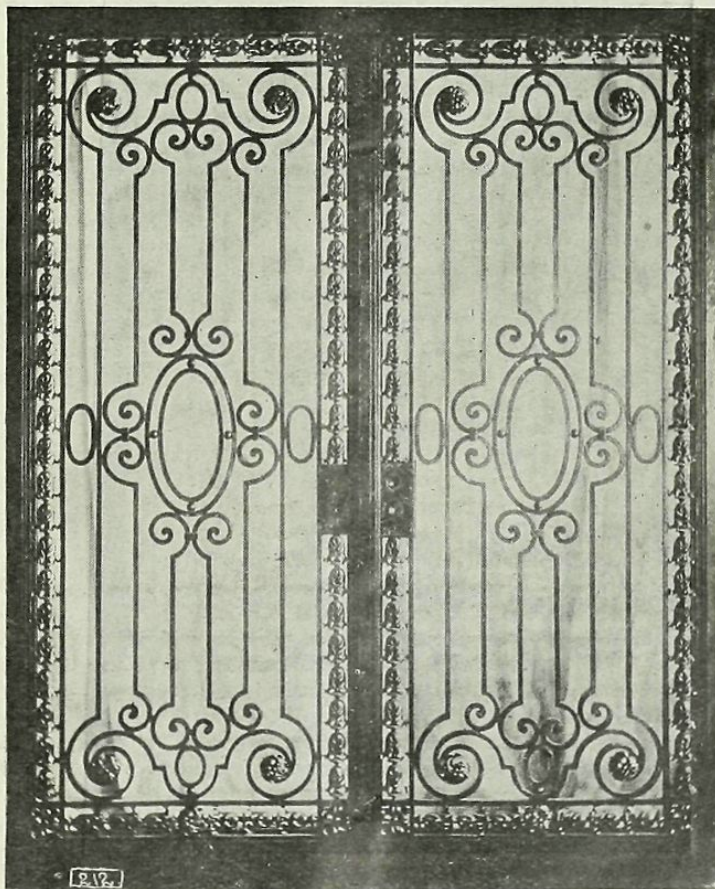
Any number of graceful doors, marquees and grille railings can now be seen in the city; some of these on careful examination showing workmanship of a high order. Among



MADE FOR JOSEPH PULITZER.

7-15 East 73d Street.

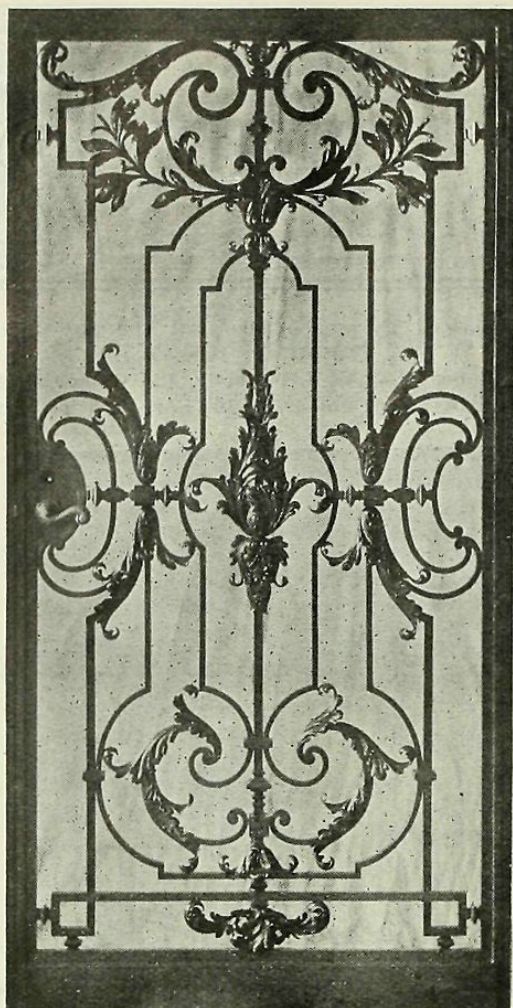
McKim, Mead & White, Architects.
John Williams' Foundry.



MADE FOR THE LAW BUILDING.

259 5th Avenue,

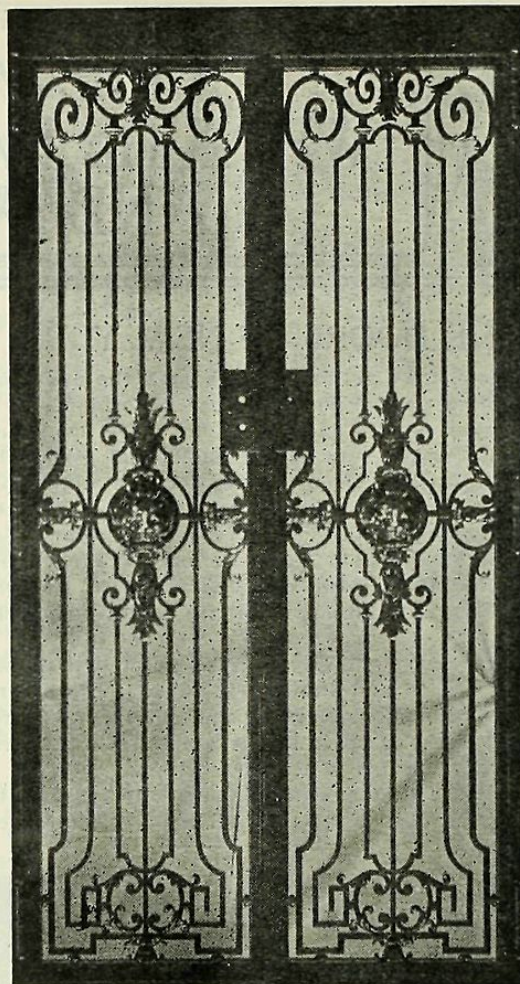
Jno. Williams' Foundry.



MADE FOR THE BROKAW RESIDENCE.

825 5th Avenue.

Designed by Marcotte & Co.

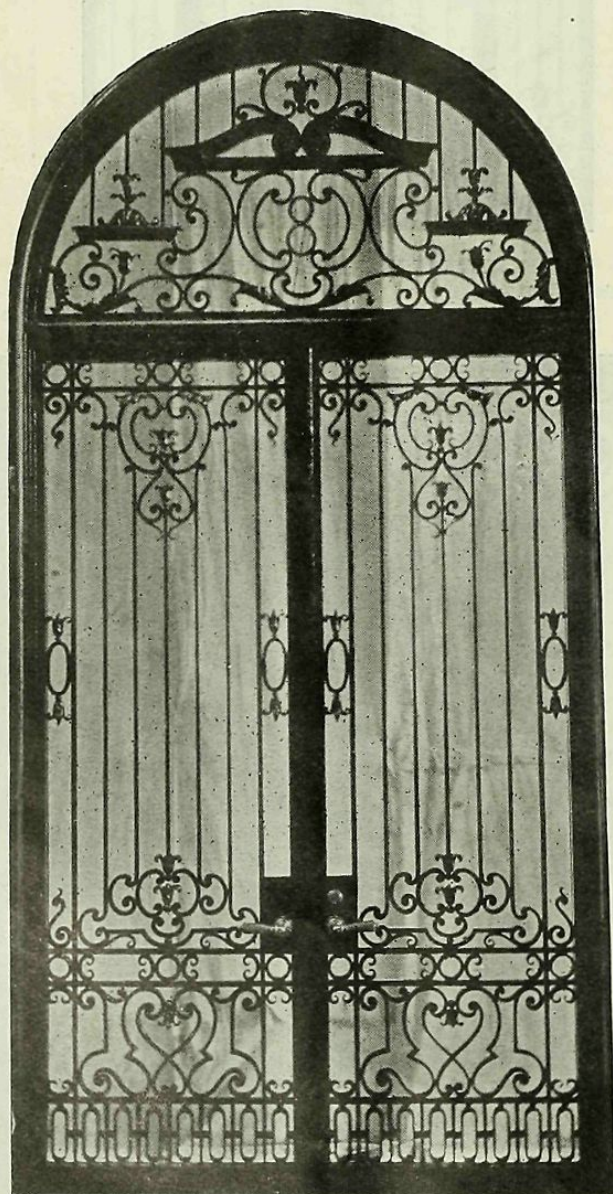


DOORS FOR THE BROKAW RESIDENCE.

825 5th Avenue.

L. Marcotte & Co., Designers.

John Williams' Foundry.



MADE FOR JOHN F. O'ROURKE.

8 West 50th Street.

Wm. C. Mellen, Architect.
John Williams' Foundry.

Building, 259 5th av; residence of Anson R. Flower, 601 5th av; residence of John F. O'Rourke, 8 West 50th st.

While some of these doors are of elaborate design, with elegant tracery suitable to their surroundings of richly carved stone, others are of the simplest pattern. It is the innate quality of wrought iron that in any form rightly used its function can be only to beautify its surroundings. Graceful in itself it adorns and beautifies, losing, at the same time, not a whit of its strength and utilitarian purpose.

WM. DONALD MITCHELL.

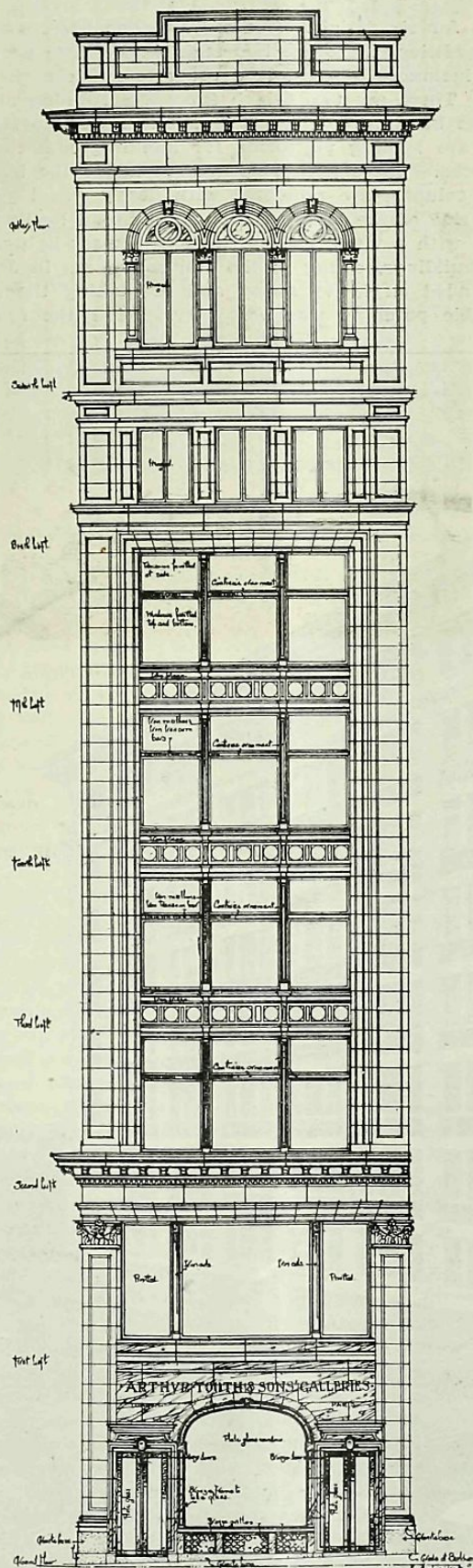
SUBWAY CROSSINGS.

THE Paris Municipal Council's scheme for constructing subways at some of the more dangerous street crossings of the city is about to materialize. It has been decided to form immediately three subways—one in the Champs Elysees, another in front of the St. Lazare station, and a third at the junction of the Rue de Rivoli with the Boulevard de Sebastopol. Such facilities for the avoidance of accidents to foot-passengers are perhaps even more necessary in Paris than in New York or London, the French driver being notoriously more regardless than the English, or even than the New York reinsman or chauffeur, while the London policeman's masterly control of traffic is admittedly inimitable. Here in New York drivers of automobiles are becoming more and more indifferent to people on crosswalks not protected by the police. They force us to give way and run for our lives. No details of the Paris scheme have yet come out, but no doubt the French architect and sculptor will produce a design that will solve an extremely difficult problem in a handsome manner. Even though the subway proper be entirely hopeless from an architectural point of view, the approaches can be made to offer "compensation and apology" for being obstructive to those who do not need them, by pleasing the eye and dignifying a place of confusion. It has not been attempted yet in New York, but has been long thought of in connection with a number of crossings.

THE RECORD AND GUIDE QUARTERLY for April, May and June is now ready for delivery. With this copy a record is established. Never before has a Quarterly been completed in so short a time. To compile and print a pamphlet of two hundred pages of the character of the Quarterly in four weeks is a feat of which one may be justly proud. The method of arranging all records affecting real estate in chronological order under the geographical headings has elicited much praise. It is only by this method that the inwardness of a transaction may be understood at a glance. The cross references classified under the various headings will prove invaluable to the specialist in real estate.

NEW BUILDING FOR FIFTH AVENUE.

In the near future operations will be started for the new business building to be erected for Arthur Tooth, the London picture dealer, as lessee, at the corner of 5th av and 47th st, on the plot now occupied by the residence of Hon. Perry Belmont, fronting 25.6 ft. on 5th av and 100 ft. in 47th st. The building is to be fireproof and nine stories in height. The front will be of French limestone, and the entrance to Mr. Tooth's store on 5th av of Levanto marble. Mr. Tooth will occupy the ground floor and basement, his galleries being on



HENRY OTIS CHAPMAN
= ARCHITECT =
334 5th AVE. N. Y. =

TOOTH BUILDING.

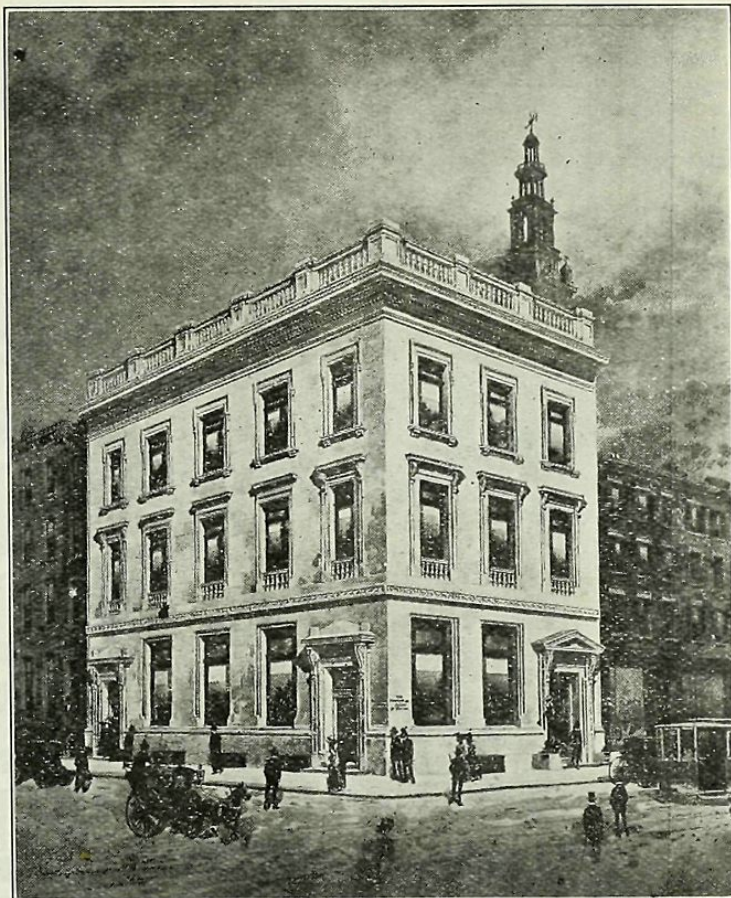
5th Avenue and 47th Street.

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 electric elevators will be installed, aside from the private elevator for Mr. Tooth's exclusive use, connecting the 5th av store with his galleries on the top of the building. It is said that the structure will be of much higher class than the ordinary store and loft building usually erected on 5th av. There will also be included in the building a vacuum cleaner system and invisible radiators. The front of the store will be in marble and bronze and the store floors in marble with a winding marble staircase from the centre of the store. All cornices, roof, railings and the front door will

be of bronze. A vault will occupy the entire space on 5th av and also in 47th st, in which the operating plant will be enclosed, permitting unencumbered basement space. The cost is estimated at about \$150,000. No building contract has yet been awarded. Henry Otis Chapman is the architect, and Wm. A. White & Sons agent for the building.

THE LATEST FOURTH AVENUE BUILDING.

The new 4-sty building about to be erected by the Provident Loan Society, from plans by Messrs. Renwick, Aspinwall & Tucker, No. 320 5th av, will contain many distinguished characteristics. The structure will be constructed at 4th av, the northwest corner of 25th st, in the French Renaissance style, on a plot of about 40x75 ft., and according to the architects' figures will cost in the neighborhood of \$150,000. The owners have desired a simple type of building and entirely free from ostentatious decoration. Work is now in progress on the foundations, and it is expected that the building will be ready for occupancy by March 1, 1909. The material for the exterior walls will be white marble on a pink granite base course, with a copper and tile roof. This will be in marked contrast with the conventional light brick, limestone and terra cotta of the majority of new structures. There will be two entrances



PROVIDENT LOAN SOCIETY BUILDING.
4th Avenue, northwest corner 25th Street.
Renwick, Aspinwall & Tucker, Architects.
Chas T. Wills, Inc., Builder.

in 25th st and one on 4th av, connecting with one electric elevator. The banking rooms and entrances will be in ornamental bronze work, and the interior finish throughout will be of the highest class. Charles T. Wills, Inc., No. 156 5th av, has the general contract; Levering & Garrigues Co., 552 West 23d st, have the iron work, and B. A. & G. N. Williams, 68th st and Av A, will furnish the marble.

WOOD PRODUCTION IN GERMANY.

Among all the nations of the world Germany receives the credit of being the most thoroughly scientific. She does with her limited natural resources what younger nations will soon be compelled to do in self-protection; she conserves them.

When our wood supplies, stored up from 100 to 500 years, are within sight of their end, and sawmills that have been moved from the white pine belt of the north to the yellow pine belt of the south have been moved to the Pacific Coast for their last stand, then Germany's scientific forestry policy will receive better recognition.

We do not think of moving a grist mill about from one wheat field to another, as the fields in turn become exhausted. After one crop is harvested another is coming on. So it must be with the sawmill and the crop of trees. If it takes 50 years to raise a tree of a given species, then one-fiftieth of the forest may be cut each year, provided it reseeds or is replanted—and the sawmill stays at the same place and the workmen live in their permanent snug homes nearby; the "lumber shanty" will be a thing of the past; raising trees a business like raising wheat.

RECENT ACHIEVEMENTS OF THE BUILDER.

BUILT A STORY EACH WEEK.

Mr. George Hartford, Treasurer of the Great Atlantic and Pacific Tea Co., in the course of a letter written in early June, expressed the opinion of his company in regard to their new warehouse and headquarters at Bay, First and Provost sts, Jersey City, as follows: "Although we have been in our warehouse less than two months we are thoroughly convinced that we made no mistake in adopting reinforced concrete construction; in fact we are more than pleased with the result." The building thus referred to is a nine-story warehouse and factory, 185x125 ft. in plan, of reinforced concrete throughout, with the exception of low brick curtain walls under the win-

provision for six freight elevators and one passenger elevator, and, in addition, there are two stair wells. The partitions are in some instances of reinforced concrete and elsewhere of hollow tile. There are two 6-inch fire walls running all the way across the building. On the ground floor on two sides of the building are loading platforms for handling material received from trucks. These platforms are set inside the building and the wall columns are protected with heavy wheel guards. On the east side of the building there is a broad loading platform protected with a metal awning with wire-glass lights.

These buildings, owing to the soil conditions in Jersey City, were founded on heavy piling and in making the excavation considerable pumping was necessary. After the footings and



WAREHOUSE OF THE GREAT ATLANTIC AND PACIFIC TEA CO.,

JERSEY CITY, N. J.

Turner Construction Co., Contractors.
Howard Chapman, Architect.

dows. In connection with his warehouse is a power house also of reinforced concrete throughout, which at present is three stories high, but was designed to be ultimately seven stories high. In plan this power house is 87x63 ft. These two buildings are connected by a reinforced concrete pipe tunnel for conveying all lighting and heating ducts across Bay st.

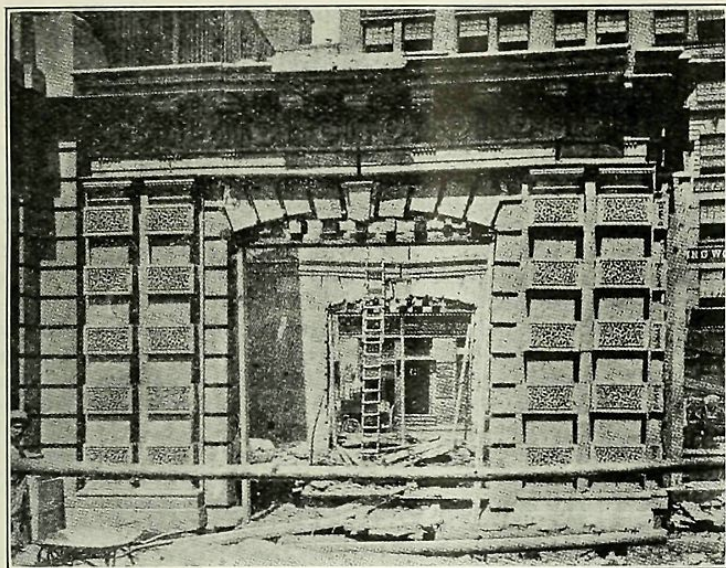
The warehouse part is provided with hollow metal frame and wire-glass windows, and sprinkler system, with a full complement of pressure and gravity tanks. The plumbing and lighting systems are modern in every detail and in the simplicity of their arrangement and in the method of supporting them from the concrete beams they are unique. The building has

first floor had been built, however, the speed of construction attained on the warehouse was at the rate of a story each week. This was possible only because of the skeleton method of construction followed. A cage consisting of columns and floors was run up first in a manner similar to that always used in structural steel erection. After the floors had been concreted the walls, stairways and partitions were built in quick succession. The forms were of the standard design of the general contractors, which permit of rapid erection and simple removal.

The engineers and general contractors on this building were the Turner Construction Co., No. 11 Broadway, working in accordance with the plans of Mr. Howard Chapman, architect.

COLLAPSE OF A PORTE COCHERE.

The broken arches in the porte-cochere of the new building for the police headquarters in Centre st stand with props as they have been since they collapsed on July 2, eight days after the centering was removed. The portals in the side walls are about twelve feet wide, with flat cut-stone arches supporting the ornamental cornice. The front wall of the porte cochere, which received the full thrust of these arches, is 32 feet long



(From the Engineering Record.)

WEST SIDE WALL OF PORTE COCHERE.

and averages about 3½ feet in thickness. It has a narrow portal with a full centered arch, from which the centering has not been removed. The front wall is now pushed forward several inches, and wide cracks have opened in the side walls. On July 2, about six months after the completion of the vertical walls, the entire timbrel arch fell, tearing loose from the skewbacks and side walls, and breaking in pieces. The engineers discovered no settlement of the soil. The builders believed the failure was due to the displacement of the upper part of the wall allowing the arch to drop down from its skewbacks.

CENTRAL STATION STEAM-HEATING.

IN a recent number of the "Central Station," Mr. James A. White gives some results of the operation of the plant of the Citizens' Light, Heat and Power Company, of Johnstown, Pa., which operates a combined plant in which the heating load is at times greater than can be carried by the exhaust steam from the engines operating the electric plant.

Steam is supplied by 1,750-hp. in Heine water tube boilers, under which are installed Murphy stokers. The boilers are also equipped with Green fuel economizers and a Pittsburg feed water heater. Worthington feed pumps take water for the boilers from both the city mains and a well on the premises. In the engine room are five engines. The paper of Mr. White shows following state of facts:

The system of underground steam distributing mains is connected to the exhaust piping in the Vine st power house by one 14-inch and one 10-inch main. These underground mains now have a total length of about 13,340 ft., exclusive of service pipes.

Steam heat is supplied to 294 business blocks, residences and public buildings, containing about 15,458,028 cubic feet of space, an average of 1,159 cubic feet per lineal foot of underground main being served. The size of the mains is such that all customers are amply supplied with steam with a back pressure on the engines of only two to five pounds, depending upon the demand.

The station piping is so arranged that the supplemental supply of live steam is automatically delivered to the heating system through reducing valves during those portions of the year when the heating load is greater than can be cared for by the exhaust steam from the engines.

The total cost of all fuel, water and boiler house labor during the 26 months amounted to \$52,138.77, the cost during the 18 heating months amounting to \$40,971.17.

The income from exhaust and live steam sold during the 26 months amounted to \$62,962.64, and during the 18 heating months, \$60,721.92.

The receipts from steam furnished for heating purposes during the 18 months of the heating season paid for all fuel, water and boiler house labor and left a surplus of \$19,750.40. While this surplus was being earned there was also produced 5,252,347 K.W. hours from the same fuel, water and boiler house labor. All steam is sold by weight on the meter basis of charging, which prevents loss to the station operator through waste by the consumer.

These results are all the more interesting in view of the fact that the rates charged for steam heat at Johnstown average the lowest on record.

MANCHESTER, ENGLAND, HAS PASSED a new building by-law, the main object of which is to prevent the spread of slums and to promote the health and comfort of the people of that city. It will secure to the houses of the future more air space, wider streets and an absence of long, monotonous rows. Hereafter no new street will be less than fourteen yards wide,

an increase of two yards on the minimum width. Main roads must be 50 ft. wide instead of 36 ft., the present minimum. No block of houses must contain more than ten structures of one pattern, nor cover a frontage of more than 100 yards. At the back of each cottage there must be an area of not less than 250 ft., an advance of 100 ft. No blind alleys will be allowed in future, and all passages must lead to main streets. The new measure is not retroactive and therefore does not affect buildings erected before the by-law was enacted.

COST OF CONSTRUCTING CONCRETE SEWER.

AT Indianapolis, Ind., the municipal improvements have amounted to millions of dollars within a few years, owing largely to the extension of the city limits, which included several suburbs where matters of large and necessary improvements were immediately required.

The sewer system of West Indianapolis is one of the largest enterprises now being carried through, that of the Morris st branch alone has a length of 31,500 ft. This branch varies in size, but 1,130 ft. of it is 7 ft. in diameter and is built of concrete.

Charles M. Ripley, engineer, of 108 Fulton st, New York, when on a visit to Indianapolis had the advantage of inspecting the method of construction, and was also accorded access to the cost records of the job. He found that the plant consists of one Moore trench-digging machine (largest size); ten buckets of the bottom dumping type; one No. 3 Emerson vacuum pump, with 5-in. suction and 4-in. discharge; one No. 2 Foote concrete mixer; one 20-horsepower Lidgerwood engine and boiler for trench machine; one 30-horsepower boiler for pump; one 10-horsepower boiler for mixer; sixteen wheelbarrows, picks, shovels, etc.

The excavating was done by the regular method of the Moore Trench machine in which the concreting goes on between the point of excavating and the back fill. The cost of excavation work can be figured by comparing the average amount of 300 cubic yards per day with the following summary of the pay roll, which is from an account given by Mr. Ripley in the Municipal Engineer:

	Rate per day.
Time keeping and superintendence.....	\$6.00
Half of blacksmith's time at.....	1.25
One engineer for trench machine at.....	3.50
One engineer for boiler and pump at.....	3.50
Four teams scraping and hauling at.....	4.00
Forty men excavating and driving sheet piling with mauls at.....	1.75
The total payroll was \$100.25 a day, or 33.4 cents per cubic yard.	

The average amount of concrete made per day in this 7-foot sewer was 58 cubic yards, or one cubic yard per running foot. Each cubic yard required 1¼ barrels of Lehigh Portland cement, at \$1.40 per barrel.

The pay roll is summarized as follows:

	Rate per day.
Time keeping and superintendence.....	\$6.00
Half of blacksmith at.....	1.25
Four carpenters on forms at.....	3.00
One engineer for concrete mixer at.....	3.50
Ten men with wheelbarrows at.....	1.75
Six men feeding mixer at.....	1.75
Four men placing concrete at.....	1.75

The sum of this pay roll is \$57.75, or practically \$1 per cubic yard. The cost of the cement, \$1.75, added to this, makes \$2.75, the other materials costing nothing but the handling, which is included in the cost of excavation above.

CONVENTIONS NEXT WEEK.

Two conventions of interest to readers of the Record and Guide will be held in Chicago next week—the eleventh annual gathering of the International Acetylene Association and the first national meeting of Building Managers. The second promises to be the beginning of an annual movement. New York will be represented by speakers at both conventions. Mr. R. P. Bolton, the well-known engineer, will deliver an address on the "Operation of Elevator Service" before the building managers. At the other meeting the New York speakers and their subjects will be as follows: "Burner Troubles, the Cause and Remedy," J. M. Brock, of the Wm. M. Crane Co.; "Ethics of Selling Goods," M. Kirchberger, of M. Kirchberger & Co.; "The History and Present Status of the Oxy-Acetylene Blowpipe in America," Augustine Davis, of the Davis Acetylene Co., and "The Present and Future of Dissolved Acetylene," Oscar F. Ostby, of the Commercial Acetylene Co.

The other subjects and speakers at the Building Managers' Convention are as follows: "Systematic Management," R. A. Lemcke, of Indianapolis, Ind.; "Economy in Electric Lamps," Geo. Loring, of Cleveland, Ohio; "Management in the West," F. W. Picard of Los Angeles; "Ventilation," Edward D. Sidman, of Buffalo, N. Y.; "Paints and Varnishes," Edward J. Seward, of Detroit, Mich.; "Cleaning Problems," J. S. Thurman, of St. Louis, Mo. O. C. Saum, of Cleveland, Ohio, was scheduled to speak on "Apartment House Management," but he will be unable to be present.

THE EVOLUTION OF ENGINEERING.

By HENRY GORDON STOTT.*

EIGHTY years ago Thomas Tredgold defined engineering as "The art of directing the great sources of power in nature for the use and convenience of man." Progress in engineering has been greater in the eighty years which have elapsed since this definition was made than in the previous period of 4,500 years beginning with the first great, tangible piece of engineering—the pyramid Cheops.

The question naturally arises: Does this definition hold good to-day? Is it broad enough? If not, how can we better define the engineer's sphere of activity? If we accept Tredgold's definition as our standard, will we reach the position in society which belongs to us by right of education, achievement and highly developed power of logical deduction from facts observed and investigated?

Engineers may be divided into two general classes; first, those who believe that the engineer should be restricted to a specific vocation, such as electrical, steam, hydraulic, pneumatic or sanitary engineering, etc., second, those who wish to see him take his place not only as an engineer, but also as a public-spirited citizen and leader.

The great amount of specialization which obtains in electrical engineering to-day is instanced in the subdivisions now found, such as telegraphy, submarine telegraphy, telephony, wireless telegraphy, railway signaling, underground cable engineering, high-tension transmission, electric lighting, electric railways, alternating-current generator designing, direct-current generator designing, railway motor designing, converter designing, transformer designing, railway, lighting, telegraph and telephone switchboard engineering, etc.

The score or more of divisions of electrical engineering which exist to-day are the necessary outcome of the consolidations of manufacturing and other interests into a few large concerns: they are the natural economic results of competition. As these consolidations have undoubtedly resulted in greater efficiency and, therefore, in reduced cost of production, there is every reason to expect a continuance of this evolution from the simple factory manufacturing only one article to the complex one which manufactures many things. In such a factory it is manifest that as soon as any one article is called for in sufficient quantities to require the entire time of the man in charge, a new department will be formed and another subdivision of engineering created. In exactly the same way we will find consulting engineers who specialize on cables only, others on illumination, etc., and on any pursuit which is of sufficient importance to claim undivided attention. This process of segregation is evidently one of infinite application in all pursuits, tending strongly to an ever-narrower development of the individual, but at the same time increasing his efficiency to a maximum in his own particular specialty. This increase in efficiency, however, will cease if the engineer becomes so highly specialized as to ignore the necessity of keeping in touch with the entire sphere covered by his company, as the evolution of each branch must be synchronized with that of all.

The other class, to which the term "second" has been arbitrarily assigned merely to indicate its numerical inferiority, embraces all those who have broadened their field through self-education, experience, opportunity and natural adaptability for administrative work. The term self-education is used advisedly, as both classes are assumed to start with the same technical training, and as a matter of actual fact the second class almost invariably evolves from the specialists.

The engineer who is called upon to report on a projected railroad, for example, must also be a student of political economy in order to give proper weight to the various economic problems which must be first studied before he reports upon the advisability of even making a survey. He should be thoroughly familiar with the general organization of the State governments through whose territory the road may run, as well as have a general knowledge of their laws affecting corporations, franchises, etc. In order efficiently to carry out his work, it will be necessary for him to come in contact with various officers of the State and city governments, so that he should be a man of general and broad culture, capable of meeting any one with credit to himself and the company he represents. Lastly, if he is personally acquainted with some of the more important State or city officials, or the members of the Legislature, his work may be greatly facilitated and his services be just so much more valuable to his employer.

Tredgold's definition of engineering evidently did not contemplate this enlargement of the engineer's sphere, and it is only by a natural process of evolution that some have reached this stage.

The second class is necessarily a restricted one, as, whilst the legitimate field of work of the engineer is extremely broad and almost unlimited, yet as a rule he has apparently decided to keep in the background and only come to the front when called. The result of this policy is that when the opportunity comes the engineer is taken at his own valuation and passed over for others who, whilst not suffering from modesty, are lacking in

engineering education and experience, and therefore are forced to call in engineers (to act in a subordinate position) to supply the incumbent's deficiency in the qualifications necessary for the office.

A good illustration of this policy is furnished in the appointments made on two State public service commissions, in which the ten offices are filled by gentlemen whose occupations had been as follows: six lawyers, two manufacturers, one political officeholder and one engineer. These commissioners have control of all matters pertaining to public service corporations; and as their functions are of an inquisitorial and critical character on subjects which are almost exclusively of an engineering nature, it is quite evident that their lack of engineering knowledge must be a severe handicap, not only to them but much more so to the State that employs them, and, lastly, but not least, to the company or corporation suffering from their well-meant but misdirected efforts.

What is the cause of this anomalous situation? Is it entirely the fault of the executive who makes these appointments? Has not the whole body of engineers some share in the blame? We have seen that there is to-day an inherent tendency to specialization in engineering, and that by far the greater number of our members are becoming experts in one or two subjects only, and that comparatively few attempt to keep in touch with the more general aspects of engineering. This condition is caused not so much by a lack of willingness as by lack of time and opportunity.

THE MAN ON THE STREET.

It was at high tide of Secession, the third day at Gettysburgh. Fickett, the brigadier, asked Longstreet, the division commander, to order his advance (now a vivid historical event). It had been so arranged in council-of-war. There was no answer. Then he said: "Sir! I shall lead my men forward!"

The brown echeloned line advanced, then died or retreated. The tide ebbed. The northward advance was checked. You know the rest, in results. As a subordinate, have you ever had an irresolute principal? As an architect, a vacillating owner? As a builder, a feeble-kneed architect who wished you to shoulder his constructive responsibilities? As a broker, a spineless investor at a critical point in a cherished real estate operation?

After it was over (and perhaps had gone wrong) you know the horrid gnawing feeling you had, and the terrible itch to kick the stuff into a state of stiffness of another kind. It seems to me the hardest game there exists to go up against.

Men with rubber backbones are tough propositions. These cases of mental rickets often develop quite unexpectedly in spite of appearances.

A strong man can sometimes stiffen the lack of calcareous qualities of such by a sand-bagging at the psychological moment, or a knock-down and drag-out on the fly; but as a steady proposition it is heart-breaking and nerve-racking. It is like trying to waltz with a fairy who cannot or will not lift her feet, and who is ultimately relegated to the wall-flower contingent by discerning Spielers. Oh, what a case of glass-arm it gives a man while it lasts!

* * *

I wrote of my St. Bernard dog, Sancho, recently and now again, for the last time. He was fond of playing on railroad tracks, a dangerous thing to do for man or beast. He was ultimately killed thereon. It was not his first experience in catastrophe, however, for some time before his death he was badly injured in this recreation. He dragged himself to a nearby roadhouse and was kindly nursed back to physical soundness. I missed him, but could not get a line on him. Passing the porch of this house one day, I saw him lying there and I whistled. He went home with me after a little warm argument with the innkeeper, in which I prevailed. Next day he disappeared. I went to the roadhouse. He was there. The man was surly, but I surprised him by saying, "Keep him, I want no dog who owes allegiance to two masters."

I did not like to sell him, and to my mind it was too irresponsible a condition for me to tolerate. Nor do I want any draughtsman or any employee who occupies a confidential relation who is likewise. Neither do I want to do work for two rivals in business, as an architect. Not even would I want a contractor to work under similar conditions. This may be a drastic view to take, but it is safe, for I want to give and receive singleness of purpose. There is always the possible condition where an equitable adjustment is essential and the balance must not be disturbed by a drag.

On one of the Gothic churches in Paris, Notre Dame or St. Louis as I remember, there is a stone carved tympanum, above a door opening, showing the last judgment of a soul. The good angel is praying that the balance may be in his favor, but the devil is taking no chances thus, and with a crafty leer has slyly hooked in his claw and the scales are tipping his way.

So such entangling alliances have put in jeopardy the reputation of many an architect, and the man who wants to work a pull rather than stand on his merits in our trade is one to be avoided with suspicion. Keep the balance true.

*President of the American Institute of Electrical Engineers. From a paper presented at the 25th annual convention at Atlantic City.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

Brickwork Here and Abroad.

Fiske & Co., Inc., Flatiron Bldg., have issued recently two brochures, one being entitled "Some Good Brickwork" and the other "Fashions in Face Brick." The company goes farther than the manufacture and sale of face brick, entering exhaustively into the question of producing finer finish and effect after the brick is laid. This involves the study of the style of bond, the composition and finish of the mortar joints, and even the assisting of the architect in the laying out of the bonding and the pattern work of a prospective building and the furnishing of a superintendent on the job to see that the work is artistically started.

Speaking of brickwork here and elsewhere, Mr. J. P. Fiske said:

"There is no question that American brickwork has been far less interesting than that found in England and on the Continent. This has been due largely to the fact that the finest laid fronts have been constructed of even-colored, carefully gauged brick, laid with a very small mortar joint, thereby producing the effect of a painted surface, but we are at last beginning to realize that an interesting brick front must have certain elements of ruggedness and life, which can only be obtained by varying the color and laying them up with a liberal mortar joint."

"In sending out a large number of brochures to architects scattered throughout the eastern part of the country, I am surprised at the number of appreciative replies which I have received. A number of architects have written that they are trying to educate their clients along these lines. These replies have come from the New England, South Atlantic Seaboard and Central States, and even from Western points, showing that architects in every section reached by the brochures are keenly interested in these questions."

The unique and comprehensive exhibit of brickwork in the office of Fiske & Co. is in keeping with the campaign being carried on by this concern for better brickwork.

The architects who desire to use artistic brickwork are often confronted by such objections on the part of the bricklayer and client that he is obliged to go back to the dull, uninteresting, "paint-pot" effect, and any movement making for the education of the general public along the lines of truly artistic brickwork is certainly welcome to all interested.

White Cement Attracts Attention.

"The percentage of visitors here who ask to see the exhibits showing the effect produced by white cement is astonishing," remarked Mr. Ralph C. Davison, secretary of the Concrete Association of America and in immediate charge of the exhibition conducted by this association on the eleventh floor of the Brunswick Bldg., 225 5th av. "Ever since the two exhibits installed were completed there has been a steady stream of architects, engineers and contractors who inquire for the white cement display."

Even while the writer was talking with Mr. Davison a gentleman entered and asked to see these exhibits. The superb finish possible with cement of this color is well shown. There are two exhibits of white cement on view; that of the Medusa White Portland Cement Co. (a subsidiary concern of the Sandusky Portland Cement Co., of Sandusky, Ohio) and that of the Berkshire White Cement Co., of which the Vulcanite Portland Cement Co., Flatiron Building, is sole agent. The Medusa display, which has just been completed, is set off to good advantage by

the draping of costly dark green curtains in the background and a rug in the centre, bringing out the sharp contrast of colors. As Mr. Davison noted, the use of white cement is increasing for interior finish, swimming pools, floors, wainscoting and such ornamental work as statuary, garden landscape, etc.

Two Colors in One Slate.

"We attribute the steady business in our line as largely due to the increasing scarcity of lumber and the resultant increasing cost of putting on a shingle roof of a good quality of wood," said Mr. Johnson, of the E. J. Johnson Co., roofing slate and slate blackboards, 38 Park Row, when discussing trade conditions with a Record and Guide representative. "There are places now where slate can be laid on a roof cheaper than shingles. This is the case in some sections of Ohio, the causes being the strong hold that slate has secured there and the increased cost of good shingles. Where slate is being used to a large extent for covering dwellings and barns, a slate roofer can maintain a constant force of men, enabling him to work considerably cheaper than if he had only occasional contracts, however profitable they might be."

The E. J. Johnson Co. has opened up, in one of its Vermont quarries, a bed of slate in which purple and green appear, having a mottled effect, the two colors appearing in the one slate in varying quantities and shades. The colors are absolutely unfading. The unique appearance of the slate will be recognized and, being produced in limited quantities (the Johnson Co. being the only producer at the present time) is classed by the company as one of its "out of the ordinary" roof slates. The company is making a specialty of 1/4-in. thickness in these slates, thereby giving the heavy effect as well as the extra strength which this thickness supplies. The "out of the ordinary" slate is being quarried all the way up to 1-in. thickness in blue, black, green, purple and red. Its output is noted for variety. A box of samples showing the various colors is supplied to architects and others interested.

A Word From the West on Cement.

A Western cement manufacturer was in the city on a flying trip through the East this week and was asked about the reports indicating reduction of cement prices in the Middle West.

"It is only too true," he said. "Cement can be had at the mill now for 75 cts., whereas it was \$1.10 not so long ago. But although our prices have not been so steady as in the East, it is the opinion where I hail from that the cutting was started by a Western office of a big Eastern manufacturing firm. A representative of this office started out when cement was at \$1.10 and began taking orders at 90 cts. Of course the competing manufacturers had only one thing to do—meet the reduction. This was followed by further cuts until the present price of 75 cts. was reached. Every sale at this price is made at a loss and this rock-bottom quotation has not even stimulated construction work, at least not appreciably.

"Business is improving slightly, but it will not be until prices begin to rise to their normal place that we can speak of business being good and profitable. We believe that with the restoration of confidence in financial circles and the beginning of the large undertakings that require large quantities of cement the market will become much more favorable."

Coal Consumption Without Smoke.

Bulletin No. 15 of the Engineering Experiment Station, "How to Burn Illinois Coal Without Smoke," by L. P. Breckenridge, has been issued in a second edition.

After some consideration of the principles of combustion and the losses due to smoking chimneys, the larger part of the bulletin deals with the constructive features of those boiler settings and furnaces that have been found practically smokeless in operation at the power plant and in the experiment station at the University of Illinois. The leading dimensions of the settings and furnaces are given and sectional cuts show the general character of the settings. While the smokeless burning of Illinois coals furnishes the main discussion, the principles and methods explained apply equally well to the burning of all kinds of soft coal.

British vs. Foreign Granite.

The annual general meeting of the United Kingdom Granite and Whinstone Quarrymasters' Association was recently held in Glasgow. Mr. George Cousin, J. P., Alloa, president of the association, occupied the chair.

Various matters affecting the quarrying industry were discussed at the meeting, but the subject which more particularly received attention was the question of the use of foreign stone in the shape of setts, kerb and channel for street and road work. The association, which is representative of the quarry owners of the United Kingdom, strongly expressed the view that the home quarry owners have a distinct grievance in respect that a number of public bodies throughout the Kingdom, when inviting tenders for setts, kerb and channel, specify that the material to be used shall be either Norwegian, Swedish or other foreign stone. They feel that by such a stipulation they as British quarry owners, are practically shut out from competing. The secretary of the association reported that he had communicated with the London County Council and the Liverpool Council on the subject with the view of these bodies receiving a deputation for the purpose of laying the views of the association before them, and it appeared from the replies received by him that these bodies disclaimed using foreign stone at the present time. Those present at the meeting expressed their gratification at being informed that two such important bodies as those of the London County Council and the Liverpool Council should not be using foreign stone, and expressed the hope that other public bodies throughout the kingdom would follow their example, as they were satisfied from the opinion of experts, and also from the experience of those most competent to judge, that for quality the home stone was, taking every consideration into account, superior to the foreign product.—London Builder.

BRAZIL'S IMPORTATION OF CEMENT in 1906 was nearly 100 per cent. greater than in the preceding years, amounting to about 750,000 bbls., valued at \$2,180,000. Of this amount Germany supplied \$954,000 worth, Belgium \$566,000, Great Britain \$344,000 and France \$302,000. The demand for cement is constantly increasing, due principally to the extensive work that is being undertaken in the construction of hydraulic power plants, harbor improvements, bridges, improvement to sewerage systems and other similar enterprises. The price for the best grades averages about \$3.60 per bbl. in large quantities.

PRICES CURRENT.

BRICK.—Fifty-two barge loads of Hudson River brick were sold last week and fifty-two also the week before in this market. A normal week's business might be seventy to seventy-five cargoes, and for a boom week eighty to eighty-five. While the demand is still much below normal, there it yet a steady gain over any previous month of this year. More up-river yards have shut down, in addition to those reported last week, and there is in consequence a somewhat stronger tendency to withhold shipments.

This process continued will eventually put the larger part of the Hudson River brick supply into strong hands, and relieve manufacturers who have been sacrificing their material from that necessity, by forcing a price that will give everybody a profit. The time may not be so far away as next year.

Quotations for Hudson Rivers continue at the lowest level of the season, not very well defined, and not very close together. Good hard brick bring \$4.50 to \$5.25; light hards, \$3. Front brick are now in fair demand, particularly from outside.

Mr. Roswell Tompkins, secretary of the Consolidated Board of Business Agents for the building trades, remarked this week that from the reports coming to him from the various unions he noticed no increase of consequence in the number of men under employment over the previous month or two. It was difficult to obtain reliable reports in such matters, he said, as much depended on the point of view of the reporting officer. At a conference of representatives last week three reports were received from a certain trade; one representative said the state of employment was good, the second said it was poor, and the third said it was middling. The conference declined to accept these reports, as being too indefinite, and after further inquiry it came to the opinion that the state of employment in that trade was "fair."

Mr. Tompkins says a lot of men have left the city and have found work in other places. In his own trade, tile laying, they have men working at Waterbury, Springfield, Mass., New Haven and Poughkeepsie. These are subject to call at two days' notice when needed here by any employer recognized by the union. For a while the prospects looked good in New York, but actual business generally in the building trades continues about the same as it was, in his judgment.

The structural ironworkers and metallic lathers are getting the first of the new work coming on. Cement workers are about eighty per cent. employed, this trade being in as good form as any. Brick-laying has had a setback owing to the growing popularity of concrete work. The electrical trade is in good shape, because at this time of the year the beach resorts and exhibition buildings employ a good many electricians. The rate of employment among carpenters continues about the same as heretofore reported.

But the prospects are good for all trades, in Mr. Tompkins' opinion, and October should see a difference.

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	.....
Fronts:		
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
Enameled:		
English size.....	70.00	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

CEMENT.—The local trade in cement is not yet out of the zone of dullness. July brought some improvement, but normal activity is still in the distance. In many of the smaller cities beyond the metropolitan district there is a good requirement for cement, equal in most cases to normal, but the larger centers of the country east of the Ohio are still for the most part backward with their orders. The absence of railroad contracts, in amount comparable with what is produced in ordinary years, accounts for a good deal of the dullness.

Mr. W. P. Corbett, of the Alsen Portland Cement Company, expressed a very general view when he said that there will in all probability be an improvement in the month of September, more decided than any hitherto.

It was stated at the office of the Pennsylvania Portland Cement Co. that recent orders did not give any indication that the present prices would change soon. The only large railroad contract involving the use of much cement was that in connection with the cut-off planned by the Lackawanna Railroad. Orders were frequent, but not large enough to appreciably affect the market.

Dr. J. A. Deane, of Catskill, N. Y., has deeded his farm of 220 acres to the American Cement Engineering Company, of New York, for \$75,000. The property lies between the plants of the Alsen and the Seaboard cement companies, and about five miles from Catskill village. The American Company has also options until September 1 on three other farms. The Deane deal was consummated in the office of Orloff T. Heath, Catskill, who has been acting as the local attorney for the American Cement Engineering Company. Through him a certified check for \$25,000 was turned over to Dr. Deane, and a mortgage of \$50,000 given in payment of the remainder of the purchase price. The property was deeded first to Herman E. Brown, of Saugerties, who turned it over to the American Cement Engineering Company.

Since securing the option the New York concern has made many borings over the Deane farm and the rock has been thoroughly tested, as it has also on the land of the other three persons who have contracted to sell. The Deane farm being the only one in that locality that extended to the river shore was the one most needed by the new concern, and therefore the cause of the paying of the big price. It also contains shale and clay, necessary in the manufacture of cement. On the portion of the farm between the West Shore Railroad and the river the company will erect a large plant.

The Seaboard Portland Cement Company, with New York offices in the Brunswick Building, which is constructing a 7,000 barrel mill in the same vicinity, will be ready for manufacturing operations early next year.

CEMENT.

Rosendale, or Natural, in wood,	per bbl. ....	.....	.....
Portland, Domestic, in cloth* ....	.....	.....	1.43

(*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Atlas Portland.....	\$1.48@	\$1.55
Alsen (American) Portland.....	1.48	.....
Vulcanite.....	1.48	1.53
Trowel Portland.....	1.48	.....
Nazareth.....	.....	.....
Dragon Portland.....	1.48	.....
Atlantic.....	1.48	.....
Dyckerhoff (German) Portland....	2.45	.....
Alsen (German) Portland.....	2.35	.....

IRON, STEEL, ETC.—Fabricated steel and iron prices continue as low as earlier in the summer, but the strong buying movement that has set in must soon have an effect on quotations. The aggregate weekly business in structural steel is re-

ported by some firms to be very satisfactory. New building projects are constantly coming up and adding to the business in sight. Those which are being transformed into actual fabricating and erecting contracts are as yet mostly of a kind requiring small amounts—of less than 500 tons. The really large work is, with rare exceptions, holding back for a while longer. Heavier work is the special need of the larger shops.

This month is expected to see the placing of some really important contracts. The total business for August is expected to exceed that of any previous month for a year past. Meanwhile the smaller interests are getting their work by fighting hard for it, and cutting prices to really unprofitable bases.

Among the orders recently taken by the Hawkins Iron Works (66 Fulton av, L. I. City) is a school building at Port Washington, L. I.; also a church at Mineola, a Government building at Fort Hancock, N. J.; a warehouse at Flushing, L. I.; a residence at 76th st and 5th av; stair rails for the Phelps Publishing Co., at Springfield, Mass., and a Y. M. C. A. building at Plattsburgh, N. Y.

The contract for the structural steel (about 350 tons) required for the 12-story loft and office building to be erected at 11 and 13 Cliff st by the Golden Hill Corporation will be furnished by the Levering & Garrigues Co.

The projected 38-story building at 44-50 Broadway will take 4,500 tons. The Emigrant Savings Bank in Chambers st, about 5,000 tons; the Hoyt apartment house, 7,000 tons. The U. S. Realty Company's Wall street building and the 16-story building to rise from the Everett House site are other contracts in sight.

In hardware, business shows a marked improvement. A reduction in prices has been announced by the American Steel & Wire Co., which has cut the price on extra BB telephone wire ½ cent from the list issued May 1, making the basic price 4¾ cents for No. 6 size in Birmingham wire gauge. The market for cut and wire nails is becoming more active every day, although prices have not shown as yet any tendency to advance. A more extensive requirement for wire, bolts and nuts is noticed this week. Roofing sheets are going out faster than in some months.

The copper market is strong. More inquiries are coming from electrical manufacturers. The electrical and brass trades have begun to experience almost a fair business. The New York Metal Exchange quotation committee during the last week has raised its quotation on the electrolytic grade ¼c in the bid and ¾c in the asked price. This committee also has advanced its quotation on lake and casting copper ¼c in both bid and asked prices, making its new quotations 13@ 13¼c on electrolytic, 13@13¾ on lake and 12¾@13c on casting grades.

Contracts have been awarded by the Coney Island & Brooklyn Railroad Company for the equipment for the power house being erected at the corner of Smith and 9th sts, Brooklyn, on which Ford, Bacon & Davis are consulting engineers. The General Electric Company will furnish all the electrical equipment.

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:

Northern.	
No. 1 x Jersey City.....	\$16.50@ \$17.00
No. 2 Foundry x Jersey City.....	16.00 16.50
No. 2 Plain.....	15.50 16.00
Southern.	
No. 1 Foundry, steamship dock....	16.75 17.00
No. 2 Foundry, spot (nominal)....	16.25 16.75
No. 3 Foundry.....	15.50 16.00

STRUCTURAL.

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

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.
 1 to 1 1/2base price@ \$1.90
 1/4 to 3/4 in. 1-10c extra
 1 to 1 1/2, base price (nominal).... @ \$1.75

PLAT IRON.
 1 1/2 to 4 in. x 1/2 to 1 in., base price 1.90
 1 1/2 to 4 x 1/4 x 5-16 2-10c extra
 3 to 4 in. x 1 1/2 to 2 in. 5-10c extra
 4 1/2 to 6 in. x 1 1/2 to 1 1/2 ins. 4-10c extra
 Norway Bars 3.90 8.75
 Norway Shapes 3.75 4.00
 Machinery Steel, Iron finish, base 1.90
 Soft Steel Bars, base or ordy sizes 1.90
 Tool Steel, regular quality 7.00
 Tool Steel, extra quality 18.00

SOFT STEEL SHEETS.
 1/4 and heavier 2.55
 3-16 2.65
 No. 8 2.65
 Blue Annealed.
 No. 8 2.50
 No. 10 2.50
 No. 12 2.55
 No. 14 2.60
 No. 16 2.70

(One Pass R.G. cleaned)
 Cold Rolled. American.
 No. 16 \$2.90 \$3.30
 No. 18 } 2.95 3.40
 No. 20 }
 No. 22 } 3.00 3.35
 No. 24 }
 No. 26 } 3.05 3.40
 No. 27 } 3.10 3.45
 No. 28 } 3.20 3.50

RUSSIA, PLANISHED, ETC.
 Genuine Russia, according to assortment, per lb. 1 1/4 @ 14
 Patent Planished, per lb. A, 10c; B, 9c, net
 Galvanized Iron jobbing, price. 70 and 10%
 Metal Laths, per sq. yd. 22 @ 24

SOLDERS. Case. Open.
 Half and Half 19 1/2 @ 20
 No. 1 17 1/2 18

SPELTER.
 Ton lots 5 1/2 5 3/4

TERNE PLATES.
 N. B.—The following prices are for 10 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

PIG LEAD.
 Ton lots 4 3/4 4 7/8
 Less 4 1/4 5 1/2

ZINC.
 Sheet, cask lots per lb. 7 1/2
 Sheet per lb. 8

LUMBER.—Secretary Featherstone, of the Manhattan District Council of Carpenters and Joiners, perceives no particular improvement in the state of employment, or, in the condition of business, in the trade, over what was true two months ago. About sixty per cent. of the members of the carpenters' unions are employed, in the city and suburbs. Reports coming to him from the rest of the country indicate that most large centers east of the Mississippi are in a condition similar to New York's. The western half of the country is doing well. On a recent trip to Chicago he found that times are dull there also, and very little better than here. In Indianapolis, where he spent two days, there is considerable work going on, but there are plenty of men to do it.

Lumber men are convinced in their own mind that there will be a stealthily increase in freight rates on all kinds of goods, including lumber, notwithstanding all denials. The railroads may twist their schedules so that it may not be perceived at once, but it will be in the bill just the same in due time.

In the view of many, higher rates will not be without their compensation, if it makes this market more difficult to reach. The higher the tariff the more protection a market has. If it were not for the easy schedules on western dressed beef and farm products the farmers in the Hudson River counties would know what prosperity feels like.

While there is but little change in the local situation, lumbermen feel a breeze of goodwill from outside. One hears occasionally now of dealers who are taking advantage of present prices to provide heavily for the future. If a merchant has the room and the means, he is wise to do this. Improvement may come slowly, and maybe slower in New York than else-

where, but it is certain as a general national process.

In the hardwood department stocks that are in most call at the present time in the wholesale trade are ash, oak, poplar, basswood and chestnut. Hemlock shipments in small carloads for the suburban trade have become numerous enough to make prices firmer, but on the large business there is keen competition between the Eastern and Pennsylvania interests.

Business in mill work locally continues dull, but there is a slight increase noticeable in the call for cypress. North Carolina Pine shows a considerable improvement, and Yellow Pine in a less degree. Reports from the sawmills in the South are that operations are being resumed all along the line and that prices are working upward.

The quotations given in this list are the wholesale prices to the retail trade on well manufactured and graded stock, according to the inspection rules at present obtaining. It is not practicable to give a line of retail quotations thoroughly reliable, because terms of sale and other factors influence prices.

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

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

PINE, YELLOW—Long Leaf. By Sall.
 Building orders, 12-in. & under \$23.00 @ \$24.00
 Building orders, 14-in. and up 27.00 28.00
 Yard orders, ordinary assort 21.00
 Ship stock, easy schedules 27.00 28.00
 Ship stock, 40 ft. average 37.00 38.00
 Heart face siding, 1 and 1 1/4-in. 29.00
 1 in. wide boards, heart face 36.00
 1 1/2 and 1 3/4 in. wide boards 40.00
 2 in. wide plank, heart face 40.00
 Kiln dried sap siding, 4-4 24.00 25.00
 Kiln dried sap siding, 5-4 25.00 26.00
 Yellow Pine Box Boards (knotty) 14.00 15.00
 Yellow Pine Stepping 41.00 43.00
 By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2 1/2 counted 1 x 3 \$52.00 @ \$55.00
 "B" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3 46.00 47.00
 "C" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3 31.00
 "A" Rift, D. & M., 13-16, counted 1 x 3 42.00 43.00
 "B" Rift, D. & M., 13-16, counted 1 x 3 37.50 37.75
 "C" Rift, D. & M., 13-16, counted 1 x 3 26.00 29.00
 "A" Flat, D. & M., 13-16, counted 1 x 3 27.25 30.00
 "B" Flat, D. & M., 13-16, counted 1 x 3 25.50 24.75
 No. 1 Com., D. & M., 13-16, counted 1 x 3 19.25 20.50
 No. 2 Com., D. & M., 13-16, counted 1 x 3 13.75 15.00
 "A" Heart Rift, 13-16 x 3 1/4, counted 1 x 4 44.50 48.50
 "B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4 39.50 42.00
 "C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4
 "A" Rift, 13-16 x 3 1/4, counted 1x4 36.25 40.50
 "B" Rift, 13-16 x 3 1/4, counted 1x4 32.25 34.00
 "C" Rift, 13-16 x 3 1/4, counted 1x4 25.25 29.00
 "A" Flat, 13-16 x 3 1/4, counted 1x4 25.25 28.50
 "B" Flat, 13-16 x 3 1/4, counted 1x4 24.25 25.50
 No. 1 Com., 13-16 x 3 1/4, counted 1 x 4 19.75 20.50
 No. 2 Com., 13-16 x 3 1/4, counted 1 x 4 14.00 16.00

WHITE PINE. (Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet \$90.00 @ \$98.00
 Shelving, No. 1, 1 x 10 in. 50.50
 Shelving, No. 2, 1 x 10 in. 37.00 39.50
 Cutting up, 5-4, 6-4, 8-4, 1st. 58.50 63.50
 Cutting up, 5-4, 6-4, 8-4, 2ds. 46.50 52.50
 No. 2 Dressing Boards, 1 x 12 in. 44.00
 No. 1 barn boards, 8-in. 36.00 37.50
 10-in. 36.00 38.00
 12-in. 48.00 47.80
 No. 2 barn boards, 8-in. 34.00 35.00
 10-in. 36.00 37.00
 12-in. 38.00 39.00
 No. 3 barn boards, 8-in. 32.00
 10-in. 32.00 34.00
 12-in. 34.00 35.00

HARDWOOD FLOORING.

K. D. Bored, End Matched or Butted, and Bundled.

13-16 Oak, 2, 2 1/2 and 2 3/4.
 Clear quartered white oak \$36.00
 Select quarter-sawed white oak 49.00
 Clear quartered red oak 80.00
 Select quarter-sawed red oak 45.00
 Clear Plain sawed white oak 52.00
 Select P. S. white oak 42.00
 Clear plain sawed red oak 50.00
 Select P. S. red oak 40.00
 Common oak, red and white 35.00
 No. 2 Factory or common oak, red and white 23.00

Plain Oak.
 4 in. 1st and 2ds. \$45.00 @ \$47.00
 5-4, 6-4 and 8-4 in. 1st and 2ds. 47.00 52.00
 4 in. Common 34.00 37.00
 5-4, 6-4 and 8-4 in. Common 37.00 40.00
 4-4 in. Culls 24.00 27.00
 5-4, 6-4 and 8-4 in. Culls 26.00 30.00

SHINGLES.

(New York Lighterage Limits.)
 6 x 18 No. 1 Heart Cypress Shingles \$7.50 per M.
 6 x 18 No. 1 Primes or A's 6.50 per M.
 6 x 18 No. 1 Red Cedar \$4.50 @ \$4.75
 "Perfection" Red Cedar 4.75
 "Eureka" Red Cedar 4.25

HARDWOOD.

White Ash, 4-4 in., 1st and 2ds. \$52.00 @ \$55.00
 White Ash, Common 36.00 38.00
 Brown Ash 38.00 40.00
 Basswood 37.00 40.00
 Basswood, Common 32.00 34.00
 Red Birch 47.00 50.00
 Red Birch, Common 29.00 31.00
 White Birch 35.00 36.00
 White Birch, Common 24.00 26.00
 Cedar 36.00 40.00
 Cherry, 4-4, Nos. 1 and 2 93.00
 Cherry, Common 52.00
 Chestnut, 4-4, 1st and 2ds. 47.00 49.00
 Chestnut, Common, 4-4 33.00 36.00
 Cypress, 1st and 2ds, 1 in. 46.00
 Cypress, 4-4 selects 40.50
 Cypress, 4-4 shop 29.00
 Cypress, 4-4 common 25.00
 Elm 25.00 30.50
 Hazel 35.00 50.00
 Maple, 4-4, 1st and 2ds. 30.00 32.00
 Walnut, Nos. 1 and 2 85.00 115.00
 Walnut, Rejects 57.50 67.50
 Culls 35.00
 Yellow Poplar, rough, 5-8, 1st and 2ds. 8-in. and up 42.00 45.00

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel at Norfolk, Va.
 No. 1. No. 2. No. 3. Box.
 4-4 Edge, over 12 ins. \$26.00 \$25.00 \$17.00 \$14.00
 4-4 Wide Edge, over 12 inches 40.00 33.00
 5-4 Wide Edge over 12 inches 41.00 34.00
 5-4 x 10 inches 36.00 30.00 21.50 16.00
 5-4 x 12 inches 40.00 33.00 23.50 17.00
 6-4 Edge 32.00 28.00 19.00 15.00
 6-4 x 10 inches 37.00 30.00 22.00 16.00
 6-4 x 12 inches 41.00 33.00 24.00 17.00
 8-4 Edge 33.00 29.00 19.00 15.50
 8-4 x 10 inches 38.00 30.00 23.00 16.00
 8-4 x 12 inches 42.00 33.00 25.00 17.00
 Red Heart Edge \$11.00
 Mill Culls, Edge 10.00
 Red Heart and Mill Culls, 8 inches 12.00
 Red Heart and Mill Culls, 10 inches 13.00
 Red Heart and Mill Culls, 12 inches 14.00
 Bark Strips, Nos. 1 and 2 20.00
 Bark Strips, Box 10.00

PAINTS AND OILS.—At the office of

F. W. Devoe and C. T. Rayno's, in Fulton st, a favorable report of the condition of trade was obtained, but more particularly applying to general rather than local trade: "The year 1907 was the best year we ever had, and in the months that remain of this year it is possible that the total business may be brought up to the record of last year."

It has been noted by the firm that the smaller cities of the country have been very little affected by the financial depression. The painting trade was just now entering upon the busiest months of the year, and so far as this firm's experience went they considered the state of trade as fair for the midsummer season and the prospects bright.

Dealers generally report a fair demand for white lead, and appear to be satisfied with the present volume of business. For zincs there is a continued light demand, with transactions confined to actual trade requirements. Business has been of fair reasonable volume in dry colors, taking the manufacturing and jobbing trade as a whole, and there is also a strong improvement locally, though it must not be forgotten that this is the midsummer season.

Trade in metallic paints is expectant, but not very keen. There is no departure from recent quotations of \$16.56 to \$22 for brown and \$14 to \$18 per ton for red.

The linseed oil market developed considerable strength during the week. The position of the commodity is one of strength, with a tendency toward an upward move. Jobbing demand has been slow, and for lots of from one to five barrels no change has as yet been made in the asking prices, which are again quoted as 43 @ 44c. for State and Western and 44 @ 45c. for city brands, as to quantity.

The shellac market contains few features of interest. Ordinary Orange is priced at 31c. and bright Orange grades at 32 1/2c. to 42c.

BUILDING OPERATIONS.

Work to Start on Sheffield Farms Up-town Plant.

MANHATTAN ST.—Architect Frank A. Rooke, 489 5th av, is now preparing plans for the 3-sty model creamery for the Sheffield Farms-Slawson-Decker Co., 524 West 57th st, to be erected on a plot, 91x150 feet, on the south side of Manhattan st, near Broadway, to cost, approximately \$125,000. The company's milk depot in 57th st, west of 10th av, completed nearly four years ago, at a cost of about \$340,000, is the most complete and up-to-date plant for handling dairy products in this city. It is intended that the up-town structure will be constructed along almost similar designs. George F. Hill, consulting engineer, No 201 East 33d st, is preparing plans for the ice and power plant. No contract has yet been awarded, and the bids will be taken about October 1. The 57th st plant was erected by Messrs. Dawson & Archer, of 150 5th av, who had the general contract. (See issue November 2, 1907.)

Building for the Month of July.

An uplift in building trade activity is indicated in the returns to Bradstreet's covering building expenditures in fifty-one cities in July, which aggregate \$35,226,241, against \$30,489,274 in July a year ago, a gain of 15.5 per cent. This showing is regarded in the building trade as the more encouraging from the fact that it is the first gain over the corresponding month of the previous year for over a year past. It is, however, 2.7 per cent. less than the aggregate building expenditures in June, which were \$36,231,268.

Out of the fifty-one cities reporting to Bradstreet's, twenty-eight show gains over the corresponding month of last year, a proportion which has not been reached for many months past.

Reinforced Concrete Fence.

BROOKLYN.—A reinforced concrete fence will be built by the Turner Construction Co., 11 Broadway, for the Long Island Railroad Co. on 6th av, between Atlantic av and Pacific st, Brooklyn. The fence will be 3½ feet high and about 1,000 feet long. The reinforcing of the concrete is to both economize in space and add to the strength. The Turner Construction Co. also has the contract to construct the reinforced concrete floor in the car barn of the Third Avenue Railroad, at 65th st and 3d av. The floor is 324x202 feet, and will be of heavy concrete slabs on steel I-beams. The contract involves an outlay of \$25,000. The work in both cases will start at once.

Architect McElfattrick Plans Another Theater.

Architect Wm. H. McElfattrick, No. 1402 Broadway, Manhattan, has recently been commissioned to prepare plans for another theater building to measure 82x110 ft., for the Louisville Amusement Company, to be constructed on Jefferson st, near 3d st, Louisville, Ky., at a cost of about \$200,000. Rudolph Hynicka will be the manager. The construction will be of the highest type and will provide a seating capacity for 1,500 people.

Plans Ready for Claremont Avenue Improvement.

CLAREMONT AV.—It was stated at the office of Moore & Landsiedel, architects, 148th st and 3d av, on Wednesday, that plans are now ready for the handsome 6-sty elevator apartment house to be erected on a plot of 100x100 ft., at the southwest corner of Claremont av and 122d st, at an estimated cost of about

\$150,000. The Dacorn Realty Co., of No. 7 Pine st, is the owner and general contractor.

Four 12-Story Apartments for the Heights.

Preliminary plans are said to be in course of preparation for the construction of four 12-sty high-class elevator apartment houses on the upper west side of Washington Heights in the vicinity of the 181st st station of the Subway. As yet the Record and Guide is unable to announce the names of the parties interested. Further particulars will be given in later issues.

Next Improvement at Bellevue Will Cost \$500,000.

Plans are being prepared by Messrs. McKim, Mead & White, 160 5th av, for a smokestack and boiler plant, also a coal intake, for the Trustees of the Bellevue and Allied Hospitals, foot of East 26th st, to cost in the neighborhood of \$500,000. The buildings will be of granite and light brick and will be fireproof. No contract has yet been awarded.

Reed & Stem Plan \$1,000,000 Hotel.

Messrs. Reed & Stem, No. 5 East 42d st, Manhattan, have been commissioned to prepare plans for a twelve-story hotel building for the St. Paul Hotel Company, to be erected at St. Paul, Minn., to cost in the neighborhood of \$1,000,000. The construction will be fireproof, with a facade of light brick, stone and terra cotta. No building contract has yet been awarded.

Apartments, Flats and Tenements.

MANHATTAN.—M. Zipkes, 353 5th av, is making plans for changes to the 5-sty tenement, No. 244 Monroe st, for A. Zwerdling, on premises.

MANHATTAN.—Morris Selinger, 235 1st av, will alter the 4-sty flat building, No. 319 East 80th st, from plans by H. G. Harris, 3 East 17th st. Cost, \$5,000.

MANHATTAN.—Nos. 1845-1847 Broadway, 4-sty flat buildings, will be improved by the Upright Co., 154 Nassau st, from plans by Samuel Sass, 23 Park Row. Estimated cost, \$8,000.

MANHATTAN.—S. H. Schmidt, 1660 Myrtle av, Brooklyn, will prepare plans for alterations to the 5-sty tenement, No. 73 Montgomery st, Manhattan, for John T. Huner, 145 Hancock st, Brooklyn.

MANHATTAN.—C. B. Meyers, 1 Union sq, is making plans for a 6-sty, 50x87 ft. tenement, to be erected at Nos. 65-67 Bank st, for Samuel Lipman, of 14 East 108th st. Estimated cost is \$48,000.

MANHATTAN.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty tenement, 25x82.6 ft., for B. F. Golden, 51 Roosevelt st, to be erected at No. 179 Prince st. Cost, about \$25,000.

MANHATTAN.—Plans are being prepared by Young & Gronenberg, 67 West 36th st, for \$5,000 worth of alterations to the 5-sty tenement, Nos. 40-44 East 135th st, owned by A. Coleman, 20 Vesey st.

MANHATTAN.—Janes & Leo, 124 West 45th st, are preparing plans for extensive improvements to the 11-sty flat building, northwest corner of Broadway and 108th st, owned by Carrie M. Butler, 341 Convent av.

BRONX.—Messrs. Daube & Kreymborg, architects, 830 Westchester av, Bronx, state that they are just completing plans for several 4-sty double flats to be erected in the Bronx for the William Wainwright Building Co.

NEWARK, N. J.—The Trinity Construction Company, of Newark, is preparing to start work on ten 3-sty three-family

frame apartments at 132 to 140 and 141 to 147 Ridge st. Each apartment will contain five rooms and bathroom and the ground dimensions of each building will be 22x47 ft. The total estimated cost is \$40,000.

JERSEY CITY, N. J.—Plans have been completed by Architect E. E. Quaife for the erection of a three-family house in the northerly side of Grand st, between Clinton and Arlington avs, for C. E. Appleby, of 780 Grand st. The front of the structure will be faced with pressed brick and trimmed with limestone. The architect will be ready this week for estimates on the construction under separate contracts.

Banks.

PLAINVILLE, CONN.—The contract for the erection of the new bank building has not yet been let, and bids are being received at the office of Architect W. H. Cadwell, in New Britain.

MANHATTAN.—Plans are ready by Architects Heins & LaFarge, and A. C. Jackson, 30 East 21st st, for \$60,000 worth of improvements to the 4-sty bank and apartment building No. 618 5th av, to be made by the Equitable Trust Co., 15 Nassau st. A. W. Krech is president.

PLAINVILLE, CONN.—Architect W. P. Crabtree, of New Britain, has plans completed for the new bank building to be erected in West Main and Pierce sts by the First National Bank of Plainville, 27x41 ft., one story, face brick, with marble trimmings, slate roof, furnace heat, hardwood finish, bronze grille work, concrete vault.

PERRY, N. Y.—The Citizens National Bank is taking bids through Architect J. Mills Platt, Chamber of Commerce, Rochester, N. Y., for the erection of a new bank. Brick, stone, terra cotta, steel, reinforced concrete floor and roof; 1-sty and basement, about 50x80 ft. Cost about \$35,000. Hot water heat, marble and mosaic banking fixtures, etc. No date set for closing.

Churches.

BROOKLYN, N. Y.—S. E. Gage, 1 Union sq, Manhattan, has completed plans for a church, 45x81 ft., to be erected at the northeast corner of 7th av and 45th st, Brooklyn, for the Greenwood Heights Reformed Congregation. Estimated cost is \$20,000.

NEW LONDON, CONN.—Local contractors have submitted estimates for the new church to be erected in Montauk st for St. Joseph R. C. Society, but as yet no contract has been awarded. Architects Chickering & O'Connell, of Boston, have completed plans.

ROCHESTER, N. Y.—Architect J. Foster Warner, Granite Building, is taking bids for a mortuary chapel for Mt. Hope Cemetery trustees. Granite, Ohio stone, press brick, reinforced concrete floors, interior marble, leaded glass, elevator (to crypt), copper roof, pipe organ, about 78x100 ft. over all, to cost \$65,000.

NEWARK, N. J.—Plans have been completed for the erection of a church and parochial school for the parish of the Immaculate Conception at King and North Broad sts. The plans of the new buildings have been prepared by Jeremiah O'Leary & Sons, Newark. It is planned to have the church face on North Broad and the school on King st.

BUFFALO, N. Y.—Architect W. H. Zawadzski, 1123 Broadway, Buffalo, is ready for bids on general construction for a church (temporary), school and hall building for St. Luke's Polish R. C. Church, Rev. Fr. F. L. Stein, corner Sycamore and Miller sts, pastor; 2-sty

and basement, brick, slate roof, steam heat, 63x18 ft. Cost, about \$35,000.

TUCKAHOE, N. Y.—Thomas J. Duff, 407 West 14th st, Manhattan, has awarded the contract to John Borup, of Tuckahoe, for the erection of a new edifice for the Roman Catholic Church of the Immaculate Conception at Tuckahoe. The construction will be marble, 2½ stories, 70x114 feet, with a slate roof, steam heat, electric lighting and elaborate decorations.

WINSTED, CONN.—Plans by Architect C. O. Whitmore, of Hartford, are being figured for the new church to be erected on Gay st for the A. M. E. Zion Church. The auditorium will seat about 100 and will be finished in North Carolina pine. In the basement there will be a social room, kitchen, pantry, toilet and furnace rooms. The Rev. J. A. Curtis is the pastor.

SCHENECTADY, N. Y.—At a meeting of a committee of the Union St Baptist Church plans for a new edifice to cost in the neighborhood of \$40,000 were accepted and arrangements made to start work on the structure in the early fall. When completed the building will be one of the most attractive of the smaller edifices in the city, according to the accepted plans of Architect L. Rodman Nichols.

Dwellings.

HARTFORD, CONN.—Architects Zunner & Sellev have plans out for bids for the two-family house to be erected in Lincoln st, Middletown, by James Smith.

WINSTED, CONN.—The plumbing and heating are now being figured for William Barnes' new house on Wetmore av, which Kirsch & Racheter, of Torrington, are building. The owner will do the painting.

JAMAICA, L. I.—E. S. Child, 17 State st, Manhattan, is preparing plans for four residences at Jamaica, L. I., for Wm. O. Gantz, Geo. M. Fowles, Jas. T. Cooley and William H. Grant. Total cost is about \$38,000.

MANHATTAN.—No contract has been awarded for the 5-sty residence, 27.11x93.2 ft., which Mrs. Caroline L. Iselin, 66 East 80th st, will erect at No. 59 East 79th st, at a cost of \$45,000. Messrs. Foster, Gade & Graham, 281 4th av, are the architects.

NEW CANAAN, CONN.—Work on foundations has been completed for the new house on Bank st for J. Frank McLaughlin. Thomas McAdams, of Stamford, is the contractor. Mr. McAdams will also build a new house in this place for James L. Muller.

BRONX.—Moore & Landsiedel, 3d av and 148th st, state that they are preparing plans for five 3-sty brick dwellings, 20x43 ft., for Anna M. Parker, to be erected in the north side of Irvin st, 100 ft. south of Garrison av, Bronx, to cost a total of \$32,500. Plans will be ready for figures by Aug. 15.

NEW HAVEN, CONN.—Architects Foote & Townsend have been commissioned to prepare plans for a large frame two-family house in West Chapel st, between Norton st and Ellsworth av, for Edward O'Meara. The heating will probably be by hot water. Work has just been started on the plans.

OLEAN, N. Y.—W. R. Page, Pres. Western New York and Penn. Traction Co., has let general contract to Wm. Hanley, of Bradford, Pa., for the erection of a 2½-sty frame residence, 31x61 ft. Hot water heat, shingle roof, tile baths, cost about \$15,000. Robert C. Fayfield, architect, 887 Ellicott sq, Buffalo, N. Y.

SHERMAN, N. Y.—John S. Dunbar, traveling salesman Chautauqua Co., 70 Lansing st, Utica, N. Y., has let the general contract to W. O. Gates, Union City, Pa., for a brick, veneer and frame residence, 42x40 ft., 2½-sty. Hot water

heat, bath, shingle roof. Cost about \$8,000. Robert C. Fayfield, 887 Ellicott sq, Buffalo, N. Y., is the architect.

BUFFALO, N. Y.—Architect Edw. Metzger, 1330 Prudential Building, has awarded contracts for a residence corner of Richmond av and Summer st, for Julius C. Doll, of Geo. J. Doll & Sons, 237 Allen st, as follows: General contract, John Feist & Sons, 111 Ash st; heating (hot air), to M. S. Tallmage, 513 Rhode Island st; Plumbing to Dark & Co., 654 Main st. Frame, 2½-sty, 26x45 ft.; cost \$15,000.

Factories and Warehouses.

OSSINING.—Rand, McNally & Co., New York, have let contract for the erection of an electrotyping foundry and boiler house at Ossining, for which a small stack, blower, heating and plumbing equipment will be required.

BUFFALO, N. Y.—Architects Colson & Hudson, 35 Dun Bldg., will be ready, about August 15, for bids for the construction of a 2-sty warehouse, 100x200 ft. Brick, slow-burning construction, to cost \$60,000. Enos & Sanderson (metal ware), Carral st, Buffalo, owners.

ROCHESTER, N. Y.—The Rochester Box & Lumber Co., T. W. Clark, president, Platt st, is about to close contracts for building and equipment for a new plant at University av and N. Y. C. R. R. One-sty brick, mill construction, consisting of factory, sheds, offices, stables, power house and brick chimney.

MANHATTAN.—Clinton & Russell, 32 Nassau st, have completed plans for \$20,000 worth of changes to the 6-sty buildings Nos. 104-110 East 32d st, owned by Serena Rhineland, 31 Nassau st. Two stories will be added to the east building, new stairs, skylights, plumbing, girders and electric elevator are specified.

MANHATTAN.—Louis Giller, architect, No. 416 Broadway, has awarded the contract for rebuilding the factory building at Nos. 419-421 East 8th st to J. C. Gabler, of 339 West 18th st. Building is 4-sty, 50x100 feet, and was almost entirely destroyed by fire. The Stephen W. Roach estate is the owner. Repairs will cost about \$20,000.

NEW PALTZ, N. Y.—The Electric Light Co., of New Paltz, has contracted with the Hudson Counties Gas & Electric Co. for electrical energy to operate its system with a 24-hour service, to take effect Oct. 1, 1908. The Electric Light Co., of New Paltz, will change its present system to 2,300-volt 60-cycle two-phase system. S. L. Johnston, Mgr.

HARTFORD, CONN.—George B. Allen, architect, is drawing plans for a new factory to be erected by the Terry Steam Turbine Co., in Windsor st. Building will be brick, 80x200 ft., one story with monitor, gravel roof, automatic sprinklers, plumbing, steam heat, electric lights, etc. A power plant will also be required. Mr. Allen will receive bids in about two weeks.

WOODHAVEN, CONN.—The William De Muth Co., 507 Broadway, Manhattan, is to build a 2-sty brick warehouse, 60x145 ft., on the west side of Park av, 250 ft. south of Magnolia av, Woodhaven. The Sanford Hall Co. is to put up a 2-sty frame building, 37x61 ft., on the east side of Jamaica av, 150 ft. south of Franklin pl, Flushing, to cost, with plumbing, \$18,000.

WALDEN, N. Y.—The Wallkill River Co., Walden, N. Y., will erect a \$150,000 hydraulic electric generating plant on the Wallkill River at this place, the power to be utilized by the New York Knife Co., the Wallkill Valley Light & Power Co. and the Orange County Traction Co. Construction work on the dam has been started. Work on power plant and equipment installation will be started this fall.

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BUFFALO, N. Y.—The Collins Baking Co., Wm. H. Collins, president, 376 Michigan st, through Green & Wicks, architects, have let contracts for a large addition to the baking establishment as follows: Mason work—Geo. Schaaf, E. Utica st. Carpenter work—Wm. Henrich's Sons, 193 Spring st. Steel and iron—H. C. Hassower Co., 35 Court st. Painting—Marsch & Co., 66 Sycamore st. All of Buffalo. Building will be of brick, one, two and three stories, 108x274 feet; cost, \$80,000. Includes stable, with about 70 single stalls.

Hospitals and Asylums.

WEEHAWKEN, N. J.—Plans are being revised for the new hospital to be built in Clifton Park, Weehawken, at a cost of about \$50,000. Herman Horenberger, 422 East 159th st, Bronx, is the architect.

RAYBROOK, N. Y.—State Architect Franklin B. Ware, Albany, is preparing plans for a sanitarium building to be erected at Raybrook, for the State Board of Health, Dr. John H. Pryor, supt. in charge, Buffalo.

BUFFALO, N. Y.—Architects Esenwein & Johnson, 781 Ellicott Square, are now taking bids on steel and iron for St. Mary's Hospital, Milwaukee, Wis. Brick, stone, terra cotta and steel, fireproof, 160 x304 ft., 5-sty and basement. Cost, about \$300,000.

MIDDLETOWN, CONN.—The trustees of the Middlesex Hospital have voted to purchase land to be used for an addition to the hospital. A new building to be used as a nurses' home and a training school for nurses will be erected. The following committee has been appointed to provide funds for the new buildings: John H. Sage, Dr. J. F. Calef, Clarence S. Wadsworth, Dr. O. S. Watrous and Mayor Russell.

MANHATTAN.—Improvements will be made to the 4 and 5-sty dispensary, southeast corner of Amsterdam av and 60th st, for the Board of Managers of the Vanderbilt Clinic, of which Dr. S. W. Lambert, 130 East 35th st, is president. The roof will be changed, a roof house erected, and windows, doors and stairs installed. The estimated cost is figured at \$20,000. No contract has yet been awarded. Dr. Francis C. Wood, 201 West 55th st, is secretary; Chas. B. Grinshaw, 59th st and Amsterdam av, superintendent, and Messrs. Crow, Lewis & Wickenhoefer, 160 5th av, are the architects.

Halls and Clubs.

NEW CANAAN, CONN.—Architects are submitting sketches in competition for the proposed new town hall to be erected in New Canaan. The competition closes Aug. 15. There is an appropriation of \$12,000 for the building.

BAYONNE, N. Y.—The Young Men's Christian Association of Bayonne has decided to build a new clubhouse on a site on the Hudson Boulevard, between West 14th and West 15th sts. The building will be of brick, two stories high, with bowling alleys, pool and billiard tables and a large ballroom.

BATAVIA, N. Y.—Architect Robert North, Prudential Bldg., Buffalo, will soon ask for bids on revised plans for a Masonic Temple, Wm. G. Pollard, secretary, Temple Association, Batavia. Building will be 4-sty and basement, 79x68 ft., brick, stone and litholite trim; non-fireproof; cost, about \$65,000. There will be stores, offices and lodge rooms on two upper floors. Composition roofing, steam heat, etc.

Office and Loft Buildings.

MANHATTAN.—Contracts will soon be awarded for the 3-sty loft building, 24.10 x96 ft., which James McGowan, 7 Division st, is about to erect at No. 16 Bowery, to

cost \$15,000. Messrs. Bernstein & Bernstein, 24 East 23d st, are the architects.

NEW HAVEN, CONN.—Frank P. Moshier, whose property was destroyed in a recent fire, is reported to have plans for a 3-sty brick business block to be erected on the site of the old structure in New Haven. As yet none of the contracts have been awarded.

BRONX.—Moore & Landsiedel, 3d av and 148th st, have prepared plans for a 2-sty brick and stone office and dwelling, 22x25 ft., for owner and builder, George Vairo, 608 Wales av, to be erected on the east side of Wales av, 100 ft. south of 151st st, to cost \$6,000.

MANHATTAN.—Work will soon be started for the 16-sty office building, 49.4x100 ft., which Margaret S. E. Cameron, of Clifton, S. I., is to erect at a cost of \$300,000, at the northeast corner of Madison av and 34th st, for which Messrs. Clinton & Russell, 32 Nassau st, have prepared plans.

Public Works.

WARWICK, N. Y.—The contract for constructing a storage reservoir (bids opened July 21) has been awarded to P. P. Oehir, of Warwick, for \$20,408.

WHITE PLAINS, N. Y.—Bids will be received by the Board of Village Trustees, addressed to Peter Paulding, Village Clerk, until Aug. 17, for paving improvements.

NEWBURGH, N. Y.—Bids will be received until Aug. 10 by D. J. Coutant, City Clerk, for furnishing material and paving with brick about 7,610 sq. yds. in Water st. Wm. J. Blake, Jr., City Engr.

YONKERS, N. Y.—Bids will be received by the Board of Contract and Supply (Jas. D. McIntyre, Secy.) until Aug. 17, for furnishing and delivering on the public dock at Yonkers, 1,000 lengths of 8-in. B. and S. c. i. pipe.

WEST SENECA, N. Y.—The Town Board has directed Supervisor Lein, Justice J. O'Connor and Town Clerk Cosgrove to visit the Hamburg water supply system and consider the advisability of installing such a system in West Seneca. Probable cost of system, \$250,000.

ALBANY, N. Y.—The Board of Contract and Supply awarded contract for c. i. water pipe for the improved water system, involving an expenditure of about \$60,000 to the Camden Iron Works, Philadelphia, Pa., at \$21.80 per ton for 2,247 tons of pipe and \$50 per ton for 45 tons of castings.

RYE, N. Y.—Bids will be received until Aug. 12 by the Village Clerk for furnishing material and constructing a 21-ft. steel span highway bridge at Bradford av.

HAVANA, CUBA.—Bids will be received until Aug. 31 by the Governor of Havana for constructing a viaduct bridge over the Almendares River. Engineer, Wm. Barclay Parsons; 60 Wall st, N. Y. City.

NEW YORK.—Bids will be received by the Board of Water Supply, 299 Broadway, N. Y. City, until Sept. 1, for the construction of a 3-mile stretch of plain concrete conduit known as cut-and-cover aqueduct, 17 ft. high by 17½ ft. wide inside, between Ireland Corners and New Hurley in the towns of Gardiner, Plattkill and Shawangunk, Ulster County, N. Y. J. Waldo Smith, Ch. Engr.

POUGHKEEPSIE, N. Y.—The lowest bid opened July 20 by the Common Council for erecting the Lady Washington Hose House, it is reported, was submitted by J. D. Burgess Sons, at \$12,175. Appropriation, \$10,500. Percival M. Lloyd, architect, 39 Market st. Bids will be received until Aug. 12 by the State Commission in Lunacy, at Albany (T. E. McGarr, Secy.) for furnishing and installing four horizontal tubular boilers at the Hudson River State Hospital at Poughkeepsie.

Stables and Garage Buildings.

MANHATTAN.—Joseph Oatman, 1556 Broadway, will soon award the contract for the 5-sty stable and loft building, 25x95.5 ft., which Mrs. Ann Errett, 113 West 62d st, will erect at No. 246 West 65th st, at a cost of \$18,000.

NEW HAVEN, CONN.—Plans drawn by Architects Foote & Townsend are being figured for a stable in State st for H. L. Lewis, 127 Meadow st. Two stories, brick, 63x97 ft., gravel roof, 50 single stalls, carriage rooms, etc. The contracts will be let soon.

GLOVERSVILLE, N. Y.—E. A. Keiner, 60 North Main st, Gloversville, N. Y., is planning to erect a complete automobile garage, in connection with which he will install a well-equipped machine shop. Work of erecting the building for the garage will start inside the next sixty days.

MANHATTAN.—Frank A. Rooke, 489 5th av, is preparing plans and will receive bids in about one month for a 5-sty addition to the stable, 56x94 ft., at 164th st and Brook av, Bronx. Construction will be of brick, with slag roof and galvanized iron skylights, to cost \$50,000. There will be room for about 150 horses.

Schools and Colleges.

NEW HAVEN, CONN.—Plans are now being prepared for the erection of a school early in August.

SUMMIT, N. J.—The Board of Education will meet to decide on a site for a new school. An ordinance providing for a land issue of \$125,000 for land and building is pending.

BELLEVILLE, N. J.—Chas. G. Jones, 280 Broadway, New York, is preparing plans and will receive bids for an addition to the public school at Belleville, N. J. The work will cost about \$50,000.

SOUTH MANCHESTER, CONN.—Chas. Bloom has received the contract for an addition to the schoolhouse in the Fourth School district. John Mahoney will do the mason work. L. D. Bayley, of Hartford, is the architect.

WESTMONT, N. J.—Wm. T. Towner, 320 5th av, Manhattan, has completed plans for a 2-sty school, 58x75 ft., for the Board of Education, Westmont, N. J. Estimated cost is \$30,000. W. E. Power is a member of building committee.

BRIDGEPORT, CONN.—Sealed proposals will be received until August 10 for the erection of the addition to the Maplewood av school house. Bids must cover the entire work of the construction. Plans and specifications may be obtained at the office of the architect, Joseph W. Northrop.

TORRINGTON, CONN.—The building committee for the new school house to be erected in East Main st are now ready to receive competitive plans for the building. Applications should be sent to the building committee, composed of W. P. Norton, Chairman; A. G. Lamb and Wm. A. Gleeson. The building is to cost about \$42,000.

HAMBURG, N. Y.—The Board of Education, through Architect Thos. W. Harris, 1 Erie County Bank Bldg., Buffalo, is taking bids, to close August 14, for addition and alterations to the high school, to cost \$25,000. Addition will be two stories and basement, brick, 59x56 ft. Includes a new front to old building, which is three stories, 59x108 ft., and a new heating system.

HUNTINGTON, L. I.—Bids were opened on Aug. 4 for the erection of Huntington's new high school. They range from \$85,743.42, the lowest, put in by Capt. W. R. Bingham, of Cold Spring Harbor. For heating and ventilating the estimates run from \$9,587 to \$13,126. The district appropriated \$80,000 for the building, but later ordered the board to make it a fire-

proof building. That accounts for the excess in bids over the appropriation. An extra \$15,000 will be appropriated.

Theatres.

MANHATTAN.—Norcross Bros., 160 5th av, have obtained the general contract for extensive interior changes, installing two electric elevators, stairs, and improving the balcony in the Metropolitan Opera House, Broadway, between 39th and 40th sts, from plans by Owen Brainard, 225 5th av. Estimated cost, about \$11,000.

NEWARK, N. J.—C. P. H. Gilbert, 1123 Broadway, New York, according to reports, has been engaged to prepare plans for a 6-sty fireproof theatre to be erected on Park pl and East Park st, Newark, at a cost of about \$1,500,000. R. Larkin Ralph, Broadway and 25th st, New York, is reported representing the company who have the erection of the building in contemplation.

Bids Opened.

The Borough Construction Co., 44 Court st, Brooklyn, is the lowest bidder at 34½ cents per cu. yd. for the contract of disposing of ashes and sweepings in Brooklyn for five years.

Bids were opened by the Superintendent, U. S. Capitol Building and Grounds, asking for bids for furnishing cast and wrought iron window frames, instead of bronze, as follows: John Williams, Inc., 556 W. 27th st, New York, deduct \$34,000. Wm. H. Jackson Co., 29 E. 17th st, New York, substituting bronze and iron instead of ail iron, total \$16,885. The Winslow Bros. Co., 2515 W. Harrison st, Chicago, Ill., total \$7,470. W. Tyler Co., Cleveland, Ohio, deduct \$11,200. The Hecla Iron Works, 118 N. 11th st, Brooklyn, N. Y., deduct \$16,800. Flour City Ornamental Iron Works, Minneapolis, Minn., deduct \$17,500.

No bids were opened by the Board of Education on Monday, August 3. No. 1: For fire protection at P. S. 16, P. S. 35, Borough of Brooklyn. It will be re-advertised. No. 2: For furnishing a pipe organ at E. H. H. S., Brooklyn. M. P. Moller, \$7,450 (low bid). Other bidders were: Rubin Midmer & Son, \$9,900; W. W. Kimball Co., \$8,850. No. 3: For relaying pavements, stucco work, general repairs, painting at P. S. 10, Bronx. Friezner Painting Co. submitted the lowest bid. No. 4: For cooking room at Wadleigh High School, Manhattan. Christopher Nally was low bidder. No. 5: For the erection of outside stairs at P. S. 15, W. I. H. S., and bridge at P. S. 105; also exits at P. S. 62, and basement stairs at Truant School, Manhattan. Wlady Konop, Jacob Levy and Otto Metz were low bidders.

Bids were opened at the office of the Superintendent U. S. Capitol Building and Grounds on July 25 for furnishing 2,134 electric lighting fixtures for the office building, U. S. Senate (bid A, statuary bronze and old brass; bid B, statuary bronze, old brass, old silver and polished silver), as follows: Lawrence Gas Fixture Mfg. Co., 129 N. 12th st, Philadelphia, Pa., bid A, \$45,157.25; bid B, \$47,519.75. Sterling Bronze Co., 113 W. 25th st, New York, bid A, \$57,294.70; bid B, \$58,330. The Enos Co., 16th st and 7th av, New York, bid A, \$42,613.62; bid B, \$45,132.63. Wahle, Phillips Co., 551 W. 52d st, New York, bid A, \$37,482.50; bid B, \$39,515.30. Cassidy & Son Mfg. Co., 133 W. 23d st, New York, bid A, \$52,845.50; bid B, \$55,177.50. Lloyd, Garrett Co., 2115 Wood st, Philadelphia, Pa., bid A, \$54,936.50; bid B, \$58,683.25. The Mitchell Vance Co., 836 Broadway, New York, bid A, \$35,000; bid B, \$35,521. L. Plaut & Co., 432 E. 23d st, New York, bid A, \$42,956; bid B, \$43,887. J. B. McCoy & Son, 114 W. 20th st, New York, bid A,

\$40,500. The David J. Braun Mfg. Co., Washington and Union sts, Chicago, Ill., bid A, \$37,645.95; bid B, \$40,573.65.

Contracts Awarded.

MANHATTAN.—Henry J. Brown & Son, 1534 Fulton st, Brooklyn, have received the contract for \$35,000 worth of changes to the 3-sty dwelling, Nos. 32½ to 36 West 44th st, for the Association of the Bar of the City of New York, 38 West 44th st. Washington Hull, 16 East 23d st, has completed plans.

MANHATTAN.—The Norman Fireproof Construction Co., 412 East 125th st, has obtained the contract for building two fireproof elevator shafts, at No. 555 5th av, being a 4-sty dwelling, owned by Mrs. C. A. Lamont, and No. 6 East 56th st for Mrs. Joseph Larocque, from plans by Robert T. Lyons, 31 Union sq.

BROOKLYN.—The A. M. Zack Expert House-Wrecking Co. has received a contract for the demolition of the buildings on the premises of the Moller & Schumann Co., Marcy and Flushing avs, Brooklyn. The buildings to be demolished are Nos. 443, 445, 447 and 449 Marcy av and part of the shop known as B and C.

MANHATTAN.—Thos. J. Duff, 407 West 14th st, has awarded the contract for the construction of a monastery to be erected at Nos. 133 and 135 West 31st st for the Franciscan Fathers. The building will be constructed of limestone, terra cotta and brick, 3 stories and attic, 50x84 feet, and will cost about \$50,000. Wakeham & Miller, No. 103 Park av, will erect the building.

The Raymond Concrete Pile Co., 140 Cedar st, has started on its sixth contract at Ellis Island. The six contracts involve the driving of about 3,500 piles. The same company has been awarded the contract for the pile work in the 8-sty loft building to be erected at 124 and 126 White st for the Victor A. Harder Realty & Const. Co. B. Hustace is the architect and the W. L. Crow Construction Co. the builder. Work will start in about two weeks.

Estimates Receivable.

Bids will be received by the Commissioner of Bridges, Tuesday, August 11, for the construction of block signals for the elevated railway tracks of the Williamsburg (new East River) Bridge over the East River, between the Boroughs of Manhattan and Brooklyn.

By the Board of Water Supply, Tuesday, September 1, for the construction of a 3-mile stretch of plain concrete conduit known as Cut-and-Cover Aqueduct, 17 feet high by 17½ feet wide inside, approximately between Ireland Corners and New Hurley, in the towns of Gardiner Plattkill and Shawangunk, Ulster County, N. Y.

By the Park Board, Thursday, August 20. No. 1—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. Thursday, August 13: No. 2—For furnishing and delivering five hundred expanded metal tree guards for parks, Borough of the Bronx. No. 3—For the erection and completion of a comfort station, located in the Ramble, on the south side of the 79th st transverse road, in Central Park.

By the President of the Borough of Queens, Tuesday, August 11. No. 1—For regulating, grading and paving with asphalt block pavement on a concrete foundation the roadway of Onderdonk av, from Elm (Harte) st to Stanhope st, Second Ward, together with all the work incidental thereto. No. 2—For laying sidewalks and paving with asphalt block pavement on a concrete foundation the roadway of Academy st, from Freeman

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av to Wilbur av, First Ward, together with all the work incidental thereto. No. 3—To construct one catch basin on the southeast corner of Sanford st and Hamilton st, First Ward. No. 4—To construct sewer and appurtenances in Third av, from Broadway to Graham av, First Ward.

Government Work.

W. H. Fissell Co., New York, was low bidder, at \$144,383, for the construction of the post office at Augusta, Me.

The contract for removing long rock in harbor at Echo Bay, N. Y., and ledge rock in Bronx River, New York, has been awarded to John and Joseph McSpirit, of 118 Wayne st, Jersey City, N. J.

FORT PORTER, N. Y.—Proposals will be received, August 19, for two steam-heating boilers in barrack building here. Information furnished upon application to E. L. Hooper, quartermaster.

Washington, D. C.—Sealed proposals will be received the 20th day of Aug. for the construction (except elevators) of the U. S. Marine Hospital at Pittsburgh, Pa. Jas. Knox Taylor, supervising architect.

The contract for furnishing engines for the new building for the National Museum, Washington, has been awarded to the Ridgeway Dynamo & Engine Co., Ridgeway, N. J. These bids were opened on June 18.

TRENTON, N. J.—Sealed proposals for dredging a section of the proposed inland waterway from Cape May to Bay Head, N. J., near the latter place, will be received August 11. Henry J. Sherman, engineer.

WASHINGTON, D. C.—Sealed proposals will be received the 20th day of August for the construction (except elevators) of the U. S. Marine Hospital at Pittsburgh, Pa. James Knox Taylor, supervising architect.

The Isthmian Canal Commission will soon issue an invitation for proposals for furnishing electric railways, motor cars, cable railways with grip cars, traveling cranes and stone, sand and cement valves for a plant to be erected at Gatun on the isthmus.

The Secretary of the Interior is asking for proposals to furnish 5,000 barrels of Portland cement for use in connection with the Minidoka irrigation project, Idaho. The bids will be opened at the Chicago office of the Reclamation Service on Aug. 12.

Washington, D. C.—Sealed proposals will be received Aug. 19 for an extension, remodeling, etc., including plumbing, gas-piping, heating apparatus, electric conduits and wiring to the U. S. postoffice and custom house at Petersburg, Va. Jas. Knox Taylor, supervising architect.

The contract for furnishing gravity conveyors in the Senate office building at Washington has been awarded to the Otis Elevator Co., New York City. These bids were opened on July 8. No award has yet been made on the bids for furnishing rugs and furniture for the Senate office building.

CONSTRUCTING Q. M. OFFICE, 209 Thames st, Newport, R. I.—Sealed proposals will be received, August 18, for the alteration of and construction of an addition to the wharf known as "North Dock" at Fort Adams, R. I. Willis C. Metcalf, captain and Q. M., U. S. A., in charge of construction.

FORT HANCOCK, N. J.—Sealed proposals for painting exterior and interior of buildings, laying composition floors in two rooms and making minor repairs to the hospital and dead house at Fort Hancock, N. J., will be received August 27. Address M. N. Falls, captain, constructing quartermaster.

Trenton, N. J.—Sealed proposals for building and erecting a pumping engine ready for continuous service, with all necessary work and appurtenances at the water works pumping station of the city of Trenton, N. J., will be received on Wednesday, Aug. 12. J. W. Manning, president Board Water Commissioners.

Proposals will be received until the 14th day of Sept., for the construction (including plumbing and gas piping) of the U. S. postoffice at St. Louis, Mo., in accordance with drawings and specifications, copies of which may be had at the office of the custodian of the site in St. Louis, Mo., or at the office of James Knox Taylor, supervising architect, Washington, D. C.

ALBION, N. Y.—"Proposals for Construction, heating, plumbing and electric work of Industrial Building, Hospital Enlargement and Addition to Boiler House" at the Western House of Refuge for Women, Albion, N. Y., will be received by Mrs. Jane L. Armstrong, president of the board of managers, Western House of Refuge for Women, Albion, N. Y., on the 11th day of August.

Office of Constructing Q. M., Walter Reed Army General Hospital, Tacoma Sub-station, Washington, D. C.—Sealed proposals, subject to usual conditions, will be received soon for the construction of one double set of hospital corps sergeants' quarters at the Walter Reed Army General Hospital, Washington, D. C., including plumbing, gas-piping, electric wiring and electric lighting fixtures.

"Proposals for Boilers" will be received at the bureau of yards and docks, Navy Department, Washington, D. C., August 15, for furnishing and installing four boilers with stokers, superheaters and stack at the navy yard, Philadelphia, Pa. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, chief of bureau.

A circular proposal will soon be issued by the Isthmian Canal Commission calling for bids for furnishing 200 pieces of 2x8 inch by 12 ft. oak; also for furnishing 240 untreated piles as follows: 40 piles 30 ft. long, 50 piles 35 ft. long, 100 piles 40 ft. long, 50 piles 45 ft. long; also 80 untreated piles as follows: 20 piles 30 ft. long, 20 piles 35 ft. long, 20 piles 40 ft. long, and 20 piles 45 ft. long.

A quantity of lumber will soon be purchased by the Isthmian Canal Commission and a circular proposal will be issued within a few days calling for bids for furnishing 200,000 ft. b. m., 2x10 ins., 12 to 26 ft. in length; 300,000 ft., b. m., 2x12 ins., 12 to 26 ft. in length; 300,000 ft., b. m., 3x10 ins., 12 to 30 ft. in length, and 200,000 ft., b. m., 3x12 ins., 12 to 30 ft. in length. This lumber is to be of common long leaf yellow pine.

DEPARTMENT OF THE INTERIOR, United States Reclamation Service, Washington, D. C.—Sealed proposals will be received at the office of the United States Reclamation Service, Federal Building, Chicago, Ill., August 12, for furnishing 5,000 barrels of Portland cement, f. o. b. cars at the works of the bidder. For particulars address the U. S. Reclamation Service, Washington, D. C. Frank Pierce, acting secretary.

For all departments on the isthmus a circular proposal will soon be issued by the Isthmian Canal Commission for furnishing 30,000 gallons of engine oil, 35,000 gallons of valve oil, and 30,000 gallons of car oil. For use at the Porto Bello quarry the Isthmian Canal Commission will call for bids for furnishing 10 40-ton locomotives and 50 6-yard dump cars. Complete specifications, descriptive of the locomotives and cars will be contained in the circular proposal.

Bids for removing long rock in harbor at Echo Bay, N. Y., and ledge rock in

Bronx River, N. Y., were received by John G. D. Knight, Colonel of Engineers, U. S. Army, New York City, on July 17, as follows: Item 1, Echo Bay; 2, Bronx River; 3, both locations. John J. Fitzpatrick, 29 Hamilton st, Plattsburgh, N. Y., item 1, \$9.97. John & Joseph McSpirit, 118 Wayne st, Jersey City, N. J., item 1, \$10; 2, \$8.50; 3, \$8.50. Maritime Dredging Co., 78 Broad st, New York City, item 1, \$12; 2, \$15; 3, \$14. Isaac T. Brown, 15 Whitehall st, New York City, item 2, \$11.50.

Brief and Personal.

Mr. O. C. Reinicke, New York manager for the Dahlstrom Metallic Door Co., 299 Broadway, is out of the city for a few days.

Oscar Friedrich has recently accepted a position with Pattison Brothers, consulting engineers, Broadway and 5th av, New York.

Mr. B. G. Loomis, of the Enos Co., 5 W. 39th st., is spending his vacation yachting. He will return to his desk in about a week.

John V. McEvily, a contracting plumber of 2015 Arthur av, Bronx, has filed a petition in bankruptcy with liabilities of \$15,596 and assets of \$5,683.

Mr. P. Austen Tomes, manager of the department of publicity of the Atlas Cement Co., is on a vacation. He will return about the middle of August.

The A. M. Zack Expert House-Wrecking Co. reports business very brisk, but is always ready to estimate on any new contracts however large or difficult.

Henry J. McVeety has purchased the interest of his former partner, John F. Black, in the plumbing business of McVeety & Black, at 200 East 96th st.

Mr. C. J. Henderson, New York, manager for the Harbison-Walker Refractories, was in Pittsburgh this week. He reports business as improving in the Iron City.

The plumbing supply firm of Malbin & Kammerman, 922 3d av, New York City, has been dissolved by mutual consent and the business will hereafter be conducted by Mayer Malbin.

Howard Shreve Fisher, for nearly 14 years with the Westinghouse Electric & Manufacturing Company, is now secretary of the Dictaphone Company of America, at 290 Broadway, New York.

Patterson, Gottfried & Hunter, Ltd., New York, dealers in machinery, hardware, tools and supplies, announce their removal to their new building at 211-215 Centre st, extending back to Lafayette st.

Builders are fairly active again throughout Queens Borough, particularly in the sections to be benefited by the double-tracking and electrification of the north shore division of the Long Island R. R.

L. T. Burnham, the Chicago structural engineer, brother of Daniel H. Burnham, the architect, fell and fractured his skull on a visit to Detroit, Aug. 2, when leaving a street car and now lies in a serious state at the hospital.

The annual report of the Wolverine Portland Cement Co. for the fiscal year ended Feb. 29 shows a net profit of \$209,984, against \$332,404 in the previous 12 months, and a balance after dividends of \$214,984, against \$497,404.

The United States Civil Service Commission announces an examination on Sept. 16 to secure eligibles from which to make certification to fill a vacancy in the position of writer of specifications and computer, \$1,200 per annum, Office of Quartermaster General, War Department, Washington, D. C.

Mr. H. R. Moyer, treasurer of the Raymond Concrete Pile Co., 140 Cedar st, was

in Baltimore last week looking over the preparations being made by the company in that city for the work it will do in connection with the municipal piers. Sheath piling is now being cast.

The United States Civil Service Commission announces an examination on Sept. 9-10, 1908, to secure eligibles from which to make certification to fill a vacancy in the position of civil engineer and superintendent of construction, at \$1,500 per annum, in the Quartermaster's Department at Large, New London, Conn.

Acting Secretary Winthrop, of the Treasury, has approved the sketch plans for the New York city postoffice building, which is to be erected at a cost limit of \$3,500,000. The plans were prepared by McKim, Mead & White, and the firm will now prepare the working plans, after which the contract will be placed on the market. Congress at the last session appropriated \$200,000 for beginning the work.

Mr. A. A. Raymond, vice-president of the Raymond Concrete Pile Co., is in Western Canada in connection with the executing of two large contracts awarded to the Raymond Concrete Pile Co. of Canada, in which Mr. Raymond is interested. The contracts are for pile work for the Provincial Parliament Buildings at Regina, Sask., and a railroad station at Fort Garry. Nearly 5,000 piles are to be driven at both places.

Plans were approved by the Building Department this week for the proposed \$10,000,000 office building and tower to be erected by the Equitable Life Assurance Society on the block bounded by Broadway, Pine, Nassau and Cedar sts. D. H. Burnham & Co., of Chicago, are the architects. It is said that only seventeen amendments were recommended by the department engineers. For full details with reference to this building, see issues of March 21 and July 11, 1908.

Method of Piling Cement.

At the Pathfinder dam on the North Platte River, in Wyoming, the engineers of the Reclamation Service have devised a system of cement storage which has many advantages over the hit-and-miss system of piling sacks commonly in vogue.

The present method of piling was adopted near the end of the first season. In piling, two tiers are built up at a time, the knots of the sacks overlapping, and the sacks laid flat; these double tiers are

so bonded that they stand alone to a height of 10 ft. and should a sack become untied there is no waste of cement, as it can be readily picked up. The ends of tiers are corded in such a way that no pressure comes against the sides of the shed, and incidentally an air space of from 4 to 6 ins. is left between the cement and the walls. The weight all comes on the floor, and a maximum quantity of cement can be stored in a minimum space. From the contents of several double tiers counted, it is found that a floor space of 3.5x18.4 ft. and 9.33 ft. high, making a volume of 601 cu. ft., will store 600 sacks of cement, or a sack to every cubic foot of space.

Concerning Changes in Lists of Plumbers' Brass Goods.

The National Association of Brass Manufacturers has just issued the following circular letter to the manufacturers and jobbers of plumbing and steam supplies in the United States:

"The National Association of Brass Manufacturers fully realizing the inconvenience to the trade involved in changes of lists, but realizing, however, that changes must be made because of changing conditions, and having in mind the best interests of the manufacturers and jobbers of the country alike, are laboring for the establishment of uniformity in dates for these necessary changes.

"With this in mind, at a meeting of this association held in Boston, in June, 1907, it was decided that such necessary alterations, or revisions, would be made and put into effect on the first day of January, 1909.

"A committee was appointed to work out the details of such changes that the jobbers throughout the United States might have sufficient notice to be prepared for these changes when they should take place.

"Since then contingencies have arisen that have made it seem wise to defer the changes to a later date.

"At a recent meeting of the Brass Association held in Toronto, Ont., it was decided that all changes in lists in plumbers' brass be made and published not later than the first day of July, 1909, such changes to go into effect on the first day of January, 1910. This advance notice is given for the benefit of those who contemplate issuing catalogues or other printed matter.

"We were appointed a committee to take it up with the jobbers, with a view of not only securing the co-operation of the trade generally, but also uniformity of action on the part of the other manufacturers in the plumbing and heating lines to the end of securing their co-operation, that if possible all catalogue changes made in all these various lines might be made and published July 1, 1909, and be made effective January 1, 1910, and with the further hope that the plan of a uniform date for changes in lists might prevail thereafter.

"In accordance with the instructions of our association we presented this matter at the recent joint meeting of the supply associations in Detroit, Mich. We are pleased to say that this plan was unanimously approved and concurred in, and that it has also the endorsement of the National Committee.

"We now appeal to all jobbers and manufacturers to use their good offices with the different Manufacturers' Associations—also all manufacturers in lines that may not be organized—with the view of making the movement a united one. We ask that you personally lend us such assistance as you may be able, and for any suggestions that you may have to offer.

"Please address all communications on this subject to our Commissioner, Mr. Wm. M. Webster, suite 1110, Schiller Building, Chicago. Respectfully,

"A. D. Sanders, J. J. Ryan, Wm. M. Webster, Committee."

LAMP TESTING.—A practical demonstration of the wonderful efficiency of the new metallic filament incandescent lamps will often aid in their introduction, particularly with prospective customers, to whom seeing is believing. A small instrument known as a lamp testing watt indicator has just been placed on the market by the General Electrical Company, Schenectady, N. Y., and was designed for the purpose of giving a practical demonstration of the relative watt consumption of metallic and carbon filament lamps. This instrument is intended for use with Edison base lamps, but can be provided with an adapter permitting its use with either Thomson-Houston or Westinghouse socket or lamp base. The instrument is of the portable type and can be carried in the pocket. It is fully described in Bulletin No. 4609.

PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect; m'n for mason, c'r for carpenter, and b'r for builder.

When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

8th st, Nos 37-39 West, 9-sty brk and stone store and loft building, 46x88, cement and concrete roof; cost, \$130,000; A De Jonge, 1144 Jackson av; ar't, F A Minuth, 425 5th av.—328.

Bowery, No 16, 3-sty brk and stone loft building, 24.10x96; cost, \$15,000; James McGowan, 7 Division st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—330.

BETWEEN 14TH AND 59TH STREETS.

50th st, 54 ft s of said st and 353 ft w of Lexington av, Grand Central yard, 1-sty concrete and brk tank and pump house, 4x5; cost, \$425; N Y C & H R R R Co, Grand Central Station; ar't, W L Morse, 335 Madison av.—325.

Madison av, n e cor 34th st, 16-sty brk and stone office bldg, 49.4x100, slag roof; cost, \$300,000; Margaret S E Cameron, Clifton, Staten Island; ar'ts, Clinton & Russell, 32 Nassau st.—332.

4th av, n w cor 17th st, 16-sty office and mercantile building, 127.7x142, composition and tile roof; cost, \$650,000; Everett Investing Co, 111 Broadway; ar'ts, Goldwin, Starrett & Van Vleck, 150 5th av.—333.

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

79th st, No 59 East, 5-sty brk and stone dwelling, 27.11x93.2; cost, \$45,000; Mrs Caroline L Iselin, 66 E 80th st; ar't, Foster, Gade & Graham, 281 4th av.—326.

Madison av, No 2169, 1-sty brk and stone office and weigh house, 25x26; cost, \$3,750; Leonard Bros, 2169 Madison av; ar't, Frank H Hines, 104 W 124th st.—331.

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

65th st, No 246 West, 5-sty brk and stone stable and loft building, 25x95.5, tar, felt and slag roof; cost, \$18,000; Mrs Ann Errett, 113 W 62d st; ar't, Joseph Oatman, 1556 Broadway.—327.

151st st, s s, 375 w 7th av, 3-sty brk and stone school, temporary church and parish house, 90.4x88.2, slag roof; cost, \$65,000; Rev Thos F Murphy, 2441 7th av; ar't, Nicholas Serracino, 1123 Broadway.—334.

NORTH OF 125TH STREET.

Bradhurst av, s e cor 144th st, 6-sty brk and stone tenement, 39.5x89.11 and 90.4; cost, \$45,000; Friedman Realty Co, 171 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—329.

BOROUGH OF THE BRONX.

Barretto st, w s, 215 s Jennings st, 2-sty frame dwelling, 20x52; cost, \$5,000; Samuel E Terry, 1381 Crotona av; ar't, C A Hunter, 1445 Boston road.—574.

142d st, n s, 599.9 e Willis av, 1-sty brk studio, 25.4x85.8 $\frac{3}{4}$; cost, \$3,000; Getulio Piccirilli, 467 E 142d st; ar't, M J Garvin, 3307 3d av.—573.

177th st, n s, 169.6 w Grand Boulevard and Concourse, 2-sty frame dwelling, 21x60; cost, \$5,000; Mary Bailey, 255 Tremont av; ar't, Chas S Clark, 445 Tremont av.—576.

178th st, s s, 95.5 e Concourse, two 2 $\frac{1}{2}$ -sty frame dwellings, peak shingle roof, 20.6x42 each; total cost, \$9,000; Arthur H Sigler, 2015 Creston av, ow'r and ar't.—582.

180th st, n s, 97.3 w Mapes av, 4-sty brk stores and tenement, 24x104.9; cost, \$40,000; Thomas Giordano, Mohegan av and 180th st; ar't, Chas S Clark, 445 Tremont av.—575.

214th st, s s, 60 w Holland av, 2-sty frame dwelling, 20x48; cost, \$3,500; Antonio Popantonio, 720 E 214th st; ar't, L Howard, 1861 Carter av.—579.

214th st, n s, 64 e Holland av, 2-sty frame stable, store and dwelling, 25x25; cost, \$2,000; G Lombardi, 12 E 214th st; ar't, L Howard, 1861 Carter av.—580.

239th st, n s, 280 e Keppler av, 2½-sty frame dwelling, peak slate roof, 23x36; cost, \$6,500; Martha Howell, 238th and Keppler av; ar't, John Davidson, 638 E 227th st.—571.

261st st, n s, 46 w Tyndall av, 2-sty frame dwelling, 26x61; cost, \$9,000; F P & H A Forster, 45 William st; ar't, E S Child, 17 State st.—569.

Anderson av, e s, 311.05 n Jerome av, four 4-sty brk tenements, 27x 94 each; total cost, \$56,000; Jos H Jones, 950 Ogden av; ar't, Lloyd I Phyfe, 950 Ogden av.—566.

Bathgate av, s e cor 188th st, 4 brk tenements, three 3-sty and one 4-sty, 20.5¼x81 and 63; total cost, \$50,000; Wirth Realty & Const Co, 2123 Vyse av; ar't, B Ebeling, 1136 Walker av.—564.

Bryant av, w s, 215.3 s Garrison av, 2-sty brk dwelling, 23½x68; cost, \$5,000; Margaret E Reiser, 48 W 22d st; ar'ts, Markowitz & Elliott, 32 Union sq.—570.

Bassett av, w s, 248.10 n Saratoga av, 2-sty frame dwelling, 21x50; cost, \$5,800; B S Gunderson, 1917 Matthews av; ar't, P J Gunderson, 1917 Matthews av.—581.

Eastchester Bay, n w cor Layton av, 1½-sty frame boat house, 20x30; cost, \$800; Robert Koempel, 251 E 86th st; ar't, Thos C Peterson, Wilcox st.—565.

Hughes av, w s, 275 s 186th st, 4-sty brk tenement, size irregular; cost, \$20,000; C Dominico, 716 E 134th st; ar't, A Arcander Co, 368 E 149th st.—567.

Hughes av, e s, 122 n 180th st, 4-sty brk store and tenement, 21x55; cost, \$12,000; Filomena Spensieri, 2113 Belmont av, ow'r and ar't.—568.

Jerome av, s w cor Kingsbridge road, four 1-sty brk stores, two 20.6 x66, one 44.2x66, one 14.10x66; total cost, \$10,000; H V Singhi, Aqueduct av; ar't, J C Cocker, 2010 5th av.—577.

Longfellow av, e s, 125 s Jennings st, 2-sty frame dwelling, 20.6x55; cost, \$5,500; J H Lavelle, 795 E 176th st, ow'r and ar't.—572.

Prospect av, w s, 100 n 183d st, 1-sty brk stable, 50x26; cost, \$1,000; Emma Goldsmith, 2411 Prospect av; ar'ts, Schaefer & Jaeger, 461 Tremont av.—583.

Sedgwick av, w s, 125 s 171st st, fourteen 3-sty frame stores and dwellings, 17.10x42.3½ each; total cost, \$15,400; Edw R Poeschke, 107 Bible House; ar'ts, Bruno W Berger & Son, 121 Bible House.—584.

Spofford av, s s, 38 e Casanova st, 2-sty frame dwelling, 20x51; cost, \$5,000; L Colantuoni, 303 E 106th st; ar't, L Howard, 1861 Carter av.—563.

Valentine av, w s, 121.2 s 198th st, two 2½-sty frame dwellings, peak shingle roofs, 20.11x60½ each; total cost, \$12,000; Edw M Tessin, 2741 Creston av; ar't, J C Cocker, 2010 5th av.—578.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Broome st, No 229 tubs, toilets, windows, to two 5-sty brk and Essex st, No 73 stone tenements; cost, \$5,000; Samuel Kallman, 375 Grand st; ar't, M Zipkes, 353 5th av.—1620.

Christopher st, s e cor West st, install electric elevator, to 5-sty brk and stone hotel; cost, \$4,000; Samuel Wolf, 47 Franklin st; ar't, Arne Dehli, 106-108 Fulton st.—1610.

Gansevoort st, Nos 66 and 68, windows, plumbing to two 5-sty brk and stone tenements; cost, \$1,200; J Nathaniel Glass, 104 W 42d st; ar't, Chas E Reid, 105 E 14th st.—1635.

Henry st, No 330, toilets, partitions, windows, skylights, to two 5-sty brk and stone tenements; cost, \$3,000; estate of John C Hang, 381 E 8th st; ar't, Henry Regelman, 133 7th st.—1618.

Macdougall st, No 101, partitions, stairs, store fronts to 5-sty brk and stone store and tenement; cost, \$1,200; John H Henshaw, 20 Nassau st; ar'ts, Herman Horenburger, 122 Bowery.—1625.

Montgomery st, No 75, toilets, walls, to 3-sty brk and stone dwelling; cost, \$250; John T Huner, 145 Hancock st; ar't, S H Schmidt, 1660 Myrtle av, Brooklyn.—1621.

Mott st, No 135, toilets, partitions, windows, to two 3 and 5-sty brk and stone tenements; cost, \$2,000; J Zariello, 137 Mott st; ar't, D Briganti, 205 E 17th st.—1607.

South William st, Nos 39 and 41; Stone st, Nos 27 and 29, alter arches, fireproof dumbwaiters, columns, to two 4 and 5-sty brk and stone restaurant and shop; cost, \$3,000; Amos T Eno, 13 South William st; ar't, John A Whitenack, 99 Vandam st.—1632.

Sullivan st, No 212, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$300; Louis Molatesta, 212 Thompson st; ar't, F E Ryall, 220 Broadway.—1612.

Warren st, No 74, installs floor beams to 5-sty brk and stone store and loft building; cost, \$1,000; Elbridge T Gerry, Newport, R I; ar't, Jno B Snooks Sons, 73 Nassau st.—1627.

3d st, No 90 W, toilet partitions to 4-sty brk and stone tenement; cost, \$100; Meta Schlobohn, 9 Charles st; ar't, Wm Boyd, 561 Hudson st.—1624.

3d st, No 162 East, skylights, windows, toilets, to two 3 and 5-sty brk and stone front and rear tenements; cost, \$5,000; Geo W Folsom, Lenox, Mass; ar't M Zipkes, 353 5th av.—1609.

5th st, No 531 East, vent shaft, partitions, toilets, plumbing, tank to 5-sty brk and stone tenement; cost, \$5,000; Jennie Geller, 165 E 106th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1642.

14th st, No 145 East, partitions, front wall, concrete columns, to 6-sty brk and stone theatre, hall and clubrooms; cost, \$5,000; Tammy Society, 145 E 14th st; ar't, Thos W Lamb, 224 5th av.—1613.

23d st, No 517 West, partitions, iron girders, piers, to 3-sty brk and stone dwelling; cost, \$250; M Thorne, 9 W 29th st; ar't, C B Brun, 1 Madison av.—1636.

25th st, No 336 E, toilets, partitions, plumbing to 5-sty brk and stone tenement; cost, \$1,100; Albert T Kruse, 17 W 94th st; ar't, Chas E Reid, 105 E 14th st.—1634.

27th st, Nos 148-150 West, 2-sty brk and stone front extension, 22x 5.6, partitions, toilets, to 4-sty brk and stone dwelling and store; cost, \$3,000; Prudential Real Estate Corp, 220 Broadway; ar't, Arthur M Duncan, 15 William st.—1617.

28th st, No 418 West, new stairs, to 3 and 4-sty brk and stone public school; cost, \$4,700; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1637.

31st st, No 112 E, add 1 sty, stairs to 3-sty and basement brk and stone dwelling; cost, \$1,500; Herbert C Lakin, 49 Wall st; ar't, Robert E Kelly, 240 E 37th st.—1633.

32d st, Nos 104-110 East, add 2 stories to east building, girders, elevator, stairs, skylights, toilets, to two 6-sty brk and stone light manufacturing buildings; cost, \$20,000; Serena Rhineland, 31 Nassau st; ar'ts, Clinton & Russell, 32 Nassau st.—1616.

41st st, No 340 West, partitions, windows, to two 3 and 4-sty brk and stone stores and tenements; cost, \$2,000; Susan W Lauer, Roselle, N J; ar't, E Wilbur, 120 Liberty st.—1622.

44th st, Nos 32½ to 36 West, 2-sty and concrete side and rear extension, 8x75.6, partitions, alter stairs, columns, girders, to 3-sty brk and stone dwelling; cost, \$35,000; The Association of the Bar of the City of New York, 38 W 44th st; ar't, Washington Hull, 16 E 23d st.—1619.

56th st, No 6 E, fireproof elevator shaft to 4-sty brk and stone dwelling; cost, \$5,000; Mrs Joseph Larocque, 40 Wall st; ar't, Robert T Lyons, 31 Union sq.—1630.

59th st, Nos 303-309 West, 4-sty side extension, 20x14, partitions, stairs, iron beams, to 4-sty brk and stone stable; cost, \$15,000; Oliver S Jones, 116 W 72d st; ar't, M C Merritt, 58 W 31st st.—1640.

66th st, No 322 East, partitions, vent pipe, to 2-sty brk and stone tenement; cost, \$100; O T Martin, 322 E 66th st; ar't, John H O'Rourke, 137 E 47th st.—1615.

66th st, No 322 East, partitions, fire escapes, to 4-sty brk and stone tenement; cost, \$1,200; O T Martin, 322 E 66th st; ar't, John H O'Rourke, 137 E 47th st.—1614.

81st st, No 214 East, vent shaft, partitions, to 5-sty brk and stone tenement; cost, \$2,500; M Franklin, 841 Cauldwell av, Bronx; ar't, Geo Hang, 342 Kerrigan av, Hoboken, N J.—1643.

83d st, No 33 East, 1-sty and basement brk and stone rear extension, 18.3x19.4, steam heating system, toilets, to 4-sty brk and stone dwelling; cost, \$5,500; Geo Gordon King, Spring st, Newport, R I; ar'ts, Jardine, Kent & Jardine, 3 W 29th st.—1638.

106th st, No 339 E, 1-sty brk and stone rear extension, 3.6x4, partitions, windows, to 5-sty brk and stone tenement; cost, \$300; Antonio Sorge, 2057 1st av; ar't, J G H Harlach, 2245 Hughes av.—1626.

109th st, No 70 East, partitions, windows, front wall, to 4-sty brk and stone tenement; cost, \$5,000; Mrs Yetta Sasmorsky, 70 E 109th st; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—1604.

150th st, No 415 West, 1-sty brk and stone rear extension, 3x3, windows, to 3-sty brk and stone stable; cost, \$500; Geo D Sherman, Moriah, Essex Co, N Y; ar't, Edward W F Ufer, 42 E 23d st.—1644.

151st st, No 501 West, partitions, windows, toilets, iron columns, to 1-sty and basement brk and stone loft and storage building; cost, \$2,500; Harriet C Bailey, 556 W 162d st; ar't, Geo J Kaiser, 211 E 53d st.—1611.

Amsterdam av, s e cor 60th st, alter roof, cut windows, doors, stairs, roof house, to 4 and 5-sty brk and stone dispensary; cost, \$20,000; Board of Managers, Vanderbilt Clinic, Dr S W Lambert, pres, 130 E 35th st; ar'ts, Crow, Lewis & Wickenhoefer, 160 5th av.—1628.

Broadway, w s, 39th to 40th st, alter balcony, stairs, install two electric elevators, to — sty brk and stone opera house; cost, \$11,000; Metropolitan Opera House Co, on premises; ar't, Owen Brainard, 225 5th av.—1606.

Madison av, n e cor 129th st, erect vault, toilet room to 1-sty stone church; cost, \$5,000; All Saints R C Church, on premises; ar'ts, Neville & Bagge, 217 W 125th st.—1623.

Riverside Drive, s e cor 129th st, erect sign to fence; cost, \$75; James Phillips, 37 Liberty st.—1639.

5th av, No 555, fireproof elevator shaft to 4-sty brk and stone dwelling; cost, \$5,000; Mrs C A Lamont, 555 5th av; ar't, Robert T Lyons, 31 Union sq.—1629.

5th av, No 618, 1-sty brk and stone rear extension, 25x31, add 1-sty front walls, light shafts, to 4-sty brk and stone bank and apartment building; cost, \$60,000; Equitable Trust Co, 15 Nassau st; ar'ts, Heins & Lafarge, and A C Jackson, 30 E 21st st.—1608.

7th av, Nos 56 and 58, 1-sty brk and stone rear extension, 30x10, to 1-sty brk and stone church; cost, \$600; Metropolitan Temple, W H B Totten, pres, 15 W 73d st; ar't, J M Cornell, 11th av and 26th st.—1631.

7th av, No 1912, toilets, partitions, store fronts, piers, to 1-sty brk store; cost, \$300; Adolph Lewinson, on premises; ar't, J M Felson, 125 E 115th st.—1641.

11th av, No 673, partitions, toilets, to 4-sty brk and stone tenement; cost, \$1,000; Henry Bruggemann, 673 11th av; ar't, John H Knubel, 318 W 42d st.—1605.

BOROUGH OF THE BRONX.

Main st, n e cor Ponton av, move 2½-sty frame dwelling; cost, \$1,200; Michael Valentine, Eastchester road; ar't, B Ebeling, 1136 Walker av.—422.

Starling st, s s, 125 w Glebe av, move 2-sty frame dwelling; cost, \$350; William J Hyland, Unionport; ar't, J C Cocker, 2010 5th av.—423.

147th st, No 530, new beams, new stairs, new partitions, &c, to 2 and 1-sty frame storage bldg; cost, \$500; Solomon Arnstein, on premises; ar'ts, Moore & Landsiedel, 148th st and 3d av.—415.

153d st, s e cor Bergen av, new doors, new windows, new partitions, to 3-sty frame store and dwelling; cost, \$300; John L Mead, 342 E 141st st, ow'r and ar't.—424.

Beach av, w s, 75 s Beacon st, 2-sty frame extension, 20x16, to 2-sty and attic frame dwelling; cost, \$500; Johannes Mayenhoff, on premises; ar't, Edward Hehre, 1828 Arthur av.—417.

Clinton av, e s, 95 s 183d st, 2-sty frame extension, 14x20, to 2-sty frame dwelling; cost, \$1,500; Mary Nestor, on premises; ar't, Wm Garvey, 1911 White Plains av.—418.

City Island av, e s, 84 s Fordham st, 1-sty frame extension, 16.3x 15, to 1-sty frame store; cost, \$50; Sarah L Reynolds, City Island; ar't, Gordon E Ward, City Island.—413.

Commonwealth av, w s, 225 s Mansion st, 2-sty frame extension, 10x17, to 2-sty frame dwelling; cost, \$800; Georgiana O'Grady, on premises; ar't, Otto C Krauss, 2318 Newbold av.—421.

Elliott av, w s, 251.6 s Juliana st, 1-sty frame extension, 17x26, and new partitions, to 2-sty frame dwelling; cost, \$4,500; Mrs A M Flygae, 723 Lexington av; ar't, J A O'Connor, 723 Lexington av.—419.

Morris av, w s, 35 s Mt Hope pl, 1-sty frame extension, 10x13.6, and new partitions, to 3-sty frame dwelling; cost, \$850; Norah Power, 47 E 129th st; ar'ts, Neville & Bagge, 217 W 125th st.—420.

Pelham road, n s, 850 e railroad tracks, new stairs, new partitions, to 5-sty stone dormitory and school; cost, \$1,600; Fordham University, Rev M P McCarthy, on premises, Treasurer Board of Trustees; ar't, J W O'Connor, 1123 Broadway.—414.

Southern Boulevard, e s, 200 n 176th st, move 2-sty and attic frame dwelling; cost, \$1,500; Rev D F Coyle, 1011 Tremont av; ar't, Thos W Lamb, 224 5th av.—412.

3d av, No 2893, new beams, new partitions, &c, to 2-sty frame store; cost, \$600; Hygrade Wine Co, 96th st and Broadway, lessees; ar't, Arthur B Cahn, 1326 Madison av.—416.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

MANHATTAN AND THE BRONX.

CONVEYANCES.		1907.	
1908.		Aug. 2 to 8, inc.	
July 31-Aug. 6, inc.		1907.	
Total No. for Manhattan.....	155	Total No. for Manhattan.....	252
No. with consideration.....	12	No. with consideration.....	5
Amount involved.....	\$478,275	Amount involved.....	\$299,500
Number nominal.....	143	Number nominal.....	247
Total No. Manhattan, Jan. 1 to date.....		1908.	1907.
No. with consideration, Manhattan, Jan. 1 to date.....		6,067	8,868
Total Amt. Manhattan, Jan. 1 to date.....		423	597
		\$21,718,557	\$31,240,386
1908.		1907.	
July 31-Aug. 6, inc.		Aug. 2 to 8, inc.	
Total No. for the Bronx.....	144	Total No. for The Bronx.....	156
No. with consideration.....	6	No. with consideration.....	11
Amount involved.....	\$43,550	Amount involved.....	\$82,520
Number nominal.....	138	Number nominal.....	145
Total No., The Bronx, Jan. 1 to date.....		1908.	1907.
Total Amt., The Bronx, Jan. 1 to date.....		4,906	6,199
Total No. Manhattan and The Bronx, Jan. 1 to date.....		\$3,584,710	\$5,368,106
Total No. for Manhattan, for July.....		10,973	15,067
Total Amt. for Manhattan for July.....		\$2,227,363	\$4,472,974
Total No. Nominal.....		759	938
Total No. for The Bronx, for July.....		729	1,101
Total Amt. for The Bronx, for July.....		\$501,878	\$1,090,696
Total No. Nominal.....		681	943

Assessed Value Manhattan.

1908.		1907.	
July 31-Aug. 6, inc.		Aug. 2 to 8, inc.	
Total No., with consideration.....	12	Total No., with consideration.....	5
Amount involved.....	\$478,275	Amount involved.....	\$299,500
Assessed value.....	\$416,500	Assessed value.....	\$218,000
Total No., Nominal.....	143	Total No., Nominal.....	247
Assessed value.....	\$4,696,500	Assessed value.....	\$11,623,600
Total No., with consid., from Jan. 1 to date.....	423	Total No., with consid., from Jan. 1 to date.....	597
Amount involved.....	\$21,718,557	Amount involved.....	\$31,240,386
Assessed value.....	\$17,101,100	Assessed value.....	\$20,667,600
Total No. Nominal.....	4,644	Total No. Nominal.....	8,271
Assessed value.....	\$285,171,200	Assessed value.....	\$288,299,500

MORTGAGES.

1908.		1907.	
July 31-Aug. 6, inc.		Aug. 2 to 8, inc.	
Manhattan.		Manhattan.	
Total number.....	165	Total number.....	132
Amount involved.....	\$2,783,845	Amount involved.....	\$807,000
No. at 6%.....	66	No. at 6%.....	42
Amount involved.....	\$593,696	Amount involved.....	\$339,497
No. at 5½%.....	13	No. at 5½%.....	13
Amount involved.....	\$344,500	Amount involved.....	\$62,025
No. at 5¼%.....	40	No. at 5¼%.....	1
Amount involved.....	\$499,962	Amount involved.....	\$110,000
No. at 5%.....	11	No. at 5%.....	76
Amount involved.....	\$790,375	Amount involved.....	\$617,900
No. at 4¾%.....	6	No. at 4¾%.....	1
Amount involved.....	\$307,000	Amount involved.....	\$1,000
No. at 4½%.....	1	No. at 4½%.....	1
Amount involved.....	\$700	Amount involved.....	\$650
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$700	Amount involved.....	\$650
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$700	Amount involved.....	\$650
No. without interest.....	33	No. without interest.....	19
Amount involved.....	\$747,575	Amount involved.....	\$123,247
No. above to Bank, Trust and Insurance Companies.....	87	No. above to Bank, Trust and Insurance Companies.....	11
Amount involved.....	\$1,374,000	Amount involved.....	\$182,000
Total No., Manhattan, Jan. 1 to date.....		1908.	1907.
Total Amt., Manhattan, Jan. 1 to date.....		5,487	9,594
Total No., The Bronx, Jan. 1 to date.....		\$187,842,701	\$240,548,280
Total Amt., The Bronx, Jan. 1 to date.....		4,463	5,689
Total No., Manhattan and The Bronx, Jan. 1 to date.....		\$22,940,708	\$57,139,776
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		9,950	15,283
Total No. for Manhattan for July.....		\$210,783,409	\$297,688,056
Total Amt. for Manhattan for July.....		821	1,049
Total No. for The Bronx, for July.....		\$25,806,523	\$22,567,297
Total Amt. for The Bronx, for July.....		773	1,010
Total No. for The Bronx, for July.....		\$3,844,874	\$25,667,502

PROJECTED BUILDINGS.

1908.		1907.	
Aug. 1 to 7, inc.		Aug. 3 to 9, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	10	Manhattan.....	23
The Bronx.....	43	The Bronx.....	40
Grand total.....	53	Grand total.....	63
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,272,175	Manhattan.....	\$1,209,600
The Bronx.....	281,500	The Bronx.....	426,000
Grand total.....	\$1,553,675	Grand total.....	\$1,635,600
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$244,175	Manhattan.....	\$199,440
The Bronx.....	14,250	The Bronx.....	21,225
Grand total.....	\$258,425	Grand total.....	\$220,665

Total No. of New Buildings:

Manhattan, Jan. 1 to date.....	354	731
The Bronx, Jan. 1 to date.....	971	1,348
Mhhtn-Bronx, Jan. 1 to date	1,325	2,079
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date.....	\$51,329,296	\$55,153,560
The Bronx, Jan. 1 to date.....	8,723,425	14,336,750
Mhhtn-Bronx, Jan. 1 to date	\$60,052,721	\$69,490,310
Total Amt. Alterations:		
Mhhtn-Bronx, Jan. 1 to date	\$8,521,246	\$13,510,203
Total No. New Bldgs., Manhattan, for July.....	50	101
Total Amt. New Bldgs., Manhattan, for July.....	\$12,094,350	\$5,886,400
Total No. New Bldgs., The Bronx, for July.....	181	190
Total Amt. New Bldgs., The Bronx, for July.....	\$1,881,800	\$1,902,900

BROOKLYN.

CONVEYANCES.

1908.		1907.	
July 30-Aug. 5 inc.		Aug. 1 to 7, inc.	
Total number.....	499	Total number.....	739
No. with consideration.....	23	No. with consideration.....	30
Amount involved.....	\$205,188	Amount involved.....	\$588,115
Number nominal.....	476	Number nominal.....	709
Total number of conveyances, Jan. 1 to date.....	16,367	Total number of conveyances, Jan. 1 to date.....	22,088
Total amount of conveyances, Jan. 1 to date.....	\$12,714,548	Total amount of conveyances, Jan. 1 to date.....	\$13,908,184
Total No. of Conveyances for July.....	2,493	Total No. of Conveyances for July.....	3,159
Total Amt. of Conveyances for July.....	\$1,210,415	Total Amt. of Conveyances for July.....	\$1,136,634
Total No. of Nominal Conveyances for July.....	2,374	Total No. of Nominal Conveyances for July.....	2,980

MORTGAGES.

Total number.....	423	Total number.....	775
Amount involved.....	\$1,592,127	Amount involved.....	\$3,367,281
No. at 6%.....	310	No. at 6%.....	400
Amount involved.....	\$1,053,352	Amount involved.....	\$1,052,546
No. at 5½%.....	79	No. at 5½%.....	265
Amount involved.....	\$437,240	Amount involved.....	\$1,438,885
No. at 5¼%.....	1	No. at 5¼%.....	1
Amount involved.....	19	Amount involved.....	\$110,000
No. at 5%.....	19	No. at 5%.....	76
Amount involved.....	\$65,550	Amount involved.....	\$617,900
No. at 4¾%.....	1	No. at 4¾%.....	1
Amount involved.....	1	Amount involved.....	\$1,000
No. at 4½%.....	1	No. at 4½%.....	1
Amount involved.....	1	Amount involved.....	\$1,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	1	Amount involved.....	\$1,000
No. at 3½%.....	1	No. at 3½%.....	1
Amount involved.....	1	Amount involved.....	\$1,000
No. without interest.....	15	No. without interest.....	32
Amount involved.....	\$35,985	Amount involved.....	\$146,950
Total number of Mortgages, Jan. 1 to date.....	16,131	Total number of Mortgages, Jan. 1 to date.....	22,598
Total amount of Mortgages, Jan. 1 to date.....	\$55,397,399	Total amount of Mortgages, Jan. 1 to date.....	\$100,141,764
Total No. of Mortgages for July.....	2,383	Total No. of Mortgages for July.....	3,279
Total Amt. of Mortgages for July.....	\$9,374,801	Total Amt. of Mortgages for July.....	\$13,656,420

PROJECTED BUILDINGS.

No. of New Buildings.....	129	No. of New Buildings.....	122
Estimated cost.....	\$828,325	Estimated cost.....	\$750,557
Total Amount of Alterations.....	\$50,105	Total Amount of Alterations.....	\$257,082
Total No. of New Buildings, Jan. 1 to date.....	2,831	Total No. of New Buildings, Jan. 1 to date.....	6,135
Total Amt. of New Buildings, Jan. 1 to date.....	\$16,272,583	Total Amt. of New Buildings, Jan. 1 to date.....	\$46,099,561
Total Amount of Alterations, Jan. 1 to date.....	\$3,318,352	Total Amount of Alterations, Jan. 1 to date.....	\$4,237,204
Total No. of New Bldgs. for July.....	506	Total No. of New Bldgs. for July.....	597
Total Amt. of New Bldgs. for July.....	\$3,306,405	Total Amt. of New Bldgs. for July.....	\$5,332,150

THE WEEK.

THAT the realty market is on the mend will be denied by few, who make this class of investment a serious study. Better feeling is prevalent everywhere, and brokers are looking forward to a far better fall than they anticipated having from indications rife in the early spring. Realty in the suburbs has been very active of late. There have been an exceptionally large number of deals consummated, and the many brokers who make this class of real estate a specialty say that probably the most remarkable feature is the fact that not only have prices maintained, but in many cases property is being sold at a considerable advance.

There have been a number of properties sold on Murray Hill recently, and in fact there is a splendid demand at the present time for high-class dwellings in this neighborhood. During the coming year it is expected that several old buildings will be converted into modern American basement dwellings. This has been made possible, in several instances, by the large up-lift in values that has taken place in the last few years. A larger mortgage can be obtained and thus the alteration be

accomplished without the owner being compelled to put in any more money into the holding.

A large number of interesting sales were put through, which added considerable interest to the realty market. The building on the northwest corner of Murray and Church sts was purchased by the owner of the adjoining property, greatly increasing the value of his holding. Grammercy Park also came into prominence when the vacant plot, 84x83 ft., on the east side of the park was purchased by John E. Olsen. This property will be immediately improved with a high-class apartment house. A large trade of a plot comprising 22 lots on the north side of 211th st was traded for Nos. 2128 and 2130 Broadway, between 74th and 75th sts. This is the first important sale in the Dyckman section in some time, and operators and speculators look for a speedy revival of activity in this neighborhood.

Washington Heights also figured prominently in the transactions reported. A plot of four lots on the southeast corner of 180th st and St. Nicholas av was purchased by a builder, who contemplates the erection of a modern elevator apartment structure. Those people who have not been in this section for some time, say a year or so, would be astonished to see how many new undertakings have been completed. The reason for the growth in this particular section is in a great measure due to the nearness of the subway station, added to the fact that it is favorably situated, being high ground. There has been considerable demand for residential property located on Washington Heights all summer. It is interesting to note the changes in the buying movements. In the middle of last winter there were a large number of vacant corners purchased by operators, who a little later disposed of them to the builders, who are improving them with apartment houses. In the course of time these same properties will find their way into the hands of investors. In the interim there is quite a market in private dwellings, at figures close to the asking price.

The plot on the south side of 187th st, 125 ft. west of Wadsworth av, 50x150, was also sold. The two 5-sty flats, 222 and 224 West 133d st, 33.4x99.11, were given in part payment.

The lease of the 11-sty fireproof structure, Nos. 13 and 15 West 27th st is worthy of notice. The lease is for a term of ten years, and the lessee will occupy five floors in the building and rent the remainder. The usual number of dwellings were reported leased.

THE AUCTION MARKET

THERE were less offerings in the auction market during the current week than for some months past. This, in itself, is an indication that conditions have materially improved. While part of the "panic" cloud is still overhanging the market, yet it is rapidly disappearing, and it is reasonable to believe that by next spring, at the latest, there will be a boom on such as has never been witnessed in this city. Technically, the market is in better condition at the present time than for some years past. Many people bought realty without having the means to hold it. The mortgages procured by them were in many instances far out of bounds, and when the time came for renewing them difficulty was found and foreclosures resulted.

In the great majority of cases these properties have reverted to the man with the money, or, in other words, the plaintiff in the action; one who is well able to care for his ownings should he elect to do so. On the other hand, however, if he does not care to be bothered with the responsibility of owning real property he has two courses open to him, namely, (1) the private sales market, and (2) voluntarily offering it in the auction mart. But in the event of his not being able to secure an immediate purchaser, the property will not be sacrificed at virtually the first offer.

At the stand of Joseph P. Day on last Tuesday the 5-sty flat, No. 238 West 122d st, located 488 ft. west of 7th av, 34x100.11, was knocked down to Julia Meyer for \$40,100. The amount due on the judgment was \$33,091.20; taxes and other charges aggregating \$691.44. The 6-sty flat and store, Nos. 243 and 245 West 116th st, 200 ft. east of 8th av, 40x100.11, went to the plaintiff for \$71,414. The leasehold property known as No. 4 East 14th st, located 34 ft. east of 5th av, 33x103.3, was sold to the plaintiff for \$22,000. The amount of the judgment was \$27,718.07; taxes and other charges adding \$2,062.50 to the total. The property, No. 237 East 16th st, a 2-sty building, 22.1x100, was adjourned to Aug, 11, and the property, Nos. 100 to 106 Houston st, was withdrawn. This last mentioned parcel was sold on another action a short time since.

At the stand of Bryan L. Kennelly on Tuesday the 6-sty flat and store, Nos. 1515 to 1521 Park av, on the northeast corner of 110th st, 100.11x35, was sold to the plaintiff for \$50,000. There was a mortgage on this property of \$48,000; amount due on judgment \$27,718.07; taxes and other charges aggregating \$2,062.50. At the stand of Samuel Goldsticker on Wednesday, No. 141 East 13th st, 5-sty front and rear tenements, 25x100, was sold to the plaintiff for \$32,200. The amount due was \$36,958.32; taxes \$400.94.

There were no voluntary offerings.

REALTY EXEMPT FROM TAXATION.

STATEMENT ISSUED BY THE TAX DEPARTMENT SHOWS THIS CLASS OF REALTY REACHES THE ENORMOUS TOTAL OF \$1,239,883,798.

THE Tax Department issued a statement during the week which showed that the increase for the year in property exempt from taxation is \$83,536,995, and the total amount of exempt property in the five boroughs is \$1,239,883,798. Properties belonging to the United States Government, State, City, church properties and some educational institutions fall in this category.

The totals for each of the boroughs as compared with 1907 are as follows:

	1908.	1907.
Manhattan	\$901,855,690	\$865,715,020
Bronx.....	83,734,580	78,247,530
Brooklyn	213,147,395	180,492,870
Queens	28,443,637	22,377,272
Richmond	12,702,496	9,514,111

Totals\$1,239,883,798 \$1,156,346,803

The ownings of the city are figured in round numbers to be worth \$800,000,000, of which Central Park at \$215,000,000, Prospect Park at \$30,000,000, and City Hall Park at \$28,325,000 figure prominently. The valuation of the subway is placed at \$45,400,000. The list includes:

Central Park	\$215,000,000
Prospect Park	30,600,000
Lenox Library	2,500,000
Seventh Regiment Armory	1,900,000
Normal College	1,700,000
Bronx Park	7,050,000
Manhattan Square	10,250,000
New York Public Library.....	13,500,000
Blackwell's Island	12,500,000
Mount Morris Park	7,500,000
Morningside Park	4,000,000
Subway	45,400,000
Battery Park	15,025,000
City Hall Park	28,325,000
Hall of Records	6,300,000
Tompkins Square Park	3,000,000
Washington Square	3,000,000
Madison Square	7,000,000
Union Square	4,000,000

TRINITY IN LEAD.

Among the church properties Trinity comes first, with a value of \$17,600,000, while Columbia College, at \$8,750,000, leads the educational institutions. Greenwood Cemetery heads this class of exempt realty, the estimated value being \$9,450,000. Some of the other exemptions are:

*Trinity Church	\$17,600,000
St. Paul's Chapel	5,150,000
St. Patrick's Cathedral.....	6,750,000
Collegiate Church, 5th av.....	1,800,000
St. Thomas's Church, 5th av.....	1,450,000
Fifth Avenue Presbyterian Church.....	1,700,000
Cathedral St. John the Divine.....	4,100,000
St. Luke's Hospital	2,600,000
Temple Emanu-El	1,900,000
Temple Beth-El	1,300,000
Presbyterian Hospital	2,500,000
Foundling Asylum	1,250,000
Mt. Sinai Hospital	2,684,000
Columbia College	8,750,000
College City of New York.....	750,000
Woodlawn Cemetery	2,607,000
Greenwood Cemetery	9,450,000

In the list of properties owned by the Federal Government, the largest is the Navy Yard, which is placed at \$26,560,000, an increase of \$2,660,000 over 1907, while the Post Office is listed as being worth \$10,600,000. Other property owned by the government include:

Navy Yard	\$26,560,000
Post Office, Manhattan.....	10,600,000
Post Office, Brooklyn.....	1,000,000
Governor's Island	6,200,000
Custom House	7,900,000
Assay Office	2,155,000
Sub-Treasury	5,275,000
Fort Hamilton	1,380,000

—Another evidence that outside money is coming into the New York mortgage market is apparent by the fact that the Poughkeepsie Savings Bank loaned the Dunmore Realty Co. \$280,000, due as per bond, on the property, Nos. 228 to 232 West 42d st, 75x98.9, located 325 ft. west of 7th av. A mortgage of \$170,000 was given by Margaret A. Howard to the Farmers' Loan & Trust Co. for one year on the property, Nos. 17 and 19 East 34th st, northwest corner of Madison av, 120x70irregular. This property is on the Altman block, and though built for a private residence, has been used for business purposes for several years.

LAW DEPARTMENT

"CAVEAT EMPTOR."

This now rather old-time legal maxim, meaning in horsey language, if not horse-sense, "If a man is fool enough to buy a spavined horse, the law wont interfere," has been cut away and cut away, by legal decisions and enactments, till like the other old maxim that verbal testimony will not be permissible to contradict facts stated in writing, almost every bargain that binds too hard, or paper writing that is like to squeeze, is sought to be set aside, where there is enough involved to make it worth the while.

And the wedge that is most generally used as the jimmy to open the precedent bound and maxim-riveted bargain, contract or deed, is the open Sesame of the cry of "Fraud." To that the court lends always an attentive ear, and next to a charge against an attorney made by some disappointed client, comes the case charging fraud and misrepresentation, in point of precedence and favorable preliminary presumption.

In the same olden time to which we have referred in preface, another legal maxim thought fit to conjure with, to say nothing of relying on, was that a man shall always be presumed innocent until found guilty. To-day the average jurymen bases his verdict often too strongly on the reverse principle—"because," as one stated it, "the plaintiff wouldn't have gone to all that trouble and expense to hire a lawyer and bring this suit if he hadn't been wronged somehow."

All of which leads up to an interesting suit now pending, brought by Mr. Isman, a well-known real estate operator, against a Mrs. Loring, for a sale to him of some property, the price of which was to be the measure of her conscience in stating the best offer received by her from any other would-be purchaser, and \$5,000 better. She is said to have named \$70,000 as the offer made; and for \$75,000 Mr. Isman closed the purchase as agreed between them.

He claims to have since found to be a fact that \$55,000 was the figure Mrs. Loring should have stated, and seeks to make her a charter member of the Sapphira Club shortly to be organized, perhaps, by the Daughters of the Evolution, or other up-to-date women, to correspond to that claiming residential prestige.

Both parties are fighting, as naturally they would, once having started such an action, with every weapon of offense and defense in the legal armory, and the court of first instance has given the preliminary favor to the man, as we, in all gallantry, trust it will find the final merits to be with the woman.

The preliminary legal defense first broken down by the court—technically called "a demurrer," and in simple feminine English, a "what if I did?"—is another case of reversal of the old maxim which heads our article. It is another nail driven in the coffin of the old rule of law, and another feather placed in the cap of the newer one, "Fraud vitiates everything," but a title guaranteed under the new Torrens act—after ten years!

The real estate world will watch the further progress of this case with interest.

CITY SELLS SQUARE BLOCK.

ABOUT \$25,000 REALIZED BY THE SALE OF THE BUILDINGS ON THE SITE OF THE MANHATTAN BRIDGE TERMINUS.

TUESDAY last was a busy day for Comptroller Metz. This was the date set for the selling of the buildings on the block bounded by Bayard, Chrystie, Canal and Forsyth sts. This square block will form part of the terminus of the Manhattan Bridge. The residents of the section were in their glory. They were all out to see the fun and seemed to thoroughly enjoy the novelty of the occasion. It will be remembered that there was considerable trouble among the tenement house dwellers in this section when they were given notice to vacate. They were thoroughly prepared for what was coming, for warning notices were sent out as long as a year ago. At that time they were told to look for other quarters, but failed to do so until the last moment, when there was much wailing and a general scrambling to secure new homes.

The sale was under the direction of Comptroller Metz, the auctioneer being A'derman Samuel Marx, who conducted it from a coach. The prices obtained were satisfactory, and at times the bidding was spirited. The first building offered was No. 2 Bayard st, and a crowd of several hundred persons followed the auctioneer's party around until they arrived "at the point or place of beginning." The block bounded by the Bowery, Canal, Bayard and Chrystie sts was to have been also offered, but by direction of the Comptroller this part of the sale was adjourned to a future date.

SOME BARGAINS SECURED.

The principal purchaser at the sale was Aaron Hanover, known as the "Mayor of Avenue C." He was the lucky bidder for about two-thirds of the condemned buildings offered, and

seemed disappointed when the other square block was temporarily withdrawn. He was exceedingly pleased when the 5-sty double flat No. 16 Chrystie st was knocked down to him for \$380. The other buildings that were sold to Mr. Hanover included Nos. 26, 28, 30, 32, 34 and 36 Chrystie st, which he got in three bids for \$3,675. The Charlotte, a big flat house, which was at one time owned by Sam Barnard, a comedian, brought the highest price of the sale. Mr. Hanover was the successful bidder, the selling price being \$1,900. The lowest price of the sale was \$250, which amount was paid for No. 40 Chrystie st. The total proceeds of the sale amounted to something over \$25,000.

Col. John F. Hobbs, of the Finance Department, made public the terms of sale as follows:

"I want to make an announcement. You tenants in these buildings pay your August rent to the owner or agent under the city to whom you have been paying it up to the first of September. You get three days' rent free, from September 1 to September 3, and you must all of you get out of these houses by the night of September 3.

"You men who buy these buildings take possession September 4, and you must have them wrecked and away in sixty days from September 4. The Bridge Commissioner has notified us that he wants this space. Now go ahead. The terms are cash or a certified check to cover the amount of the purchase, and 50 per cent. additional to guarantee the wrecking of the building within the sixty days."

"And," added the auctioneer, "enough to pay the auctioneer's fee."

WAR DECLARED AGAINST FAKE COMPANIES.

Despite the heat and humidity of the past week, the regular monthly meeting of the Board of Governors was well attended last Tuesday. A great variety of interesting topics were considered, and a continuance of the New Jersey inspection trips by automobile after the summer months was arranged.

The Membership Committee reported favorably on the applications of Samuel J. Holmes, of the Montclair Realty Co., and Eugene V. Magee, of Hoboken, who were unanimously elected. A vacancy in the Board of Governors, created by the resignation of Mr. Fellows, was filled by the election of W. Irving Scott, of the Kenilworth Realty Company.

After an extended discussion it was decided to hold an inspection trip in and through Monmouth County, including Red Bank, Seabright, Long Branch, Asbury Park and adjacent places, provided the Exchange secures the co-operation of the local Boards of Trade, etc.

On motion of Mr. Rounds, the Chair was authorized to appoint a special committee of arrangements. On motion of Mr. Bayles it was decided to appoint a similar committee for the purpose of making arrangements for inspection trip in and through Newark, Orange and adjacent places.

METHODS QUESTIONABLE.

Mr. J. E. Grape, of the Westfield Real Estate Co. called the attention of the Board to the practices of a certain corporation that resorts to various deceitful and misleading methods in conducting its real estate sales. The subject was discussed at some length, and on motion of Mr. Rounds it was referred to the Committee on Law and Legislation for the purpose of investigation, and the making of a report to the next meeting of the Board. If the charges are proven, it is the intention of the Exchange to wage a vigorous war against the guilty corporation, and others of the same character, as a measure of self-protection against the vicious methods through which all reputable real estate operators are made to suffer injury. The Law and Legislation Committee invites the public to submit any grievances they might have against any real estate corporation that has effected lot sales in New Jersey by means of false representations. Such complaints will be investigated, and the guilty concerns will be exposed, and where the facts warrant it, legally prosecuted at the expense of the Exchange.

SAN FRANCISCO'S REMARKABLE SHOWING.

That the citizens of San Francisco are rapidly recuperating their losses caused by the fire is demonstrated by the remarkable showing made in the report of the Assessor of San Francisco.

The tax rolls show a loss of about \$148,000,000 as a result of this conflagration. About \$77,000,000, however, has been restored within the two years just past, and if the present rate is kept up the entire fire loss will have been wiped out by 1910.

	1905.	1906.	1908.
Real estate	\$304,136,185	\$237,082,752	\$258,642,215
Buildings	97,830,165	50,250,480	90,996,500
Personal property	122,264,596	88,805,510	103,912,469

Total..... \$524,230,946 \$376,138,742 \$453,551,184

From the foregoing figures it will be seen that the assessed value of the buildings destroyed was over \$47,000,000, but more than \$40,000,000 of this loss has been replaced by new buildings. The assessed value of buildings this year is within \$7,000,000 of that of 1905, which was the year before the fire.

UPPER AMSTERDAM AVENUE.

UPLIFT NOT ONLY IN SALES PRICES, BUT ALSO IN RENTAL VALUES ALONG THIS THOROUGHFARE DURING THE PAST FEW YEARS.

A CONSIDERABLE amount of activity has been displayed along upper Amsterdam av during the past few months. Not only have a large number of sales been reported, but also several important leases recorded and loans negotiated. Amsterdam av is the principle business artery on Washington Heights, though recently Broadway from 137th to 157th sts has come into the field. It will be a long time however, before this avenue loses its prestige. As to location it could hardly be more favorably situated, lying as it does in the center of the ridge.

The view to the eastward from Amsterdam av above 170th st is beautiful. From many parts not only is the valley of the Harlem River visible, but also glimpses of the Sound over University Heights can be obtained. This part of town is considered particularly healthy owing to the fact that besides being on high ground, there is a solid rock foundation. Some few years ago (say about ten years) there were a large number of handsome detached residences on the side streets, between Amsterdam av, Broadway and the Hudson River, and the old residents of that section to this day frequently call the avenue "the village."

DIVIDED INTO TWO SECTIONS.

Upper Amsterdam av could be divided properly into two sections: namely, from Fort George to 170th st and from that street to 135th st. In the former section there is considerable unimproved property, which will in a great measure be built upon in the course of the next five years or less. The west side of the avenue is the only one available for houses. On the east side of the avenue is High Bridge Park, which makes a beautiful outlook for the residents on that thoroughfare, as well as affording a convenient play ground for their children. This park has not been completed, but the property has been acquired by the city, and it is only a matter of comparatively short time before the work will have been finished.

In the latter section more development has taken place. The avenue is pretty well lined with buildings with stores and in many instances large rentals are obtained. On account of its accessibility the apartments are well taken. Rents have materially increased in this part of the avenue, and it is an exceedingly prosperous part of town. In a measure it is a city of its own. A great number of new buildings have been recently completed and, being of the apartment variety, house a large number of families. These must be supplied not only with the necessities of life, but also demand the luxuries, many of which can be procured on the "hill."

PURCHASE SHOWS PROFIT.

It might be interesting to some to have recalled to their attention a few of the sales that have been brought to a successful conclusion during the past three months. The two 6-sty brick apartment houses Nos. 2533 to 2539 Amsterdam av, 168.6x100xirregular, was sold to the Metropolitan Holding Co. for \$83,500 under foreclosure on March 31 last, as was also the property, Nos. 1940 to 1946, taking in Nos. 501 and 503 West 156th st, to Ehler Osterholt for \$90,000. This property has built on it a 2-sty frame dwelling and store, as well as a 1 and 2-sty stable. The northwest corner of Amsterdam av and 149th st also came in for a sale. Andrew Davey the grocer, sold this property for a price said to have been in the neighborhood of \$65,000. The gross rents are \$5,400. The property is improved with a 5-sty tenement and store. It is said that Mr. Davey netted a profit of about \$5,000 on his speculation. He purchased it March 22, 1907, and sold it May 30 last. The sale of the two 5-sty triple flats, Nos. 1749 and 1751, each on a plot 25x100, was also reported.

INTERESTING DEED RECORDED.

There was an interesting deed recorded involving the property on the east side of the avenue about 1,161 northeast, east and southeast on the curve from St. Nicholas av. The deed reads parcel No. 23, map No. 697, of 128 acres belonging to the estate of Isaac Dyckman, Fort George property, being part of the holdings conveyed by Dyckman to Waterhouse and recorded December 3d, 1868, which lies between the east side of Amsterdam av and west side of Fort George Park, being 100 ft. on Amsterdam av and extending back to the west line of Fort George Park, the north side being 333 ft. deep and the south side about 346 ft. deep and 311 ft. on west side line of said park, except part for Dyckman st, the Speedway and Fort George Park, and portion fronting on the Harlem River, conveyed by Waterhouse to Seybel and being vacant. The Van Cortlandt Realty Co. were the sellers and the Merrills Park Co. a corporation, was the purchaser. This sale took place January 2, 1908. On the same date a mortgage for \$75,000, due August 1, 1908, at 5 per cent. was recorded between these parties. This property is improved temporarily with a scenic railway, Ferris wheel and other devises of like kind.

The total number of deeds recorded on this avenue north of 135th st during April, May and June was 21; the number of mortgages during this same period 11; leases 14 and alterations and projected buildings 5.

ERIE TO CO-OPERATE WITH THE TUNNELS.

IT has been a standing joke for some time with the cheap paragraphers to belittle the service which the Erie system gives to commuters, and yet when facts are reached, it will be found that more of its trains arrive in Jersey City on time than do those of almost any trunk line serving New York City. The Erie also holds the record of having carried the largest number of people with the least number of accidents and also has by far the greatest number of commuters. It has, however, been at great disadvantage in the matter of getting into Jersey City because of the limited means of ingress and egress through its tunnel.

The new cut which it is making through the Bergen Hill will accommodate four tracks exclusively for passenger service. The work is being carried on as rapidly as possible by the Millard Construction Co., which has the contract, under the direction of A. L. Moorshead, resident engineer in charge, from plans prepared by George H. Burgess, Engineer of Terminal Improvements. This cut will be 4,500 ft. long, paralleling the present tunnel, 60 ft. in width at the base and 100 at the top. It will take about six months to complete the improvement. The excavation work will require the removal of 500,000 cu. yds. of rock and 114,000 cu. yds. of earth. It will require 13,000 cu. yds. of lining as a finish of the four tunnel sections and 4,200 cu. yds. of portal facing. It will be broken by four sections of four-track tunnel as follows: Under Hoboken and Central avs and intervening Erie Railroad property, 580 ft.; under Summit av, 255 ft.; under the intersection of St. Paul's av and Bevan st, 285 ft.; under Hudson County Boulevard 190 ft. The open-cut sections will be as follows in lengths: From eastern portal, 1,300 ft., between the first and second tunnels 670 ft., and the remaining ones will be 190, 700 and 275 ft., respectively. Taken as a whole, it will be the largest piece of work of its character undertaken in this country, the famous Marble Hill cut-off on the New York Central being two ft. narrower.

LINES MERGED.

The passenger business of the Erie originates in six lines diverging at points from four to six miles from the terminal in Jersey City. These several lines are merged into three groups. The main line and the New Jersey and New York Railroad form one of these groups, the New York, Susquehanna and Western and the Northern Railroad of New Jersey another and the Greenwood Lake and the Newark branch form the third. The new plans provide for the merging of the six tracks that are required at the present time for these lines into four tracks west of Bergen Hill and all grade crossings are avoided by an arrangement of flying junctions. Three of the new tracks eastbound and one westbound will be brought into use during the rush of the morning hours and three westbound tracks and one eastbound will be used for the night rush. The connections at the east end of the open cut will be systematized so as to permit three trains to leave the terminal at the same time, passing through the cut abreast, diverging to the various lines with no interference for a distance of nearly six miles, and the incoming trains in the morning may follow the same plan. This will give the Erie suburban lines facilities unsurpassed by any other road, and provide for great growth of suburban business without overtaxing its capacity. The New York, Susquehanna and Western trains, which now go into the Pennsylvania terminal, will, by the new arrangement, be given access to the Erie terminal.

WILL USE THE OLD ROUTE.

The company's plans include bringing back to use the old route of the New York and Greenwood Lake division across the Hackensack River, close to Snake Hill. The Newark branch will be diverted northeasterly so that it will meet the Greenwood Lake Branch at the Hackensack, and thence all the trains will be run over a new steel bridge 60 ft. wide, now being built. Arrangements have been made for conveying passengers directly to the present Erie station in Jersey City and transferring them to New York by North River tunnels. The road is to be electrified as far as Montclair and Paterson to meet the improved conditions. The Erie acquired some time ago a 100-ft. strip of land across the meadows, reaching from the intersection of the Newark Branch at Schuyler av across the meadows to the point mentioned opposite Snake Hill. Contractors are at work converting the strip into a fine roadbed. The old Newark Branch and the present wooden bridge across the Hackensack River will be used for freight purposes only.

The new Erie terminal in Jersey City will be one of the most up-to-date in the country and will stand back some distance from the present structure, among other reasons, to make room for its connections with the new McAdoo transverse subway from Jersey City to Hoboken, thus giving its passengers direct entrance to the Hudson Company's trains running under the North River, either via the Morton or Cortlandt st routes and through the McAdoo tunnels on the New York side. Plans are now under way by which the tunnel trains will continue direct over the present tracks of the Erie and the Pennsylvania systems to the various suburban towns located on their lines.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Activity in Broome St.

BROOME ST.—Alfred B. Joworower as attorney purchased through Levine & Levine from a client of Abraham S. Weltfisch 68 Broome st, a 5-sty tenement house, 25x75, on the northwest cor of Cannon st. The building is 70 ft. deep. Public School 110 is on the opposite corner. One block to the north is the approach of the Williamsburgh Bridge.

GRAMERCY PARK.—L. Rodney Berg sold the plot known as 35, 36, 37 and 38 Gramercy Park, having a frontage of about 84 ft. and being about 83 ft. deep, for Charles Buek to John E. Olsen, who will erect a high-class fireproof apartment house. Each apartment will have nine rooms and three bathrooms, and it is said that half of the apartments are to be sold on the co-operative home plan. This property was recently bought by Mr. Buek under foreclosure proceedings for \$114,375. There were two prior mortgages, aggregating \$75,000. The amount due in the action was \$34,581.56. The cost of the apartment house is estimated at about \$300,000, plans for which are now being prepared. This property is vacant at the present time, and is located on the east side of the square, 61 ft. north of 20th st. On the south is the Gramercy Park Hotel, a 10-sty structure, 61x125, with an "L" 44x42 running in the rear of the plot just sold. The Friends' Meeting House is located on the south side of 20th st, as are the Arts', Players', Princeton and Columbia Clubs.

Large Building Disposed Of.

JAY ST.—James W. Taylor sold for the estate of Sarah Taylor and others the 5-sty brick and stone business building occupying the block front, 161.7x26.6, on the north side of Jay st, between Greenwich and Washington sts, known as 334 Greenwich and 321 Washington st. The property has been in the Taylor family for nearly half a century, and the building has been a landmark in its section ever since its erection in 1864. In front of it was laid the first stone sidewalk made of single slabs extending from the building to the curb, and the building itself, which was the largest ale warehouse in the city, was considered by its architect, Marc Eidlitz, the most nearly fireproof structure erected up to that time in New York.

LEROY ST.—Porrino & Ragaglia sold for John S. Sullivan a 3-sty building, 40 Leroy st, 19.6x50, on the southwest cor of Bedford st. St. John's Park is one block to the west.

Geo. Whittemore Adds to Holdings.

MURRAY ST.—E. H. Ludlow & Co. sold for the estate of John C. Tucker, represented by Joseph D. Cronan, 33 Murray st, a 5-sty store and loft building on the northwest cor of Church st, 25.5x50.4, to George Whittemore, of 92 West Broadway. Mr. Whittemore and Catherine Whittemore own the building adjoining which has an "L" running to and having a frontage of 24.11 ft. on Church st. The property just sold has been in the Tucker family for about half a century. Title will be taken about the middle of September. The elevated railroad tracks make a turn in front of this building and one block to the west turn north and continue up West Broadway. The plot owned by Mr. Whittemore is 50.5 ft. on Murray st and 75.3 ft. on Church st.

Murray Hill Dwellings in Demand.

38TH ST.—Pease & Elliman sold for Mrs. W. Goadby Loew 104 East 38th st, a modern 6-sty American basement dwelling, 20x80x98.9, with large extension, 100 ft. east of Park av, to a client for occupancy. The house was built for Mr. and Mrs. Loew a few years ago, but they recently moved into a larger house on Madison av, adjoining the residence of Mrs. Loew's father, Mr. George F. Baker. A mortgage for \$50,000, due as per bond, was placed on Sept. 13, 1907, the lenders being the Mutual Life Insurance Co. The property is located 100 ft. east of Park av. Almost diagonally opposite on the northeast cor of Park av is the residence of the late Charles T. Barney. There is a stable with a frontage of 25 ft. across the street.

46TH ST.—Henry J. Humphrey sold to Joseph R. Stern 623 to 627 West 46th st, three 5-sty buildings, having a frontage of 75 ft., a depth of 124 ft. on the easterly line and 147.10 on the westerly side. The property is between 11th and 12th avs. In part payment Mr. Stern gives some lots on Long Island. The gas tanks of the Consolidated Gas Co. is opposite this property.

NORTH OF 59TH STREET.

91ST ST.—Goodwin & Goodwin sold for Herman Junker of Eberfeld, Germany, to a client for occupancy the 4-sty dwelling, 17 West 91st st, 18x60x100. This property is one of a row of 22 dwellings on the west. On the east is a 6-sty apartment 45.11x89x100.8½.

103D ST.—Esther B. Levy sold 303 West 103d st, a 3-sty and basement stone front dwelling, 20x103.3, adjoining the northwest cor of West End av. This is a splendid residence block. The house is 56 ft. deep. There is a 2-sty extension. There is a mortgage of \$6,500 placed with the Title Guarantee & Trust Co., due date and interest rate as per bond. Another loan made by the New York Mortgage & Security Co. for \$1,500 for 1 year at 6% is recorded against the parcel.

111TH ST.—A. V. Amy & Co. sold the 2 lots 50x100 on the north side of 111th st, 50 ft. west of Broadway, for Berdie Mandel to a firm of builders, who will immediately improve it with an 8-sty elevator apartment house.

130TH ST.—Shaw & Co. sold for Miss Mary O'Connor to a client for occupancy 29 East 130th st, a 3-sty and basement dwelling, 17.6x50x99.11. A mortgage for \$9,000 at 4½% expired April 1 last. On March 15, 1905, the present seller paid \$11,000 for the premises. This property is located 92.6 ft. west of Madison av and is built to a depth of 50 ft. On the other side of the street is an 8-sty apartment house, 50x135, built 112 ft. deep.

Purchased for Colored Club.

132D ST.—Nail & Parker sold 111 West 132d st., a 3-sty and basement private dwelling, 17.6x100, for Emily L. Landon, to the "Frogs," an organization formed for the purpose of promoting not only the articles of incorporation for which they have asked, and which have been so freely aired in the papers for the last few days, but to promote that art with which each member has been identified for a number of years. The membership includes the well-known professional team of Williams & Walker, Cole & Johnson, Samuel Corker, Shipp & Rogers, Brown & Navarro, R. C. McPherson, Lester Walton and James R. Europe. A mortgage of \$8,000 was placed on this house June 15, 1908, for 3 years, interest rate not mentioned, by Sarah E. Rolston. The present seller purchased this house from Joel Goldenkranz June 15 last.

133D ST.—Anthony F. Koelble sold 222 and 224 West 133d st, two 5-sty single flats, 33.4x99.11, value at \$44,800 and subject to mortgages aggregating \$32,500, to Theodore F. Brennan, who gave in part payment 50x150 on the south side of 187th st, 125 ft. west of Wadsworth av. Across the street is Public School 119, a 5-sty structure, 158x199.10.

AMSTERDAM AV.—Wm. P. Dixon and others sold to Gross & Hebner the southwest cor of Amsterdam av and 111th st, 100.11x125, which will be improved with high-class apartment houses. The property is in a district that is being rapidly built up with fine residential structures.

Broadway Property in Trade.

BROADWAY.—In exchange for 22 lots on 211th st, between Broadway and 10th av, Robert E. Dowling gave to Mary E. Dalton, Mary Norton and John J. Mooney 2128 and 2130 Broadway, a 4-sty and basement building, 52x100x irregular, in the east side of Broadway, 50 ft. south of 75th st. There is a lease for 21 years on this property to the Auto Improvement Co., the annual rental being \$10,000. The Broadway parcel is said to be worth \$225,000. Adjoining this property on the north is the Dakota Livery Stables, 52x212, running through to Amsterdam av. On the west side of Broadway on the block below is the Ansonia apartments, and on the block above the Astor Apartment Hotel. The Avondale apartments are directly opposite.

MANHATTAN AV.—John R. Davidson sold for Walter A. Reynolds to M. G. Hopf a 3-sty private dwelling, 16.4x86.10, at 128 Manhattan av.

Dwelling Sold on Drive.

RIVERSIDE DRIVE.—Joseph D. Cronan sold for Charles Bruno 94 Riverside Drive, a 4-sty American basement brownstone front dwelling, 21x75x irregular, between 81st and 82d sts. The buyer, Wm. H. Gentzlinger, will make extensive alterations and occupy the house, which is located 44 ft. south of 82d st. The building is 55 ft. deep. This is a private house block. The present seller bought this house Nov. 11, 1899.

RIVERSIDE DRIVE.—The Lispenard Realty Co. sold the Montebello, a new 7-sty apartment house, 108x95, on the east side of Riverside Drive, 116 ft. south of 127th st. This is one of a row of 4 large apartment houses facing Riverside Park and opposite Claremont Hotel. On the rear of the premises just sold is the Medina, a 6-sty apartment, 75x87x91. From the premises just sold there is a splendid view of the Hudson River.

WEST END AV.—Chester H. Chapin sold 331 West End av, a 4-sty and basement dwelling, 22.8x100, between 75th and 76th sts. The building is 56 ft. deep. On the southeast cor of 76th st is a 12-sty fireproof apartment, 79.4x100. The residence of C. M. Schwab occupies the entire square block, 73d to 74th sts, West End av and Riverside Drive. Mr. Chapin made a deed of gift to his wife, Eliz. J., who resides at Lebanon Lake, N. Y., on May 14, 1907.

10TH AV.—James W. Kelly, in conjunction with D. J. McDonald, sold for August Battenhausen No. 738 10th av, a 4-sty tenement house, to Patrick J. Cronin for investment. The adjoining property was sold by Mr. Kelly for Mr. Battenhausen a few months ago.

WASHINGTON HEIGHTS.

Buys Heights Dwelling.

156TH ST.—Cahn & Cahn sold to Sidney Hoey 554 West 156th st, a 4-sty brk 3-family house, 18x100. Abutting on the rear is the North Presbyterian Church; on the west is a coal yard and across the street is a row of seven 5-sty apartments, 39 ft. front each. On the west of Broadway at this point is Audubon Park. On the block below is Trinity Cemetery, occupying 4 square blocks and connected by a foot bridge over Broadway.

180TH ST.—Ernest Wille sold for Stephen J. Egan a plot of 4 lots at the southeast cor of 180th st and St. Nicholas av. The buyers will erect a modern elevator apartment house on the site, for which plans have been filed. Adjoining on the south is a 5-sty apartment, 100x100. The rest of the block square is vacant, except for a 5-sty 50-ft. flat on the north side of 179th st, 100 ft. west of Audubon av. A mortgage of \$14,000 was placed on the corner lot, 25x100, of the property just sold on Dec. 9, 1907, due date and interest rate as per bond. On the last-mentioned property there was an executors deed recorded by Edward Rafter in April, 1905, the stated consideration being \$21,000.

187TH ST.—Theodore F. Brennan gives to Anthony F. Koelble the lots on the south side of 187th st, 125 ft. west of Wadsworth av, 50x150, valued at \$17,000 and subject to a mortgage of \$5,000, in part payment for the two 5-sty flats 222 and 224 West 133d st. St. Elizabeth's Roman Catholic Church is at Broadway and 187th st.

Large Trade in Dyckman Section.

211TH ST.—Robt. E. Dowling purchased through Robt. A. White, of White & Pierce, from Mary E. Dalton, Mary Norton and John J. Mooney 22 lots in the north side of 211th st, between Broadway and 10th av. These 22 lots comprise the entire block front, with the exception of 2 lots 50x100 distant 100 ft. from 10th av, and a similar plot 139 ft. from Broadway. Mr. Dowling gave in exchange 2128 and 2130 Broadway, a 4-sty building, 52x100x irregular. These lots were held at \$152,200. The entire deal involved it is said was \$377,200.

BRONX.

Kelly St. Purchase.

KELLY ST.—Henry Morgenthau Company sold to the Meehan Construction Co., James F. Meehan, president, a plot at the southeast cor of East 163d st and Kelly st, having a frontage of 100 ft. in East 163d st and 388 ft. in Kelly st. Mr. Meehan will at once begin the erection of the apartment houses, with 2 apartments to a floor. Eight will be of 4 stys and the cor buildings 5 stys, the latter on a 50-ft. plot. As the lots have an extra depth and are wider at the rear than the front, the houses will be equal to the usual 40-ft. houses. They will set 10 ft. back from the building line, giving room for grass plots and hedges in front, an unusual feature for houses of this kind. The Colonial style of architecture will be followed, and there will be 4 types of fronts, which will afford a pleasing variety in the appearance of the row.

The desirability of this class of house, which will appeal particularly to the small investor, is shown by the fact that Mr. Meehan has been able to obtain the funds to finance the operation at 5%. Mr. Meehan recently built ten 4-sty houses in Tiffany st, near by. In the same vicinity the American Real Estate Co. is now constructing several high class non-elevator apartment houses that are far in advance even of their other operations, that have given the Hunt's Point section of the Bronx a distinctive residential character that

has attracted tenants from many of the high class apartment houses in Manhattan.

Exchange Sells Plot.

SEABURY PL.—The Bronx Realty Exchange sold a plot 37.6x100 on Seabury pl, opposite 170th st, to the Lawrence Kronenberger Construction Co., who will erect a 4-sty double flat with stores.

159TH ST.—S. L'Asperches, Thomas J. Ford and W. E. Hulbert sold for Adolf Weisberger the 6-sty flat 374 East 159th st, 50x100, to John O'Rourke, who gives in part payment 28 lots on Holland av, 100 ft. south of Burke st, Williamsbridge.

167TH ST.—In part payment for the lot 41.7x90 on the west side of Brook av, 91.8 ft. south of Anna pl, Charlotte Salm gives the R. & W. Realty Co. 125x100 at the northeast cor of Union av and 167th st.

174TH ST.—Ignatz Roth sold the two new 6-sty flats, 75x100, on 174th st, adjoining the southwest cor of Bathgate av.

BELMONT AV.—Henry W. Fedden & Co. sold for Smith & Astman to a Mrs Curry 2330 Belmont av, a 2-family frame detached dwelling, 25x100.

BRYANT AV.—Wm. C. Waulker sold for Jacob Kronenberger 1487 Bryant av, one of the row of 2-family 3-sty modern houses just completed.

BURNSIDE AV.—C. B. Coulter, in conjunction with J. J. Pittman, resold the northwest cor of Burnside and Anthony avs, a 3-sty flat, with stores, 20x100.

BROOK AV.—The R. & W. Realty Co. sold 41.7x90 on the west side of Brook av, 91.8 ft. south of Anna pl, to Charlotte Salm. The northeast cor of Union av and 167th st, 125x100, was given in part payment.

CARTER AV.—Clement H. Smith sold the 2-family frame dwelling 1853 Carter av for August Beaner.

Will Immediately Improve Purchase.

HUGHES AV.—William Stonebridge sold through H. Overington, attorney, a lot on the east side of Hughes av, 190 ft. north of 189th st, to a builder for immediate improvement by the erection of a 5-sty apartment.

HOLLAND AV.—In part payment for the 6-sty apartment 374 East 159th st, John O'Rourke gives to Adolf Weisberger 28 lots on Holland av, 100 ft. south of Burke st, Williamsbridge.

LAFONTAINE AV.—Fitzgerald & Broderick sold for Mrs. Mary E. C. Nichols the 2-family frame house 2166 Lafontaine av to John Sutter.

MORRIS AV.—John J. Brodbeck sold for August Jacob to George Endlich the 2-family house in course of construction in Morris av, between Tremont av and 179th st, Mt. Hope section.

ST. ANN'S AV.—Henry W. Fedden & Co., sold for a Mr. Castellano to a Mr. Fitzgerald 763 St Anns av, a 4-sty double flat with 2 stores, 25x100.

VALENTINE AV.—In part payment for the two 6-sty apartment houses 1287 to 1291 Washington av, Isidore and Iman Littman give I. L. Levin the plot 54x139 at the southwest cor of Valentine av and 181st st.

WASHINGTON AV.—I. L. Levin sold for the Brown & Lapin Realty Co. to Isidore and Iman Littman two 6-sty new-law buildings at 1287-1291 Washington av, 75x90, at the southwest cor of 169th st and Washington av. The Messrs. Littman give in part payment a plot 54x139 at the southwest cor of Valentine av and 181st st.

WESTCHESTER AV.—Steven B. Ayres and Henry T. Dawson sold for James Forbes to Chester G. Crowley the plot at the northwest cor of Freeman st and Westchester av, 102x135, opposite the new station of the New York, New Haven & Hartford R. R. The purchaser contemplates improvement. Title will be taken Aug. 18.

LEASES.

G. W. Barney leased for a client the 5-sty and basement building 11 Warren st.

Joseph A. Dwyer leased 254 West 60th st to Amasa F. Clark for a storage and repair shop.

Porrino & Ragaglia leased for D. V. Maffei for a term of 5 years the 5-sty building at 304 West st.

John H. Dye Co. leased the dwelling 69 West 9th st for Miss Rose M. Elder for a term of years.

Duross Co. leased the 3-sty and basement dwelling 205 West 13th st to Margaret Schaefer for a term of years.

Louis Schrag leased for Margaret H. Jones to the Girls' Friendly Society the house 474 West 22d st, for a term of years.

Benjamin R. Lummis leased for the owner to a client the 3-sty dwelling 129 East 38th st, for a term of years for occupancy.

M. & L. Hess leased for William Waldorf Astor to Freund Bros. & Co. the entire 5-sty and basement building at 435 Broome st, near Broadway.

The Duross Co. leased for George Liss & Co. to a client for a term of years the 5-sty building 1 to 7 Gansevoort st, running through to 320 and 330 West 13th st.

The McVickar Gaillard Realty Co. leased* for Whitney Lyon to the Metropolitan Fireproof Storage Warehouse Co. for a term of years 14 West 66th st, a 6-sty fireproof building recently completed.

James G. Marshall leased the building at 244 West 69th st for a term of years. After the alterations, now being made by Joseph A. Dwyer, are completed, the building will be used as an automobile, machine and repair shop.

The McVickar Gaillard Realty Co. leased for the Hudson & Manhattan Railway Co. 2 stores at the southwest cor of Dey and Church sts, fronting 38 ft. on Church and 56 ft. on Dey st. H. A. Ritchie & Co. are lessees for a term of 12 years at an aggregate sum of \$250,000.

Duff & Brown leased the following dwellings: For John M. Cahill, 517 West 152d st; for Gilbert O. Ward, 420 West 144th st; for R. L. Niles, 341 Edgecombe av; for the estate of S. C. Hoffman, 543 West 144th st; for Martin Wallace, 507 West 144th st, and for Mary Cottrell, 311 Convent av.

The estate of Peter A. H. Jackson leased the Hotel Van Buren at 153 East 26th st to Smith Bros. The lease is for 10 years at an aggregate rental of about \$50,000. The Van Buren is an 8-sty structure and occupies the northwest cor of 26th st and Broadway alley. It has a frontage of 20 ft. on the street and is 98.9 ft. in depth.

Frederick W. Anderson, of the Equitable Realty Co., leased for Daniel Meenan to J. C. Stratton, of J. C. Stratton & Co., the entire 11-sty fireproof store and loft building 13 and 15 West 27th st, 50x100, built to a depth of 88 ft. The lease is for a term of 10 years. The store, basement and 1st loft have been sub-leased to the Denison Manufacturing Co. The next 5 floors are going to be used by J. C. Stratton & Co., and the upper 5 floors are for rent. The lessees are at present located at 90 5th av, cor 14th st, and are dealers in

misses' and ladies' coats and suits. The Victoria Hotel is opposite.

Henry D. Winans & May rented for fall occupancy the following dwellings: 18 East 76th st, a 5-sty American basement house, for Mrs. Alice A. Block, for a term of years; 49 East 57th st, a 4-sty house, for 2 years, for Mrs. Helena Klein; 50 East 82d st, a 4-sty residence, for Henry Block, for a term of years; 7 East 62d st, a 4-sty 25-ft. house, for Mrs. Mary E. Bladgett for a term of years; 111 West 74th st, a 4-sty residence for John W. Thompson, for a term of years; 22 East 65th st, cor of Madison av, a 5-sty American basement residence, for Mrs. Louise H. Betts, for a term of years; 46 East 57th st, a 5-sty American basement house, for Chas. W. Clinton, for a term of years, and 259 West 85th st, a 4-sty American basement house, for Dr. William Dean Howells, for a term of years.

SUBURBAN.

SAND'S POINT, L. I.—S. Osgood Pell & Co. sold for Mrs. John W. Harper her place at Sand's Point, L. I., consisting of a large house, stable and outbuildings and about 5 acres of land. The buyer is Oliver C. Gayley, vice-president of the Pressed Steel Car Co. The Harper estate is one of the show places of this section, and will be used by Mr. Gayley as his summer home.

BOUND BROOK, N. J.—Armstrong & Cook, large real estate operators of Toronto, Can., who have built in towns from Cuba to British Columbia, see great opportunities in Bound Brook, N. J., where they have just purchased 300 acres for subdivision. This firm intends to show American real estate men that they have some enterprising men in Canada. As soon as they get the property subdivided they will build from 20 to 30 houses, costing from \$5,000 to \$10,000 a piece, pave all the streets, put in water and sewer, so that they can offer the prospective homeseeker something attractive. They became interested in Bound Brook especially on account of the train service, which pleased them, and were drawn to New Jersey real estate by Henry Sherin, a real estate operator at 452 5th av.

Syndicate Purchases Queens Realty.

GARDEN CITY ESTATES.—The Garden City Estates sold to a syndicate of Philadelphia, Baltimore and Washington capitalists, organized by Frank F. Peard, a member of the Baltimore company, something over 200 acres of the Garden City Estates, Long Island. The deal has just been put through by Gage B. Tarbell, as president of the Garden City Estates Co. The property which changes hands comprises about one-third of the holdings of this company. Almost simultaneous with the closing of this transaction Mr. Tarbell purchased for the Garden City Estates from the Garden City Co. all the remaining acres between the present holdings of Garden City Estates and Garden City proper, thereby enabling Garden City Estates to make their development a part of Garden City. This transaction should prove of great advantage to Garden City Estates. The price per acre for the new tract is said to be more than 50 per cent. greater than Garden City Estates paid for any of its former holdings.

STATEN ISLAND.

6TH AV.—Eadie & Comtois sold for James S. Sullivan to E. J. McElroy, of Manhattan, the 2½-sty 2-family frame house on the north side of 6th av, 200 ft. from Westervelt av, 25x100.

OAKWOOD, S. I.—The Reilly Realty Co. bought 22 acres of land at Oakwood, S. I., with a frontage of 300 ft. on New York bay. They will develop it into a bungalow and tent colony. Smith & Waters were the brokers in the transaction.

UNCLASSIFIED SALES.

The total number of sales reported is 44, of which 7 were below 59th st, 17 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 55, of which 15 were below 59th st, 17 above, and 23 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 165, as against 165 last week, and in the Bronx 121, as against 135 last week. The total amount involved is \$3,747,325, as against \$7,588,860 last week.

The amount involved in the auction sales this week was \$370,698, and since January 1, \$38,118,472. Last year the total for the week was \$733,068, and from January 1, \$29,089,136.

CARTER AV, ETC.—Fitzgerald & Broderick sold the 2-family dwelling, 18.9x115, at 1855 Carter av, for August Deaner to Pelle Grinelli, and the 2-family dwelling, 25x100, at 2042 Ryer av for Michael Nolan.

VYSE AV, ETC.—P. J. O'Connell sold the plot on the east side of Vyse av, 175 ft. south of Jennings st, 100x100, for Chas. H. Bellows to a builder for immediate improvement; also sold a lot, 25x100, on Bryant st, 125 ft. north of 172d st, for James A. Lynch.

REAL ESTATE NOTES

W. E. Jackson and B. Channing Miller have formed a partnership to conduct a general real estate brokerage and insurance, with office at 149 Broadway.

Mr. C. Grayson Martin, of 45 West 38th st, states that he is not a member of the firm of Rogers, Peet & Co., clothiers, as stated in the Record and Guide of August 1st.

The firm of Osorio & Klee has been dissolved and the business will be conducted from now on by J. Newton Osorio. S. B. Klee has opened an office at 200 Broadway, where he will conduct a general real estate business.

Frederick N. Gilbert began suit in the Supreme Court against the J. C. Lyons Building and Operating Co. and others to foreclose a mortgage of \$350,000 on the property in the south side of 79th st, 175 ft. east of 5th av, 35x102.2.

The Germania Life Insurance Co. has begun a suit in the Supreme Court against Howard Nott Potter and others to foreclose a mortgage of \$300,000 on the property in the east side of Madison av, 49.4 ft. south of 33d st, 49.4x100.

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NEW BUSINESS

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Good applications for money on bond and mortgage appear to be scarce at the present moment. Most of the applications received by brokers are reported to have previously been rejected by large lenders, and those that are left hardly go around.

It is interesting to note that since 1900 nearly every parcel of realty opposite the new library on 5th av has figured in the records, either as the result of a purchase or a long lease. The most important transaction came with Felix Isman's contract to acquire the southwest corner of 5th av and 42d st.

An assignment of a mortgage from the Bond & Mortgage Guarantee Co. to the Bank for Savings of New York was recorded last week by the Title Guarantee & Trust Co. The property involved was Nos. 11 and 13 West st. The mortgage was for \$200,000, and has five years to run at 4½ per cent.

From the standpoint of the owner and investor the ascending schedule of rents in Manhattan is logically proper, morally justifiable, and above all financially advantageous, but the tenant doesn't see it that way, hence the noticeable exodus from many of the Harlem flats to the much abused suburbs within the 30-mile circle.

Mr. J. F. Randell, manager of the Commercial National Bank Building, Chicago, has been chosen as chairman of the convention. A committee of fifteen Chicago building managers will form a reception committee. About \$1,000 has been subscribed to be used by this committee.

The establishment of the municipal ferry between the Battery, Manhattan, and St. George, Richmond, has proven a boon to property interests on Staten Island. More particularly can this be said to apply to such places as Oakwood, Concord, Grasmere and West New Brighton, where the increased demand has resulted in the making of numerous fortunes.

The keystone of the second arch of the Cathedral of St. John the Divine was placed in position last Tuesday. This arch is known as the "crossing." This large stone weighs six tons and was put in place in two sections by a large force of men with derricks, cranes and other apparatus. Its position is 169 ft. above the ground. The first arch was finished 13 years ago.

The station of the Hudson tunnels at 6th av and 9th st was opened one minute after midnight last Friday. Owing to the difficulty of construction the opening of this station was delayed. A shield and compressed air had to be employed at this point, owing to the fact that the soil was very sandy. The weight of the elevated structure had to be taken into account, and it made the work more complex.

Among the leases recorded during the week was one affecting the two buildings, Nos. 313 to 321 East 12th st, given by Isaac Mendoza to Alfred Levy for 5 years from August 1, 1908, at an annual rental of \$16,000. The northwest corner of Wall and South sts was leased by Louis Schleich from Helen Rankin for 5 years from May 1, 1908, at a yearly rental of \$4,000. Nos.

315 to 323 West 69th st was leased by Lizzie Flig to Harry Schiffman for 1 year from August, 1908, for \$10,800.

There was a decided gain in the number of real estate transactions in the Borough of Queens in July, both as compared with the former six months and as compared with the corresponding period last year. There was also a large increase last week in the number and value of new building plans filed and approved by the Department of Building of the borough, the total value running up to about \$300,000. A permanent increase is looked for from now on until the end of fall.

Efforts were made this week by the Sinking Fund Commission to make a temporary agreement so that the four ferry lines running between Manhattan, Williamsburgh and Greenpoint can be operated for at least six months more. The Commission authorized the Commissioner of Docks to lease these four ferries and to operate them for that period. While this temporary lease is in force, every effort will be made to devise a scheme whereby the ferries can be run permanently.

George J. Gould, Edwin Gould, Helen M. Gould and Howard Gould, as executors of and trustees under the will of the late Jay Gould, have brought suit against Emil Bloch, Emma Bloch, Charles Jacobs, Max Marx, Michael Lewis, Adolph Lucker, James B. Brady and Fidelity and Deposit Co. of Maryland to foreclose a mortgage on an irregular plot on Broadway, 300 feet east of Dyckman st. The approximate amount of the lien or charge is \$16,741.65, with interest from July 14, 1908; costs, \$337; taxes and other charges, \$1,603. The sale will take place at the salesroom August 12.

Judging by the enormous crowds carried by the cars on the subway viaduct extension to Van Cortlandt Park on Saturday the line bids fair to become one of the most popular leading northward from the city proper. The effect of this will ultimately be felt by an appreciable enhancement in the value of real estate along that route. While it is true that the best bargains throughout the section traversed by the new line have already been secured by shrewd operators, many desirable lots may be had at prices considerably lower than those now being obtained for partially improved lots in some of the so-called developed properties in nearby New Jersey.

The 3-cent fare, with several complications, was put into effect in Cleveland on July 27 by the Municipal Traction Co. This idea was the inspiration of Mayor Johnson, about three months after the company took over the operation of the lines. A 3-cent fare is charged, and the transfers cost one cent additional, as has been the practice for two months. The cent, however, is refunded by the conductor to whom the transfer is presented. The reason for this is to prevent the transfer privilege being abused, and all the transfers shall be used or the pennies gained by the company. It is fortunate that this system is in use in Cleveland. Unless it is a huge success it is to be hoped that this system will not find its way East and be used on the local traction lines.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

RANDALL AV.—For constructing sewers between Tiffany st and Coster st, and in Manida st, between Randall av and Spofford av. Proceedings initiated by Board of Estimate.

CITY ISLAND AV.—Change of grades from the approach to the bridge, 300 ft. north of Elizabeth st to the Long Island Sound, at the southerly end of City Island. Board of Estimate will consider proposed change on Sept. 25.

RANDALL AV.—Laying out and fixing grades for the street system within the area bounded by Randall av, Havemeyer av, Seward av, Castle Hill av, Lafayette av, Olmstead av, Ludlow av, Castle Hill av, Haviland av, Havemeyer av, Ellis av, Zerega av, Watson av, and the United States bulkhead line of Westchester Creek, more particularly shown upon map or plan presented by the President of the Borough of the Bronx, dated June 23, 1908. Proposed change will be considered by Board of Estimate on Sept. 25.

FAILE ST.—Opening and extending from Garrison av to a point about 183 ft. north of Whitlock av. Area of assessment fixed by Board of Estimate as follows: Beginning at a point on a line midway between Hoe av and Faile st, where it is intersected by a line at right angles to Faile st, and passing through a point on the centre line of the said Faile st located on the southerly line of the land heretofore conveyed to the city by deed of cession, and running thence eastwardly along the said line at right angles to the line of Faile st to a point midway between Faile st and Bryant av; thence southwardly along a line midway between Faile st and Bryant av as laid out northerly from Whitlock av, and the prolongation thereof, to the intersection with the prolongation of a line midway between Faile st and Bryant av as laid out southeasterly from Whitlock av; thence southeasterly along the last mentioned line midway between Faile st and Bryant av, and the prolongation thereof, to a point distant 100 ft. southeasterly from the southeasterly line of Garrison av, the said distance being measured at right angles to the line of Garrison av; thence southwestwardly and parallel with Garrison av to the intersection with the prolongation of a line midway between Hunts Point road and Faile st as laid out between Garrison av and Whitlock av; thence northwestwardly along the said line midway between Hunts Point road and Faile st, and the prolongation thereof, to the intersection with the prolongation of a line midway between Hoe av and Faile st as laid out northerly from Whitlock av; thence northwardly along the said line midway between Hoe av and Faile st and the prolongation thereof to the point or place of beginning. (Excepting, however, from the above-described area so much of it as may be exempt from assessment under the provisions of section 992 of the Charter.)

VAN CORTLANDT AV.—Opening and extending from Sedgwick av to Van Cortlandt Park South. Area of assessment fixed by Board of Estimate as follows: Bounded on the west by a line distant 400 ft. westerly from and parallel with the westerly line of Van Cortlandt av as laid out in the tangent between Bailey av and Sedgwick av, and by the prolongation of the said line, the said distance being measured at right angles to the line of Van Cortlandt av; on the north by a line distant 100 ft. northerly from and parallel with the northerly line of Van Cortlandt Park South, the said distance being measured at right angles to the line of Van Cortlandt Park South; on the east by a line distant 400 ft. easterly from and parallel with the easterly line of Van Cortlandt av as laid out in the tangent between Bailey av and Gouverneur av, and by the prolongation of the said line, the said distance being measured at right angles to the line of Van Cortlandt av; and on the south by a line always distant 100 ft. southerly from and parallel with the southerly line of Sedgwick av, the said distance being measured at right angles to the line of Sedgwick av.

CONDEMNATION PROCEEDINGS.

178TH ST.—Opening and extending from Broadway to Haven av. Commissioners Arthur L. Truax, Jos. T. Ryan and James P. O'Connor will present bill of costs and expenses in this proceeding to Supreme Court on Aug. 14.

DEPEW PL.—In the matter of the application the city by the Corporation Counsel, for the appointment of Commissioners of Estimate and Assessment, to ascertain and determine the compensation which should justly be made to Harriet R. McKim, J. Frederic Kernochan, as trustee for Harriet R. McKim, and Amos R. E. Pinchot and Gifford Pinchot, as executors of the will of James W. Pinchot, deceased, as owners of interests in premises abutting on the easterly side of Depew pl, between 42d and 43d sts, for the discontinuance and closing of the portion of Depew pl, 12 ft. in width and 35 ft. in length,

on its westerly side, and 121.83 ft. north of 42d st. Application will be made to Supreme Court for appointment of Commissioners of Estimate and Assessment in this proceeding on Aug. 14.

NEW ST.—Opening and extending between Broome and Spring sts and extending from Bowery to Elm st as laid out by resolution of Board of Estimate on May 29, 1903. Commissioners Ernest L. Crandall, Nathan Fernbacher and Wm. J. Carroll have completed their estimate and assessment in this proceeding and unless objections are filed their final report will be presented to the Supreme Court on Nov. 24.

178TH ST.—Land for sewer easement from the westerly line of the Spuyten Duyvil and Port Morris Railroad to bulkhead line of Harlem River. Commissioners Timothy E. Cohalan, Roderick J. Kennedy and Jean Weil give notice that they will present bill of costs, charges and expenses to Supreme Court on Aug. 18.

ASSESSMENTS.

CYPRESS AV.—Sewer, between East 138th and East 141st sts. Area of assessment: Both sides of Cypress av, from 138th to 141st st, and west side of Cypress av, from 141st st to St. Marys av. Assessment entered Aug. 4. Payable within 60 days.

RECEIVING BASINS.—On Longfellow av, both sides, at the change of grade point between Westchester av and Home st; at the north side of the intersection of Sedgwick and Cedar avs; at the southwest corner of East 158th st and St. Anns av. Area of assessment: Both sides of Longfellow av, from Westchester av to West Farms road; northeast corner of 167th st and Bryant av; north side of Sedgwick av, from Cedar av to a point about 348 ft. north of West 177th st; west side of St. Anns av, from East 157th st to 158th st, and south side of 158th st, from Brook to St. Anns av. Assessment entered Aug. 4. Payable within 60 days.

KINGSBRIDGE ROAD.—Closing, between 137th st and 149th st. Assessment confirmed May 1; entered August 3. Area of assessment as follows: Bounded on the north by West 155th st, on the south by West 125th st, on the east by 8th av and on the west by Amsterdam av. Payable within 60 days.

INDEX READY FOR DELIVERY.

The INDEX that the RECORD AND GUIDE publishes semi-annually is now ready for delivery.

The period between January 1 and July 1, 1908, is covered in convenient form, so that any conveyance, mortgage, auction sale, lease or projected building can be readily found.

This INDEX is indispensable to readers of the RECORD AND GUIDE, because when the numbers are bound it makes this paper a ready reference volume.

Not only is the Borough of MANHATTAN classified in this INDEX, but also the Borough of the BRONX. It will be found of great use to brokers in outlying districts who like to keep abreast of the times.

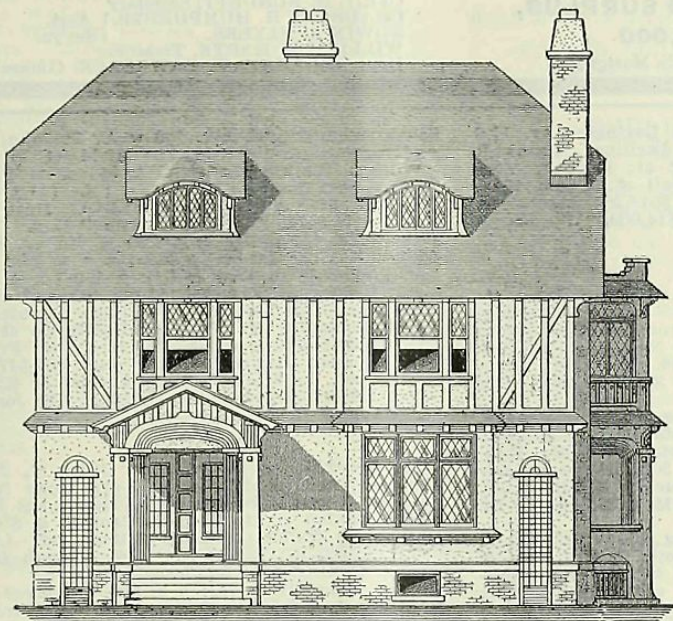
The price of this INDEX is only ONE DOLLAR.

NEW CONFERENCE MAKING PROGRESS.—The Executive Committee of the Greater New York Taxpayers' Conference is at present busily occupied in mapping out important work to be done while co-operating with the Bureau of Municipal Research in scrutinizing departmental estimates. Although the exact programme of the conference with respect to the manner in which publicity will be given to the budget items has not been disclosed, enough is known to warrant the assertion that arrangements of no ordinary kind are under consideration. Every effort will be exerted toward making it known to all persons, more particularly the owners of real property, just what departments of the city government are asking for needless funds. The first act of the conference, representing more than 50 organizations, was to request the Mayor to grant a taxpayers' hearing on the tentative budget before the Board of Estimate passes it over to the Board of Aldermen. Mayor McClellan has already referred the letter to the Board of Estimate with his approval.

SATISFACTION PIECE.—One who pays off a mortgage need not pay the mortgagee for a satisfaction piece and is entitled to receive the bond and mortgage. If he wants a satisfaction piece and does not want to pay the mortgagee for it, he must prepare a proper one and give it to the mortgagee, tendering at the same time 25 cents for the notary's fee for an acknowledgment. It would be better, however, to take a notary along so that the mortgagee could not delay. *Kruder v. Hillman*, 57 Misc. 209.

AN UP-TO-DATE IDEA.

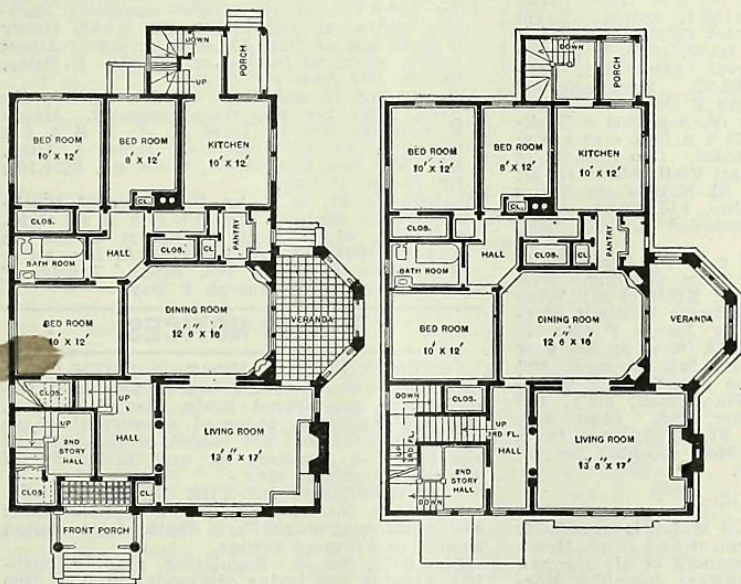
While it must be admitted that the popularity of the two-family house is increasing hereabouts, little attention seems to have been given to improving the exterior design and arrangement of rooms in this type of structure. Although the average lot owner may have the inclination to approach the ideal in this respect he usually lacks the experience in such matters and leaves the planning to his architect or builder. A building operation of this sort is more frequently one of low cost, and it is not to be expected that the same care be given to architectural features and detail as is expected in a larger under-



TWO-FAMILY HOUSE.
—From Carpentry and Building.

taking. Opinions, of course, differ in this respect. However, there is a distinct line of difference between a good and bad design. Herewith are reproduced from Carpentry and Building the front elevation and first and second floor plans of a style of structure which may be said to be a decided improvement, both architecturally and otherwise, over the stereotyped dwellings generally seen in the metropolis.

The design is adapted for a city or suburban lot and while presenting a rather broad front its external treatment makes it appear a dwelling of the one-family order. The first story of the exterior is plastered with sand finish, while the second



First Floor Plan.

Second Floor plan.
—From Carpentry and Building.

story and gables have the half timbered effect. The panels are plastered with combed finish. The frame is balloon, the exterior being covered with matched sheathing, over which is a layer of building paper. On top of this patent plaster was applied to metal lath, the plaster being left natural. The trimmings of the building are stained two coats of dark gray.

As one enters the house there is a vestibule which opens into a separate hall. The stairs which start from each story give a separate entrance to rooms on the third floor. As the diagram illustrates a large living room takes up the front of the house, and opposite the opening leading from the hall is an attractive fireplace finished with green tile and having wrought iron fittings.

One of the features is a sitting veranda, which is so cleverly placed, that it is well secluded from the street. The dining room forms the key to all rooms and is finished in chestnut stained a dark brown, while the wainscot panels are treated with green stain with the pattern design in red. This wainscot is finished with a simple plate rail. On the outside wall there is a bay effect between the two china closets, giving the room a symmetrical appearance. In fact, the entire layout is most pleas-

ing and is the result of much thought on the part of the architect.

All things considered, the prospective builder of moderate means would do well to adopt all or part of the features represented herewith. From the standpoint of investment it invariably pays to build a house of pleasing design, both exterior and interior.

TO PAINT OVER CEMENT.

It is never advisable to paint over a cement surface. If it becomes necessary, however, delay the operation until it has stood exposed to the elements for about 15 months, unless the surface has first been sized with acid water to kill the alkali, even then there is danger of bad results.

The following method of preparing and painting such surfaces, it is said, has received the sanction of some of the best painters in the country:

Slake one-half bushel of fresh stone lime in a barrel and add in all 25 gallons of water; when slaked and cold, add 6 gallons of the best cider vinegar and 5 pounds of best dry venetian red. Mix well and then strain through a fine wire strainer. Use it when about the consistency of thin cream. Give the cement surface a coat of this and after standing a day or so apply a coat of red lead and linseed oil paint. After this has dried you may paint the surface any color you wish. Some jobs require two coats of paint over the red lead paint. In this case make the second coat of paint serve as filler and paint both. This second coat may be made with plaster of paris and oil of the consistency of buttermilk. Then break up some white lead and oil to make a paint the same consistency as the plaster paint. Now take equal parts of each of the two mixtures and "box" them together, and thin to a working consistency with turpentine. This second coat should be applied as heavy as possible, or as heavy as you can spread it well. After this coat is dry apply your next and finishing coat of paint, which should be quite glossy, or about as you would for the last coat on woodwork outside. The object in giving it this plaster paint is to prevent the running and wrinkling of the paint where considerable paint is to be applied to the surface. And it must be made to dry quickly.

BUILDING FOR THE FUTURE.

The value of surrounding property will be added to by the presence of a new building about to be erected at 15 and 17 West 38th st by Mrs. Mary L. Barbey. When completed the structure will be 12 stories in height and will occupy a plot 55.6x100. It has been designed for both offices and lofts. For the front a color scheme has been devised which will be in marked contrast with the conventional light brick, limestone and terra cotta of the majority of new structures in the uptown section of Manhattan.

Throughout the two lowest stories the material for the facade will be dark red marble, with bronze trimmings. Above that point dark red brick and red terra cotta will be used. To overcome the blank wall effect so objectionable in many of the new uptown buildings the sides of the new structure will be treated architecturally.

The new building will be a trifle taller than the structure recently completed for Thos. R. Ball at 38 West 37th st, and is being erected in accordance with plans prepared by Delano & Aldrich.

Although it is a recognized fact that there are more vacancies at present between 34th and 42d sts and between 5th and 6th avs than existed a year ago, still the northward trend of business is slowly but surely seeking quarters within the limits mentioned, and it will only be a question of a short period when loft and office space will be at a premium.

IMPROVEMENTS IN EAST BRONX.

Work upon the extension of Westchester and Tremont avs through Throgg's Neck Gardens is now well under way. The Eastern boulevard running through the section in question is also to be widened and extended to and across the Harlem River. By the completion of these improvements a decided impetus will be given to realty dealing throughout the zone affected. Students of conditions who have made a careful study of the growth of the metropolis in the last 25 years think the day not far distant when the Throggs Neck section will be closely built up with residences of a superior type.

In speaking about the trend of population a representative of the Estates Development Company recently said:

"In the last twenty-five years the East Side south of 42d st has shown an increase in population of 30 to 40 per cent., while the corresponding sections of the West Side show a decrease of from 34 to 52 per cent. Between 42d st and 127th st the population of the East Side has increased from 40 to 837 per cent., and the West Side from 24 to 789 per cent.

"During the same period the population of the Bronx has increased 1,117 per cent., against 786 per cent. for all the rest of Manhattan Island. These figures show conclusively that the line of the city's fastest development has been and is right through the southern part of the Bronx."

JOSEPH P. DAY

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NOTICE to PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90 and 92 West Broadway.

Monday, Aug. 10.

Boston rd, opening, between Bronx Park and White Plains rd, at 2 p m. West 177th st, opening, from Amsterdam av to Riverside Drive, at 12 noon.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending August 7, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

- *Tinton av, No 1180, e s, 168.10 s 168th st, 16.8x132.5, 2-sty frame dwelling. (Amt due, \$5,063.85; taxes, &c, \$673.05.) Mary E Doyle extrx 6,200
Houston st, Nos 100 to 106, n s, 120.1 e Bowery, runs n 126.7 x e 14.9 x s 25.1 x e 74 x s 40.11 x w 6.3 x s 24.3 x e 3.1 x s 34.11 x w 75.2 to beg, two 6-sty brk tenements and stores. (Amt due, \$28,257.45; taxes, &c, \$1,638.47; sub to two mortg aggregating \$105,000.) Withdrawn
122d st, No 238, s s, 488 w 7th av, 34x100.11, 5-sty brk tenement. (Amt due, \$33,091.20; taxes, &c, \$691.44.) Julia Mayer 40,100
*116th st, Nos 243 and 245, n s, 200 e 8th av, 40x100.11, 6-sty brk tenement and store. (Amt due, \$14,812.31; taxes, &c, \$109; sub to a mort of \$55,000.) Mary Hershfield, 71,414
*14th st, No 4, s s, 34 e 5th av, 33x103.3, 6-sty brk loft and store building, leasehold. (Amt due, \$27,718.07; taxes, &c, \$2,062.50.) Rutherford Realty Co. 22,000
*Elton av, No 810 on map Nos 808 and 810, s e s, 52 n e 158th st, 50x100, 5-sty brk tenement. (Amt due, \$35,227.96; taxes, &c, \$1,273.47.) Italian Savings Bank of the City of N Y 32,000
Cannon st, No 118, e s, 150.3 n Stanton st, 24.10x100, 6-sty brk tenement and store. (Amt due, \$2,208.92; taxes, &c, \$—; sub to four mortg aggregating \$37,250.) Sarah Krakower 40,000
*Av A, No 1413, w s, 51.1 n 75th st, 25.6x100 x25.4x100, 6-sty brk tenement and store. (Amt due, \$4,703.37; taxes, &c, \$609.45; sub to two mortg aggregating \$29,400.) Regina Katz 32,034

BRYAN L. KENNELLY.

- *Park av, Nos 1515 to 1521 n e cor 110th st, 110th st, Nos 101 and 103 100.11x35, 6-sty brk tenement and store. (Amt due, \$2,580.53; taxes, &c, \$315.79; sub to a mort of \$48,000.) Henry S Herrman 50,000

SAMUEL GOLDSTICKER.

- *13th st, No 141, n s, 100 w 3d av, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. (Amt due, \$36,958.32; taxes, &c, \$400.94.) Daniel Cunningham, 32,200
109th st, Nos 338 and 340, s s, 109.2 w 1st av, 58.10x100.11x150.6x136.4, 2 and 3-sty brk stables. (Amt due, \$16,257.65; taxes, &c, \$614.59.) Metropolitan Impt Co. 34,650

HERBERT A. SHERMAN.

- *166th st, n s (old line), 100 w (old line) Union av, 75x150, vacant. (Amt due, \$9,736; taxes, &c, \$340.64.) City Real Estate Co 10,100

Total \$370,698
Corresponding week, 1907 733,068
Jan. 1st, 1908, to date 38,118,472
Corresponding period, 1907 29,089,136

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Aug. 8.

No Legal Sales advertised for this day.

Aug. 10.

- Vyse av, w s, 75 s 173d st, 25x100, vacant. Jacob Warshawsky et al agt Anna Manasse et al; Chas A Strauss, att'y, 261 Broadway; Hal Bell, ref. (Amt due, \$700.97; taxes, &c, \$160; sub to a mort of \$1,190.) Mort recorded Feb 1, 1907. By Joseph P Day.
Vyse av, w s, 100 s 173d st, 25x100, vacant. Same agt Henry Sommerfeld et al; same att'y; same ref. (Amt due, \$675.97; taxes, &c, \$140; sub to a mort of \$1,190.) Mort recorded Feb 1, 1907. By Joseph P Day.
222d st, n s, 505 e 4th av, 89.3x—x100x88.4, Wakefield. Mercer Ramsey et al agt Geo H Hamm, extr, et al; Wm J Courtney, att'y, 189 Montague st, Brooklyn; Abram S Jaffer, ref. (Amt due, \$821.66; taxes, &c, \$265.) By Joseph P Day.

- 47th st, No 133, n s, 140 e Lexington av, 17.6 x100.5, 3-sty stone front dwelling. Frank R Long agt Samuel Haas et al; Morgan, Morgan & Carr, att'ys, 60 Wall st; Isham Henderson, ref. (Amt due, \$648.28; taxes, &c, \$224.32; sub to a mort of \$14,000.) By Joseph P Day.
Aug. 11.

- Belmont av, No 2147, w s, 150.3 n 181st st, 17.7x85.9x17.7x85.6, 2-sty frame dwelling. Philip Siff agt Morris Bernstein et al; Spiro & Wasservogel, att'ys, 140 Nassau st; Francis S McAvoy, ref. (Amt due, \$2,517.98; taxes, &c, \$40.) Mort recorded Sept 5, 1907. By Joseph P Day.
124th st, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. Sigismund S Goldwater agt Abram Freiman et al; Mannheim & Manheim, att'ys, 302 Broadway; Edward Jacobs, ref. (Amt due, \$7,091.01; taxes, &c, \$50.) Mort recorded May 31, 1906. By Samuel Goldsticker.
97th st, No 229, n s, 175 w 2d av, 25x100.11, 5-sty brk tenement and store. Jonas Weil et al agt Henry J Brodsky et al; Malcolm Sundheimer, att'y, 34 Nassau st; Arthur Hurst, ref. (Amt due, \$4,130.36; taxes, &c, \$39; sub to a mort of \$11,000.) Mort recorded July 2, 1904. By Joseph P Day.

Aug. 12.

- St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which Chas A Coutant had on March 19, 1908. David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.
69th st, Nos 315 to 325, on map Nos 315 to 323, n s, 225 w West End av, 124.8x100.5, three 6-sty brk tenements and stores. State Bank agt Andrea Avitabile et al; Julius J & A Lyons, att'ys, 76 William st; Louis F Doyle, ref. (Amt due, \$74,993.49; taxes, &c, \$2,681.36; sub to mortg aggregating \$27,750.) Mort recorded June 27, 1905. By Joseph P Day.
Broadway or Kingsbridge rd, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. David H Taylor agt M McCormack Construction Co et al; Action No 1; Otto A Hack, att'y, 31 Nassau st; Mortimer Fishel, ref. (Amt due, \$23,083.93; taxes, &c, \$2,393.92. Mort recorded May 11, 1903. By Joseph P Day.
Broadway or Kingsbridge rd, s s, 300 e Dyckman st, runs s 157 x e 75 x n 19 x e 12 x n w 139.4 x w 64 to beg, vacant. Geo J Gould et al exrs and trustees agt Emil Bloch et al; David H Taylor, att'y, 31 Nassau st; Frank Hendrick, ref. (Amt due, \$17,079.60; taxes, &c, \$1,603.82. Mort recorded Jan 25, 1906. By Joseph P Day.
60th st, No 223, n s, 275 e 3d av, 20x100.5, 4-sty and basement stone front dwelling. Edw A Layton agt Elizabeth H Kraft et al; Acton C Bassett, att'y, 165 Broadway; Edwin A Watson, ref. (Partition.) By Joseph P Day.
Southern Boulevard, No 563, n w s, 400 s w Av St John, 50x115, 6-sty brk tenement and store. Joseph S Marcus agt William Wainwright et al; Henry Fluegelman, att'y, 299 Broadway; Adam Wiener, ref. (Amt due, \$16,693.80; taxes, &c, \$1,593.35; sub to a prior mort of \$37,000.) Mort recorded Jan 29, 1906. By Joseph P Day.

Aug. 13.

- Broome st, No 58, n s, 75 w Lewis st, 25x75, three and 4-sty brk tenement and store. Moses J Berger agt Aaron Greenberg et al; Herman Gottlieb, att'y, 280 Broadway; Joseph P Morrissey, ref. (Amt due, \$4,741.04; taxes, &c, \$112. Mort recorded June 1, 1905. By Joseph P Day.
Vyse av, No 1157, w s, 360 n 167th st, 20x100, 3-sty brk dwelling. Wm P Park agt Isaac A Benequit et al; Abr A Silberberg, att'y, 258 Broadway; Leopold W Harburger, ref. (Amt due, \$2,486.95; taxes, &c, \$218.63; sub to a mort of \$7,500.) Mort recorded Feb 26, 1907. By Joseph P Day.
66th st, Nos 324 and 326, s s, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n .05 x e 16.8 x n 100 x w 41.8 to beg, 6-sty brk tenement. Jacob Levy agt David Lentin et al; Arnstein & Levy, att'ys, 128 Broadway; Augustine R McMahon, ref. (Amt due, \$18,535.19; taxes, &c, \$5.50.) Mort recorded Dec 13, 1907. By Samuel Marx.
2d av, No 2244, e s, 40.10 n 115th st, 20x80, 4-sty stone front tenement and store. German Savings Bank of the City of N Y agt Emma Knorr et al; Meyer Auerbach, att'y, 42 Broadway; Sylvester L H Ward, ref. (Amt due, \$7,593.80; taxes, &c, \$15.) Mort recorded Jan 5, 1899. By Joseph P Day.
Broadway, No 598 e s, abt 105 s Houston st, Crosby st, No 1321 28.6x198.4 to Crosby st, x28.6 x198.3, 12-sty brk loft, office and store building. Thomas A Howell agt Kingston Realty Co et al; Dixon & Holmes, att'ys, 32 Liberty st; Geo W Collins, ref. (Amt due, \$75,393.11; taxes, &c, \$159.75; sub to a mort of \$300,000.) Mort recorded May 1, 1905. By Joseph P Day.

- Southern Boulevard, n s, 100 w Av St John, 150 x115, vacant. Pincus Lowenfeld et al agt William Wainwright et al; A Stern, att'y, 31 Nassau st; Bankson T Morgan, ref. (Amt due, \$18,732.99; taxes, &c, \$1,561.24.) Mort recorded Dec 15, 1904. By Joseph P Day.
49th st, Nos 122 and 124 s s, 300 w 6th av, runs 48th st, Nos 129 and 131 s s 145.6 x n w 25.2 x s 58.8 to 48th st, x w 37.6 x n 100.5 x e 12.6 x n 100.5 x e 50 to beg, 11-sty brk and stone hotel and two 3-sty brk dwellings. Frederick D Mollenhauer agt Kingston Realty Co et al; Dixon & Holmes, att'ys, 32 Liberty st; Frank A Spencer, Jr, ref. (Amt due, \$67,547.16; taxes, &c, \$2,407.93; sub to a mort of \$275,000. Mort recorded Aug 2, 1905. By Joseph P Day.

Aug. 14.

- 2d av, No 2420 n e cor 124th st, 20.11 124th st, Nos 301 and 303 x80, 3-sty stone front tenement and store. Louis H Harris agt Bernard Gordon et al; Wilmer, Canfield & Stone, att'ys, 49 Wall st; T Louis A Britf, ref. (Amt due, \$1,625.10; taxes, &c, \$461.59; sub to a mort of \$18,500.) By Joseph P Day.
133d st, Nos 721 to 731, n s, 500 e Cypress av, 100x103.6, 2-sty brk factory and 1-sty frame shed in rear. Solomon Ehrlich agt Louis Bornstein et al; Gross & Sneudaira, att'ys, 309 Broadway; Frank Moss, ref. (Amt due, \$1,954.05; taxes, &c, \$1,000; sub to two mortg aggregating \$13,000.) Mort recorded Nov 24, 1906. By Joseph P Day.
Perry st, Nos 117 and 119 n e cor Greenwich Greenwich st, Nos 733 and 735 st, 85.1 x 26.2 x 70 x 56.6, 6-sty brk tenement and store. Nathan Kirsh agt Jacob Katz et al; Paul Gross, att'y, 302 Broadway; James F C Blackhurst, ref. (Amt due, \$9,334.80; taxes, &c, \$2,503.37; sub to a first mort of \$60,000.) Mort recorded June 27, 1905. By Joseph P Day.

Aug. 15.

No Legal Sales advertised for this day.

Aug. 17.

- Park av n w cor 121st st, 100.11x20, 4-121st st, No 79 sty stone front tenement. Sheriff's sale of all right, title, &c, which Henry B Stein had on June 30, 1908, or since; Albert I Sire, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.
46th st, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 9-sty brk and stone tenement. Henry M Rau agt Wm N Heard et al; M S & I S Isaacs, att'ys, 52 William st; James A Allen, ref. (Amt due, \$233,966.65; taxes, &c, \$324.10.) By Joseph P Day.
Westchester av, n s, lot 214, map of Washingtonville, 50x100. Sheriff's sale of all right, title, &c, which Annie Thoma et al had on Aug 19, 1907, or since; Eugene Archer, att'y; Richardson & Nereid avs, Bronx; Thomas F Foley, sheriff. By Joseph P Day.

PUBLIC NOTICES.

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

BOROUGH OF THE BRONX.

- List 9663, No. 1. Paving with asphalt blocks and curbing Crotona Park South, from Fulton avenue to Prospect avenue.
List 9677, No. 2. Regulating, grading, curbing, flagging and laying crosswalks in West One Hundred and Eighty-eighth street, between Sedgwick avenue and Aqueduct avenue.
List 9801, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Anderson avenue, from West One Hundred and Sixty-fourth street to Shakespear avenue.

BOROUGH OF RICHMOND.

- List 74, No. 4. Temporary sewer in Simonson avenue, from the terminus of the proposed sewer in Simonson avenue to about 475 feet southerly therefrom; also constructing a temporary combined sewer in Bay avenue to the southward tracks of the Staten Island Rapid Transit Railroad, Third Ward.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before September 8, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto. For full particulars see City Record.

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

WILLIAM H. JASPER, Secretary, No. 320 Broadway, City of New York, Borough of Manhattan, August 6, 1908.

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. CYPRESS AVENUE—SEWER, between East 138th and 141st Streets. 23D WARD, SECTIONS 9 AND 10, and 24TH WARD, SECTION 11. RECEIVING BASINS on LONGFELLOW AVENUE, both sides, at the change of grade point between Westchester Avenue and Home Street; at the north side of the intersection of Sedgwick and Cedar Avenues; at the southwest corner of 158th Street and St. Anns Avenue.

HERMAN A. METZ,
Comptroller.

City of New York, August 4, 1908. (5185)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named road in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. KINGSBRIDGE ROAD—CLOSING, between 137th and 149th Streets. Confirmed May 1, 1908; entered August 3, 1908.

HERMAN A. METZ,
Comptroller.

City of New York, August 3, 1908. (5198)

HERBERT A. SHERMAN REAL ESTATE AUCTIONEER, BROKER, APPRAISER, AGENT.

OFFICES
GROUND FLOOR, ASTOR BUILDING
9 PINE STREET
ST. PAUL BUILDING, 220 BROADWAY
532 FIFTH AVENUE, Cor. 44th St.
Private Telephone Wire Connecting All Offices.

PUBLIC NOTICES.

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

BOROUGH OF BROOKLYN.

List 17, No. 1. Sewer in Clinton place, from Crescent street to a point 275 feet westerly therefrom.

List 23, No. 2. Sewer basin at the southeast corner of Hausman street and Nassau avenue.

List 28, No. 3. Sewer basin at the northwest corner of Pitkin avenue and Osborn street.

List 35, No. 4. Sewer in East Twenty-second street, between Clarendon road and Canarsie lane.

List 58, No. 5. Sewer in Fiftieth street, between Thirteenth and Fourteenth avenues.

List 90, No. 6. Sewer in Sherman street, between Tenth and Eleventh avenues.

List 96, No. 7. Sewer in Forty-seventh street, between Thirteenth and Fourteenth avenues.

List 97, No. 8. Sewer in Seventy-first street, between Tenth and Eleventh avenues.

List 103, No. 9. Sewer in Ovington avenue, between Fifth and Sixth avenues.

List 105, No. 10. Sewer in Third avenue, between Seventy-seventh and Seventy-ninth streets.

List 9836, No. 11. Regulating, grading, curbing, guttering and laying cement sidewalks in Eighty-first street, between Eleventh and Thirtieth avenues.

List 9859, No. 12. Regulating, grading, curbing, guttering and laying cement sidewalks in Utica avenue, between East New York avenue and Church avenue.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before September 8, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

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

WILLIAM H. JASPER,
Secretary,
No. 320 Broadway,
City of New York, Borough of Manhattan, August 7, 1908.

REAL ESTATE RECORDS

Key to abbreviations:

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

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

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

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

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

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

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

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

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

CONVEYANCES

July 31, August 1, 3, 4, 5 and 6. (No. 6.)

BOROUGH OF MANHATTAN.

Allen st, No 129, w s, abt 175 s Rivington st, 25x87.6, 5-sty brk tenement and store. Harris Tepper et al to Adele Popper. All liens. Aug 6, 1908. 2:415—31. A \$17,000—\$27,000.

other consid and 100

Bedford st, No 54, s s, abt 380 w Church st, 25x100, 5-sty brk loft and store building. Anzonetta B Wolfe et al EXRS John Wolfe to W Irving Clark and Christopher Wolfe EXRS Mary A Gillespie. 1/2 part. Dec 31, 1896. Aug 4, 1908. 1:86—5. A \$44,800—\$65,000.

32,500

Bedford st, No 40, e s, 40 s Leroy st, 20x60, 3-sty brk tenement. John S Sullivan to Saturnino Comollo. Aug 3. Aug 4, 1908. 2:586—3. A \$6,000—\$7,500.

other consid and 100

Beekman pl, No 27, e s, 60.5 n 50th st, 20x100, 5-sty stone front tenement. Moses J Hess to Edward C Baumert. Mort \$9,000. Aug 4. Aug 5, 1908. 5:1362—20. A \$6,000—\$9,000.

other consid and 100

Bond st, No 51, s w s, abt 140 w Bowery, 25x74.10x25.5x69.11 s e s, 3-sty brk tenement and store. Leonard Leaman to Theresa Fraad. C A G. Mort \$18,000. July 30. Aug 1, 1908. 2:529—34. A \$21,000—\$22,000.

other consid and 100

Broome st, No 107 s e cor Willett st, 25x75, 5-sty brk tenement and store. Henry Elfers to Bernard A Ottenberg. Mort \$25,000. July 29. Aug 1, 1908. 2:336—40. A \$20,000—\$35,000.

other consid and 100

Carmine st, No 68, s s, 100 w Bedford st, 14x59x14.3x60. Carmine st, No 68 1/2, s s, 128 w Bedford st, runs s 40 x s e 6.9 x e 0.7 x s 14.5 x e 10.5 x n 60 to st x w 14 to beginning, 3-sty brk tenement and store.

Carmella Larocco to Salvatore Larocco. 1/2 part. Mort \$11,000. Aug 1. Aug 4, 1908. 2:528—68 and 69. A \$10,000—\$12,000.

other consid and 100

Same property. Carolina Curta to same. 1/2 part. Mort \$11,000. Aug 1. Aug 4, 1908. 2:528.

other consid and 100

Cathedral Parkway, s s, 150 w Columbus av, 100x100, vacant. Chas E Levy to The Oriental Bank of City of N Y. B & S. Mt \$42,000. Feb 28, 1908. Aug 1, 1908. 7:1864—39 to 42. A \$40,000—\$40,000.

other consid and 100

Cornelia st, No 33, n s, 80.1 e Bleecker st, 21.1x97.6, 2-sty frame tenement and store. Lewis S Davis to Blanche E Davis. All liens. July 20, Aug 4, 1908. 2:590—48. A \$8,500—\$9,000.

other consid and 100

Cornelia st, Nos 29 and 29 1/2, n s, 122.3 e Bleecker st, 42.2x97.6, 6-sty brk tenement and store. Max Kotzen to Herman Nathan.

All title. Mort \$48,000 and all liens. July 24. Aug 3, 1908. 2:590—45. A \$18,000—\$50,000.

East Broadway, No 47, s s, 315 w Market st, 25x75.5, 5-sty brk loft and store building. David Harris to Henry M Mayer. Mort \$40,000. Aug 3. Aug 5, 1908. 1:280—37. A \$19,000—\$30,000.

other consid and 100

Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Bernard Lazarowitz et al to Louis Levy. Mort \$32,250. July 28. Aug 4, 1908. 2:321—4. A \$13,000—\$22,000.

other consid and 100

Grand st, Nos 90 to 94, n e cor Greene st, 75x101.

Greene st, Nos 40 to 50, e s, 101 n Grand st, 110.9x100.

Lenox av, No 220, n e cor 121st st, 22.10x100.

Lafayette st, No 410 (23), w s, 219.4 n 4th st, 23.4x137.6.

Supreme Court order to perpetuate testimony in the matter of the application of Henrietta H wife of and John Watson and Mary A and Sarah E Watson her daughters, taken before Norman J Marsh ref. July 31. Aug 6, 1908.

Grand st, Nos 137 and 139, s s, 50 e Crosby st, 35.11x80, two 3-sty brk loft and store buildings. Ellen T McGuire EXTRX Ellen T McGuire to Bernard Ratkowsky and Kassel Simon. Mort \$43,000. July 31, 1908. 1:233—10 and 11. A \$34,500—\$39,500.

46,250

Ludlow st, No 116, e s, 175 n Delancey st, 25x87.6, 4-sty brk tenement and store. Hyman Rubin to Hermina Rubin. Mort \$25,000. Aug 6, 1908. 2:410—40. A \$18,000—\$27,000.

other consid and 100

Ludlow st, No 24, e s, abt 100 s Hester st, 25x86, 5-sty brk tenement and store. Ike Shapiro to Jacob Meyerowitz. Mort \$35,000. July 28. Aug 5, 1908. 1:297—9. A \$20,000—\$30,000.

other consid and 100

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. Meyer Hurwitz to Victoria Bitterman. All title. All liens. July 24. July 31, 1908. 1:265—59. A \$8,000—\$12,000.

other consid and 100

Maiden lane, No 115 n w s, abt 25 s e Pearl st, runs e 17.8 x n Fletcher st, No 1 86.6 to Fletcher st x w 15.3 x s 13.4 x w 6.8 x s 73.4 to beginning.

Fletcher st, x16.1x86.6 w s, Maiden lane, No 117 n w s, abt 42 s e Pearl st, 17.4x86.2 to two 5-sty brk loft and store buildings.

John Larkin to Ralph S Hull. B & S. Mort \$100,000. Aug 5. Aug 6, 1908. 1:70—11 and 12. A \$36,400—\$48,500.

Same property. Ralph S Hull to John Larkin and Alfred H Cumbers, joint tenants. B & S. Mort \$100,000. Aug 5. Aug 6, 1908. 1:70.

Manhattan st, s s, 466 w Broadway, 50x150, vacant. Release mort. Metropolitan Life Ins Co to Darrow Realty Co, a corpn. Aug 3. Aug 4, 1908. 7:1995—51. A \$—\$—.

18,000

Monroe st, No 14 s s, 201.2 e Catharine st, 25x115.7 to Hamilton st, No 17 ton st x25x117.10, 6-sty brk tenement and

store. Jacob Tepper to Cohen Realty Co. All liens. July 31. Aug 5, 1908. 1:253-72. A \$20,000-\$45,000. nom

Monroe st, No 89, n s, 135.7 e Pike st, 25.1x100, 5-sty brk tenement and store. Israel Solomon to Louis Shohar. 1/4 part. Mort 1/4 of \$33,000. July 29. Aug 5, 1908. 1:272-5. A \$18,000-\$28,000. nom

Montgomery st, No 62, w s, 75 s Monroe st, 21.6x93.4x22.5x93.4, 5-sty brk tenement and store. Hyman Rubin to Hermina Rubin. Mort \$23,500. Aug 6, 1908. 1:258-17. A \$12,000-\$25,000. other consid and 100

Pearl st, No 315, w s, abt 18 n Ferry st, 20.2x100x16.6x100, 5-sty brk loft and store building. Anzonetta B Wolfe et al EXRS John Wolfe to W Irving Clarke and Christopher Wolfe EXRS Mary A Gillespie. 1/2 part. Dec 31, 1896. Aug 4, 1908. 1:105-9. A \$10,300-\$21,500. 13,750

Pearl st, No 215, n s, abt 98 w Platt st, runs n 49 x w 0.4 x n 45.3 x n 46.6 and 16.7 x e 14 x s 32.10 x s again 35 x e 0.6 x s 93.6 to st x w 29.9, 6-sty brk loft and store building. Anzonetta B Wolfe et al EXRS John Wolfe to W Irving Clark and Christopher Wolfe EXRS Mary A Gillespie. 1/2 part. Dec 31, 1896. Aug 4, 1908. 1:69-4. A \$25,500-\$39,500. 25,000

Pearl st, No 212 | n e cor Fletcher st, 25x71x17x71, 4-sty brk loft Fletcher st | and store building. Anzonetta B Wolfe et al EXRS John Wolfe to W Irving Clark and Christopher Wolfe EXRS Mary A Gillespie. 1/2 part. Dec 31, 1896. Aug 4, 1908. 1:70-20. A \$17,400-\$22,000. 17,500

South st, No 67, w s, 21.2 s Pine st, 21.1x65.9x20.11x70, 4-sty brk tenement and store. Robert Seton et al to John N A Griswold, of Newport, R I. July 30. Aug 4, 1908. 1:37-48. A \$18,700-\$23,500. 36,000

Stanton st, Nos 61 to 65 | s e cor Eldridge st, 87.6x25, 7-sty brk Eldridge st, No 222 | tenement and store. PARTITION, June 30, 1908. Edwin A Watson ref to Louis Leavitt. July 30. Aug 6, 1908. 2:416-14. A \$27,000-\$55,000. 70,000

Stanton st, No 52, n s, 53 w Eldridge st, 22x100, 6-sty brk loft and store building. Eldridge st, w s, 60 n Stanton st, strip or alley, 3x53. PARTITION, June 30, 1908. Edwin A Watson ref to Effie Wolff. Aug 5, 1908. 2:422-70. A \$19,000-\$34,000. 31,100

Waverly pl, Nos 227 and 229, e s, 86.10 n Perry st, runs e 70.11 x n 8.4 x e 6.5 x n 40.8 x w 77.6 to pl x s 49 to beginning, vacant. Ella M Pelletreau to Joseph L Buttenwieser. Q C. July 29. July 31, 1908. 2:613-44 and 45. A \$21,500-\$21,500. nom

White st, No 46, n s, 150.5 e Church st, 37.8x100.5x37.4x100.9, 5-sty brk loft and store building. U S Trust Co as TRUSTEE Benj Stephens to Sarah V Baker. 1/2 part. July 31. Aug 1, 1908. 1:193-11. A \$60,000-\$92,000. 48,000

Same property. Robt L Redfield EXR Clemence L Stephens to same. 1/2 part. July 31. Aug 1, 1908. 1:193. 48,000

3d st E, s s, 45.4 e Goerck st, 45.4x88.6x45x94.3, vacant. FORECLOS, June 24, 1908. Joseph P Brennan referee to William Laue. July 30. July 31, 1908. 2:356-32. A \$16,000-\$16,000. 17,625

3d st E, No 158, s s, 98 e Av A, 22x88.6, 5-sty brk tenement and 5-sty brk tenement in rear. 3d st E, No 160, s s, 120 e Av A, 24.9x105.11x24.4x105.11, 5-sty brk tenement and store and 4-sty brk tenement in rear. Josef Horowitz to Abraham Rubin. 1/2 part. Mort \$54,500. Aug 1. Aug 6, 1908. 2:398-9 and 10. A \$27,000-\$48,000. other consid and 100

6th st E, No 317, n s, 240 e 2d av, 20x81.9, 3-sty brk dwelling. Ludwig Klees and ano EXRS Johanne Schopp to Solomon Neumann. Mort \$8,000. July 30. Aug 4, 1908. 2:448-47. A \$12,000-\$18,000. nom

6th st E, No 317, n s, 240 e 2d av, 20x81.9, 3-sty brk dwelling. Ludwig Klees to Solomon Neumann. Mort \$8,000. July 30. July 31, 1908. 2:448-47. A \$12,000-\$18,000. nom

10th st E, Nos 412 and 414, s s, 193 e Av C, 40x92.3, 6-sty brk tenement and store. Meyer Horowitz to Eva Schwartz. 1/4 part. All title. All liens. Aug 5. Aug 6, 1908. 2:379-15. A \$20,000-\$52,000. other consid and 100

10th st E, No 283, n s, 75.2 w Av A, 18.9x71. Agreement that the above premises are held by the parties hereto jointly and not as tenants in common, &c. Lena Schultz, Henrietta Meyer, Mary Muehlhaus and Sophie Meyer each with the other. July 11. Aug 3, 1908. 2:438. mutual agreement

13th st E, No 643, n s, 142.6 w Av C, 27x103.3, 5-sty brk tenement. 13th st E, No 645, n s, 115.6 w Av C, 27x103.3, 5-sty brk tenement. Av A, No 203, w s, 77.6 s 13th st, 25.9x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Meyer Hurwitz to Victoria Bitterman. All title. All liens. July 24. July 31, 1908. 2:396-40 and 41. A \$26,000-\$60,000; 440-34. A \$17,000-\$28,000. other consid and 100

13th st E, No 141, n e s, 100 n w 3d av, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. FORECLOS, Aug 5, 1908. George Rubenstein referee to Daniel Cunningham. Aug 5, 1908. 2:559-42. A \$20,000-\$27,000. 32,200

16th st E, No 536, s s, 170.7 w Av B, 24.11x103.3, with all title to strip 0.1 on e s, 5-sty brk tenement. FORECLOS, July 2, 1908. Timothy A Leary referee to Luigi Rossi and Gaetano Lignante. Aug 3. Aug 4, 1908. 3:973-38. A \$8,000-\$17,500. 25,700

16th st E, Nos 518 and 520, s s, 270.6 e Av A, 37.6x103.3, 6-sty brk tenement and store. Release mort. Adam Zadek et al to Liebenthal Construction Co. July 31. Aug 5, 1908. 3:973-46 and 47. A \$12,000-\$20,000. 2,000

Same property. Release mort. Solomon Zadek et al to same. July 31. Aug 5, 1908. 3:973. 6,500

16th st E, Nos 518 and 520, s s, 270.6 e Av A, 37.6x103.3, 6-sty brk tenement and store. Liebenthal Construction Co to Serafino Refranco and Pietro Muriella. Mort \$43,900. July 31. Aug 5, 1908. 3:973-46 and 47. A \$12,000-\$20,000. other consid and 100

19th st E, No 139, n e s, 160 n w 3d av, 23x75, 3-sty brk dwelling. Mary Dayton to Frederick J Sterner. July 31, 1908. 3:875-34. A \$16,000-\$18,500. other consid and 100

22d st W, Nos 28 and 30, s s, 441.9 w 5th av, 50.1x98.9, 6-sty brk loft and store building. Louis Sachs to Ida C Bracher. All liens. Aug 3. Aug 6, 1908. 3:823-assessed with lot 59. other consid and 100

22d st W, Nos 28 and 30, s s, 441.9 w 5th av, 50.1x98.9, 6-sty brk loft and store building. Ida C Bracher to Louis Sachs. All liens. Aug 6, 1908. 3:823-assessed with lot 59. other consid and 100

27th st W, No 20, s s, 425 e 6th av, 25x98.9, 5-sty stone front building and store. Advance Realty & Construction Co to City Real Estate Co. Mort \$50,000. Aug 4. Aug 5, 1908. 3:828-60. A \$55,000-\$65,000. other consid and 100

28th st E, No 39, n s, 141.8 w 4th av, 20.10x98.9, 3-sty brk dwelling. 28th st E, No 37, n s, 162.6 w 4th av, 20.10x98.9, 3-sty brk dwelling. Brokers Investing Co to John E Olson Construction Co. B & S. Morts \$74,000. July 13. Aug 5, 1908. 3:858-31. A \$66,000-\$74,000. 94,000

34th st W, No 262, s s, 144.6 e 8th av, 14.6x98.9, 4-sty stone front dwelling. Mary B Fetter widow to Wesley Thorn, of Plainfield, N J. Mort \$7,000. May 8, 1903. Re-recorded from May 9, 1903. Aug 6, 1908. 3:783-79. A \$30,000-\$32,000. nom

34th st W, No 262, s s, 144.6 e 8th av, 14.6x98.9, 4-sty stone front dwelling. Arthur H and Carl Levis to Leo M Klein and Samuel Jackson: 1/4 part. Morts \$35,000 and all liens. Aug 3, 1908. Aug 6, 1908. 3:783-79. A \$30,000-\$32,000. nom

Same property. Albert E Henschel to same. 1/2 part. All title. Morts \$35,000 and all liens. Aug 5, 1908. Aug 6, 1908. 3:783. nom

35th st E, No 216, s s, 183.4 e 3d av, 16.8x98.9, 3-sty stone front dwelling. Leonhard Bauernfeind to Henry O Wolters. July 30. July 31, 1908. 3:915-53. A \$6,500-\$9,500. other consid and 100

38th st W No 255, n s, 257.2 e 8th av, 17.1x98.9, 4-sty brk dwelling. Ellen Fitzgerald and ano to City Real Estate Co. Mort \$12,000. July 24. Aug 5, 1908. 3:788-19. A \$11,500-\$14,500. nom

40th st W, No 321, n e s, 300 w 8th av, 25x98.9. 40th st W, No 323, n e s, 325 w 8th av, 25x98.9. two 5-sty brk tenements. David Froehlich to Edward M and Saml P Waldron, of Newark, N J. Mort \$34,000. July 29. July 31, 1908. 4:1031-19 and 20. A \$28,000-\$52,000. nom

41st st W, n s, 90 w of the bulkhead line East River, runs e — to bulkhead line x n — to 42d st x w 100 x s — to beginning, with water rights, &c; also the ferry house, &c, leasehold; also all title to slips and wharves; also a lease or franchise to operate a ferry to and from foot of East 42d st, East River, to foot of Broadway, Brooklyn; also a lease to certain bulkhead property bet 40th and 41st sts, East River; also lease of privilege or franchise to run a ferry to and from 42d st, East River, together with wharf property described as follows: Land and land under water belonging to the City of N Y, begins 42d st, n s, at bulkhead line at foot of said st, runs s 100 to s s 42d st x e abt 150 to n s pier or bulkhead line x n abt 100 x w abt 150 to beginning. FORECLOS, June 25, 1908. John Quinn referee to Charles Allaire. Morts \$—. July 24. Aug 3, 1908. 5:1352-1353-1354 and 1373. other consid and 1,000

45th st W, No 415, n s, 200 w 9th av, 18x100.4, 4-sty brk tenement. John McGuinness to Patrick McEntegart, of Borough of Queens, N Y. Mort \$6,500. Oct 31, 1906. Aug 4, 1908. 4:1055-24. A \$7,000-\$9,500. nom

46th st W, Nos 621 to 625, n s, 375 w 11th av, runs n 144 x e — x s e — x s 124 to st x w 75 to beginning, three 5-sty brk tenements, store in No 625. Henry J Humphrey to Virginia L Humphrey. Morts \$38,500. Aug 5, 1908. 4:1094-18 to 20. A \$28,500-\$35,000. other consid and 100

48th st W, No 515, n s, 225 w 10th av, 25x100.5, 5-sty stone front tenement. Guglielmo Giorgio to Mariondonia wife Guglielmo Giorgio. Morts \$20,500. July 29. July 31, 1908. 4:1077-23. A \$7,500-\$18,000. other consid and 100

48th st W, No 523, n s, 325 w 10th av, 25x100.5, 5-sty stone front tenement. Guglielmo Giorgio to Mariondonia wife Guglielmo Giorgio. Morts \$19,000. July 29. July 31, 1908. 4:1077-19. A \$7,500-\$18,000. other consid and 100

49th st E, No 236, s s, 211 w 2d av, 19x103.5, 4-sty stone front dwelling. Martha Rambow to Philip Reilly. Mort \$9,000. July 30. July 31, 1908. 5:1322-34. A \$7,500-\$10,500. other consid and 100

51st st W, Nos 545 and 547, n s, 200 e 11th av, 50x100.5, 2 and 3-sty frame tenements and stores and 2 and 3-sty brk and frame tenements in rear. Everett Jacobs to Dudley Homes Company, a corpn. Mort \$14,000. July 29. Aug 6, 1908. 4:1080-9 and 10. A \$15,000-\$15,000. other consid and 100

52d st W, Nos 426 and 428, s s, 325 w 9th av, 50x100.5, two 5-sty brk tenements and stores. Patrick McCarthy to George Reichard. Mort \$45,000. July 30. Aug 4, 1908. 4:1061-46 and 47. A \$18,000-\$40,000. 100

54th st E, No 24. Power of attorney. Lina J vom Saal to Fred M vom Saal. July 28. Aug 1, 1908. 55th st W, n s, 150 w 9th av, 50x109.7x50.4x103.3, vacant. John McGuinness to Patrick McEntegart. Morts \$13,300. July 14. Aug 4, 1908. 4:1065-lot 25 and part of lot 26. A \$—\$. nom

60th st W, No 139, n s, 300 e Amsterdam av, 25x100.5, 5-sty stone front tenement. Louis Koval, Max Smith and Miriam Stone to Louis Koval. Morts \$24,500. Aug 4, 1908. 4:1132-13. A \$12,000-\$22,000. other consid and 100

60th st W, No 137, n s, 325 e Amsterdam av, 25x100.5, 5-sty stone front tenement. Louis Koval et al to Max Smith and Morris Rosenfeld. Morts \$24,500. Aug 4, 1908. 4:1132-14. A \$12,000-\$22,000. other consid and 100

60th st W, No 141, n s, 275 e Amsterdam av, 25x100.5, 5-sty stone front tenement. Louis Koval et al to Samuel Stone. Mort \$24,500. Aug 4, 1908. 4:1132-12. A \$12,000-\$22,000. other consid and 100

66th st E, No 221, n s, 220 w 2d av, 40x100.5. 66th st E, Nos 213 to 217, n s, 190 e 3d av, 120x100.5. 67th st E, Nos 226 to 230, s s, 390 e 3d av, 120x100.5, seven 6-sty brk tenements, stores in 66th st. Solomon Frankel et al to Charles Werner. 1/4 part. Sub to 1/4 of all liens. Mar 18, 1907. July 9, 1908. 5:1421-8, 10, 11, 16 and 29 to 33. A \$140,000-\$359,000. Corrects error in issue of July 11, when 3d parcel read w of 3d av. other consid and 100

71st st W, No 114, s s, 136.1 w Columbus av, 19x100.5, 4-sty and basement stone front dwelling. Julia P wife of John Outcalt to Annie McGimpsey, of Jersey City, N J. July 31. Aug 1, 1908. 4:1142-38. A \$14,500-\$27,000. nom

74th st E, No 216, s s, 185 e 3d av, 25x102.2, 4-sty brk tenement and 2-sty brk tenement in rear. Harris Moskowitz to Sam Rosenberg. 1-3 part. Mort \$11,000. Aug 3. Aug 4, 1908. 5:1428-41. A \$11,000-\$16,000. other consid and 100

78th st E, Nos 319 and 321, n s, 325 w 1st av, 50x102.2, two 4-sty stone front dwellings. Clara Thorman to Frank G and Kate Weiss tenants by the entirety. Mort \$36,000. July 30. Aug 5, 1908. 5:1453-12 and 13. A \$18,000-\$38,000. nom

78th st, Nos 319 to 325, n s, 348 (?) w 1st av, 105x103, four 4-sty stone front tenements. Michael C F Murphy to Vincent Realty & Construction Co. Q C. All title. June 5. Aug 5, 1908. 5:1453-12 to 15. A \$36,000-\$76,000. 50

80th st W, No 104, s s, 658.6 e Amsterdam av, 17.5x102.2, 4-sty and basement stone front dwelling. Phyllis E Dodge to Caroline S McCreery. Aug 4. Aug 5, 1908. 4:1210-38. A \$10,500-\$20,500. other consid and 100

80th st E, Nos 218 and 220, s s, 250 e 3d av, 50x102.2, two 5-sty brktenements. Sophia Moore to Stanley Quick. Mort \$—. Aug 4. Aug 5, 1908. 5:1525-37 and 38. A \$21,000-\$42,000. other consid and 100

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RECORD AND GUIDE

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81st st E, Nos 155 to 159, n s, 199.8 w 3d av, 56.6x102.2., three 3-sty frame dwellings. Cerepta D Norton widow to The American Baptist Home Mission Society, N Y, and The American Baptist Missionary Union of Boston, Mass. July 24. Aug 3, 1908. 5:1510-27 to 28. A \$30,000-\$30,000. other consid and 100

82d st W, No 56, s s, 258 e Columbus av, 17x100, 4-sty and basement brk dwelling. Ada G Norris to Mary Corduke. July 31. Aug 1, 1908. 4:1195-54. A \$11,500-\$21,000. nom

82d st E, No 432, s s, 131.6 w Av A, 12.6x102.2, 2-sty brk dwelling. John L Sullivan to Mildred Lampman. Aug 31 (?), 1908. Aug 1, 1908. 5:1561-30. A \$4,000-\$4,000. nom

85th st W, No 143, n s, 484 w Columbus av, 18x97.6, 4-sty and basement stone front dwelling. Henry Aplington to Mary Kilroe. Aug 3, 1908. 4:1216-12. A \$9,500-\$21,000. other consid and 100

85th st W, No 253, n s, 164 e West End av, 16x102.2, 4 and 5-sty brk dwelling. Lilly W Barney to Barney Estate Co. Mort \$12,000. July 31. Aug 1, 1908. 4:1233-7½. A \$11,000-\$23,000. nom

Same property. Barney Estate Co to Staten Island and Manhattan Realty Co. Mort \$12,000. July 29. Aug 1, 1908. 4:1233. other consid and 100

Same property. Power of attorney. Lilly W Barney to John O Baker. June 15. Aug 1, 1908. 4:1233.

86th st W, No 23, n s, 316.6 w Central Park West, 25x100.8, 4-sty and basement stone front dwelling. Eliza M and Caroline G Ewen to Maria L Ewen. B & S. July 23. Aug 4, 1908. 4:1200-20. A \$27,000-\$50,000. other consid and 100

86th st E, No 437, n s, 203 n w Av A, 18x102.2, 4-sty stone front dwelling. Hyman Rubin to Hermina Rubin. Mort \$10,000. Aug 6, 1908. 5:1566-16½. A \$6,000-\$11,000. other consid and 100

97th st E, Nos 64 and 66, s s, 100 w Park av, 50x100.11, 6-sty brk tenement and store. East Ninety-Seventh Street Corpn to Graham Murtha. Morts \$52,000. July 29. July 31, 1908. 6:1602-42. A \$-\$. other consid and 100

103d st E, No 162, s s, 182.6 e Lexington av, 27x100.11, 5-sty stone front tenement. Anna Siegel to Fritz Siegel, of Elizabeth, N J. Mort \$20,150. July 31. Aug 4, 1908. 6:1630-45. A \$11,000-\$20,000. other consid and 100

104th st W, Nos 219 and 221, n s, 225 w Amsterdam av, 50x100.11, two 4-sty and basement stone front tenements. Geo W Walker to Carrie S Abrams, of Newark, N J. Morts \$30,000. July 27. Aug 4, 1908. 7:1876-22 and 23. A \$24,000-\$42,000. exch

104th st E, No 168. Power of attorney. Benj R Ferkin to Jacob H Friedman. May 20. July 31, 1908.

104th st W, No 62, s s, 162.8 e Columbus av, 31.4x100.11, 5-sty brk tenement. Election to take dower in above instead of provisions contained in will in lieu of dower. Joseph H and Elizabeth Tonyan INDIVID, EXRS and TRUSTEES of Henry Tonyan to Catherine Tonyan widow INDIVID and TRUSTEE of Henry Tonyan. 1-3 part. July 28. July 31, 1908. 7:1839-57. A \$13,700-\$38,000. nom

104th st E, No 168, s s, 250 w 3d av, 25x100.11, 4-sty stone front tenement. Benj R Ferkin to Florence Burgess. ½ part. Morts \$14,000. July 24. July 31, 1908. 6:1631-47. A \$10,000-\$14,000. other consid and 100

105th st E, Nos 25 and 27, n s, 300 e 5th av, 50x100.11, 6-sty brk tenement and store. Anna C Hough to Annie Weinstein. B & S. Morts \$58,000. Aug 4. Aug 5, 1908. 6:1611-13. A \$26,000-\$57,000. other consid and 100

105th st E, Nos 25 and 27, n s, 300 e 5th av 50x100.11, 6-sty brk tenement and store. FORECLOS, June 25, 1908. Edw B La Fetra referee to Anna C Hough. Mort \$58,000. July 23. Aug 5, 1908. 6:1611-13. A \$26,000-P \$57,000. 5,000 over morts

108th st E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Adolph Blum to Adolph Katzki. ½ part. Mort \$28,000. Aug 4, 1908. 6:1614-12. A \$16,000-\$32,000. nom

108th st E, No 83, n s, 34 w Park av, 17x80, 4-sty stone front tenement. Geo J Palmer TRUSTEE for Louise wife John H U Winter to Louise Winter. All title. B & S and C a G. Mort \$6,500. July 29. July 31, 1908. 6:1614-34. A \$6,000-\$9,000. nom

109th st W, No 128, s s, 425 w Columbus av, 25x100.11, 5-sty brk tenement. Estate of Asher Simon, a corpn, to Sidney A Harris. All liens. Aug 3. Aug 6, 1908. 7:1863-50. A \$10,000-\$25,000. 1,000

111th st W, n s, 75 w Broadway, 50x100.11, vacant. Berdie Mandel to Joseph E Goldberg, of Yonkers, N Y, and Louis Kramer. Morts \$35,000. Aug 1. Aug 4, 1908. 7:1894-43. A \$30,000-\$30,000. other consid and 100

113th st W, n s, 150 w Amsterdam av, 75x100.11, vacant. Central Building Impt and Investment Co to Silverson & London Const Co. Mort \$30,000. July 30. Aug 1, 1908. 7:1885-24 to 26. A \$39,000-\$39,000. other consid and 100

114th st E, No 178, s s, 118 w 3d av, 18x100.11, 4-sty stone front tenement. Cornelia Greenebaum B widow to Rosemary Weismann. Mort \$10,000. Aug 1. Aug 4, 1908. 6:1641-41. A \$7,000-\$12,500. other consid and 100

115th st E, No 226, s s, 400 e 3d av, 25x100.11, 5-sty stone front tenement. Release dower. Teackla Wahlig widow to John Thomas. Aug 3. Aug 5, 1908. 6:1664-33. A \$7,000-\$20,000. 1,825.82

Same property. Clara Wahlig HEIR Fredk Wahlig dec'd by Teackla Wahlig GUARDIAN to same. All title. Mort \$15,000. Aug 3. Aug 5, 1908. 6:1664. 23,000

116th st W, Nos 602 to 606, s s, 100 w Broadway, 75x100.11, 12-sty brk and stone tenement. Paterno Bros, a corpn, to Cabot Real Estate Co, a corpn. Morts \$280,000. Aug 3. Aug 5, 1908. 7:1896-73 to 75. A \$46,000-\$-. other consid and 100

116th st W, Nos 247 to 253, n s, 125 e 8th av, 75x100.11, four 5-sty stone front tenements and stores. George Reichhard to Patrick McCarthy. Mort \$95,500. Aug 1. Aug 4, 1908. 7:1922-6 to 8. A \$50,000-\$84,000. other consid and 100

116th st W, Nos 243 and 245, n s, 200 e 8th av, 40x100.11, 6-sty brk tenement and store. FORECLOS, Aug 4, 1908. Newell Martin ref to Mary Hershfield. Aug 5. Aug 6, 1908. 7:1922-9. A \$28,000-\$65,000. 14,000

117th st E, Nos 523 to 529, n s, 248 e Pleasant av, 75x100.10, two 6-sty brk tenements and stores. Louvre Realty Co to John Moss. Mort \$48,000. July 22. Aug 5, 1908. 6:1716-11 to 13. A \$13,500-P \$15,000. other consid and 100

117th st E, No 509, n s, 98 e Pleasant av, 30x100.10, 6-sty brk tenement and store. Harry B Davis et al to Isaac Pennamacoor and Emanuel D Myar. Mort \$26,000. July 31. Aug 5, 1908. 6:1716-5. A \$5,500-P \$20,000. other consid and 100

117th st W, No 111, n s, 155 w Lenox av, 20x100.11, 4-sty and basement stone front dwelling. Release mort. Eliza M May to Samuel J Hyman. Aug 3. Aug 5, 1908. 7:1902-25. A \$10,400-\$21,000. 1,030

117th st E, Nos 523 to 529, n s, 248 e Pleasant av, 75x100.10, two 6-sty brk tenements and stores. Fanny Heilbrunn to Louvre Realty Co. July 15. Aug 4, 1908. 6:1716-11 and 13. A \$13,500-P \$15,000. other consid and 100

118th st W, No 319, n s, 95 e Manhattan av, 25x100.11, 5-sty brk tenement. Adolph Lowy to Morris Lazar and Benjamin Brill. Mort \$18,000. July 30. July 31, 1908. 7:1945-22. A \$11,000-\$23,000. other consid and 100

119th st E, No 24, s s, 153.4 w Madison av, 15.6x100.11, 3-sty stone dwelling. Conrad R Gross et al to William Zuckerman. June 25. Aug 5, 1908. 6:1745-62½. A \$6,000-\$9,000. other consid and 100

121st st W, No 421, n s, 100 e Amsterdam av, 25x100.11, 6-sty brk tenement. Powers Court Realty Co to Mary Rogers. Mort \$29,000. Aug 1. Aug 4, 1908. 7:1963-38. A \$12,000-\$33,000. other consid and 100

*122d st E, No 422, s s, 308.4 w Pleasant av, 16.8x100.11, 3-sty stone front dwelling. Barbara Rothschild to Harriettine Rothschild. Mort \$5,000. Aug 3, 1908. 6:1809-39. A \$3,300-\$5,500. nom

123d st W, No 15, n s, 174.8 e Lenox av, 25.4x100.11.

123d st W, No 17, adj above, 16.6x100.11.

123d st W, No 19, 16.6x100.11.

Agreement to maintain building line, &c. William M Walker with Emma Hassey and Elizabeth W Ryker. June 23. Aug 4, 1908. 6:1721.

126th st E, No 225, n s, 254.6 e 3d av, 17x99.11, 5-sty brk tenement. Hannah Bergman to Maurice Cooper. ½ part. All liens. Aug 5. Aug 6, 1908. 6:1791-11½. A \$4,500-\$14,500. other consid and 100

131st st W, No 132, s s, 370 e 7th av, 20x99.11, 3-sty stone front dwelling. Caroline wife of Abraham Heyman to Max Blanck. July 7. July 31, 1908. 7:1915-48. A \$8,800-\$15,000. nom

- 133d st W, Nos 222 and 224, s s, 416.8 w 7th av, 33.4x99.11, two 5-sty brk tenements, valued at \$44,800. Sub to mortg \$32,500. 7:1938-50½ and 51. A \$13,200-\$28,500. CONTRACT to exchange for
- 187th st W, s s, 125 w Wadsworth av, 50x150, vacant, valued at \$17,000. Sub to mortg \$5,000. 8:2167-53 and 54. A \$12,000-\$12,000.
- Anthony F Koelble, N Y, with Theo R Brennan, of Mt Vernon, N Y. July 30. Aug 3, 1908. exch
- 134th st W, No 53, n s, 468.4 w 5th av, 16.8x99.11, 3-sty stone front dwelling. Isidor Baer to Sol L Kaye. Mort \$6,000. July 30. July 31, 1908. 6:1732-18. A \$6,500-\$9,000. other consid and 100
- 134th st W, No 224, s s, 300 w 7th av, 25x99.11, 5-sty brk tenement. Michael Cahill et al to Samuel Wacht. Mort \$16,000. July 30. July 31, 1908. 7:1939-46. A \$10,000-\$20,000. other consid and 100
- 134th st W, Nos 226 and 228, s s, 325 w 7th av, 50x99.11, two 5-sty brk tenements. Michael Cahill to Samuel Wacht. Mort \$34,500. July 30. July 31, 1908. 7:1939-47 and 48. A \$20,000-\$40,000. other consid and 100
- 134th st W, No 224, s s, 300 w 7th av, 25x99.11.
- 134th st W, Nos 226 and 228, s s, 325 w 7th av, 50x99.11. three 5-sty brk tenements. Samuel Wacht to Sol L Kaye. Mort \$50,500. July 25. July 31, 1908. 7:1939-46 to 48. A \$30,000-\$60,000. other consid and 100
- 134th st W, Nos 224 to 228, s s, 300 w 7th av, 75x99.11, three 5-sty brk tenements. Sol L Kaye to Isidor and Philip Baer. Mort \$50,500. July 30. July 31, 1908. 7:1939-46 to 48. A \$30,000-\$60,000. nom
- 136th st W, No 104, s s, 91.8 w Lenox av, 16.11x99.11x16.8x99.11, 3-sty stone front dwelling. Sol L Kaye to Lena Simon. Mort \$8,000. July 30. July 31, 1908. 7:1920-37½. A \$6,600-\$9,000. nom
- 138th st W, No 632, s s, 360 w Broadway, 15x99.11, 3-sty brk dwelling. Henry L Goodwin to Edward E Thorpe. Q C. Aug 4, Aug 6, 1908. 7:2086-48. A \$4,500-\$10,500. nom
- 141st st W, No 473, n s, 52 e Amsterdam av, 18x99.11, 4-sty brk dwelling. John H O'Brien to Mary McG O'Brien. B & S. All liens. July 31, 1908. 7:2058-3. A \$4,300-\$14,000. other consid and 100
- 144th st W, No 236, s s, 250 w 7th av, 25x99.11, 5-sty brk tenement. Philip Reilly to Martha Rambow. Mort \$18,000. July 30. July 31, 1908. 7:2029-44. A \$7,000-\$16,000. other consid and 100
- 146th st W, Nos 515 to 519, n s, 250 w Amsterdam av, 50x99.11, part 1 and 2-sty brk electric light plant. Geo H Church to The United Electric Light & Power Co. Q C. June 18, 1902. Aug 5, 1908. 7:2078-part of lot 19. nom
- 146th st W, No 521, n s, 300 w Amsterdam av, 50x99.11, part 1 and 2-sty brk electric light plant. Geo H Church to The United Electric Light & Power Co. Q C. July 1, 1902. Aug 5, 1908. 7:2078-part of lot 19. nom
- 153d st W, No 266, s s, 125 e 8th av, 25x99.11, 5-sty stone front tenement. Aaron Simon et al to Henry Blum, of New Brunswick, N J. Mort \$21,000. July 13. Aug 5, 1908. 7:2038-59. A \$7,000-\$21,000. other consid and 100
- 153d st W, No 268, s s, 100 e 8th av, 25x99.11, 5-sty stone front tenement. Aaron Simon et al to Henry Blum, of New Brunswick, N J. Mort \$21,000. July 13. Aug 5, 1908. 7:2038-60. A \$7,000-\$21,000. other consid and 100
- 158th st W, Nos 522 to 528, s s, 350 w Amsterdam av, 100x99.11, two 6-sty brk tenements. Tillie Wacht to Samuel Wacht. Mort \$96,000. July 1. July 31, 1908. 8:2116-19 and 21. A \$40,000-\$130,000. other consid and 100
- Same property. Samuel Wacht to Michael Cahill. Mort \$96,000. July 25. July 31, 1908. 8:2116. other consid and 100
- 162d st W, No 542, s s, 281 e Broadway, 19x99.11, 3-sty brk dwelling. FORECLOS, July 23, 1908. David B Simpson ref to Martin McHale. July 31, 1908. 8:2120-17. A \$7,600-\$13,500. 14,400
- 170th st W, Nos 510 and 512, s s, 200 w Amsterdam av, 50x95, 5-sty brk tenement. The Roosevelt Realty and Construction Co to Lena Bloch. Mort \$45,750. July 28. July 31, 1908. 8:2126-36. A \$12,000-\$25,000. other consid and 100
- 170th st W, Nos 502 and 504, s s, 100 w Amsterdam av, 50x95, 5-sty brk tenement. Lillian S Lustig to Rossmore Realty Co. Mort \$47,500. July 29. Aug 4, 1908. 8:2126-40. A \$12,000-\$25,000. other consid and 100
- 174th st W, n s, 225 w Amsterdam av, 45x95, vacant. Sarah wife David S Shapiro to Jacob M Harris and Samuel Barnett. Q C. July 9. Aug 5, 1908. 8:2131-58. A \$9,000-\$9,000. nom
- 174th st W, n s, 225 w Amsterdam av, 45x95. Jacob M Harris et al to Amerigo Vespucci Realty Co. Mort \$14,000. July 31. Aug 5, 1908. 8:2131-58. A \$9,000-\$9,000. other consid and 125
- 208th st W, s s, 124.11 e 10th av, 125x99.11, vacant. Nellie M Mahaney to Mary A Salmon. Mort \$8,000. June 25. Aug 3, 1908. 8:2204-10. A \$15,000-\$15,000. nom
- Av A, No 270, e s, 46 s 17th st, 24.6x95.6, 5-sty brk tenement and store. Frank M Franklin et al to Sam Sobel. Mort \$7,400. July 31. Aug 1, 1908. 3:974-60. A \$9,500-\$16,000. other consid and 100
- Av A, Nos 186 and 188 | s e cor 12th st, 51.9x67.3x51.8x67.3, two 12th st, No 500 | 5-sty brk tenements and stores. Alexander Axt to Karlina Damrauer. Mort \$59,000. Aug 1. Aug 3, 1908. 2:405-7 and 8. A \$35,000-\$57,000. nom
- Av A, Nos 186 and 188 | s e cor 12th st, 51.9x67.3x51.8x67.3, two 12th st, No 500 | 5-sty brk tenements and stores. Isidor Damrauer to Alexander Axt. Mort \$59,000. Aug 1. Aug 3, 1908. 2:405-7 and 8. A \$35,000-\$57,000. nom
- Amsterdam av, No 151, e s, 50.2 s 67th st, 25.1x100, 4-sty brk tenement and store. John B Bogner to Louise Holz. Mort \$12,000. Aug 1. Aug 4, 1908. 4:1138-63. A \$16,000-\$24,000. other consid and 100
- Amsterdam av, Nos 2208 and 2210 | s w cor 170th st, 37.6x100, 5-sty 170th st, No 500 | brk tenement and store. Edwd B Davidow to Wm H Davidow. Mort \$59,000. Aug 3. Aug 4, 1908. 8:2126-42. A \$23,000-\$40,000. other consid and 100
- Audubon av | n w cor 190th st, -x220.4x97.4x220, 2-sty frame 190th st | dwelling, 1-sty frame stable and vacant. Aaron A Feinberg to Arthur Berel. 1-3 part. All title. July 14. July 31, 1908. 8:2161-75. A \$50,000-\$56,000. other consid and 100
- Bradhurst av, No 220, e s, 39.11 s 153d st, 39.11x100, 6-sty brk tenement. Louis Bloch to Lena wife of Louis Bloch. Mort \$45,000. July 31, 1908. 7:2046-52. A \$6,400-\$
- other consid and 100
- Broadway, No 1177, w s, 50.6 s 28th st, runs w 85.4 x s w 21.3 x s e 16.1 x e 77.3 to Broadway, x n 25 to beginning, 5 and 6-sty brk office and store building. Release mort. Henry Gilsey and ano EXRS John Gilsey to Theo C Marceau. July 22. Aug 1, 1908. 3:829-55. A \$165,000-\$175,000. 500
- Broadway, No 724, e s, 321.5 n 4th st, 26.6x137.6, 5-sty brk loft and store building. W Irving Clark and ano EXRS Mary A Gillespie to Anzonetta D Wolfe and W Irving Clark and Christopher Wolfe EXRS John Wolfe. ½ part. Dec 31, 1896. Aug 4, 1908. 2:545-14. A \$110,000-\$125,000. 75,000 ✓
- Broadway, No 3690, e s, 83.11 n 152d st, 16x94, 3-sty stone front dwelling. Philip A Schindler to Walter F Peacock. Mort \$8,500. Aug 1. Aug 3, 1908. 7:2084-4½. A \$7,000-\$14,500. nom
- Same property. Walter F Peacock to Wm W Bostwick. Mort \$13,500. Aug 3, 1908. 7:2084. 100
- Claremont av, No 188, e s, 220 n 125th st, 40x100, 5-sty brk tenement. Nova Realty Co to Paterno Bros, a corpn. Mort \$53,000. Aug 1. Aug 6, 1908. 7:1993-105. A \$21,000-\$50,000. 100
- Claremont av, No 184, e s, 140 n 125th st, 40x100, 5-sty brk tenement. Nova Realty Co to Paterno Bros, a corpn. Mort \$53,000. Aug 1. Aug 6, 1908. 7:1993-107. A \$21,000-\$50,000. 100
- Claremont av, No 186, e s, 180 n 125th st, 40x100, 5-sty brk tenement. Nova Realty Co to Paterno Bros, a corpn. Mort \$53,000. Aug 1. Aug 6, 1908. 7:1993-106. A \$21,000-\$50,000. 100
- Claremont av, No 182, e s, 100 n 125th st, 40x100, 5-sty brk tenement. Nova Realty Co to Paterno Bros, a corpn. Mort \$53,000. Aug 1. Aug 6, 1908. 7:1993-108. A \$21,000-\$50,000. 100
- Convent av, No 339 | e s, 699.6 n 141st st, 20 to 144th st, x100, 144th st | 4-sty brk dwelling. Samuel Rucker to Geo Cator of Baltimore, Md. Mort \$26,000. July 1. Aug 6, 1908. 7:2050-33. A \$7,500-\$34,000. other consid and 100
- Convent av | n w cor 140th st, 99.11x95, vacant. Carrie S Abrams 140th st | to Geo W Walker. Mort \$25,000. Aug 3. Aug 4, 1908. 7:2057-39 to 42. A \$27,000-\$27,000. other consid and 100
- Lexington av, No 1374, w s, 34.4 s 91st st, 16.6x88.3, 3-sty stone front dwelling. Monroe Howell to Edw C Sheehy. Mort \$12,000. Aug 3. Aug 4, 1908. 5:1519-57½. A \$10,000-\$14,000. nom
- Lexington av | s w cor 34th st, 117.6x95, two 7-sty 34th st, Nos 126 and 128 | brk tenements, stores on cor. Kips Bay Realty Co to Henry E Jones, of Newport, R I, now in Paris, France. Mort \$350,000. July 28. July 31, 1908. 3:889-68. A \$225,000-\$420,000. other consid and 100
- Park av, No 1546, w s, 75.11 s 112th st, 25x78.9, 5-sty stone front tenement. Arnold Adler et al to Leopold Frank. Mort \$11,000. July 8. Aug 4, 1908. 6:1617-37. A \$7,000-\$14,000. other consid and 100
- 1st av, No 2199 w s, 50.11 s 113th st, 25x100, 6-sty brk tenement and store. Chas A Pecora to Joseph Rubano. Mort \$28,000. July 31. Aug 3, 1908. 6:1684-30. A \$8,000-\$31,000. other consid and 100
- 1st av, No 121, w s, 57.6 n 7th st, 20x50, 4-sty brk tenement and store. Hermine E Molke to Mary Nurse. Mort \$16,000. Aug 1. Aug 6, 1908. 2:449-35. A \$9,000-\$16,000. nom
- 1st av, No 123, w s, 77.6 n 7th st, 20x50, 4-sty brk tenement and store. Elise H Molke to Mary Nurse. Mort \$12,000. Aug 1. Aug 5, 1908. 2:449-34. A \$9,000-\$16,000. nom
- 2d av, No 695, w s, 98.1 s 38th st, 16.8x80, 4-sty brk tenement and store. Geo G Ailinger to Abraham Goldberg. Mort \$8,000. July 3. Aug 4, 1908. 3:918-30. A \$9,000-\$12,000. other consid and 100
- 2d av, No 935, w s, 65.9 s 50th st, 21.3x80, 4-sty brk tenement and store. Louis S Greenberg to Celia Lent. All liens. Apr 15. Aug 4, 1908. 5:1323-27. A \$11,000-\$14,000. other consid and 100
- 2d av, No 1890, e s, 50.5 s 98th st, 24.9x100.
- 2d av, No 1888, e s, 75.2 s 98th st, 24.9x100. two 4-sty brk tenements and stores. Leo Katz to Sarah Katz. All liens. July 30. Aug 1, 1908. 6:1669-51 and 52. A \$18,000-\$32,000. other consid and 100
- 3d av, No 1751 | n e cor 97th st, 25.7x90, 5-sty brk tenement 97th st, No 201 | and store. Elias Kranz et al to Joseph Zirn, of Brooklyn. Mort \$34,250. June 29. July 31, 1908. 6:1647-1. A \$20,000-\$32,000. other consid and 100
- 5th av, No 2195, e s, 50 s 134th st, 24.11x75, 5-sty brk tenement and store. The Garden Realty Co of N Y, to Davis Levy. Mort \$25,000. June 17. Aug 1, 1908. 6:1758-71. A \$11,000-\$22,000. 100
- 7th av, Nos 2516 and 2518 | s w cor 146th st, 40x100, 6-sty brk 146th st, No 200 | tenement and store. Thos G Bowne to Louis and John Bossert, of firm Louis Bossert & Son, Brooklyn. Mort \$92,500. July 31. Aug 1, 1908. 7:2031-37. A \$- \$-. nom
- 9th av, No 433 | n w cor 34th st, 24.8x100, 4-sty frame 34th st, Nos 401 and 403 | and brk tenement and store and 3-sty brk dwelling in st. Annie T Curnen to Ida C Bracher. Aug 3. Aug 4, 1908. 3:732-36. A \$32,000-\$40,000. other consid and 100
- Same property. Ida C Bracher to St Marys Free Hospital for Children, a corpn. Mort \$40,000. Aug 3. Aug 4, 1908. 3:732. other consid and 100

MISCELLANEOUS.

- Appointment of new trustee under deed of trust. The Directors of the Norwich Union Fire Ins Soc of Norwich, England, to Anson W Hard, Wm E Roosevelt and James A Scrymser, of N Y. Feb 24, 1908. Aug 1, 1908.
- Power of attorney. Abraham Stern to Milton Stern. July 21. July 31, 1908.
- Power of attorney. Diedrich Eggers to John Eggers. May 20. July 31, 1908.
- Power of attorney. Tillie Wacht to Samuel Wacht. July 1. July 31, 1908.
- Power of attorney. Annie Horwitz to Hyman Horwitz. June 3. Aug 6, 1908.
- Power of attorney. Morris Mendel to Julius B Ikelheimer. July 6. Aug 6, 1908.
- Power of attorney. Lillie J Earle to Victor M Earle. Apr 29. Aug 5, 1908.
- Power of attorney. Donald Mitchell to Alexander McP Mitchell. July 7, 1899. Aug 5, 1908.

BOROUGH OF THE BRONX.

- Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
- Austin pl, w s, abt 182.2 s 147th st, 50x100x-x88.10, vacant. Joseph S Brown to Geo F Lynch. Mort \$1,805. May 12. Aug 5, 1908. 10:2600. other consid and 100

DENNIS G. BRUSSEL

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*Bronx River pl, lot 398 map Washingtonville. Eliz F Griffith to N Y State Realty and Terminal Co. July 29. Aug 1, 1908. nom

*Bartholdi st, s s, 25 e Cedar av, 25x100, Williamsbridge. Saverio Paonessa to Henry Schatzkin. Mort \$640. July 30. Aug 5, 1908. other consid and 100

Chisholm st, No 1318, e s, 275 s Jennings st, 20x100, 2-sty frame dwelling. Charles Tschannett to Herrmann Gottlieb. Mort \$4,000. July 28. July 31, 1908. 11:2972. other consid and 100

Elsmere pl, No 789, n s, 350 w Marmion av, 25x100, 2-sty frame dwelling. Addie Stone to Frederick Robbin. QC. Aug 5. Aug 6, 1908. 11:2956. other consid and 100

Faile st, Nos 906 to 912, e s, 350 n Seneca av, 100x100, four 2-sty frame dwellings. Release mort. U S Life Ins Co to Frederick McCarthy and Theo M Macy. July 30. Aug 1, 1908. 10:2761. 13.400

*Fulton st, w s, 150 n Elizabeth st, 50x100, Wakefield. Isabella A Kehoe to Rose J Cowen. Jan 7. Aug 3, 1908. 100

Hoffman st, No 2441, w s, 56.2 n 188th st, 16.8x97.5, 2-sty frame dwelling. Elise Zanmatti to Margherita Tonelli. B & S and all liens. Aug 5. Aug 6, 1908. 11:3058. nom

Hoffman st, w s, 104.7 s 188th st, 50x96.11, vacant. Sarah Cohen to Giovanna Damiano. Mort, &c, \$4,137.67. July 20. July 31, 1908. 11:3056. nom

North st | s e cor Davidson av, 15x100, 3-sty brk dwelling. Davidson av | Henry U Singh to City Real Estate Co. July 29. Aug 4, 1908. 11:3197. 100

*Poplar st, n s, 125 e Forest st, 25x100, Westchester. Henry Nerenberg to Thos B Shea. Mort \$3,800. July 29. Aug 3, 1908. other consid and 100

*Public pl, s e cor Tremont av, 45.7x87.6x83.5x107.7. Tremont av, s s, 87.6 e Public pl, 25x149.6x29.1x164.5. Marcus Nathan to Paauline K Schrenkeisen. Mort \$8,220 and all liens. July 27. July 31, 1908. other consid and 100

Summit pl or Unnamed lane, n e s, 208.9 n w Boston av, 20.7x 100.5x25x100.4, except part taken for opening of Summit pl, vacant. Mina Sauter to Chas E Ahneman and Disry Younkheere. April 3. Aug 4, 1908. 12:3257. nom

Seabury pl, e s, 312.6 s 172d st, 37.6x100, vacant. Christina Kronenberger to Lawrence Kronenberger Construction Co. All liens. July 29. July 31, 1908. 11:2977. nom

Tiffany st, No 1142, e s, 287.1 n 167th st, 30x113.2, 2-sty frame dwelling. Philip B Washeim to Annie Maxwell. Mort \$2,400. July 30. Aug 6, 1908. 10:2718. other consid and 100

Whittier st, w s, 275 n Seneca av, 50x100, vacant. Meehan Construction Co to Carrie Wokal. Mort \$800. July 30. July 31, 1908. 10:2762. other consid and 100

*Washington st, w s, 200 s Morris Park av, 25x100, Van Nest. Moore Realty Co to Thos A McKennell of Mt Vernon, N Y. Mort \$500 and all liens. July 3. July 31, 1908. nom

134th st, No 348, s s, 181.6 e Alexander av, 25x100, 5-sty brk tenement. Margaret Kleinschmidt to Phillip Hildrich. Mort \$15,000. Aug 5. Aug 6, 1908. 9:2296. 100

Same property. Phillip Hildrich to Margaret Kleinschmidt. Mort \$15,000. Aug 5. Aug 6, 1908. 9:2296. 100

135th st, Nos 536 and 538, s s, 83 w St Anns av, 39x100, 6-sty brk tenement. Adolph Garmise to Anna Habicht. Mort \$38,500. July 31. Aug 5, 1908. 9:2262. other consid and 100

136th st, No 619, old No 883, n s, abt 345 w Cypress av, also 700 w Home av, 25x100, 4-sty brk tenement. Michael Predmest to Annie Florea and Mary Willer. Mort \$35,250. July 30. July 31, 1908. 10:2549. 100

136th st, No 885, n s, abt 320 w Cypress av, also 675 w Home av, 25x100, 4-sty brk tenement. Michael Predmest to Bertha Beers and Emma Reyerson. Mort \$35,250. July 30. July 31, 1908. 10:2549. 100

138th st, No 593, n s, 242.10 e St Anns av, 39.3x100, 6-sty brk tenement and store. Joseph Toch to Josephine Fisel. Mort \$45,000. July 30. July 31, 1908. 10:2551 and 2552. other consid and 100

144th st, No 274, s s, 77.2 n w from an angle in st, said angle being 147.11 from cor College av, runs s 67.11 x n w 30.10 x n 48.10 to st, x e 20.4 to beginning, 3-sty frame tenement. William Hickey to Wm F A Kurz. Aug 4. Aug 6, 1908. 9:2324. other consid and 100

150th st, n s, 95.3 e Morris av, 75x118.5, vacant. Allegro and Spallone Construction Co to Harry Harris. Mort \$21,000. July 28. July 31, 1908. 9:2410. other consid and 100

155th st, No 274 (514), s s, 68.3 e Morris av, 27.6x86.6, 4-sty brk tenement. Mary E O'Connor to Armor Realty Co. Mort \$19,318. July 27. Aug 5, 1908. 9:2414. other consid and 100

156th st, Nos 417 and 419, n s, 200.2 w Elton av, runs n 100 x w 0.1 x n 50 x w 50 x s 50 x e 0.1 x s 100 to st x e 50 to beginning, 3-sty frame tenement and store and 2-sty frame building in rear. J C Julius Langbein EXR Emma Klemann to Julius H Haas. June 29. Aug 5, 1908. 9:2378. other consid and 100

156th st, late Melrose st, n s, 200 w Elton (Washington) av, a strip, runs s 0.2 to n s 156th st x w 50 x n 0.3 x e 50 to beginning. John A Foley ASSIGNEE in bankruptcy of Francis J Barretto to J C Julius Langbein EXR Emma Klemann. All title. Q C. May 11. Aug 5, 1908. 9:2378. nom

Same property. Henry L Morris et al to same. Q C. May 7. Aug 5, 1908. 9:2378. 48.61

166th st, Nos 564 and 568 (834 and 836), s s, 31.6 e Franklin av, runs s 100.3 x e 73.6 x n 0.10 x e 1.6 x n 100 to st x w 75 to beginning, two 5-sty brk tenements. Victoria Zeller to Thos W Butts in trust. B & S. Aug 1. Aug 3, 1908. 10:2607. nom

167th st, (5th st), Nos 494 and 496, s w s, abt 105 w 3d av, 41x 92, 6-sty brk tenement and store. Max Cohen to Ike Blumenfeld. Mort \$5,500. July 31. Aug 1, 1908. 9:2371. other consid and 100

Same property. Ike Blumenfeld to Max Cohen. Mort \$28,000. July 31. Aug 1, 1908. 9:2371. other consid and 100

177th st, No 124 | s s, 350 w Monroe av, or abt 198 e Morris av, Waverly st | 50x125, 2-sty frame dwelling. Anne H wife of John A Holden to Thomas Forster. Mort \$4,500. July 31. Aug 1, 1908. 11:2805. other consid and 100

180th st, s s, 94.6 w Washington av, strip, 3.6x21.6. Waldo H Mork to Emanuel Freund, of Rockland Co, N Y. Mort \$10,000. Aug 4. Aug 5, 1908. 11:3036. nom

200th st, No 280, or | s w cor Bainbridge av, 30.7x100x50x101.10, Southern Boulevard | 2-sty frame dwelling. Antonia Klengen-Bainbridge av | beck et al EXRS Victor Klengenbeck to Ida C Beyers, of Scarsdale, N Y. Mort \$9,500. July 14. Aug 4, 1908. 12:3297. other consid and 100

200th st, No 280 (Southern Boulevard) | s w cor Bainbridge av, Bainbridge av | 30.7x100x50x101.10, 2-sty frame dwelling. Antonia Klengenbeck et al children Victor Klengenbeck to Ida C Beyers. Mort \$9,500. July 14. Aug 4, 1908. 12:3297. other consid and 100

*223d st, n s, 180 w White Plains road, 25x114, Wakefield. Wm J Gordon to Henry Braun. Mort \$4,500. Aug 1. Aug 5, 1908. nom

*223d st, n s, 255 w White Plains road, 25x114, Wakefield. Wm J Gordon to Herman Helbig. Mort \$4,500. Aug 1. Aug 4, 1908. nom

*224th st, No 687 East, n s, 125 w White Plains road, 20x114, Wakefield. David M Mayerson to Angelo Restiano. Mort \$2,700. July 30. July 31, 1908. other consid and 100

*Same property. Release mort. Smith Williamson to David M Mayerson. July 30. July 31, 1908. 125

*224th st, s s, 100 w White Plains av, 30x114, Wakefield. John Davidson to Edw Curley. Mort \$3,000. July 31. Aug 4, 1908. other consid and 100

*225th st, s s, 207 e Bronxwood av, 25x100.10x28.3x87.9. Giuseppe Miceli to Joseph and Giovanni Raus. Mort \$575. July 31. Aug 1, 1908. other consid and 100

*226th st, late 12th st, s s, 280 e White Plains road, 25x114, Wakefield. Bruckner Brothers to Anthony Brancato. Mort \$1,250. July 30. July 31, 1908. other consid and 100

*226th st, late 12th st, s s, 305 e White Plains road, 25x114, Wakefield. Same to Salvatore Brancato. Mort \$1,250. July 30. July 31, 1908. other consid and 100

*231st st (17th av), n s, 255 e 4th av, 50x114, Wakefield. Braddin Hamilton to Robt E Johnston son and HEIR John H Johnston. All title. Mar 31. Aug 4, 1908. nom

Arthur av or Crotona Park North, e s, 102.1 s 175th st, 51.8x80.5 x51.4x—, vacant. Arthur av or Crotona Park North, n e cor Crotona av (?) should be Crotona Park North, 88.7x81.10x88.2x78.6, 3-sty frame dwelling and 2-sty frame stable and vacant. Lavelle Construction Co to Emma Reilly. Mort \$16,500. July 28. Aug 1, 1908. 11:2944. other consid and 100

Bathgate av, No 2052, e s, 252 n 179th st, 18x70, except part for av, 2-sty frame dwelling. Clarence E Sutherland to Hannah Frankel, of Bayonne, N J. Mort \$4,000. Aug 4. Aug 6, 1908. 11:3045. other consid and 100

Brook av, Nos 1341 and 1343, w s, 91.8 s Anna pl, 41.7x90, 6-sty brk tenement and store, valued at \$35,000. Mort \$27,000. CON-TRACT to exchange for Union av | n e cor 167th st, 125x100, vacant, valued at \$21,500. 167th st | Mort \$21,500. R & W Realty Co with Charlotte Salm. Aug 5. Aug 6, 1908. 11:2893. exch

Boston road, No 1316, e s, 185.6 n 169th st, 27x97, 4-sty brk tenement and store. Anna Zindel widow to John H Gabel. Mort \$12,000. Aug 5. Aug 6, 1908. 11:2961. other consid and 100

Belmont av, e s, 175 s 179th st, 25x105, vacant. Release mort. E Arthur Bredt to Rowland W Thomas. July 29. Aug 6, 1908. 11:3079. nom

Brook av, No 373, w s, 50 s 143d st, 25x90, 4-sty brk tenement and store. Emma Cohn and ano to Anna Habicht. Mort \$18,000. July 1. Aug 6, 1908. 9:2287. nom

Brook av, e s, 284.2 n St Pauls pl, 87.6x100.8, vacant. Otto J Schwarzler to O J Schwarzler Co, a corpn. July 29. Aug 1, 1908. 11:2895. other consid and 100

Same property. Release mort. Brevoort Real Estate Co to same. July 31. Aug 1, 1908. 11:2895. 2,000

Same property. Release mort. Henry J Semke to same. July 29. Aug 1, 1908. 11:2895. nom

*Boston road, s e cor Oak st, —x—x50x90, East and Westchester. Emma L Shirmer to Wm H and David M McFall. June 8. Aug 5, 1908. nom

*Bolton av or 174th st, w s, 251 s Westchester av or the 4th house south from Westchester av, 25x100, Westchester. Wm R Devine et al to Eliz T and Geo A Devine. Q C. Mort \$2,000. Mar 14. Aug 5, 1908. nom

*Baisley av, s w cor Kearney av, 50x100. Emil N Sorgenfrei to Gustav A Christian. Mort \$900. July 28. July 31, 1908. other consid and 100

Burnside av, No 219 | n w cor Anthony av, 20.6x93.8x Anthony av, Nos 2045 and 2047 | 20.1x100.3, 3-sty frame tenement and store and 1-sty frame store in st. Wm C Bell to Ferdinand T Hopkins, Jr, of Brooklyn. Mort \$13,000. July 31, 1908. 11:3156. other consid and 100

Brook av, Nos 898 to 902 | s e cor 162d st, runs e 142.3 x s 162d st | 103.8 x w 82.3 to av, x n 126.11 to beginning, three 5-sty brk tenements, stores on av. Joseph H Schwartz to Samuel Williams. 1-6 part. All title. All liens. July 23. July 31, 1908. 9:2366. other consid and 100

College av, No 949, w s, 121 s 164th st, 20x100, 2-sty frame dwelling. Margaret Steiger to Margarete Darvas. Mort \$2,500. July 31. Aug 1, 1908. 9:2423. other consid and 100

Cypress av, w s, 100.4 s St Marys st, 100x102.2x108.11x100.4, vacant. FORECLOS, July 15, 1908. John H Judge ref to Wm R Beal. Aug 5. Aug 6, 1908. 10:2554. 8,000 ✓

Cauldwell av, No 855, w s, 150 s 161st st, 33.4x130, 4-sty brk tenement. Alice E Johnson to William Hickey. Mort \$21,500. Aug 4. Aug 6, 1908. 10:2626. other consid and 100

Cypress av, w s, 200.4 s St Marys st, 100x104.2x100x102.2, vacant. FORECLOS, July 15, 1908. John H Judge ref to Wm R Beal. Aug 5. Aug 6, 1908. 10:2554. 8,000 ✓

Carter av, No 1853, w s, 228 s Tremont av, 18.9x115, 2-sty frame dwelling. German Construction Co to Emanuel Schoenberger. Mt \$4,000. Aug 5. Aug 6, 1908. 11:2892. other consid and 100

Cypress av, No 118, e s, 61.9 n 133d st, 21x80, 3-sty frame tenement. Fredk Brehmer to Lilly, Elfrieda and William Brehmer, of Jersey City, N J. July 31. Aug 5, 1908. 10:2562. nom

Cauldwell av, No 717, w s, 193.9 s 156th st, 18.9x115, 3-sty frame tenement. Edward Bersch to Adolf Alper. Mort \$5,500. July 30. July 31, 1908. 10:2624. other consid and 100

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FIFTH AVE. AND 79th ST.
BROOKLYN, N. Y.

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- College av, No 1370, e s, 209.10 s 170th st, 16.8x100, 2-sty frame dwelling. Release mort. Northern Bank of N Y to Chas H Baechler. Q C. July 30. Aug 4, 1908. 11:2783 and 2785. 100
Same property. Chas H Baechler to James Clyne. B & S. Mort \$3,000. July 29. Aug 4, 1908. 11:2783 and 2785. nom
- Crotona av, e s, 100 n 183d st, 50x100, vacant. Kath C Kasser to O'Leary Realty and Construction Co. Mort \$3,725. Aug 3. Aug 4, 1908. 11:3102. other consid and 100
- Crotona av, e s, 130 s 187th st, 40x100, two 3-sty brk tenements. O'Leary Realty and Construction Co to Katherine C Kasser. Morts \$14,000. Aug 3. Aug 4, 1908. 11:3102. other consid and 100
- *Commonwealth av, w s, 150 s Merrill st, 25x100. Carl Grossman to Conrad Brenn. Aug 3. Aug 4, 1908. other consid and 100
- *Cornell av, s s, 250 w Mapes av, 25x100. Christian Swenson to Otto A Nilson. July 29. July 31, 1908. other consid and 100
- Courtlandt av, No 828, e s, abt 50 n 159th st, 25x100, except part for av, 4-sty brk tenement and store. Katie Herrlich to Hermann H Hinck. Mort \$15,000. July 28. July 31, 1908. 9:2406. other consid and 100
- Daly av, No 1920, e s, 345.10 s Tremont av, 21.8x152.3, 2-sty frame dwelling. Wm C Kelly to Amelie Felix. Mort \$5,000. July 28. July 31, 1908. 11:2992. other consid and 100
- Daly av, No 1928, e s, 259.2 s Tremont av, 21.8x152.3, 2-sty frame dwelling. Wm C Kelly to Chas Keil. Mort \$2,000. July 21. Aug 4, 1908. 11:2992. other consid and 100
- *Edison av, w s, 100 s Tremont road, 125x95, Tremont Terrace. Release mort. A Morton Ferris to Bankers Realty & Security Co. Aug 3. Aug 5, 1908. 1,250
- *Edison av, w s, 100 s Tremont road, 125x95. Bankers Realty & Security Co to Benj Schwinger. Aug 4. Aug 5, 1908. other consid and 100
- Findlay av | e s, — n 169th st and 514.8 n land Wm H Morris, runs Teller av | e 101.10 x n 110.11 x e 3.4 x n 100.8 to a curved line formed by e s Findlay av and w s Teller av x s w on curve along Findlay av 248.8 to beginning, vacant. Sophia Zauderer to Paulina Eliowich, of Brooklyn. ¼ part. B & S and C a G. All liens. Nov 1, 1906. Aug 5, 1908. 11:2783. nom
- Same property. Paulina Eliowich to Jacob Busch. ¼ part. All liens. July 8, 1908. Aug 5, 1908. 11:2783. other consid and 100
- Fordham road, No 8, or Highbridge road, s s, 90 n w Jerome av, runs s 95 x w 10 x s 37.11 x w 8.4 x n 116.3 to road x e 24.9 to beginning, 3-sty brk dwelling. Wm H Stonebridge to Chas H Rosenbaum. Morts \$7,000. July 25. Aug 5, 1908. 11:3199. other consid and 100
- Fairfield av | n w cor 231st st, runs n w along st, 60.2 Spuyten Duyvil Parkway | x n e 170 x n w — to e s Spuyten Duyvil Parkway, x — on curve to s s 232d 231st st | 231st st, x e 296.2 to beginning, vacant. 232d st
- Arlington av | n w cor 231st st, runs n e 404.11 to s s 232d st, Fairfield av | x — 296 to e s Fairfield av, x — 380.11 to n s, 231st st | 231st st, x e 296.2 to beginning, vacant. 232d st
- Arlington av | n e cor 231st st, runs n e 409.10 to s s 232d st, Netherland av | x e 206.1 to w s Netherland av, x s 431.9 to 231st st | 231st st, x w 253.11 to beginning, vacant. 232d st
- Maria L and Eliza M Ewen to Caroline G Ewen. B & S. July 23. Aug 4, 1908. 13:3408. other consid and 100
- Franklin av | n e cor 167th st, 100x25, 2-sty frame dwelling. 167th st, No 581 | Mary F Martin to Helene M Barry. Mort \$9,000. Aug 3. Aug 4, 1908. 10:2614. other consid and 100
- *Fairfax av, w s, 100 s Waterbury av, 29.6x100x53x102.9. Lohbauer Park Impt Co to Adam J Marshall. June 18, 1908. Aug 6, 1908. other consid and 100
- *Grace av, e s, 75 n St Raymond av, 50x100, Westchester. Martin Taugher et al to Sabina E Taugher. June 18. Aug 4, 1908. nom
- Grand av, e s, 215 n 184th st, 15x98.4x15x99.8, 3-sty brk dwelling. Henry U Singhi to City Real Estate Co. Mort \$5,500. July 29. Aug 4, 1908. 11:3199. other consid and 100
- Grand av, No 2540, e s, 100 s w 192d st, 50x100, 2-sty frame dwelling. Gerald J Barry to Mary F Martin. Mort \$10,500. July 13. Aug 4, 1908. 11:3204. other consid and 100
- *Grace av, w s, abt 344 n 222d st, 22.3x95x86.4x114.6. Irving Realty Co to John D'Andrea. June 27. Aug 5, 1908. 100
- Heath av, e s, abt 368 s Kingsbridge road, 25x98.5x25.4x90, vacant. Bertha E Neary to Wm C Whitley. July 14. July 31, 1908. 11:3240. 8,400
- Heath av, e s, abt 418 s Kingsbridge road, 25x106.7x25.4x102.6. Kingsbridge terrace, e s, abt 153 s Kingsbridge road, 25.10x161x 25x154.6, vacant. Same to Philip M Neary of Cortland, N Y. Mar 16. July 31, 1908. 11:3240 and 3237. nom
- Heath av, e s, abt 418 s Kingsbridge road, 25x106.7x25.4x102.6, vacant. Philip M Neary to Thos M Kerrigan. July 14. July 31, 1908. 11:3240. 8,900
- Hughes av, e s, — n 180th st, and being the w 100 ft of lot 147 map Saml Ryer homestead, except part for av, 25x95. Nicoletta Criscuolo to Saverio Cuomo. Morts \$8,500. July 31. Aug 4, 1908. 11:3081. other consid and 100
- Hughes av, Nos 2504 and 2506, e s, 112.10 s Pelham av, 50x87.6, two 3-sty brk tenements and stores. Giovanina Damiano to Sarah Cohen. Mort \$15,500. July 30. July 31, 1908. 11:3078. other consid and 100
- Hoe av | s w cor 172d st, 25x100x—x60.11, vacant. Sophie Griese 172d st | to Frank J Stahl. Mort \$2,100. Aug 3. Aug 6, 1908. 11:2981. nom
- Intervale av, No 1369, w s, 65.4 s Jennings st, 40x110, 5-sty brk tenement. Release mort. Wm R Rose to John Robertson and Wm Gammie. Aug 4. Aug 6, 1908. 11:2965. nom
- Intervale av, w s, 375 s Home st, 25x123.9x25x125.2, vacant. Warren B Sammis to Joseph P Schwab. July 28. Aug 3, 1908. 11:2692. other consid and 100
- Intervale av, w s, 141 n Freeman st, 75x100, vacant. Ferdinand Hecht to Frank A Wahlig Company. Mort \$10,000. July 28. July 31, 1908. 11:2965. other consid and 100
- Johnson av | n w cor 231st st, runs n e 496.1 x w 145.4 x s — x 231st st | s e 158.3 to beginning, with all title to West 231st and West 232d st and Johnson av.
- Johnson av, s w cor 231st st, runs w along st, — x s w 245 x s e 190 x n e — to beginning, vacant.
- Riverdale av | w s, at w s 232d st, runs s w along av, 653.8 x n w | 232d st | — to e s Johnson av, x n e — to c l 232d st, x e — to w s 232d st, x — on curve to said av at beginning, vacant.
- Riverdale av | w s, at e s 232d st, runs n e along av, 191.11 to c l 232d st | 232d st, x n w — to e s 232d st, x — on curve to beginning, vacant.
- Maria L and Caroline G Ewen to Eliza M Ewen. B & S. July 23. Aug 4, 1908. 13:3408. other consid and 100
- *Jones av, w s, 600 s Jefferson av, 50x100. Land Co A of Edenswald to Samuel and Jacob Zechnowitz. July 31. Aug 3, 1908. nom
- *Jones av, w s, 650 s Jefferson av, 25x100. Same to Barnett Tainowitz. July 31. Aug 3, 1908. nom
- *Kinsella av, n s, 174 w Bronxdale av, 25x100. Downing estate. Sarah F Cahill to Angelo Cinelli. Mort \$3,000. July 30. July 31, 1908. other consid and 100
- *Laconia (6th) av, n w cor 229th st (15th) st, 114.6x105.6, Wakefield. Max Kamber to Israel L Wolf. Morts \$—. Oct 14, 1907. Aug 6, 1908. nom
- Lind av, w s, abt 123.2 n 169th st, 50x70x53.3x52.7, vacant. Carrie L wife of Edwin M Edsall to said Edwin M Edsall. Aug 5. Aug 6, 1908. 9:2533. other consid and 100
- Longwood av or 145th st, s w cor Truxton st, 50x104.6 to Leggetts creek, x—x157.7, except part for av or st, vacant. Sophia Gorsch to Margt H Ghames. 1-3 part. All liens. Sept 10, 1906. Aug 3, 1908. 10:2736. nom
- Marmion av, late Marion av, n w s, — s 180th st, and being lot 166 map East Tremont, 66.1x150.2, together with right of way 42 ft wide adj land Samuel Ryer and leading to road from West Farms to Kingsbridge over land formerly conveyed by Mapes to Miller Nov 28, 1845. Richard J Morrison to Pelham Realty Co, a corp. All title. B & S. July 30. Aug 5, 1908. 11:3108. nom
- Morris av | n e cor 193d st, 258.6 to s s 194th st, late Kingsbridge 193d st | road, x125.2x252 to n s 193d st x125, vacant. John 194th st | B Haskin to Henry U Singhi. All liens. July 15. Aug 4, 1908. 11:3177. other consid and 100
- Same property. Henry U Singhi to H U Singhi Realty Co. Aug 3. Aug 4, 1908. 11:3177. other consid and 100
- Marion av, No 2688 | n e cor 195th st, 46.9x100x25x102.4, 5-sty 195th st, No 679 | brk tenement. 195th st, No 681, n s, 102.4 e Marion av, 40.9x65.2x39.10x74.6, 2-sty frame dwelling. Minnie E Flagg to Ellen Anderson. Morts \$38,700. May 2. Aug 1, 1908. 12:3283. other consid and 100
- *Nereid av, n s, 75 w Barnes av, 25x154x—x153.7. Fridolin Weber to Edward Kavanagh, of Brooklyn. All title. B & S and C a G. July 18. Aug 5, 1908. other consid and 100
- *Nereid av, n s, 50 w Barnes av, 25x153.3x36.7x126.9, Bathgate estate. Edward Kavanagh to Fridolin Weber. B & S. July 18. Aug 5, 1908. other consid and 100
- Netherland av | s e s, at n s 231st st, runs n 466.6 x e 145.4 x s 231st st | — x w 158.3 to beginning, vacant; also Lot 141, containing 79-1,000 of an acre. Lots 144, 149 and 100, containing 1 506-1,000 acres. Lot 180, containing 678-1,000 of an acre. Lot 356, containing 362-1,000 of an acre. Lot 306, containing 1 284-1,000 acres. Lot 153, all on land map 23d and 24th Wards belonging to estate Maria L Ewen. Eliza M Ewen and ano to Maria L Ewen. July 23. Aug 4, 1908. 13:3406 and 3408. other consid and 100
- Ogden av, No 1198, e s, 310 n 167th st, runs e 196 x n w 203 to av, x s 61 to beginning, except part for av, 3-sty frame tenement and store. Edwin M Edsall to Carrie L wife of Edwin M Edsall. Mort \$4,000. Aug 5. Aug 6, 1908. 9:2516. other consid and 100
- *Old Bear Swamp road, that part as may be included within limits of land as laid down on map (No 1064) of 107 lots of Hudson Park. Charles Boyd to Hudson P Rose. Q C. Oct 26, 1907. Aug 5, 1908. nom
- *Same property. William Smith HEIR, &c, Susan D Smith to same. Q C. Oct 7, 1907. Aug 5, 1908. nom
- *Same property. Geo W Smith et al HEIRS Susan D Smith to same. Q C. June 3, 1907. Aug 5, 1908. nom
- *Same property. John D Scott et al HEIRS Harriet F Bolton to same. Q C. June 3, 1907. Aug 5, 1908. nom
- *Same property. Edwin Downing et al HEIRS Benj F Downing to same. Q C. May 15, 1907. Aug 5, 1908. nom
- *Same property. Samuel B Bolton to Hudson P Rose. Q C. Dec 7, 1907. Aug 5, 1908. nom
- *Same property. Martha Greenhalgh and ano to same. Q C. July 30, 1908. Aug 5, 1908. other consid and 100
- *Same property. Wm C Boyd to same. Q C. Jan 4, 1907. Aug 5, 1908. nom
- *Same property. Nathaniel F Downing et al HEIRS John H Downing to same. Q C. June 3, 1907. Aug 5, 1908. nom
- *Same property. Susan Spangenberg to same. Q C. Oct 26, 1907. Aug 5, 1908. nom
- *Same property. Mabelle Barnes to same. Q C. Dec 7, 1907. Aug 5, 1908. nom
- Robbins av, No 606, s e s, 74 s w Pontiac st, 26x105, except part for av, 1-sty frame building. Margaret Reiffenheiser widow to Henry Reiffenheiser. July 23. Aug 4, 1908. 10:2642. nom
- Robbins av, No 594, s e s, 150 n e 150th st, late Uncas st, 25x105, 3-sty frame tenement and store. Edward Huse to Louisa Kuehl. Mort \$3,000. July 27. July 31, 1908. 10:2642. other consid and 100
- *St Peters av, all that portion of av in front of lots 49 to 53, and lots 20 to 24 in front of Maclay av, also all of Maclay av except that part of e ½ adj lot 62; also all that part of Montgomery pl, lying between lots 15 and 16 on one side and lots 45 and 46 on other side; also that part of Overing av, in front of lots 40 to 43 and in front of w ½ of Maclay av, on map No 1185, of 62 lots belonging to Bronx Mortgage Co, Westchester. Francis J Worcester as TRUSTEE in bankruptcy of estate Bronx Mortgage Co to Maclay Avenue Realty Co. All title. July 20. July 31, 1908. 750
- *Saxe av, n e cor Cornell av, 25x100, Van Nest. Philip Cahill to Frank Gass. Mort \$5,050. July 30. July 31, 1908. other consid and 100
- St Anns av, No 612, e s, 250.9 s Westchester av, 25.3x99x25x95.3, 4-sty brk tenement. Eliz Trotter et al to August Frank. Mort \$8,000. July 30. July 31, 1908. 10:2616. other consid and 100



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.

*Stillwell av, n w cor Seminole st, 56.1x101.7x50x— Hudson P Rose Co to Amanda Janson. July 27. July 31, 1908. nom

*St Lawrence av, e s, 50 s Merrill st, 25x100. Conrad Brenn to Carl Grossmann. Mort \$3,500. Aug 3. Aug 4, 1908. nom

other consid and 100

Southern Boulevard, w s, 375 n Jennings st, 75x100, vacant. FORECLOS. June 4, 1908. Henry S J Flynn ref to Simax Realty Co. July 31. Aug 1, 1908. 11:2977. 9,000

Same property. Isabella Mayer widow and DEVISEE Paul Mayer to same. Q C. July 15. Aug 1, 1908. 11:2977. nom

*Stillwell av, e s, abt 300 n Saratoga av, 25x100.

Stillwell av, n w cor Seminole st, 27.11x90.7x25x—.

McDonald st, s s, 158.6 w Stillwell av, 25x100.

Release mort. John J Brady to Hudson P Rose Co. Aug 4. Aug 6, 1908. 900

Tinton av, No 826, e s, 68 s 160th st, late Denman pl, 17x95, 2-sty frame dwelling. Charles Hess to Michael J Weldon. Mort \$3,200. July 30. July 31, 1908. 10:2666. other consid and 100

Trinity av, No 700, e s, 362.6 s 156th st, 18.9x79.4x18.9x80.2, 2-sty frame dwelling. Marcus Nathan to Moritz Sondberg. Mt \$4,000. July 31. Aug 1, 1908. 10:2635. other consid and 100

Valentine av, No 2061, w s, 124.5 s 180th st, 25x100.2x25x100.5, 2-sty frame dwelling. Robert Allen to Stephen A Bassford. Mt \$3,500. July 30. July 31, 1908. 11:3144. other consid and 100

*Waterbury av, w s, 125 n Town Dock road, 50x100. Lohbauer Park Impt Co to Andrew A Kurz. June 18, 1908. Aug 6, 1908. other consid and 100

West Farms road, Nos 1929 and 1931, n w s, — n Rodman pl, 46 x100x35x103, except part for road, 2-sty frame dwelling and store. Gertrude B Schrödt to Celia W Fisch. Mort \$15,000. Sept 26, 1907. Aug 3, 1908. 11:3016. other consid and 100

Washington av, No 1488, e s, 25 s 171st st, 50.2x100.2x50x102.9, except part for av, 2-sty frame dwelling and vacant. Rose Hammer to Annie Lipschitz. Aug 5. Aug 6, 1908. 11:2911. other consid and 100

Washington av, Nos 1748 and 1750, e s, 137.4 n 174th st, 36.8x109.7, 5-sty brk tenement and store. Samuel Sass and ano to Kate Livingston and Celia Perlstein. Mort \$92,000 on this and adj property. July 30. Aug 5, 1908. 11:2916. other consid and 100

Washington av, Nos 1752 and 1754, e s, 174 n 174th st, 35.10x109.7x39.10x109.7, 5-sty brk tenement and store. Same to Hyman Ensler. Mort as above. July 30. Aug 5, 1908. 11:2916. other consid and 100

*Westchester av, s w s, part lot 285 and all of lot 286 map Washingtonville, 75x100.

Westchester av, s w s, at s e s Marion st, being part lot 285 on said map, 25x100.

Maurice Silverman to Charles Jacobs. Mort \$2,000. July 3. Aug 5, 1908. other consid and 100

*Westchester av, n s, 51.4 e Taylor av, 51.4x74.3x50x86.1, Van Nest. Eliz T Devine and ano to Sidney B Hickox. Aug 4. Aug 5, 1908. other consid and 100

Woodlawn road, Nos 3202 and 3204, e s, 25 n 207th st, 50x100.1, two 2-sty frame dwellings. Frank A Wahlig Co to Ferdinand Hecht. Mort \$10,000. July 30. July 31, 1908. 12:3343. other consid and 100

Willow av, Nos 130 to 162 | n e cor 134th st, 200 to s s 135th st, 134th st, No 781 | x150, 5-sty brk factory and 1-sty 135th st, No 780 | frame sheds. F Mohr & Co, a corpn to M Reichmann & Sons, a corpn. Mort \$85,000. July 31. Aug 4, 1908. 10:2586. nom

Webster av, No 2032, e s, 150 n 179th st, 25x100, 2-sty frame tenement and store Saverio Cuomo to Nicoletta Criscuolo. 1/2 part. All title. Mort \$1,500. July 31. Aug 4, 1908. 11:3029. other consid and 100

*White Plains road, n w cor 235th st, 50x80, Wakefield. Release mort. Herman F Epple to Wm H Keating. June 16. Aug 1, 1908. nom

3d av, w s, 150.3 s 171st st, 232.3x149.1x245.11x162.10, vacant. Louis Eisenberg to Isadore Cohen. Mort \$65,000 and all liens. July 31. Aug 3, 1908. 11:2911. 100

3d av, No 4218, e s, 66 n Tremont av, 25x93.5x24.11x91.10, 5-sty brk tenement and store. Emma F Kirby to Peter J McGlynn and Bernard J Keegan. Mort \$18,500. Aug 1. Aug 5, 1908. 11:3060. other consid and 100

*4th av, e s, 62.4 s 1st st, 31.2x105.1x30x113.6. Anna Habicht to Jennie Schlam. Mort \$2,500. July 1. Aug 6, 1908. nom

*Gore lots W and D map of Washingtonville. Chas F Terhune to Wm D Miller. C a G. All liens. July 30. Aug 3, 1908. nom

Interior strip, begins 98 w Washington av and 21.6 s 180th st, runs s 21.6 x e 3.6 x n 21.6 x w 3.6 to beginning. Wm T Morris to Emanuel Freund, of Rockland Co, N Y. Mort \$5,000 on this and other property. Aug 4. Aug 5, 1908. 11:3036. nom

*Lot 490 map (No 1106) of Arden property, Westchester. Walter W Taylor to Wm H and David M McFall. Q C. Aug 3. Aug 5, 1908. nom

*Lots 213 to 216 amended map No 1131 of Adeo Park. Rose Hammer to Sigmund Gennes. All liens. Aug 5. Aug 6, 1908. other consid and 100

*Lots 1 to 14, 25 to 39, 47, 48 and 62 on map No 1185 of 62 lots belonging to Bronx Mortgage Co, Westchester, and all right, title and interest to St Peters av, West Farms road, Montgomery pl, Overing av and Maclay av in front of and adj said lots. Francis J Worcester as TRUSTEE in bankruptcy of estate Bronx Mortgage Co to Maclay Avenue Realty Co. All title. July 20. July 31, 1908. 1,250

*Plot begins 340 e White Plains road at point 295 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Pauline Rosenzweig and ano to C Frank Rumpeltn. Mort \$3,500. July 31. Aug 1, 1908. other consid and 100

*Plot 186 map Arden property, East and Westchester, 100x100. Walter W Taylor to E Louise Shaefer. July 7. July 31, 1908. 100

LEASES

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

July 31, August 1, 3, 4, 5 and 6.

BOROUGH OF MANHATTAN.

Clinton st, Nos 26 to 32.....

Stanton st, Nos 172 and 174.....

Assign lease. Jacob Zucker to Samuel Rosenthal et al. July 30. Aug 6, 1908. 2:350.....nom

Eldridge st, No 90, store, &c. Wendolin J Naus to Michael and Mendel Heller; 3 years, from May 1, 1908. Aug 6, 1908. 1:307.....1,800 ✓

Greenwich st, No 102. Assign lease. August Steuer to Rubsam & Horrman Brewing Co. Sept 6, 1907. Aug 6, 1908. 1:53.....nom

Hester st, No 174, east store. Giuseppe Seccafico to Louis N Spaventa and ano; 5 years, from July 1, 1908. July 31, 1908. 1:205.....600 ✓

Lewis st, No 86. Agreement as to release of covenant clause in mortgage. Joseph Gans with Benjamin Hollender. July 27. Aug 6, 1908. 2:329.....nom

Pitt st, No 123 (109), 25x100. Assign lease. Meyer Hurwitz to Sarah Gordon. July 27. Aug 1, 1908. 2:345.....nom

Rivington st, No 193, s w cor Ridge st, store. Fannie Dubowsky et al to Neal Goodman; from Aug 15, 1908, to May 1, 1913. Aug 6, 1908. 2:343.....960 ✓

South st, No 60 | n w cor, all. Helen Ranken to Louis Schleich; 5 Wall st, No 120 | years, from May 1, 1908. Aug 1, 1908. 1:37.....4,000 ✓

5th st, No 645, n s, 154.4 w Av C, 19.9x97, all of the lot. N Y Life Ins and Trust Co TRUSTEE Mary Griffin to John Reinhardt; 3 years, from May 1, 1910. July 31, 1908. 2:388.....taxes, &c, and 500 ✓

5th st, No 643, n s, 174.1 w Av C, 19.9x97, all of the lot. N Y Life Ins and Trust Co TRUSTEE Mary Griffin to John Reinhardt; 4 years, from May 1, 1909. July 31, 1908. 2:388.....taxes, &c, and 500 ✓

5th st, No 712 East. Surrender lease. Asher Bratfeld to Max Rysphan and ano. June 29. Aug 5, 1908. 2:374.....249.10

5th st, No 430 East. Assign lease. Johanna Fuhrer to Maurice Rosenswaik. Aug 3. Aug 5, 1908. 2:432..other consid and 100

6th st, No 219 East, all. Mary Nurse or Nurre to Barbara Horak; 5 years, from May 1, 1908. Aug 4, 1908. 2:462.....1,500 ✓

7th st, No 140, s s, 150 e Av A, 25x90.10. Assign lease. Meyer Hurwitz to Sarah Gordon. All liens. July 27. Aug 1, 1908. 2:402.....nom

12th st, Nos 313 to 321 East, two buildings. Isaac Mendoza to Alfred Levy; 5 years, from Aug 1, 1908. July 31, 1908. 2:454.....16,000 ✓

18th st, No 415, n s, 390 w Av A, 27x92. Assign lease. Meyer Hurwitz to Sarah Gordon. All liens. July 27. Aug 1, 1908. 3:950.....nom

23d st, Nos 111 and 113 West, two buildings. Elmer A Darling EXR Alfred B Darling to George Kupfrian; 9 years, from May 1, 1908. Aug 4, 1908. 3:799.. 1-3 of taxes, &c, and 5,500 to 7,000 ✓

27th st, Nos 13 and 15, n s, 125 w 5th av, 50x98.9, all. Daniel Meenan to John C Stratton; 10 1-12 years, from Jan 1, 1909. Aug 5, 1908. 3:829. Taxes, &c, and \$2,625 monthly for 1st 5 years, and thereafter \$2,708.33 monthly, or total for term.....322,625 ✓

32d st, Nos 318 to 322 East. Surrender 3 leases. Antonio Lopes to Louis Frankel. All title. July 23. Aug 5, 1908. 3:937..nom

34th sst, No 340 East. Assign lease. Frank J Skense to M Grohs Sons. July 29. Aug 1, 1908. 3:939.....nom

34th st, No 340 East, store floor. Andrew Diehl to Frank J Skense; 3 years, from Aug 1, 1908. Aug 1, 1908. 3:939.....720 ✓

69th st, No 118 West, all. Isabella McCormack to James E Newcomb; 3 years, from Oct 1, 1907. July 31, 1908. 4:1140....1,900 ✓

69th st, Nos 315 to 323 West, all. Lizzie Flig to Harry Schiffman; 1 year, from Aug 1, 1908. Aug 1, 1908. 4:1181....10,800 ✓

71st st, No 340 East, store floor, part cellar and 5 rooms on 2d floor. Joseph Jeblicka and ano to John Hala; 3 years, from May 1, 1908. Aug 3, 1908. 5:1445.....840 ✓

88th st, No 302, s s, 75 e 2d av, 25x100.8, all. Frederic Gallatin to Caroline Cahn; 20 years, from Sept 1, 1908. Aug 6, 1908. 5:1550.....taxes, &c, and 500 ✓

100th st, No 13 West. Assign lease. John M Leipert to Martin Johnson. July 23. July 31, 1908. 7:1836.....nom

107th st, s s, at East River bulkhead, runs s 103 x w 120 x n 101 x e along st 103 to beginning, all. Andrew S Baird to Meyer Bros Co; 5 yrs, from May 1, 1911. Aug 5, 1908. 6:1700....3,250 ✓

Same property. Assign lease dated Apr 25, 1906. Daniel Meyer to same. July 17. Aug 5, 1908. 6:1700.....nom

Same property. Assign lease dated Apr 25, 1906. Meyer Bros Co to Burns Bros. July 17, 1908. Aug 5, 1908. 6:1700.....nom

Same property. Assign lease dated July 16, 1908. Same to same. July 17, 1908. Aug 5, 1908. 6:1700.....nom

110th st, No 2 East, all. John A Sonntag to Philip Clundt; 10 yrs from Aug 1, 1908. Aug 5, 1908. 6:1615.....5,500 ✓

117th st, No 546 East. Assign lease. Helen Fodor to Geo C Kienzle. Aug 4. Aug 6, 1908. 6:1715.....nom

Same property. Re-assign lease. Geo C Kienzle to Helen Fodor. Aug 5. Aug 6, 1908. 6:1715.....nom

130th st, No 118 East, all.....

130th st, No 116 East, the extension and front part of cellar.....

Estate of James Woods to Frank J Williams; 9 months; 1 year extension. Aug 6, 1908. 6:1778.....\$65 monthly

Av A, No 1631 | s w cor, store. Max Orbach to Anthony 86th st, No 446 East | Guffre and ano; 5 years, from May 1, 1908 Aug 6, 1908. 5:1565.....1,200 ✓

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

Av A, No 1428, store, basement and 5 rooms. Julius Guensberg to John Breittfeller; 5 years, from May 1, 1909. Aug 4, 1908. 5:1487.....960 ✓

Av B, No 103, basement. Simon Ellinger to Angelo C Scarullo; 1 10-12 years, from Aug 1, 1908. Aug 5, 1908. 2:389.....420 ✓

Av C, n e cor 2d st, store, &c. Solomon Tenenbaum to Julius Almour; 3 years, from May 1, 1909, with 3 years renewal. Aug 3, 1908. 2:372.....1,800 ✓

Av C, Nos 99-103, south store. Sigmund Schnee to Edward Kolber; 4½ years, from Nov 1, 1906. Aug 3, 1908. 2:389.....1,740 ✓

Amsterdam av, No 2182, cor store, &c. Middle-Town Realty Co to Richard Gregory; 10 years, from Aug 1, 1908. Aug 5, 1908. 8:2125.....1,200 to 1,700.04 ✓

Amsterdam av, No 938, store, &c. Wm J Rodenbach to Peter Jurgs; 3 years, from May 1, 1908. Aug 6, 1908. 7:1878.....1,620 to 1,800 ✓

Bowery, No 348, n w cor Great Jones st. Assign lease. Rocco De Lorenzo to Vincent De Lorenzo. All title. July 31. Aug 4, 1908. 2:531.....nom

Bowery, No 271. Assign lease. Howard & Childs Co to Patrick Kelly. July 30. July 31, 1908. 2:427.....nom

Bowery, No 271. Assign lease. Howard & Childs to Howard & Childs Co. July 30. July 31, 1908. 2:427.....nom

Broadway, No 922. Assign lease. Christoph F Bode to Consumers Brewing Co. July 10. July 31, 1908. 3:850.....nom

Broadway, No 1177, w s, bet 27th and 28th sts, 25x irreg. Assign lease. Evalen H Gilsey EXR John Gilsey to Theo C Marceau. All title. June 26. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Mary wife of Peter Gardner to same. All title. June 30. Aug 1, 1908. 3:829.....100

Same property. Assign lease. Pauline Starr to same. All title. June 26. Aug 1, 1908. 3:829.....100

Same property. Assign lease. Alice Gilsey to same. All title. June 29. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Caroline L Gilsey INDIVID and EXTRX Peter Gilsey decd and Gardner L Gilsey to same. All title. June 26. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Mary M Perkins INDIVID and EXTRX Andrew Gilsey to same. All title. June 27. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Fredk C Gilsey INDIVID and EXTRX Andrew Gilsey to same. All title. June 17. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Peter Gilsey INDIVID and EXTRX Andrew Gilsey to same. All title. June 30. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Victor Gilsey INDIVID and EXTRX Andrew Gilsey to same. All title. June 30. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Andrew F Gilsey INDIVID and EXTRX Andrew Gilsey to same. All title. June 30. Aug 1, 1908. 3:829.....500

Same property. Assign lease. Henry Gilsey INDIVID and EXTRX John Gilsey to same. All title. June 30. Aug 1, 1908. 3:829.....500

Same property. Consent to assign lease. Samuel Doughty and Eliz S Gould to same. June 24. Aug 1, 1908. 3:829.....

Same property. Power of attorney. Eliz S Gould to Robt S Gould of Brooklyn. Nov 19, 1901. Aug 1, 1908. 3:829.....

Park row, No 133, basement. Wm J A Lieder to B Rosenberg; 1 year and 9½ months from July 15, 1907. Aug 6, 1908. 1:119.....600 ✓

West End av, No 116. Assign lease. Wm McDowell to Thomas Kelly. Aug 3. Aug 4, 1908. 4:1156.....nom

1st av, No 1459, store, cellar and 7 rooms above store. Ignatz Ullmann to George Ludwig; 5 years, from Nov 1, 1908. Aug 6, 1908. 5:1450.....2,112 ✓

1st av, No 1785, north store, &c. Louise Pick et al to Martin Markmann; 3 years, from May 1, 1908. July 31, 1908. 5:1555.....360 and 390 ✓

2d av, No 1003. Assign lease. Edw J Maher to Patrick Mallon. July 1. Aug 1, 1908. 5:1327.....nom

2d av, No 109, basement. Josephine Hirschberg to Hyman Smith; 3 years, from May 1, 1909. Aug 4, 1908. 2:462.....600 and 660 ✓

2d av, No 2329, all. Nathan Grabenheimer to Maria Bodenmueller; 5 years, from May 1, 1908. Aug 3, 1908. 6:1784.....1,200 and 1,500 ✓

2d av, No 109. Assign lease. Hyman Smith to Lena Sussman. Aug 4. Aug 5, 1908. 2:462.....other consid and 100

2d av, No 2039, corner store, &c. Jeremiah H Moore to Denis Cody and ano; 5 years, from Aug 4, 1908. Aug 6, 1908. 6:1654.....1,140 ✓

3d av, No 189, s e s, 26 n e 17th st, 19x80. Assign lease. Ella J Sauer EXTRX John Kunz to Geo F and Otto Zinn. July 18. Aug 6, 1908. 3:898.....3,750 ✓

Same property. Consent to assign lease. Rutherford Stuyvesant by Henry L Morris ATTY to Ella J Sauer EXTRX John Kunz. Aug 3. Aug 6, 1908. 3:898.....

5th av, Nos 236 and 238, 5th and 6th lofts. J C Lyons Bldg and Operating Co to The Deimel Linen Mesh System Co, a corpn; 5 years, from Feb 1, 1909. Aug 6, 1908. 3:829.....11,000 ✓

5th av, No 252, store and basement. Frank B Martin to William McClenahan & Co; 3 years, from May 1, 1908. Aug 6, 1908. 3:830.....7,000 and 8,000 ✓

6th av, No 829. Assign lease. Timothy D Healy to Edward A Strohecker. July 24. July 31, 1908. 4:999.....nom

Wharf or bulkhead at n s of Pier No 52 near foot Gansevoort st, extends n 102 ft with ice bridge, bldgs, &c. Assign lease. Patrick McDonald to Cary F Simmons. July 31. Aug 1, 1908. 2:659.....6,000 ✓

Indefinite assign lease, original lease not recorded. Eichenwald & McCauley to Sophie Eichenwald. June 5. Aug 5, 1908. 2:558.....nom

BOROUGH OF THE BRONX.

Home st, No 781, store, 2 upper floors and cellar. Mary O'Grady to Elizabeth Thiel; 5 years, from Aug 1, 1908. Aug 4, 1908. 10:2662.....780 ✓

133d st, No 267, n w cor Lincoln av. Assign lease. George Gunther to Davies J Marshall. Mort \$4,225. July 29. July 31, 1908. 9:2317.....nom

Same property. Re-assign lease. Davies J Marshall to George Gunther. July 30. July 31, 1908. 9:2317.....nom

136th st, n s, 139.5 w Cypress av, 50x100, all. Julius Krakauer to Krakauer Bros, a corpn; 5 years, from June 24, 1908. Aug 5, 1908. 10:2549.....taxes, &c, and 450 ✓

148th st, No 370 East, store, &c. John Bellingham and ano to Giovanni Carbone; 4 years, from May 1, 1908. Aug 3, 1908. 9:2327.....300 and 360 ✓

149th st, No 720 East, all. C M Warner to James Ryan; 3 yrs, from May 1, 1908. Aug 3, 1908. 10:2579.....1,800 ✓

161st st, No 652 East. Assign lease. Gottlieb Sommerhalder to Charles Weber. July 9. Aug 4, 1908. 9:2382.....nom

174th st, No 496 East, centre store. 174th Street Construction Co to Giuseppe Ruggiero; 2½ years, from Nov 1, 1907. Aug 6, 1908. 11:2915.....240 and 270 ✓

Cauldwell av, No 734, store. Adolph Bloch to Jacob Ronor; 5 yrs, from May 1, 1909. Aug 6, 1908. 10:2628.....324 to 420 ✓

*Mapes or Mayflower av, s e cor Green or Roebing av, 100x100, with 2-sty building to be erected. Augusta Kretsch to John Boesch et al; 10 years, from Jan 1, 1907. Aug 4, 1908.660 and 720 ✓

Ogden av, n e cor 165th st, Assign lease. Charles Jirau to Eliz C Knox. June 15, 1908. Aug 4, 1908. 9:2514.....nom

Union av, s w cor 166th st. Assign lease. Arthur B Labusohr to Charles and Ernest Wessel. June 15. Aug 4, 1908. 10:2670.....nom

Willis av, No 164. Assign lease. August Seibold to William Strauss. July 15. Aug 4, 1908. 9:2280.....nom

3d av, No 2781. Subordination of lease to mort for \$25,000. Paul Dannhauser and Peoples Vaudeville Co with Domestic and Foreign Missionary Society of the P E Church in U S of A. Aug 3. Aug 5, 1908. 9:2327.....nom

3d av, No 3375, s w cor 166th st, south store. Bernard Frank to Simon Levin; 5 1-12 years, from April 4, 1908. July 31, 1908. 9:2370.....1,020 and 1,080 ✓

3d av, No 3500, store, &c. Zeltner Realty Co to Morris Wattenberg; 5 years, from Sept 1, 1908. Aug 1, 1908. 10:2608.....540 and 600 ✓

MORTGAGES

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

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

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

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

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

July 31, August 1, 3, 4, 5 and 6.

BOROUGH OF MANHATTAN.

Aronson, Cecelia to Philip Reilly. 49th st, No 236 East. Certificate as to reduction of mort. July 30. July 31, 1908. 5:1322.....

Asinari, Helena L G to BOWERY SAVINGS BANK. Park av, Nos 590 to 596, w s, 20.5 s 64th st, runs w 74.10 x s 41.3 x w 0.3 x s 38.9 x e 75 to av, x n 80 to beginning. July 30, 2 years, 5%. July 31, 1908. 5:1378.....96,000

Auleta, Michele and Carmela Bove and Harris Mandelbaum and Fisher Lewine with BOWERY SAVINGS BANK. Bowery, No 139. Subordination agreement. Aug 3. Aug 5, 1908. 2:423.....nom

Auleta, Michele and Carmela Bove to BOWERY SAVINGS BANK. Bowery, No 139, e s, abt 125 n Grand st, 25x108. Aug 4, 5 years. 5%. Aug 5, 1908. 2:423.....18,000

Arcabasso, Giovanni to Wm Rankin. Leroy st, No 47, n s, abt 98 w Bedford st, 25x90. Prior mort \$23,000. Given as collateral security of mort of \$6,500. Aug 5, due, &c, as per bond. Aug 6, 1908. 2:583.....6,500

Byrne, Thomas J, also known as Wm J Von Mirbach of Brooklyn, N Y, to John G Hanson and ano. 38th st, No 306, s s, 125 w 8th av, 25x98.9. Prior mort \$13,000. July 24. Secures agreement, —%. Aug 6, 1908. 3:761.....2,100

Bush, Bertha and Henrietta Fittjer to A Hupfels Sons. 146th st, No 201 West. Saloon lease. June 25, demand, 6%. Aug 4, 1908. 7:2032.....3,800

Beth, Haknesses Anshei Bialstock, a corpn, to Meyer Jarmulowsky and ano. Willett st, Nos 7 to 13, w s, 127.9 n Grand st, 72.11x100. Prior mort \$43,000. Aug 1, due, &c, as per bond. Aug 6, 1908. 2:336.....6,000

Bracher, Ida C to BANK FOR SAVINGS in City N Y. 22d st, Nos 28 and 30, s s, 441.9 w 5th av, 50.1x98.9. Aug 6, 1908, 5 yrs. 4½%. 3:823.....180,000

Bleiman, Regina to Chas A Moran trustee Henry P Delafeld. Av A, No 218, e s, 77.6 s 14th st, 25.9x96. Prior mort \$13,000. Aug 1, due July 15, 1909, 6%. Aug 5, 1908. 2:407.....7,500

Billings, Sarah, Helen I and Henry B Billings exrs, &c, Chester Billings with John E Olson Construction Co. 28th st, No 37, n s, 162.6 w 4th av, 20.10x98.9. Extension mort. July 16. Aug 5, 1908. 3:858.....nom

Byrne, Mary E with Emily S Creighton. 64th st, No 36, s s, 327.4 w Central Park West, 22.7x100.5. Subordination agreement. Aug 6, 1908. 4:1116.....nom

Brown, John M to New York Mortgage and Security Co. Marble Hill av, late Kiingsbridge av, n s, 57.3 e 227th st, late Wicker pl, 26.1x101.6x25x109.1. Building loan. Aug 6, 1908. 3 years. 6%. 13:3402.....7,000

Barrata, Alfonso and Francesca De Lucia to CITIZENS SAVINGS BANK. 109th st, No 327, n s, 325 e 2d av, 25x100.11. Aug 5, 1908, due May 15, 1913, 5%. 6:1681.....11,000

**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

Same to Sadye G Lawrence. Same property. Prior mort \$11,000. Aug 5, 1908, 2 years, 6%. 6:1681. 3,500

Brady (John T) & Co with John Donnelly. 51st st, No 541, n s, 275 e 11th av, 25x100.5. Extension mort. July 23, July 31, 1908. 4:1080. nom

Baker, Sarah V to LAWYERS TITLE INS & TRUST CO. White st, No 46, n s, 150.5 e Church st, 37.8x100.5x37.4x100.9. July 31, 3 years, 4 1/2%. Aug 1, 1908. 1:193. 30,000

Bouthin, Mathilde, of Terare, Dept of the Rhone, France, by John J Perret atty in fact to Sophie Wollreich. 46th st, Nos 511 and 513, n s, 200 w 10th av, 50x100.5. Prior mort \$12,000. July 29, due &c as per bond. Aug 1, 1908. 4:1075. 2,500

Baer, Isidor and Philip to Sol L Kaye. 134th st, No 224, s s, 300 w 7th av, 25x99.11. P M. July 30, 3 years, 6%. Aug 1, 1908. 7:1939. 4,000

Baer, Isidor and Philip to Sol L Kaye. 134th st, Nos 226 and 228, s s, 325 w 7th av, 2 lots, each 25x99.11. 2 P M morts, each \$2,750. July 30, 3 years, 6%. Aug 1, 1908. 7:1939. 5,500

Bowne, Thos G, of Brooklyn, N Y, to Chas V Bossert. 7th av, Nos 2516 and 2518, s w cor 146th st, No 200, 40x100. Prior mort \$24,000. July 31, due Feb 1, 1909, 5 1/2%. Aug 1, 1908. 7:2031. 70,000

Bohaty, Antonie to Frank Novak, Sr, et al. 1st av, No 1317, w s, 50.4 s 71st st, 25x75. Aug 1, 2 years, 5%. Aug 3, 1908. 5:1445. 5,000

Bailey, Francis D, Wm, Oscar T and Frank O'Neil and Lydia F Parsons and Lydia O'Neil to Michl J Adrian Corpn. Broome st, No 356, n w cor Elizabeth st, Nos 139 to 145, 25x97.2x25x103. Prior mort \$10,000. July 27, due, &c, as per bond. Aug 3, 1908. 2:479. 5,000

Basch, Emil with Isadore M Levy. Broome st, No 204. Agreement as to reduction of mort. July 21, July 31, 1908. 2:352. nom

Baldwin, Mortimer C to TITLE GUARANTEE AND TRUST CO. Lexington av, No 1203, e s, 62.2 s 82d st, 20x70. July 30, due, &c, as per bond. July 31, 1908. 5:1510. 10,000

Bentley, Chas S with Equitable Realty Co. 17th st, No 319 West. Extension mort. April 20, July 31, 1908. 3:741. nom

Brown, Henrietta L to TITLE GUARANTEE AND TRUST CO. 71st st, No 113, n s, 100 w Columbus av, 25x102.2. July 11, due, &c, as per bond. July 31, 1908. 4:1143. 20,000

Bromberger, Henrietta to James Suydam. 142d st, No 235, n s, 300 e 8th av, 25x99.11. July 31, 1908, due, &c, as per bond. 7:2028. 2,000

Bracher, Ida C to FULTON TRUST CO of N Y. 9th av, No 433, n w cor 34th st, Nos 401 and 403, 24.8x100. P M. Aug 3, 3 years, 4 1/2%. Aug 4, 1908. 3:732. 40,000

Bohemian Real Estate Assoc of Winfield to Kath Rainsford. 1st av, No 1841, n w cor 95th st, No 339, 25.8x80. July 9, 3 years, 5 1/2%. Aug 4, 1908. 5:1558. 17,000

Same to same. Same property. Certificate as to above mort. July 9, Aug 4, 1908. 5:1558. —

Same and Leopold Hutter with same. Subordination agreement. July 9, Aug 4, 1908. 5:1558. nom

Bader, Robert with Jakob Tenenbaum. Ridge st, Nos 25 and 27, w s, 150 n Grand st, 50x100. Extension mort. Aug 3, Aug 6, 1908. 2:341. nom

BANKERS LIFE INS CO of N Y with Jos, Julia and Nina Schultz. 85th st, No 127, n s, 444 e Amsterdam av, 18.6x97.6. Extension mort. Aug 1, Aug 6, 1908. 4:1216. nom

Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church in State of N Y with Eliz J Wiggins. 76th st, No 321, n s, 251 w West End av, 22x102.2. Extension mort. June 12, Aug 6, 1908. 4:1165. nom

Chittick, Harriet, of East Orange, N J, to Frank W Blauvelt. 9th av, e s, 49.11 s 206th st, 50x100. Aug 5, 3 years, 6%. Aug 6, 1908. 8:2186. 5,000

Collins, Anne wife of and Patk H to N Y LIFE INS AND TRUST CO. 119th st, No 353, n s, 82 w Manhattan av, 18x100.11. Aug 5, 3 years, 5%. Aug 6, 1908. 7:1946. 12,000

Charlton Contract Co to Abraham Cohn. Beach st, No 10, s s, abt 120 w West Broadway, 27.3x73.7x25x85 w s; Vandam st, No 103, n e cor Greenwich st, No 533, 51x25. Prior mort \$— Aug 4, due Dec 4, 1908, —%. Aug 6, 1908. 1:190; 2:597. 2,675.25

Clifford, Annie L to Emily L Creighton. 64th st, No 36, s s, 327.4 w Central Park West, 22.7x100.5. Aug 6, 1908, 5 years, 5%. 4:1116. 20,000

Coutts, Geo H with Christian and Emily C Peter. 47th st, No 529, n s, 375 e 11th av, 25x100.4. Extension mort. July 8, Aug 4, 1908. 4:1076. nom

Cohen, Harris and Abraham to BOWERY SAVINGS BANK. East Broadway, No 129, s s, 113 e Pike st, runs s 75 x w 2.11 x s 12.6 x e 25 x n 87.6 to st x w 22 to beginning. Aug 4, 5 years, 5%. Aug 5, 1908. 1:283. 25,000

Corduke, Mary to TITLE INS CO of N Y. 82d st, No 56, s s, 258 e Columbus av, 17x100. P M. July 31, 3 years, 5%. Aug 1, 1908. 4:1195. 15,000

Same to Helen G Berwin. Same property. P M. Prior mort \$15,000. July 31, 1 year, 6%. Aug 1, 1908. 4:1195. 3,500

Collins, Ann with James H Aldrich et al trustees Eliz W Aldrich. 94th st, No 106, s s, 100 w Columbus av, 17.2x100.8. Subordination agreement. July 30, Aug 1, 1908. 4:1224. nom

Cahill, Susanna V to GREENWICH SAVINGS BANK. 78th st, No 123, n s, 287.2 e Park av, 18.8x102.2. Aug 1, 3 years, 5%. Aug 3, 1908. 5:1413. 2,500

Colluci, Magdalena and Como to Giovanni Russiolo. 114th st, No 322, s s, 262.6 e 2d av, 18.9x100.11. April 24, 1 year, 6%. July 31, 1908. 6:1685. 583.33

Cahill, Michael to Samuel Wacht. 158th st, Nos 522 to 528, s s, 350 w Amsterdam av, 2 plots, each 50x99.11. 2 P M morts, each \$17,000. July 30, 5 years, 6%. July 31, 1908. 8:2116. 34,000

Cohn, Fannie to Lambert Suydam. 8th st, Nos 311 and 313, n s, 239.1 e Av B, 2 lots, each 20.7x69.10. 2 morts, each \$11,000. July 28, due, &c, as per bond. July 31, 1908. 2:391. 22,000

Same to Rachel McCauley. Same property. 2 morts, each \$3,000. 2 prior morts \$11,000 each. July 28, 3 years, 6%. July 31, 1908. 2:391. 6,000

Carneval, James to LAWYERS TITLE INS AND TRUST CO. Cornelia st, No 18, s s, 246.10 e Bleecker st, runs s 69 x n 32.9 x e 3.6 x n 50 to Cornelia st, x w 30.7 to beginning; Cornelia st, No 20, s s, abt 220 e Bleecker st, 25x68.6x31.6x86 w s. July 28, 5 years, 5 1/2%. July 31, 1908. 2:589. 25,000

Coleman, Aaron to Meyer Coleman. 41st st, No 241, n s, 275 e 8th av, 25x98.9. July 30, 3 years, 5%. July 31, 1908. 3,000

Cassidy, Peter with Stuart F Randolph. 11th st, No 363 (Hammond st), n s, 176 w Washington st, 20x93.2. Extension mort. Feb 3, 1908. Aug 4, 1908. 2:638. nom

Cohn, Rachel to Wm Grabau. 80th st, No 321, n s, 325 w 1st av, 25x102.2. Aug 3, 5 years, 5%. Aug 4, 1908. 5:1543. 12,000

Comollo, Saturnino to John S Sullivan. Bedford st, No 40, e s, 40 s Leroy st, 20x60. P M. Aug 3, due, &c, as per bond. Aug 4, 1908. 2:586. 6,000

Dubar, Chas L, of Mamaroneck, N Y, to TITLE GUARANTEE AND TRUST CO. 22d st, No 453, n s, 324.8 e 10th av, 12.6x98.8. July 30, due, &c, as per bond. July 31, 1908. 3:720. 3,000

De Lacy, Peter to FARMERS LOAN AND TRUST CO. 29th st, No 43, n s, 150 e 6th av, 25x98.9. July 31, 1908, 3 years, —%. 3:831. 20,000

D'Onofrio, Rocco to Antonetta Merolla and ano. 118th st, No 346, s s, 100 w 1st av, 25x100.10. Prior mort \$10,000. July 1, 3 years, 6%. July 31, 1908. 6:1689. 2,500

Durant, Agnes L to Wilcox & Co. West End av, No 603, w s, 24 n 89th st, 20x90. Prior mort \$— July 30, due July 1, 1909, 4%. July 31, 1908. 4:1250. 700

Darrow Realty Co to City Mortgage Co. Manhattan st, s s, 466.3 w Broadway, 50x150. Building loan. July 30, demand, 6%. July 31, 1908. 7:1995. 50,000

Same to same. Same property. Certificate as to above mort. July 30, July 31, 1908. 7:1995. —

Dowling, Daniel E to Joseph P Grace. 130th st, No 239, n s, 342.6 e 8th av, 19.6x99.11. Prior mort \$— July 30, 1 year, 5%. July 31, 1908. 7:1936. 1,000

Dunmore Realty Co to POUGHKEEPSIE SAVINGS BANK. 42d st, Nos 228 to 232, s s, 325 w 7th av, 75x98.9. July 31, due &c as per bond. Aug 1, 1908. 4:1013. 280,000

Same to same. Same property. Certificate as to above mort. July 23, Aug 1, 1908. 4:1013. —

Du Bois, Anna M with Mary C Schreiner. 154th st, No 432, s s, 333.10 w St Nicholas av, 18x99.11. Extension mort. May 23, July 31, 1908. 7:2068. nom

DeFranco, Serafino and Pietro Muriella to Liebenthal Construction Co. 16th st, Nos 518 and 520, s s, 270.6 e Av A, 37.6x103.3. P M. Prior mort \$35,000. July 31, 5 years, 6%. Aug 5, 1908. 3:973. 8,900

Earle, Guyon L C to Paterno Bros, a corpn. Edgecombe road, e s, at c l 162d st, runs e 98.9 x s 685.3 x w 4.8 to road, x n and n w — to beginning. Agreement as to payment of 6% interest until the sum of \$25,000 is paid. Aug 5, 1908. 8:2106. nom

Eagan & Leake, a corpn, to Julia Grant. Sullivan st, Nos 96 to 100, n w s, abt 55 n Spring st, 69.5x100x40x104.3 s w s; Plot begins on line bet lands formerly known as Church Farm or lands of Trinity Church and land formerly known as Nicholas Bayards farm and equi-distant from Sullivan and McDougall st, runs n 20.8 x w 24 x s 13.8 x s w 25.4 to beginning. Aug 5, 2 years, 6%. Aug 6, 1908. 2:504. 15,000

Same to same. Same property. Certificate as to above mort. Aug 5, Aug 6, 1908. 2:504. —

Emery, Simon T to C Amory Stevens and ano exrs &c Calvin Stevens. Centre st, Nos 199 and 201, s w cor Howard st, No 1, 100.8x38.1x100.6x36.5. P M. June 13, 1 year, 6%. July 2, 1908. 1:208. Corrects error in issue of July 4, when location was Centre st, Nos 199 and 201, s e cor Howard st. 96,500

Fitzgibbon, Cornelius to Nancy L Sherwood and ano. 1st av, No 237, s w cor 14th st, No 350, 23.3x60. July 30, 5 years, 5%. July 31, 1908. 2:455. 25,000

Fitzgibbon, Cornelius to Cath Bolger. 1st av, No 237, s w cor 14th st, No 350, 23.3x60. Prior mort \$25,000. July 30, 3 years, 6%. July 31, 1908. 2:455. 16,000

Frankel, David to Cornelia V Wechsler. Attorney st, Nos 155 and 157, w s, 200 s Houston st, 50x100. Certificate as to reduction of mort. July 8, Aug 3, 1908. 2:350. —

Fay, Joseph J to EMIGRANT INDUST SAVINGS BANK. 35th st, No 433, n s, 400 w 9th av, 25x98.9. Aug 4, 1908, 3 years, 5%. 3:733. 10,000

Frank, Leopold to American Mortgage Co. Park av, No 1546, w s, 75.11 s 112th st, 25x78.9. Aug 3, 5 years, 5%. Aug 4, 1908. 6:1617. 12,000

Flanagan, De Witt C to Jacob Schlamp. 65th st, Nos 5 and 7, n s, 125 w Central Park West, 2 lots, each 37.6x100.5. 2 morts, each \$40,000. July 31, 3 years, 5 1/2%. Aug 1, 1908. 4:1118. 80,000

Fried, Sali with Leopold Solomon. 144th st, No 264 West, 29.9x 99.11. Subordination agreement. Aug 5, Aug 6, 1908. 7:2029. nom

Friedland Realty Co to Maurice Dombusch. 63d st, Nos 203 to 223, n s, 100 w Amsterdam av, 275x100.5. Prior mort \$— Aug 6, 1908, demand, 6%. 4:1155. 2,000

Fluri Construction Co to Owners Syndicate Co. Broadway, w s, 133.2 s 181st st, runs w 147.4 x n 2.7 x w 12.6 x s 103.7 to n s 180th st x e 127.4 to Broadway x n 96.1 to beginning. Building loan. Prior mort \$110,000. June 11, due Mar 9, 1909, 6%. Aug 3, 1908. 8:2176. 50,000

Ferguson, George to Eliz Ennis. 137th st, No 315, n s, 190 w 8th av, 15x99.11. Aug 1, 5 years, 5%. Aug 3, 1908. 7:2041. 7,000

Grimmer, Otto, of Yonkers, N Y, to Nellie R Mills. 37th st, No 234, s s, 165 w 2d av, 20x98.9. Aug 5, 5 years, —%, as per bond. Aug 6, 1908. 3:917. 10,000

Garone, Martin to Giovanni Marturano. Oliver st, No 45, w s, abt 130 s Madison st, 25x100. Prior mort \$30,500. July 31, 3 yrs. 6%. Aug 6, 1908. 1:278. 1,400

Gottlieb, Fannie individ and as extrx Joseph Gottlieb to Max Vogel. Madison av, No 1738, w s, 50.11 n 114th st, 25x100. Prior mort \$25,000. July 31, due &c as per bond. Aug 5, 1908. 6:1620. 2,500

Same to Simson Wolf et al. Same property. July 22, demand, 6%. Aug 5, 1908. 6:1620. 1,000

Gould, Clara H with David Harris. East Broadway, No 47, s s, 315 w Market st, 25x75.5. Extension mort at increased interest from 4 1/2% to 5%. Aug 4, 1908. 1:280. nom

GREENWICH SAVINGS BANK with Eugene Gerbereux. West Washington pl, No 124, s w s, 100.4 s e Barrow st, runs s w 100.2 to n e s 4th st x n w 21.9 x n e 91.7 to pl x s e 20 to beginning. Extension mort. July 30, July 31, 1908. 2:411. nom

HECLA IRON WORKS

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

- Gottlieb, Fannie individ and as extrx &c Joseph Gottlieb to Amelia Steinam et al exrs Nathan Steinam. Madison av, No 1738, w s, 50.11 n 114th st, 25x100. July 31, 3 years, 5½%. Aug 1, 1908. 6:1620. 25,000
- Goldberg, Abraham to George G Aillinger. 2d av, No 695, w s, 98.1 s 38th st, 16.8x80. Prior mort \$8,000. Aug 3, 10 years, 6%. Aug 4, 1908. 3:918. 5,100
- Heller, Michael and Mendel to Franklin Brewing Co. Eldridge st, No 90. Saloon lease. Aug 4, demand, 6%. Aug 6, 1908. 1:307. 1,700
- Havemeyer, Wm F with New York Mortgage & Security Co. 28th st, Nos 37 and 39, n s, 141.8 w 4th av, 41.8x98.9. Subordination agreement. Aug 4, Aug 5, 1908. 3:858. nom
- Howell, Monroe with Edith C Smith. Lexington av, No 1374 (1358), w s, 34.4 s 91st st, 16.6x88.3. Extension mort. Dec 7, 1907. Aug 4, 1908. 5:1519. nom
- Herbst, Kunigund to Bernard Hoff of Jersey City, N J. Blecker st, No 287, e s, 82.4 s Barrow st, 24.6x75x24.7x75. July 22, due Aug 1, 1913, 5%. Aug 4, 1908. 2:590. 1,500
- Hebron, James to Francis G Lloyd guardian Philip Stevenson. 70th st, No 265, n s, 137.6 e West End av, 18.6x100.5. Aug 3, 3 years, 5%. Aug 4, 1908. 4:1162. 16,000
- Hunter, Francis A, of Brookline, Mass, to Henry Doscher. 115th st, No 71, n s, 209 e Lenox av, 25x100.11. July 18, 5 years, 5%. Aug 4, 1908. 6:1599. 15,000
- Holz, Louise to John B Bogner. Amsterdam av, No 151, e s, 50.2 s 67th st, 25.1x100. P M. Prior mort \$12,000. Aug 1, 5 years, 5½%. Aug 4, 1908. 4:1138. 10,000
- Harris, Hkmen and Hannah Friedman to Mary J Kingsland. 7th av, No 2355, e s, 50 n 138th st, 25x100. July 31, 1908, 5 yrs, 5%. 7:2007. 26,000
- Hoffman, House, New York, a corpn, to John B Stanchfield as trustee. Certificate as to mortgage or deed of trust dated Apr, 1908. April 20. July 31, 1908. —
- Heyman, Abraham to Max Blanck. 115th st, Nos 612 and 614, s s, 225 w Broadway, 50x100.11. P M. Prior mort \$100,000. July 27, due Aug 1, 1910, 6%. July 31, 1908. 7:1896. 20,000
- Howard, Margt A to FARMERS LOAN & TRUST CO. 34th st, Nos 17 and 19, n w cor Madison av, No 188, runs w 120 x n 70 x e 25 x s 32.11 x e 95 to av x s 37 to beginning. July 30, 1 year, —%. Aug 3, 1908. 3:864. 170,000
- Hart, Frieda to GUARDIAN TRUST CO of N Y. Lexington av, No 1518, w s, 175.11 n 97th st, 26 to 98th st x105. Aug 3, 1908, 3 years, 5%. 6:1625. 30,000
- Same and Gustav Frey with same. Same property. Subordination agreement. Aug 3, 1908. 6:1625. nom
- Janda, Vaclav to Kate Douglass. 70th st, No 410, s s, 188 e 1st av, 25x100.5. Aug 4, 5 years, 5%. Aug 5, 1908. 5:1464. 16,000
- Jaeger, Margaret with Louis Manheim. 51st st, Nos 222 and 224, s s, 260 e 3d av, 35.4x88.8x—x106.4. Agreement as to share ownership in bond and mort. Aug 1, Aug 4, 1908. 5:1324. nom
- Jones, Mary A widow, Chas J, Mary A the younger, Emily, Eliz G and Fredk V children and devisees Chas Jones to BOWERY SAVINGS BANK. 51st st, No 53, n s, 175 e 6th av, 20x100.5. July 31, due Apr 29, 1910, 4½%. Aug 1, 1908. 5:1267. 4,000
- Janpole & Werner Construction Co to Aaron M Janpole et al. 143d st, No 534, s s, 100 e Broadway, 37.6x99.11. Prior mort \$36,000. July 30, due &c as per bond. Aug 1, 1908. 7:2074. 10,000
- Same, to same. Same property. Certificate as to above mort. July 30. Aug 1, 1908. 7:2074. —
- Keenan, Annie M to James H Aldrich et al trustees Eliz W Aldrich. 94th st, No 106, s s, 100 w Columbus av, 17.2x100.8. Equal lien with mort for \$5,400. July 30, 3 years, 5%. Aug 1, 1908. 4:1224. 6,600
- Same to same. Same property. Equal lien with mort for \$6,600. July 30, 3 years, 5%. Aug 1, 1908. 4:1224. 5,400
- Kahn, Jacques to Saml M Schafer and ano as exrs Simon Schafer. 83d st, No 50, s s, 118 e Madison av, 18x102.2. Aug 4, 3 years, 5%. Aug 5, 1908. 5:1494. 30,000
- Kerr, Flora to LAWYERS TITLE INS & TRUST CO. 128th st, No 150, s s, 250 e 7th av, 16.8x99.11. Aug 4, 5 years, 5%. Aug 5, 1908. 7:1912. 5,500
- Klein, Leo M and Saml Jackson to Alfred Cohn. 34th st, No 262, s s, 144.6 e 8th av, 14.6x98.9. Prior mort \$25,000. Aug 5, 3 years, 6%. Aug 6, 1908. 3:783. 5,000
- Krellman, Sarah, to Abraham Gitter. Grand st, No 379, s s, 50 e Norfolk st, 25x100. Prior mort \$40,000. Aug 1, 5 years, 6%. Aug 6, 1908. 1:312. 15,000
- Kupfrian, Geo to Lion Brewery. 23d st, Nos 111 and 113 West. Saloon lease. July 29, demand, 6%. Aug 4, 1908. 3:799. 3,000
- Kampfer, August to Lion Brewery. 63d st, Nos 314 and 316 East. Saloon lease, July 29, demand, 6%. Aug 4, 1908. 5:1437. 3,000
- Kaye, Sol L to Philip Kaye. 136th st, No 104, s s, 91.8 w Lenox av, 16.8x99.11. July 28, 1 year, 6%. July 31, 1908. 7:1920. 500
- Kerber, Max to Sigmund Kraus. Columbia st, No 118, e s, 46.6 n Stanton st, 21.9x75.3. July 30, 2 years, 6%. July 31, 1908. 2:355. 1,000
- Kirsh, Nathan to EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, Nos 1339 and 1341, w s, 75 s 72d st, 50x100. July 31, 1908, 5 years, 5%. 5:1466. 25,000
- Kurzrok, Max and Isidore Jackson and Abraham Stern with LAWYERS TITLE INS AND TRUST CO. 2d av, Nos 2100 and 2102, n e cor 108th st, No 301, 50x100. Subordination agreement. July 21. July 31, 1908. 6:1680. nom
- Kienz, Conrad, Town of Union, N J, with LAWYERS TITLE INS & TRUST CO. 65th st, No 5, n s, 125 w Central Park West, 37.6x100.5. Agreement as to share ownership in bond and mort. July 31. Aug 3, 1908. 4:1118. nom
- Kienz, Conrad with LAWYERS TITLE INS & TRUST CO. 65th st, No 7, n s, 162.6 w Central Park West, 37.6x100.5. Agreement as to share ownership in mort. July 31. Apr 3, 1908. 4:1118. nom
- Kelly, Geo C to EMIGRANT INDUSTRIAL SAVINGS BANK. 106th st, No 66, s s, 125 e Columbus av, 25x100.11. Aug 3, 1908, 3 years, 5%. 7:1841. 14,000
- Kohlhepp, Adam J to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 631, e s, 51.2 s 91st st, 25x100. Aug 3, 1908, due &c as per bond. 4:1221. 10,000
- Kilroe, Mary wife Edward to Eliz A wife Thos J Colton. 85th st, No 143, n s, 484 w Columbus av, 18x97.6. P M. Prior mort \$15,000. Aug 3, 1908, 3 years, 6%. 4:1216. 6,000
- Kilroe, Mary to Henry Aplington. 85th st, No 143, n s, 484 w Columbus av, 18x97.6. P M. Aug 3, 1908, 3 years, 5%. 4:1216. 15,000
- Laue, Wm to CORN EXCHANGE BANK. 3d st, s s, 45.4 e Goerck st, 45.4x88.6x45x94.3. P M. July 30, 2 years, 5%. July 31, 1908. 2:356. 12,000
- Livingston, John H, of Claremont, N Y, to TITLE GUARANTEE AND TRUST CO. 8th av, No 883 and 885, w s, 23.5 s 53d st, Two lots, each 22x80. Two mortg, each \$16,000. July 22, due, &c, as per bond. July 31, 1908. 4:1043. 32,000
- Lefferts, Carrie B or Carrie E devisee Peter C Baker to LAWYERS TITLE INS AND TRUST CO. 65th st, No 34, s s, 80 e Madison av, 20x100.5. July 31, 1908, 3 years, 4½%. 5:1379. 35,000
- Louvre Realty Co to American Mortgage Co. 117th st, Nos 523 to 529, n s, 248 e Pleasant av, 2 lots, each 37.6x100.10. Two mortg, each \$24,000. July 18, 3 years, 6%. Aug 4, 1908. 6:1716. 48,000
- Same to same. Same property. 2 certificates as to above mortg. July 18. Aug 4, 1908. 6:1716. —
- Lidz, Israel to Simon M Roeder. Madison av, No 1481, e s, 50.11 s 102d st, 25.2x100.11x25.9x106.5. July 14, 3 years, 5½%. Aug 4, 1908. 6:1607. 25,000
- Levy, Louis to Bernard Lazarowitz and ano. Goerck st, No 8, e s, 125 s Broome st, 25x100. Prior mort \$27,000. July 30, 5 years, 6%. Aug 5, 1908. 2:381. 1,800
- Lachat, Josephine with Cornelia B Greenebaum. 114th st, No 178, s s, 118 w 3d av, 18x100.11. Extension mort. July 6. Aug 4, 1908. 6:1641. nom
- Levy, Mitchel A C to Louis W Bentley. 32d st, No 126, s s, 100 w Lexington av, 24.8x90.9x24.9x98.9. Prior mort \$19,000. Aug 5, 2 years, 6%. Aug 6, 1908. 3:887. 7,000
- Larocco, Salvatore to Carolina Curta. Carmine st, No 68, s s, 100 w Bedford st, 14x59x14x60; Carmine st, No 68½, s s, 128 w Bedford st, runs s e 6.9 x e 0.7 x s 14.5 x e 10.5 x n 60 to st, x w 14 to beginning. Prior mort \$10,000. Aug 1, 4 years, 6%. Aug 6, 1908. 2:528. 1,000
- Ludwig, George to George Ehret. 1st av, No 1459. Saloon lease. Aug 6, 1908, demand, 6%. 5:1450. 7,000
- Mooney, Thomas J to Thomas Keegan. 23d st, Nos 403 to 407, n s, 81.6 e 1st av, 75x98.9. Aug 5, 2 years, 6%. Aug 6, 1908. 3:955. 12,000
- Moss, John to Louvre Realty Co. 117th st, Nos 523 to 529, n s, 248 e Pleasant av, 2 lots, each 37.6x100.10. 2 P M mortg, each \$7,500; prior mort \$24,000 on each plot. July 22, due Feb 1, 1911, 6%. Aug 5, 1908. 6:1716. 15,000
- Mitchell-Woodbury Co, a corpn, of Boston, Mass, to Harvey Waterson. West Broadway, Nos 28 and 30, late College pl, w s, 12.5 s Park pl, runs w 75.10 x n 12.5 to s s Park pl, No 66, x w 23 x s 35.5 x w 13.2 x s 24.8 x e 111.9 to West Broadway, late College pl, x n 46.11 to beginning. Leasehold. July 29, due &c as per notes. Aug 5, 1908. 1:127. 25,000
- Mitchell, Donald with POUGHKEEPSIE SAVINGS BANK. 42d st, Nos 226 to 232 West. Subordination of mechanics lien to mort. July 15. Aug 5, 1908. 4:1013. nom
- McCreery, Caroline S to Elise Blaut. 80th st, No 104, s s, 658.6 e Amsterdam av, 17.5x102.2. P M. Aug 4, 3 years, 5%. Aug 5, 1908. 4:1210. 16,000
- Manges, Simon to The Firm of S Stroock & Co. Av A, No 81, w s, 48 n 5th st, runs w 74.3 x n 0.6 x w 25.8 x n 24.6 x e 100 to av x s 25 to beginning. July 30, 5 years, 5%. Aug 3, 1908. 2:432. 15,000
- Mandelbaum, Fanny with William Jay as trustee Mary E B Field. Av C, Nos 99 to 103. Subordination agreement. July 20. Aug 3, 1908. 2:389. nom
- McGimpsey, Annie, of Jersey City, N J, to John Outcalt. 71st st, No 114, s s, 136.1 w Columbus av, 19x100.5. P M. July 31, 1908, 5 years, 5%. 4:1142. 25,000
- Mondschein, Morris with Margt B Monahan. 128th st, No 218 W. Subordination agreement. July 29. Aug 4, 1908. 7:1933. nom
- Mayers, Samuel to Lion Brewery. 51st st, No 370, s e cor 9th av, No 756. Saloon lease. July 23, demand, 6%. Aug 4, 1908. 4:1014. 1,000
- Marks, Rudolph and Adolf Prince to David Kilberg. 100th st, Nos 111 and 113 East. Assign rents. Aug 1, 1908. 6:1628. nom
- Neumann, Solomon and Cecelia his wife to Ludwig Klees. 6th st, No 317, n s, 240 e 2d av, 20x81.9. P M. July 30, due July 1, 1913, 6%. July 31, 1908. 2:448. 7,000
- Newcomb, Chas L to BOWERY SAVINGS BANK. Amsterdam av, Nos 1467 and 1469. Extension mort at increased interest from 4½ to 5%. July 28. July 31, 1908. 7:1970. nom
- Nova Realty Co to John J Halpin. Claremont av, Nos 182 to 188, e s, 100 n 125th st, four lots, each 40x100. Four mortg, each \$2,500. July 30, due Feb 1, 1910, 6%. July 31, 1908. 7:1993. 10,000
- Same to same. Same property. Four certificates as to above mort. July 30. July 31, 1908. 7:1993. —
- N Y Continental Jewell Filtration Co with POUGHKEEPSIE SAVINGS BANK. 42d st, Nos 226 to 232 West. Subordination of mechanics lien to mort. July 15. Aug 5, 1908. 4:1013. nom
- Nurse, Mary to Hermine E Molke. 1st av, No 123, w s, 77.6 n 7th st, 20x50. P M. Prior mort \$12,000. Aug 1, 3 years, 6%. Aug 5, 1908. 2:449. 4,900
- NINETEENTH WARD BANK with New York Mortgage & Security Co. 28th st, Nos 37 and 39, n s, 141.8 w 4th av, 41.8x98.9. 2 subordination agreements. July 22. Aug 5, 1908. 3:858. nom
- Nurse, Mary to Hermine E Molke. 1st av, No 121, w s, 77.6 n 7th st, 20x50. P M. Prior mort \$16,000. Aug 1, 2 years, 6%. Aug 6, 1908. 2:449. 1,500
- Oppenheim, Louis and Isabella and Milton I Hessberg to Cath F Morss and ano trustees John B Morss. 127th st, No 227, n s, 273.6 e 3d av, 27x99.11. July 24, 3 years, 5½%. Aug 4, 1908. 6:1792. 13,500
- Ogden, Francis L with Alice M Dexter guardian Priscilla D and Wm V Dexter. 22d st, No 352, s s, 178.6 e 9th av, 21.6x98.9. Extension agreement at 5%. May 8, 1905. Aug 4, 1908. 3:745. nom

- Oser, Adolph with Julia Swartz. 105th st, No 169, n s, 175 w 3d av, 25x100.11. Subordination agreement. July 28. Aug 4, 1908. 6:1633. nom
- Olson (John E) Construction Co to New York Mortgage & Security Co. 28th st, Nos 37 and 39, n s, 141.8 w 4th av, 41.8x98.9. Prior mort \$52,000. Aug 4, 1 year, 6%. Aug 5, 1908. 3:858. 65,000
- Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1908. 3:858. —
- Same to Wm F Havemeyer. Same property. P M. Prior mort \$74,000. July 21, 1 year, 6%. Aug 5, 1908. 3:858. 15,000
- O'Brien, Alice T to Fredk W Guy. 107th st, Nos 169 and 171, n s, 185 w 3d av, 34x100.11. Prior mort \$6,500. Aug 3, due, &c, as per bond. Aug 5, 1908. 6:1635. 2,000
- Ottenberg, Bernard A to Henry Elfers. Broome st, No 107, s e cor Willett st, Nos 16 and 18, 25x75. P M. Aug 1, 1908, 5 years, 5%. 2:336. 25,000
- Pettit, Franklin with Wm R Rose. 105th st, n s, 275.2 w Amsterdam av, 99.9x100.11. Subordination agreement. May 18. July 31, 1908. 7:1877. nom
- Peacock, Walter F to Robt J Hoguet. Broadway, No 3690, e s, 83.11 n 152d st, 16x94. Prior mort \$8,500. Aug 3, 1908, 3 yrs, 6%. 7:2084. 5,000
- Poggi, Amelia C and John M, Jos Casazza with Park Mortgage Co. Pearl st, No 484, n s, 274.11 w Park row, runs n 42.3 x n e 80.6 x w 25.4 x s w 77.2 x s 48 to st x e 25.1 to beginning. Extension mort. June 24. Aug 1, 1908. 1:160. nom
- Pfeiffer, Joseph to CENTRAL TRUST CO of N Y. 62d st, No 130, s s, 114 w Lexington av, 20x100.5. Aug 4, 1908, 5 years, 4½%. 5:1396. 18,000
- Pennamacoor, Isaac and Emanuel D Myar to Harry B Davis and ano. 117th st, No 509, n s, 98 e Pleasant av, 30x100.10. P M. July 31, 3 years, 6%. Aug 5, 1908. 6:1716. 1,975
- Patchell, William to N Y LIFE INS & TRUST CO. 120th st, No 507, n s, 100 w Amsterdam av, 25x100.11. July 30, 3 years, 5%. Aug 5, 1908. 7:1975. 7,000
- Prentice, Edw A to Wm A Prentice. 3d st, Nos 223 and 225, n s, 239.1 e Av B, runs n 96.2 x e 41.2 x s 32 x s 24.1 x s 40.1 to st x w 41.3 to beginning. July 30, due Jan 30, 1909, 5%. Aug 1, 1908. 2:386. 3,600
- Reynolds, John to Gilbert Kuh. 25th st, No 413, n s, 177.6 w 9th av, 22.6x98.9. Aug 4, 1 year, 6%. Aug 5, 1908. 3:723. 1,150
- Ronalds & Johnson Co with POUGHKEEPSIE SAVINGS BANK. 42d st, Nos 226 to 232 West. Subordination of mechanics lien to mort. July 15. Aug 5, 1908. 4:1013. nom
- Reichbart, Aaron to STATE BANK. 2d av, No 1889, w s, 75.11 s 98th st, 25x96. July 31, 10 months, 6%. Aug 5, 1908. 6:1647. notes, 2,000
- Rossi, Luigi and Gaetano Lignante to Carolina Weinlandt. 16th st, No 536, s s, 170.7 w Av B, 24.11x103.3; all title to strip 0.1 on east. P M. Prior mort \$19,000. Aug 3, 1 year, 6%. Aug 4, 1908. 3:973. 2,000
- Same to Fitch Gilbert as trustee for Gladys Gilbert. Same property. P M. Aug 3, 3 years, 5½%. Aug 4, 1908. 3:973. 19,000
- Rosenberg, Joseph and Isaac Bloom with Bernhard Lichtenberg. 17th st, No 622 East. Extension mort. July 17. Aug 4, 1908. 3:984. nom
- Rogers, Mary to Powers Court Realty Co. 121st st, No 421, n s, 100 e Amsterdam av, 25x100.11. P M. Prior mort \$29,000. Aug 3, 3 years, 6%. Aug 4, 1908. 7:1963. 7,000
- Rives, Geo L and Reginald W as trustee Francis R Rives for benefit Constance Borland with Bertha Silberstein and Mariamne Rosenzweig. Lenox av, No 475, w s, 25 s 134th st, 33.8x100. Extension mort. July 25. Aug 3, 1908. 7:1918. nom
- Randolph, John J F, of Plainfield, N J, to Edith F Randolph et al. Greenwich st, No 816, n w cor Jane st, No 69, 25x91.4x24.11x90.10. 1-6 part. Aug 3, 3 years, 5%. Aug 4, 1908. 2:642. 4,400
- Reese, Max to Max Marx. 144th st, Nos 262 and 264, s s, 150 e 8th av, 59.6x99.11. Prior mort \$51,000. Aug 5, due, &c, as per bond. Aug 6, 1908. 7:2029. 2,500
- Reese, Max to Leopold Solomon. 144th st, No 264, s s, 150 e 8th av, 29.9x99.11. Aug 5, 5 years, 5½%. Aug 6, 1908. 7:2029. 22,000
- ROCHESTER TRUST & SAFE DEPOSIT CO with Isaac Lipschitz and ano. Orchard st, No 196, s e s, 68.10 s w Houston st, 24.9x87.10. Extension mort. June 9. July 31, 1908. 2:412. nom
- Simiansky, Morris with Katie F Butler. East Broadway, No 281, s s, 208.9 e Montgomery st, 20x75.4x irreg x79.4. Extension mort. Aug 1. Aug 4, 1908. 1:287. nom
- Sroka, Louis and Grace K Moore with Lena Gurgel. 56th st, No 231, n s, 275 w 2d av, 25x100.5. Subordination agreement. July 28. Aug 1, 1908. 5:1330. nom
- Staten Island & Manhattan Realty Co to U S TRUST CO as trustee Rhoda E Hoyt. 85th st, No 253, n s, 164 e West End av, 16x102.2. P M. July 29, 2 years, 5%. Aug 1, 1908. 4:1233. 12,000
- Same to Barney Estate Co. Same property. P M. Prior mort \$12,000. July 29, 1 year, 6%. Aug 1, 1908. 4:1233. 1,000
- Stein, Herman to METROPOLITAN BANK. 96th st, Nos 132 to 136, s s, 36 w Lexington av, 67x100.8; prior mort \$47,000; 104th st, No 103, n s, 24.10 e Park av, 25x100.11, prior mort \$13,000; 120th st, No 139, n s, 257 e 7th av, 20x100.11. Prior mort \$15,000. Aug 3, due, &c, as per bond. Aug 6, 1908. 5:1524; 6:1632; 7:1905. 40,000
- Silverson & London Construction Co to CENTRAL BUILDING IMPT & INVESTMENT CO. 113th st, n s, 150 w Amsterdam av, 75x100.11. P M. Prior mort \$—. July 30, 2 years, 6%. Aug 1, 1908. 7:1885. 24,000
- Swartz, Julia to John F Ambrose. 105th st, No 169, n s, 175 w 3d av, 25x100.11. July 28, 3 years, 5½%. Aug 4, 1908. 6:1633. 20,000
- Schnee, Sigmund to William Jay trustee Mary E B Field. Av C, Nos 99 to 103, w s, 21.2 s 7th st, 59.11x83x59.10x83. Aug 3, 1908, 5 years, 5%. 2:389. 65,000
- Schwarz, Emma to Howard R Badeau. 78th st, No 173, n s, 162 w 3d av, 18.6x102.2. Aug 1, 2 years, 6%. Aug 3, 1908. 5:1413. 3,500
- Stern, Frederick J to Abraham Goldsmith et al exrs Saml Scholle. 19th st, No 139, n e s, 160 w 3d av, 23x75. P M. Prior mort \$7,000. July 31, 1908. 3 years, 5%. 3:875. 16,000
- Toch Realty Co to TITLE INS CO of N Y. 79th st, No 177, n s, 188 e Amsterdam av, 17x102.2. Aug 5, 5 years, 5%. Aug 6, 1908. 4:1210. 20,000
- Same to same. Same property. Certificate as to above mort. Aug 5. Aug 6, 1908. 4:1210. —
- Thorpe, Edw E to Lucius H Beers trustee Robert Stewart and ano. 138th st, No 632, s s, 360 w Broadway, 15x99.11. Aug 4, 3 yrs, 5%. Aug 6, 1908. 7:2086. 7,000
- Tuinucu Sugar Co to MORTON TRUST CO. Certificate as to mort for \$150,000. July 30. July 31, 1908. —
- Topham, Margt McC, Margt Schultz McComb and David W McComb to TITLE GUARANTEE AND TRUST CO. Washington st, No 303, e s, abt 28 s Duane st, 32x69.11x32x69.5 n s. Prior mort \$15,000. Aug 3, 1908, due, &c, as per bond. 1:139. 3,000
- Tuchman, Leon with Wm Jay as trustee Mary E B Field. Av C, Nos 99 to 103. Subordination agreement. July 15. Aug 3, 1908. 2:389. nom
- Thorn, Miriam G to Adolph Pawel. Lexington av, Nos 1814 to 1820, s w cor 113th st, No 136, 100.11x31.3. Prior mort \$50,000. Aug 3, due Aug 3, 1909, 6%. Aug 4, 1908. 6:1640. 6,000
- Thomas, John to Teackla Wahlig. 115th st, No 226, s s, 400 e 3d av, 25x100.11. P M. Aug 3, due July 10, 1909, 6%. Aug 5, 1908. 6:1664. 1,750
- Ulick, Nathan to Barnet Ulick. 2d av, No 1927, w s, 126 n 99th st, 25.3x80. July 27, 4 years, 6%. July 31, 1908. 6:1649. 1,500
- Van Nest, Margaret T to TITLE GUARANTEE & TRUST CO. 37th st, No 37, n s, 485.6 w 5th av, runs n 59 x e 5.6 x n 39.9 x w 41.5 x s 98.9 to st x e 35.11 to beginning. July 23, due &c as per bond. Aug 1, 1908. 3:839. 35,000
- Van Cortlandt, Augustus with James F Doyle. 114th st, No 241, n s, 125 w 2d av, 25x100.11. Extension agreement at interest increased from 4½ to 5%. June 30. Aug 4, 1908. 6:1664. nom
- Waters, Cath A to Chas F Bauerdorf and ano exrs &c James Curran. 25th st, No 409, n s, 125 w 9th av, 25x98.9. July 31, 3 years, 5%. Aug 1, 1908. 3:723. 2,000
- Wolper, Jacob and Osias Schutzman with Abraham and Benj Bernstein. 12th st, No 531 East. Subordination agreement. July 31. Aug 1, 1908. 2:406. nom
- Wolper, Jacob and Osias Schutzman to Magdalena Mixsell. 12th st, No 531, n s, 245 w Av B, 25x103.3. July 1, 5 years, 5½%. Aug 1, 1908. 2:406. 18,000
- Same and Augusta Schutzman with same. Same property. Subordination agreement. July 1. Aug 1, 1908. 2:406. nom
- Wiersch, Johanna with Isadore M Levy. Broome st, No 204, Agreement modifying terms of mort. July 22. July 31, 1908. 2:352. nom
- Wolters, Henry O to Marie Bauernfeind. 35th st, No 216, s s, 183.4 e 3d av, 16.8x98.9. P M. July 30, due Sept 1, 1913, 5%. July 31, 1908. 3:915. 8,000
- Weindrug, Bertha and Selma Alexander with Kath M and Eliz M Blake. 95th st, Nos 309 and 311 East. Agreement as to increase of interest from 5 to 5½%. July 30. July 31, 1908. 5:1558. —
- Wolf, Joseph G to Peter J Devine. 11th av, No 598, e s, 75.3 n 44th st, 25x100. Prior mort \$6,000. July 22, due, &c, as per bond. July 31, 1908. 4:1073. 1,000
- Williams, John T to William Spencer. Madison av, Nos 778 and 780, w s, 60.5 n 66th st, 40x80. Prior mort \$160,000. June 29, due Oct 15, 1908, 6%. Aug 4, 1908. 5:1381. 33,000
- Wolff, Effie to Julius Solomon. Stanton st, No 52, n s, 53 w Eldridge st, 22x100; Eldridge st, w s, 60 n Stanton st, 3x53. P M. Prior mort \$18,000. Aug 3, installs, 6%. Aug 6, 1908. 2:422. 10,000
- White Star Transfer Co to Wm McCutchan, Jr. Certificate as to mort dated Aug 6, 1908. Aug 6, 1908. —
- Weismann, Rosemary to Cornelia B Greenebaum. 114th st, No 178, s s, 118 w 3d av, 18x100.11. P M. Prior mort \$10,000. Aug 1, due, &c, as per bond. Aug 4, 1908. 6:1641. 2,000
- Witmark (M) & Sons, a corp, to Samuel E Jacobs. 37th st, Nos 144 and 146, s s, 141.11 e 7th av, 30x98.9. Prior mort \$80,000. Aug 4, 3 years, 6%. Aug 5, 1908. 3:812. 16,000
- Same to CENTRAL TRUST CO of N Y. Same property. Aug 4, 5 years, 5%. Aug 5, 1908. 3:812. 80,000
- Witmark (M) & Sons to CENTRAL TRUST CO of N Y, and Samuel E Jacobs. 37th st, Nos 144 and 146 West. Certificate as to two mort for \$80,000 and \$16,000. Aug 4. Aug 5, 1908. 3:812. —
- Zuckerman, Wm to Conrad R Gross. 119th st, No 24, s s, 153.4 w Madison av, 15.6x100.11. June 25, due, &c, as per bond. Aug 5, 1908. 6:1745. 7,000
- Zinn, Geo F to Otto Zinn. 3d av, No 189, s e s, 26 n e 17th st, 19x80. ½ part. Leasehold. Prior mort \$1,875. Aug 1, 2 years, 6%. Aug 6, 1908. 3:898. 937
- Zinn, Geo F and Otto to Ella J Sauer guardian Emma Kunz. 3d av, No 189, s e s, 26 n e 17th st, 19x80. Leasehold. P M. July 18, 2 years, 5%. Aug 6, 1908. 3:898. 1,875

BOROUGH OF THE BRONX.

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

- American Exchange Realty Co to EMIGRANT INDUST SAVINGS BANK. Boston road, n w s, at n e s 165th st, 34.3x119.5x36.1 x100.8. Aug 5, 3 years, 5%. Aug 6, 1908. 10:2607. 37,500
- Same to same. Same property. Certificate as to above mort. Aug 5. Aug 6, 1908. 10:2607. —
- Adler, Saml and Josef Lax to Anna M Lehmann. 146th st, s s, 215 w Brook av, 33.4x100. Prior mort \$21,000. Aug 6, 1908. 3 years, 6%. 9:2290. 6,000
- Alper, Adolf to Edward Bersch. Cauldwell av, No 717, w s, 193.9 s 156th st, 18.9x115. P M. Prior mort \$5,500. July 30, 3 yrs, 6%. July 31, 1908. 10:2624. 2,000
- *Aronson, Frances with Marcus Nathan. Public pl, s e cor Tremont av, 45.7x107.7x83.7x87.6; Tremont av, s s, 87.6 e Public pl, 25x149.6x29.2x164.5. Extension mort July 23. July 31, 1908. nom
- Brady, Mary A to whom it may concern. Intervale av, w s, 141 n Freeman st, 75x100. Certificate as to reduction of mort. July 13. Aug 1, 1908. 11:2965. —
- Butterworth, Chas A with Fred Trump. Washington av, Nos 2085 and 2087. Subordination agreement. July 27. July 31, 1908. 11:3036. nom
- *Berge, Louise to Chas H Herche as trustee for Lizzie Herche. 178th st, s s, 68 w Morris Park av, 25x100. July 31, 1908, 3 years, 6%. 4,000
- Bosch, Claus to Wm C Stuart and ano trustees Ellen E Ward for benefit Virginia S Mackay-Smith. 138th st, s w cor Brown pl, 32.9x85. Aug 5, 3 years, 5%. Aug 6, 1908. 9:2282. 24,000
- *Braun, Henry to Wm J Gordon. 223d st, n s, 180 w White Plains road, 25x114, Wakefield. P M. Aug 1, 3 years, 5½%. Aug 5, 1908. 4,500
- Bullos, Sarah to LAWYERS TITLE INS AND TRUST CO. Eagle av, No 675, w s, 514.3 s 156th st, 19.4x99.5. Aug 4, 3 years, 5½%. Aug 5, 1908. 10:2617. 5,500
- Bergen, Wm C to Wm B Storer. Valentine av, w s, 152 n 187th st, 2 lots, each 18.9x100. Two mort, each \$5,000. Aug 4. 3 years, 5½%. Aug 5, 1908. 11:3152. 10,000
- Blumenfeld, Ike to LAWYERS TITLE INS & TRUST CO. 167th st, Nos 494 and 496, s w s, abt 105 w 3d av, 41x92. July 31. 5 years, 5½%. Aug 1, 1908. 9:2371. 28,000



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.

- Becker, Isabella and Fredericka L Zimpel with Sarah E Furnald and ano exrs, &c, Francis P Furnald. Union av, e s, 161.2 s 165th st, 55x163.3. Subordination agreement. July 30, July 31, 1908. 10:2678. nom
- Bierling, Otto M and M L, Ida and Fredk J Riehm to Caroline S Hartwig extrx Ferdinand Hartwig. 163d st, n w cor Forest av, 27.6x67.5. July 29, 3 years, 5½%. July 30, 1908. 10:2649. Corrects error in last issue as to location. 16,500
- *Conneally, John D to John Whalen. Grace av, w s, at e s Lafayette st, 76x54x76, gore. Aug 1, 1 year, 6%. Aug 5, 1908. 650
- Criscuolo, Nicoletta to Saverio Cuomo. 188th st, late Bayard st, n s, 50 e Belmont av, 50x100, except part for 188th st. July 31, due, &c, as per bond. Aug 4, 1908. 11:3075. 1,000
- *Curley, Edw to Anna Peebles. 224th st, s s, 100 w White Plains av, 30x114. P M. Prior mort \$3,000. July 31, due, &c, as per bond. Aug 4, 1908. 2,000
- City Mortgage Co with MIDDLETOWN SAVINGS BANK. Prospect av, n e cor 164th st, 74.7x75. Subordination agreement. Aug 6, 1908. 10:2690. nom
- City Mortgage Co with Frances T Lord. Brook av, e s, 330.3 n 169th st, 174x100.6. Subordination agreement. Aug 5. Aug 6, 1908. 11:2894. nom
- *Cinelli, Angelo to Sarah F Cahill. Kinsella av, n s, 175 w Bronxdale av, 25x100. P M. Prior mort \$3,000. July 30, installs, 6%. Aug 1, 1908. 500
- *Christian, Gustav A to Wm Peters. Baisley av, s w cor Kearney av, 50x100. Prior mort \$900. July 28, 2 years, 6%. July 31, 1908. 700
- Cohn, Emma and Jennie Schlam with Wm A Weber. Brook av, No 373, w s, 50 s 143d st, 25x90. Extension mort. Aug 5. Aug 6, 1908. 9:2287. nom
- Dusinberre, Mary E and Theo L to Eliza C Haight. 176th st, late Woodruff av, n e s, — e Prospect av and being lot 66 map Fairmount, 25x142.6x25x142. Aug 5, 5 years, 5%. Aug 6, 1908. 11:2954. 4,250
- Decker, Lawrence P to Mary C Crane. Hewitt pl, e s, 200 n Leggett av, runs e 46.7 x n 26.11 x w 36.5 to pl, x s 25 to beginning. Prior mort \$3,000. July 29, 1 year, 6%. July 31, 1908. 10:2695. 200
- Du Bois, Louis H, of Orange, N J, to TITLE INS CO of N Y. Heath av, e s, 169.6 n from n tangent point in curve at n e cor Heath av, and Emmerich pl, runs e 143.11 x s 15.3 to n s Emmerich pl, x s w 16.2 x w 136.5 to av, x n 25 to beginning. July 30, 3 years, 6%. July 31, 1908. 11:3240. 800
- Du Bois, Louis H, of Orange, N J, to Kingsbridge Real Estate Co. Heath av, e s, 169.6 n from tangent point at Emmerich pl, runs e 143.11 x s 15.3 to n s Emmerich pl, x s w 16.2 x w 136.5 to av, x n 25 to beg. Prior mort \$800. July 30, 1 year, 6%. July 31, 1908. 11:3240. 950
- *Dambmann, Eliz A to William Balsler. Roselle st, e s, 86 s Poplar st, 28x100x26x100. July 31, 2 years, 6%. Aug 1, 1908. 500
- Darvas, Margarete to Margt Steiger. College av, No 949, w s, 121 s 164th st, 20x100. P M. Prior mort \$2,500. July 31, due &c as per bond. Aug 1, 1908. 9:2423. 1,250
- Dempsey, Edwd J to Mary H Bruce EXR Sanders D Bruce. Ryer av, No 2066, e s, 532.1 n Burnside av, 24.7x100.7x24.7x100.4. July 1, 3 years, 5%. Aug 3, 1908. 11:3144 and 3147. 4,000
- Dannhauser, Paul to Domestic and Foreign Missionary Society of The Protestant Episcopal Church in the U S. 3d av, w s, 92.1 n e Courtlandt av, 19x93.11x23.7x9.11; 3d av, w s, 111.2 n e Courtlandt av, runs n w 93.11 x n 9.1 x e 20.1 x s e 82.11 to av, x s w 18.8 to beginning. July 31, due Aug 4, 1911, 5%. Aug 5, 1908. 9:2327. 25,000
- *d'Andrea, John to Irving Realty Co. Grace av, w s, abt 344 n 222d st, 22.3x95x86.4x114.6. P M. June 27, installs, 5%. Aug 5, 1908. 500
- EMIGRANT INDUSTRIAL SAVINGS BANK with Wm F A Kurz. 146th st, n s, 8.9 n w Morris av, 50x110. Extension mort. July 21. Aug 4, 1908. 9:2336. nom
- Einstein, Myra L with Mary E Shelley. 136th st, No 289 (541) E. Extension agreement at 5%. July 11. Aug 5, 1908. 9:2312. nom
- Ensler, Hyman, of Borough of Richmond, N Y, to Saml Sass. Washington av, Nos 1752 and 1754, e s, 174 n 174th st, 35.10x109.7. x39.10x109.7. P M. Prior mort \$31,000 on this and other property. July 30, due Mar 24, 1910, 6%. Aug 5, 1908. 11:2916. 8,500
- Eckert, Tillie M with John J Ritter. Lind av, No 1008, e s, 264 s 165th st, 25x83. Subordination agreement. Aug 1. Aug 3, 1908. 9:2523. nom
- Forster, Thomas to Anne H Holden. 177th st, Waverly st, s s, 350 w Monroe av, 50x125. P M. Prior mort \$4,500. July 31, 1908, 1 year, 6%. 11:2805. 1,500
- Feusterer & Ruhe Building Co with BOWERY SAVINGS BANK. Trinity (Cypress) av, n w cor 136th st, 200 to s s 137th st x101. Extension mort at increased interest from 4½% to 5%. July 31. Aug 6, 1908. 10:2549. nom
- Fiorvanti Construction Co to GERMAN SAVINGS BANK in City of N Y. Ogden av, n e cor 163d st, 50x90. Aug 5, 1908, 3 years, 5½%. 9:2511. 40,000
- Same to same. Same property. Certificate as to above mort. Aug 5, 1908. 9:2511.
- Gorsch, Sophia to Minnie Wollner. Longwood av or 145th st, s w cor Truxton st, 50x104.6 to Leggetts Creek x—x157.7, except part for sts and avs. 1-3 part. July 31, due Apr 30, 1909, 5½%. Aug 3, 1908. 10:2736. 700
- Greenwich Mortgage Co with Lawyers Mortgage Co. Tiffany st, n w cor 165th st, 43x71.5x47.11x68.3. Agreement as to share ownership in mort. July 1. Aug 5, 1908. 10:2716. nom
- Ginsburg Realty Co to Max Brill. 181st st, s s, 100.8 e Vyse av, 100x105.4x irreg x99.11. Certificate as to payment of \$1,000 on account of mort. July 29. Aug 4, 1908. 11:3133. —
- Gabel, John H to Anna Zindel. Boston road, e s, 185.6 n 169th st, 27x97. P M. Prior mort \$12,000. Aug 5, 3 years, 6%. Aug 6, 1908. 11:2961. 8,000
- Gottlieb, Herrmann to Chas Tshanett. Chisholm st, No 1318, e s, 275 s Jennings st, 20x100. P M. July 28, due Aug 1, 1913, 5%. July 31, 1908. 11:2972. 4,000
- *Grimes, Michael A to Wm R Jepson. Matilda st, n w s, and being lot 182 map Washingtonville, 62.2x100x42.6x— n e s. Prior mort \$3,500. July 29, due July 1, 1910, 6%. July 31, 1908. 500
- Greenberg, Nathan and Morris to LAWYERS TITLE INS AND TRUST CO. Fulton av, w s, 133.6 s 175th st, runs s 40 x w 107.2 x n 39.10 x e 8.7 x e 100 to beginning. July 27, 5 yrs, 5½%. July 31, 1908. 11:2930. 26,000
- Same and Bertha Greenberg with same. Same property. Subordination agreement. July 29. July 31, 1908. 11:2930. nom
- Hochfelder, Auguste to A Hupfels Sons. 152d st, s w cor Wales av, Saloon lease. July 2, demand, 6%. Aug 4, 1908. 10:2643. 5,000
- *Heinsins, Helen to A Hupfels Sons. Westchester av, s s, abt 30 w Green av, 25x100. Saloon lease. June 25, demand, 6%. Aug 4, 1908. 2,468.48
- Harris, Herman and Saml I Siegel to Hyman Spektorsky et al. Boston road, n w cor Prospect av, and being lots 1 to 12 map of portion Bathgate estate. July 29, demand, 6%. Aug 5, 1908. 11:2937 and 2938. 9,450
- Same to Saul Lefkowitz. Same property. July 29, demand, 6%. Aug 5, 1908. 11:2937 and 2938. 5,000
- Haas, Julius H to TITLE GUARANTEE AND TRUST CO. 156th st, Nos 417 to 419, n s, 200.2 w Elton av, runs n 100 x w 0.1 x n 50 x w 50 x s 50 x e 0.1 x s 100 to st, x e 50 to beginning. P M. July 20, due, &c, as per bond. Aug 5, 1908. 9:2378. 11,000
- Same to Raphael Tobias. Same property. P M. Prior mort \$11,000. July 22, due, &c, as per bond. Aug 5, 1908. 9:2378. 5,000
- Haas, Leopold F W to Sarah E Furnald and ano exrs and trustee Francis P Furnald. Union av, e s, 161.3 s 165th st, 55x 163.3. July 30, 3 years, 5½%. July 31, 1908. 10:2678. 13,000
- Hecht, Ferdinand to F A K Bryan. Woodlawn road, e s, 25 n 207th st, 50x100.1. P M. July 30, 1 year, 6%. Aug 1, 1908. 12:3343. 1,000
- Johnson, Alice E to Eliz Leonard. Cauldwell av, w s, 150 s 161st st, 33.4x130. Aug 4, due Nov 20, 1910, 6%. Aug 6, 1908. 10:2626. 3,500
- Kaiser, John F to Julia C S Grant. Undercliffe av, w s, abt 653 n Sedgwick av, 25x124.3x25.4x120.4. July 29, due Jan 30, 1912, 5½%. Aug 5, 1908. 9:2538. 4,000
- Krabo, Marie and John M Sussner with LAWYERS TITLE INS & TRUST CO. Hughes av, No 2243, n w cor 182d st, —x—. Subordination agreement. July 22. July 23, 1908. 11:3071. Corrects error in last issue as to location. nom
- *Kunz, Louise to Chas H Morlath. Tremont av, s e cor Rosedale av, —x— to Tacoma st, x100x52.11, except part for Tremont av, Prior mort \$9,000. Aug 4, due, &c, as per bond. Aug 6, 1908. 1,600
- Kurz, Wm F A to Minnie Wollner. 144th st, s s, 147.11 from College av, runs s 67.11 x n w 30.10 x n 48.10 to st, x e 20.4 to beginning. P M. Aug 4, 2 years, 5½%. Aug 6, 1908. 9:2324. 4,000
- Same to Alice E Johnson. Same property. P M. Prior mort \$4,000. Aug 4, due Feb 4, 1909, 6%. Aug 6, 1908. 9:2324. 1,000
- Kurz, Wm F A to Thos A Rider guard Eliz B Rider. 146th st, n s, 8.9 w Morris av, 25x110. Aug 5, demand, 5½%. Aug 6, 1908. 9:2336. 3,300
- *Kurz, Andrew A to Lohbauer Park Impt Co. Waterbury av, w s, 125 n Town Dock road, 50x100. P M. June 18, 3 years, 5½%. Aug 6, 1908. 1,015
- Knopf, Henry R with Margt J Newland. Decatur av, No 3089. Extension mort. July 29. July 31, 1908. 12:3332. nom
- Kerrigan, Thomas M to Philip M Neary. Heath av, e s, abt 418 s Kingsbridge road, 25x106.7x25.4x102.6. July 30, 5 years, 5½%. July 31, 1908. 11:3240. 7,400
- *Ketchum, Eliza G with Alfred C Bachman. Public pl, s e cor Tremont av, 45.7x87.6x83.5x107.7; Tremont av, s s, 87.6 e Public pl, 25x149.6x29.1x164.5. Extension mort. June 16. July 31, 1908. nom
- Landt, Victoria to Augusta A Jefferies. 172d st, n s, 99.5 e Inwood av, 25x87.1. Aug 5, 1908, 3 years, 5½%. 11:2859. 4,000
- Lynch, Geo F to Fridolin Weber. Austin pl, w s, abt 182.2 s 147th st, 50x100x—x88.10. P M. May 12, due July 1, 1909, 6%. Aug 5, 1908. 10:2600. 200
- Lawyers Mortgage Co with Frankfeldt & Lippmann. 165th st, n w cor Tiffany st, 68.3x98.3x74.10x93.3. Extension mort. July 1. Aug 5, 1908. 10:2716. nom
- Law, James McC, Frances R and Isobel G Law all heirs Helen D Law to F P Hummel. Church st, w s, 278 n proposed new st, 50x100, Kingsbridge. All title. Aug 1, 3 years, 6%. Aug 3, 1908. 13:3406. 300
- Lewis, Albert Homer and Mary B Harvest to John J Ritter. Lind av, No 1008, e s, 264 s 165th st, 25x83. Aug 1, due Jan 1, 1912, 5½%. Aug 3, 1908. 9:2523. 6,300
- Ministers, &c, of the First Reformed Protestant Dutch Church of West Farms in County of Westchester to Mary F Sidman and ano. 179th st, s e cor Boston road, 72.4x124.11x68.6x105.11. July 30, 3 years, 6%. July 31, 1908. 11:3139. 15,000
- *Mackintosh, Geo B to Elmer J Finley. Grace av, n e cor Lyon av, 100x30. July 29, 5 years, 5½%. July 31, 1908. 2,500
- *Mallon, Geo J to Eliza E Morrison. White Plains av, w s, 462.9 n 2d st, 50.5x187.9x50x183.3, except part for av. July 29, 3 yrs, 6%. Aug 1, 1908. 2,250
- Metzger, Geo to Geo D Pointner. Clinton av, s e s, at s w s 182d st, 70.5x103.7x70x110.11, except part for av and st. Aug 1, due Jan 1, 1912, 5½%. Aug 3, 1908. 11:3097. 5,500
- Meckes, Barbara with John J Ritter. Lind av, No 1008, e s, 264 s 165th st, 25x83. Subordination agreement. Aug 1, 1908. Aug 3, 1908. 9:2523. nom
- Mirr, Mary of Coopers Corners, N Y, to Jacob Strauss. St Anns av (Benson st), w s, 125 n Carr st, 25x102, except part for av. Given to secure notes. July 21, 1 year, 6%. Aug 3, 1908. 9:2358. 400
- McCarthy, Frederick and Theo M to BOWERY SAVINGS BANK. Faile st, w s, 225 n Seneca av, four lots, each 25x100. Four mortgs, each \$4,500. Aug 5, 5 years, 5½%. Aug 6, 1908. 10:2761. 18,000
- *Mazza, Louis to Sophia Baurley. Van Nest av, s e cor Van Buren st, 25x100. Prior mort \$6,000. Aug 4, 2 years, 6%. Aug 6, 1908. 2,000
- Miller, Henry to Joseph Domis. 147th st, No 541, n s, 125 w St Anns av, 24.11x100. Aug 3, due July 1, 1910, 6%. Aug 6, 1908. 9:2274. 1,600
- *Marshall, Adam J to Lohbauer Park Impt Co. Fairfax av, w s, 100 s Waterbury av, 29.7x100x53x102.9. P M. June 18, 3 years, 5½%. Aug 6, 1908. 322
- Maxwell, Annie to Philip B Washeim. Tiffany st, e s, 287.1 n 167th st, 30x113.2. P M. July 30, 2 years, 5½%. Aug 6, 1908. 10:2718. 2,300
- Murray, John to Waldron K Post. 144th st, n s, 225 e Willis av, 25x100. Aug 5, 3 years, 5½%. Aug 6, 1908. 9:2289. 5,000

JOHN C. ORR CO., India, Java and Huron Sts. and East River
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*McFall, Wm H and David M to Herbert S Ogden. Boston road, s e cor Oak st, —x—x50x90. July 30, 2 years, 6%. Aug 5, 1908. 600

Maguire, Bessie widow with David McClure and ano. Gerard av, n e cor 157th st, 202.10x178 to w s Walton av, x202.10x177.3. Subordination agreement. July 28. Aug 4, 1908. 9:2474. nom

McCaffery, Annie to EMIGRANT INDUST SAVINGS BANK. Ogden av, e s, 326 n 164th st, 19x145.3x19x143.11. Aug 4, 3 years, 5%. Aug 5, 1908. 9:2512. 6,000

McGowan, Wm to Adele Kneeland extrx, &c, Chas Kneeland. Decatur av, No 3081, w s, 325 s Woodlawn road, late Scott av, 25x110. Aug 4, 3 years, 5%. Aug 5, 1908. 12:3332. 7,000

Muxoll, Carl F to THE GERMAN SAVINGS BANK in City of N Y. Seabury pl, e s, 350 s 172d st, runs e 100 x s 5.8 x s w 95.5 to n e s Charlotte pl x n w 32.1 to Seabury pl x n 36.1 to beginning. Aug 4, 1908, due Aug 1, 1909, 5½%. 11:2977. 10,000

Maguire, Peter E and John F, Jr, to David McClure and ano trustees Brian McKenney. Gerard av, e s, 100 s 158th st, 203x177 to Walton av x203x178. Aug 4, 1908, 3 years, 5%. 9:2474. 16,000

*Manor Park Realty Co with KNICKERBOCKER TRUST CO. Throggs Neck road, all real property, being the country place of the late George B Brown, at Throggs Neck, Westchester, contains abt 135 acres, run to Weir Creek, Eastchester Bay and Long Island Sound and land under water, &c. Extension mort. June 29, 1907. Aug 6, 1908. nom

Same with TITLE GUARANTEE & TRUST CO. Same property. Agreement modifying mort. July 28. Aug 6, 1908. nom

*Same with Edward H Tobey. Same property. Extension mort. Feb 1, 1907. Aug 6, 1908. nom

*Nasman, Otto with Margt Elgar et al exrs, &c, James Elgar. Jefferson st, e s, 125 s Columbus av, 25x100. Extension mort. July 14. Aug 5, 1908. nom

Nelson, Wm A to GERMAN SAVINGS BANK in City N Y. 165th st, Nos 450 and 452, s s, 96.8 w Washington av, runs s 195.6 x w 117.2 x n 93.6 x e 43.5 x n 102 to st, x e 73.9 to beginning. Aug 4, 3 years, 5½%. Aug 6, 1908. 9:2386. 32,000

Same and Jonas Fishel with same. Same property. Subordination agreement. July 27. Aug 6, 1908. 9:2386. nom

Newmark-Jacobs Construction Co to MIDDLETOWN SAVINGS BANK. Prospect av, n e cor 164th st, 74.7x75. Aug 6, 1908, 5 years, 5½%. 10:2690. 63,000

Same to same. Same property. Certificate as to above mort. Aug 6, 1908. 10:2690. —

Same and John Bell with same. Same property. Subordination agreement. Aug 3. Aug 6, 1908. 10:2690. nom

*Nelson, Matilda to Julia E Strang. Wilder av, e s, 325 n Randall av, 25x100. July 31, due &c as per bond. Aug 1, 1908. 2,200

Obrock, August to Henry Kroger & Co. 169th st, s w s, at s e s Stebbins av, 42.6x86.5x39.10x89. Aug 5, 3 years, 6%. Aug 6, 1908. 10:2694. 10,000

O'Donnell, Katie B to TITLE GUARANTEE & TRUST CO. Woodlawn road, n e cor Perry av, 26.1x97.8x25x90. July 31, due &c as per bond. Aug 1, 1908. 12:3345. 6,000

Paulsen, Jacob F to Fred Trump. Washington av, w s, 42.10 s 180th st, 2 lots, each 21.6x98. 2 morts, each \$4,500. July 27, due, &c, as per bond. July 31, 1908. 11:3036. 9,000

Pelham Realty Co to Richd J Morrisson. Marmion av, late Marion av, n w s, — s 180th st, and being lots 166 map East Tremont, 66.1x150.2. P M. July 31, due Jan 31, 1909, 6%. Aug 6, 1908. 11:3108. 1,000

*Rumpelstin, C Frank to Nettie Levy. Plot begins 340 e White Plains road, at point 295 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Prior mort \$3,550. July 31, due &c as per bond. Aug 1, 1908. 4,000

*Restiano, Angelo to David M Meyerson. 224th st, No 687 (10th av), n s, 125 w White Plains road, 20x114. P M. July 30, 2 years, 6%. July 31, 1908. 800

R & W Realty Co to LAWYERS TITLE INS AND TRUST CO. Brook av, w s, 91.8 s Anna pl, 83.4x90. Certificate as to two morts for \$27,000 each. Aug 4. Aug 5, 1908. 11:2893. —

Reilly, Emma to Lavelle Construction Co. Arthur av or Crotona Park North, e s, 102.1 s 175th st, 51.8x80.5x51.4x—; Crotona av, (?) should be Arthur av, n e cor Crotona Park North (Broad st), 78.6x88.2x81.10x88.7. P M. July 31, 3 years, 6%. Aug 1, 1908. 11:2944. 3,500

Robertson, John and Wm Gammine to Wm Rankin. Intervale av, No 1369, w s, 65.4 s Jennings st, 40x110. Aug 5, due, &c, as per bond. Aug 6, 1908. 11:2965. 27,000

R & W Realty Co to LAWYERS TITLE INS & TRUST CO. Brook av, w s, 133.4 s Anna pl, 2 lots, each 41.7x90. 2 morts, each \$27,000. Aug 4, 1908, 5 years, 5½%. 11:2893. 54,000

Roose, Marie H, of Englewood, N J, to Charles Liede. Forest av, w s, 197.1 n Home st, 20x87.7. Prior mort \$— Aug 3, 3 yrs, 6%. Aug 4, 1908. 10:2652. 2,500

Schwarzler (O J) Co to City Mortgage Co. Brook av, e s, 284.2 n St Pauls pl, 87.6x100.8. Building loan. July 31, demand, 6%. Aug 1, 1908. 11:2895. 42,000

Same to same. Same property. Certificate as to above mort. July 31. Aug 1, 1908. 11:2895. —

Sohmer, William with Susan J Evans. Aqueduct av, e s, 76 n Buchanan pl, 25x103.3x25x107.6. Extension agreement at 5½%. Apr 9, 1908. Aug 3, 1908. 11:3208. nom

Schwarzkopf, Julius with Susan J Evans. Aqueduct av, e s, 76 n Buchanan pl, 25.4x103.3x25x107.6. Extension agreement at 5%. May 23, 1905. Aug 3, 1908. 11:3208. nom

Schwab, Joseph P to Warren B Sammis. Intervale av, w s, 375 s Home st, 25x123.9x25x125.2. P M. July 28, 3 years, 5½%. Aug 3, 1908. 10:2692. 1,800

Singhi (H U) Realty Co to Brevoort Real Estate Co. Morris av, n e cor 193d st, 258.6 to 194th st, late Kingsbridge road, x125.2x 252 to st x125 to beginning. Aug 3, demand, 6%. Aug 4, 1908. 11:3177. 20,000

Same to same. Same property. Certificate as to above mort. Aug 3. Aug 4, 1908. 11:3177. —

Strauss, William to A Hupfels Sons. Willis av, No 164. Saloon lease. July 15, demand, 6%. Aug 4, 1908. 9:2280. 6,000

*Schlam, Jennie to Anna Habicht. 4th av, e s, 62.4 s 1st st, 31.2x 105.1x30x113.6. P M. Prior mort \$2,500. July 1, due July 1, 1911, 6%. Aug 6, 1908. 2,500

Schoenberger, Emanuel to German Construction Co. Carter av, w s, 246.9 s Tremont av, runs n 18.9 x w 115 x s 18.9 x e 115. P M. Prior mort \$4,000. Aug 5, due Feb 5, 1919, 5½%. Aug 6, 1908. 11:2892. 2,500

Schwarzler, Albert J to Frances T Lord. Brook av, e s, 373.9 n 169th st, two lots, each 43.6x100. Two morts, each \$28,000. Aug 6, 1908, 3 years, 5½%. 11:2894. 56,000

Sotscheck, Carl to Geo D Hilyard. Jackson av, No 675, w s, 62.8 n Westchester av, runs n w 107.8 x n e 40.3 x s e 107.1 to av, x s w 41 to beginning, except part for av. July 15, 1907, 3 years, 6%. Aug 3, 1908. 10:2635. 10,000

*Shea, Thos B to Hanry Nerenberg. Poplar st, n s, 125 e Forest st, 25x100, Westchester. P M. Prior mort \$3,800. July 29, 2 years, 6%. Aug 3, 1908. 1,800

*Stolzenberger, John R with Chas H Herche trustee for Lizzie Herche. 178th st, s s, 68 w Morris Park av, 25x100. Subordination agreement. July 30. July 31, 1908. nom

Schurck, Morris B with Augusta A Jefferies. 172d st, n s, 125 w private st, formerly known as 9th av, 25x87.1. Subordination agreement. Aug 3. Aug 5, 1908. 11:2859. nom

Sass, Saml of Borough of Richmond, N Y, to Sarah M Bernstein. Washington av, Nos 1748 and 1750, e s, 137.4 n 174th st, 36.8x 109.7. P M. Prior mort \$31,000 on this and other property. July 30, due Mar 27, 1910, 6%. Aug 5, 1908. 11:2916. 8,500

Same to same. Washington av, Nos 1744 and 1746, e s, 100.8 n 174th st, 36.8x109.7. Prior mort \$37,000 on this and other property. July 30, due Mar 27, 1910, 6%. Aug 5, 1908. 11:2916. 2,500

Stocky, Peter V with Mayer I Bayer. Morris av, No 1047. Extension mort at increased interest from 5% to 6%. July 31. Aug 1, 1908. 9:2448. nom

Sturgis, Minna T (and Danford N B Sturgis in bond only) to Harry E Chapman. Private cross road leading from Riverdale av at lands Hiram Barney through lands of T Bailey Myers to the Mosholu and Spuyten Duyvil road, n s, at fence on s e line lands of Barney, runs n e 194 x s e 69 x s w 40 x e and s 200 x s w 45 to said private road x n w 190 to beginning. July 6, due Aug 1, 1911, 5%. Aug 1, 1908. 13:3414. 5,500

Sondberg, Moritz to Marcus Nathan. Trinity av, No 700, e s, 362.6 s 156th st, 18.9x79.4x18.9x80.2. P M. July 31, 2 years, 6%. Aug 1, 1908. 10:2635. 750

*Thorn, Wesley A of Plainfield, N J, to Laura A Gorton. Plots 182, 183, 196, 197, 215, 216, 228, 229, 230, 237, 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

*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. Reprinted from issue of July 18, when last mortgage was in Record and Guide under Soons, William. 500

*Tainowitz, Barnett to Land Co A of Edenwald. Jones av, w s, 650 s Jefferson av, 25x100. P M. Aug 1, 3 years, 5½%. Aug 3, 1908. 275

*Tormey, John to Cath Winter. Pleasant av, w s, 306 s 2d st, 40 x100, Olinville. Mar 14, 1907, 3 years, 6%. Aug 3, 1908. 2,000

*Urbansky, Maria to Geo McCauslan. Lot 88 amended map Bronxwood Park. Prior mort \$800. Aug 1, due Feb 1, 1909, 6%. Aug 3, 1908. 250

Tucci, Battista to Bronx Investment Co. Villa av, No 3098, e s, 585.3 n Southern Boulevard, 25x82.4x25x83.8. Aug 6, 1908, 3 years, 5½%. 12:3310. 3,500

Tuoti, Giuseppe and Michael Santangelo to Harry S Frost. Morris av, w s, 156.5 n 153d st, 43.6x100. July 15, due Feb 1, 1910, 6%. Aug 5, 1908. 9:2442. 6,000

Thomas, Rowland W to Wm Z Larned. Belmont av, e s, 100 s 179th st, deed reads 75 n from s s lot 185 map Saml Ryer homestead, runs e 94.6 x n 10.10 x n 14.3 x w — to point 100 s 179th st x s 27.2 to beginning. July 30, 1 year, 6%. Aug 3, 1908. 11:3079. 8,000

Same to same. Belmont av, e s, 202.2 s from s s 179th st, runs s 25 x e 98.3 x n 25.3 x w 94.6. July 30, 1 year, 6%. Aug 3, 1908. 11:3079. 8,000

*Viola, Caterina to Saul Domroe. White Plains road, w s, 250.6 s Elizabeth st, 25x100x25x101.6. Aug 3, 3 years, 6%. Aug 4, 1908. 3,600

*Same to same. Same property. Prior mort \$3,600. Aug 3, 3 yrs, 6%. Aug 4, 1908. 450

*Veritas Realty Co with Cath Winter. Pleasant av, w s, 300 s 2d st, 40x100, Olinville. Subordination agreement. Mar 14, 1907. Aug 3, 1908. nom

Whitney, Annie R and Annie R Spratley to MUTUAL LIFE INS CO of N Y. Westchester av, w or n w s at e s Forest av, runs n 122.7 x n w 98.10 x s w 4.8 to Forest av, x s 159.9 to beginning. Aug 5, due, &c, as per bond. Aug 6, 1908. 10:2645. 10,000

*Werner, Christian H to Joseph Fetyk. Byron st, e s, 25 s Whitehall pl, 50x100. Aug 3, 3 years, 6%. Aug 5, 1908. 1,000

Wirth Realty & Construction Co to GREENWICH SAVINGS BANK. Bathgate av, s e cor 188th st, 89.10x89.11x88x90. Building loan. July 31, 1 year, 6%. Aug 1, 1908. 11:3056. 30,000

Same to same. Same property. Certificate as to above mort. July 31. Aug 1, 1908. 11:3056. —

Weldon, Michl J to Chas Hess. Tinton av, No 826, e s, 68 s 160th st, late Denman pl, 17x95. P M. July 30, 3 years, 5%. July 31. 1908. 10:2666. 1,200

Whitley, Wm C to Bertha E Neary. Heath av, e s, abt 368 s Kingsbridge road, 25x98.5x25.4x90. July 30, 5 years, 6%. July 31, 1908. 11:3240. 1,900

Same to same. Same property. July 30, 5 years, 5½%. July 31, 1908. 11:3240. 5,000

Wokal, Carrie to Meehan Construction Co. Whittier st, w s, 300 n Seneca av, 25x100. P M. Prior mort \$800. July 30, 2 yrs, 6%. July 31, 1908. 10:2762. 400

Wright, Helen R to John H Martin. Sheridan av, n e cor 163d st, 104.3x85.2x114.4x34.4. July 27, 2 years, 6%. Aug 4, 1908. 9:2455. 5,000

<p style="text-align: center;">GERMAN AND AMERICAN</p> <p style="text-align: center;">Sales Offices 45 B'way, N. Y. City</p> <p style="text-align: center;">WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs</p> <h1 style="margin: 0;">ALSEN</h1> <p style="font-size: small;">"THE ABSOLUTELY SAFE CEMENT"</p>	<p style="text-align: center;">This Brand</p> <p style="font-size: x-small;">of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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Weber, Charles to A Hupfels Sons. 161st st, No 652 East. Saloon lease. July 9, demand, 6%. Aug 4, 1908. 9:2382. 2,500

Williams, Samuel and Samuel Grodginzky to LAWYERS TITLE INS & TRUST CO. Brook av, s e cor 162d st, runs e 66.5 x s 109.5 x w 6.11 to av x n 124.11 to beginning. Aug 3, 5 years, 5 1/2%. Aug 4, 1908. 9:2366. 36,000

Same to same. 162d st, s s, 66.5 e Brook av, runs e 37.6 x s 106.10 x w 37.7 x n 109.5. Aug 3, 5 years, 5 1/2%. Aug 4, 1908. 9:2366. 27,000

Same to same. 162d st, s s, 103.11 e Brook av, 37.6x104.1x37.7x 106.10. Aug 3, 5 years, 5 1/2%. Aug 4, 1908. 9:2366. 27,000

*Wauroski, Frances to Alex Thompson. 222d st, late 8th st, n s, 305 w 4th av, 50x114, map Wakefield, except part for 222d st. Aug 4, 1908, 3 years, 6%. 4,500

*Zechnowitz, Saml and Jacob to Land Co A of Edenwald. Jones av, w s, 600 s Jefferson av, 50x100. P M. Aug 1, 3 years, 5 1/2%. Aug 3, 1908. 550

Zimmerman, Florence with Margt L O'Brien. 167th st, n s, 172 e Park av, 20x100; also interior lot, 100 n 167th st and 127 w Washington av, old line, runs n 22.6 x w 23 x s 22.6 x e 23 to beginning. Extension mort. Nov 26, 1907. Aug 6, 1908. 9:2389. nom

JUDGMENTS IN FORECLOSURE SUITS.

July 30.

13th st, No 438 East. Jonas Weil et al agt Osias Karp et al; Gross & Sneedaira, att'ys; Michael F Conry, ref. (Amt due, \$11,156.53.)

William st, No 91. Wm P Dixon agt Henry Diehl et al; Jabish & Holmes, att'ys; Robert C Morris, ref. (Amt due, \$12,338.33.)

Woodycrest av, e s, 299.3 n 164th st, 53x200. James T Sullivan agt Theresa Krupholder; Bloomberg & Bloomberg, att'ys; Francis W Pollock, ref. (Amt due, \$7,294.58.)

West Farms rd, s e s, intersec n s 167th st, 118.11x63.1x irreg. Lawyers Title Ins & Trust Co agt Arthur J McEntee; Philip S Dean, att'y; Maxwell Davidson, ref. (Amt due, \$17,460.42.)

July 31.

Audubon av, n w cor 171st st, 95x100. Henry Batterman agt Frederick C Beer et al; J Silverman, att'y; Frank A Spencer, Jr, ref. (Amt due, \$27,433.)

Edgecombe av, Nos 145 to 163. State Bank agt Fernando C Candee, Jr; Jerome A Kohn, att'y; Francis S McAvooy, ref. (Amt due, \$56,393.75.)

Aug. 1.

Broadway, n e cor 80th st, 102.2x46.9x102.2x 47.10, leasehold. John S Sutphen, Jr, agt Aruna Realty Co; Phillips & Avery, att'ys; Chas A Curtin, ref. (Amt due, \$30,031.03.)

Katonah av, n w cor 233d st, 99.10x36.6x86.6x 38.10. Elizabeth L Holland agt Thomas G Holland et al; McLoughlin & Martin, att'ys; Robert W Maloney, ref. (Amt due, \$6,782.57.)

Tinton av, n w cor 150th st, 50x94.6. Fanny Rothstein agt Moses Leavitt; Simon H Kugel, att'y; Gustave S Drachman, ref. (Amt due, \$6,492.61.)

Aug. 3.

10th st, s s, 231.8 e Av D, 101x92.3. Pincus Lowenfeld agt Max Rubin; Arnstein & Levy, att'ys; Elek J Ludvigh, ref. (Amt due, \$2,133.33.)

Timpson pl, e s, 183.4 n 144th st, 17.7x55x irreg. Catherine E Meyfarth agt Ajax Construction Co; Chris G Hupfel, att'y; Arthur C Patterson, ref. (Amt due, \$5,389.58.)

Timpson pl, s e s, 446.11 s w 147th st, 20.7x 58.5x irreg. Marie Koster agt same; same att'y; same ref. (Amt due, \$5,931.60.)

Aug. 4.

Hall pl, s e s, 77.1 s w 167th st, 26x78.11 to Intervale av, x30x69.1. Frank Chmelik agt Abraham Frankel; Harold Swain, att'y; Geo H Engel, ref. (Amt due, \$2,316.97.)

133d st, n s, 360 w 5th av, 50x99.11. Sender Jarmulowsky agt David Shaff et al; Morris Clark, att'y; Edw J McGean, ref. (Amt due, \$32,130.28.)

Aug. 5.

Seaman av, s e cor Hawthorne st, 100x100. Kertscher & Co agt M McCormack Construction Co; Phillips & Avery, att'ys; Samuel Hoffman, ref. (Amt due, \$6,467.05.)

3d av, e s, 25.8 n 89th st, 25x110. Corn Exchange Bank agt Gertrude R Waldo; Ehrlich & Wheeler, att'ys; Wm E Ellison, ref. (Amt due, \$10,105.)

LIS PENDENS.

Aug. 1.

100th st, No 315 West. Sophia R C Furniss et al agt Camille H Fogarty et al; easement, &c; att'ys, Lord, Day & Lord.

100th st, No 323 West. Same agt Herman Kertscher et al; easement, &c; att'ys, Lord, Day & Lord.

100th st, No 317 West. Same agt Hermann Cohen et al; easement, &c; att'ys, Lord, Day & Lord.

100th st, No 307 West. Same agt Fanny Dryfoos et al; easement, &c; att'ys, Lord, Day & Lord.

Broadway, s e cor 101st st, runs s 150 x e 150 x s 51.10 to 100th st, x e 50 x n 51.10 x e 25.8 x n - x w 229 to beg. Person & Co agt Bloomingdale Leasing Co et al; action to foreclose mechanics lien; att'y, L A Carley.

Elsmere pl, n s, 112.5 e Prospect av, 25x100. Joseph Loreto et al; action to foreclose mechanics lien; att'y, T. E. Hamill.

Popham av, w s, 121.4 n 176th st, 25x100. Van Nest Wood Working Co agt T Francis Flood; action to foreclose mechanics lien; att'ys, D. S. Decker.

Aug. 3.

Greenwich av, No 26, and Perry st, No 3. Robert J Neill et al agt May H Hill, admx, et al; amended partition; att'y, L S Hulser.

5th av, n w cor 26th st, 34.8x127.6x irreg. M Abbott's Sons agt Adelia D Ireland et al; action to foreclose mechanics' lien; att'y, H A View.

Aug. 4.

West End av, Riverside Drive, 99th st and 100th st, the block. Herman Kertscher agt Sophia R C Furniss et al; counterclaim, etc; att'ys, Phillips & Avery.

Aug. 5.

Morningside av, e s, 53.2 s 116th st, 53.10x63.3 x47.8x73.3.

124th st, n s, 125 e 1st av, 25x100.11.

13th st, No 141 East. Rogers pl, Nos 967 and 969.

Old Broadway, e s, 52.5 s 132d st, 51.6x100x 49.8x112.3.

Isaac H Radford agt Charles Buchbaum; action to set aside deed; att'ys, Donnelly, O'Neil & Grass.

21st st, No 143 East. Geo V Foster agt Thomas P McKenna; action to declare equitable lien; att'y, H Swain.

143d st, Nos 99 and 101 West. Lenox av, Nos 669 to 677.

Two actions. Barnett Narotzky agt Emanuel Strauss et al; actions to foreclose mechanics liens; att'y, I Witkind.

Aug. 6.

Stebbins av, n w s, intersec n e s 163d st, runs n 182 x n w 215 x s w 75 x n w 125 to Prospect av x s w 100.1 x s e 391.7 to beg.

163d st, s w s, 198.6 s e Prospect av 143.7x 45.4x183x18.7.

James B Blossom agt Mary R Chisholm et al; action to establish ownership, &c; att'y, G Lange, Jr.

Decatur av, No 3134.

235th st, n e s, 323 e Kepler av, 25x100.

Mary V McCusker agt Margaret V I Ryan; action to impress trust; att'y, J A Rooney.

51st st, No 556 West. Josephine Jung agt William Linder et al; partition; att'y, C V Oden Hughes.

Aug. 7.

44th st, No 506 West. Catherine A Callahan agt Chas A Leed et al; partition; att'y, C D Donohue.

9th av, No 788. United Dressed Beef Co agt Charles Groll; notice of attachment; attorneys, Breed, Abbott & Morgan.

FORECLOSURE SUITS.

Aug. 1.

47th st, No 330 East. Isaac Schmeidler et al agt Moses Reeves; att'y, W M Golden, Jr.

108th st, s s, 575 w Amsterdam av, 25.4x100.11. David Lippmann et al agt Andrew J Cobe et al; att'y, S H Schwarz.

Lenox av, s e cor 138th st, 99.11x100. Lafayette Trust Co agt Silberberg & Saul, Inc, et al; att'y, A R Latson.

145th st, n s, 100 w Lenox av, 25x199.10 to 146th st. The Mutual Life Ins Co of N Y agt Henry R Lilly et al; att'y, J McKeen.

Aug. 3.

West End av, w s, 24 s 90th st, 20x90. N Y Life Insurance & Trust Co, trustee, agt Linnie A Calhoun et al; att'y, J C Weschler.

Belmont av, n e cor 181st st, 80.8x141.2x irreg. Tommaso Giordano agt William B Fox et al; att'ys, Moran & Healy.

161st st, No 947 East. Peter P Decker agt Harriet Both et al; att'ys, Wager & Acker.

136th st, n s, 499.7 e St Ann's av, 25x100. Helene Heydt agt Ben Cohen et al; att'ys, H A & C E Heydt.

50th st, n s, 576 w 5th av, 15x100.5. Clement Le Boutillier agt Arthur P Howard; att'y, S B Robinson.

Boone st, e s, 195 e West Farms rd, 25x100. Board of Education of the Reformed Church in America agt Mary Altieri et al; att'y, H D Van Norden.

Franklin av, No 1054. Charles J Sands et al agt Philip Wattenberg et al; att'y, J H Hildreth.

Av A, s w cor 67th st, 40.5x100.

Av A, w s, 40.5 s 67th st, 40x100.

Av A, w s, 80.5 s 67th st, 40x100; three actions. Clementine M Silverman et al agt Dora Bernstein et al; att'y, W T Emmet.

Aug. 4.

79th st, s s, 175 e 5th av, 35x102.2. Frederic N Gilbert agt J C Lyons Building & Operating Co et al; att'ys, Sherman & Sterling.

73d st, s s, 121 w Columbus av, 18x102.2. Alice V Cady agt Harry A Buchman et al; att'ys, C H & J A Young.

120th st, No 540 East. Henry M Flatrau agt Louis Meyer Realty Co et al; att'y, I V Schavrien.

Fox st, e s, 180 n 156th st, 40x100.

Fox st, e s, 220 n 156th st, 40x100; two actions. Anna M Miller agt Broux Borough Realty & Construction Co et al; att'y, J H Rogan.

East Broadway, No 50. Solomon Brill agt Hyman Greenberg et al; att'y, M Sulzberger.

Madison av, e s, 49.4 s 33d st, 49.4x100. Germania Life Insurance Co agt Howard N Potter et al; att'ys, Dulon & Roe.

South st, No 70. William C Stuart et al, trustees, agt Edward S Savage; att'y, W T Emmet.

18th st, No 416 East. Madison Square Mortgage Co agt Filomena Consoli et al; att'ys, Peacock & Steves.

223d st, n s, 606.10 e White Plains rd, 75x100; 3 actions. Northern Bank of New York agt Bernard Bleiden et al; att'ys, Gifford, Hobbs & Beard.

128th st, n s, 193.4 w Third av, 41.8x99.11. Jennie W Schiffer et al, exrs, agt Maurice Silverman et al; att'ys, Liebmann, Naumberg & Tanzer.

Aug. 5.

Lot 342, map of Van Nest Park, Bronx. Northern Bank of N Y agt Chas I Kahn et al; att'ys, Gifford, Hobbs & Beard.

51st st, No 3 East. Florence L Mabee et al agt Chas S Hinchman et al; att'y, H Swain.

Pearl st, Nos 10, 12 and 12 1/2.

State st, Nos 9, 11 and 12.

Laight st, n s, 82.6 w Washington st, -x-.

Rosie E Wood agt Patrick A Dollard et al; att'ys, Bristor & Gray.

134th st, No 314 West. Robert H Oakley, trustee, agt Ellen Cowman et al; att'y, P E Connell.

White Plains rd, e s, 115.6 s 216th st, -x-. Northern Bank of N Y agt Adelaide Burlando et al; att'ys, Gifford, Hobbs & Beard.

Aug. 6.

102d st, Nos 313 and 315 East. Joseph L Buttenwieser agt Michael Rosenthal et al; att'ys, M S & I S Isaacs.

Henry st, No 90. Rose Saberski agt Amelia Rubinsky et al; att'ys, Wilson, Barker & Wager.

111th st, s s, 175 e 8th av, 125x100.11. Reuben Sadowsky agt Samuel Makransky et al; att'y, P Hellinger.

Rivington st, No 235. Simon Weiser agt Jacob Conner et al; att'ys, Amend & Amend.

73d st, No 213 East. Moritz Jurkowitz agt Marcus Lichtman et al; att'y, S G Allen.

173d st, s s, 137.6 w Audubon av, 37.6x100. Empire Trust Co agt Isaac Schlesinger et al; att'y, C R McCarthy.

Forest av, s e cor 168th st, runs e 31.10 x s 37.6 x e 30 x s 27.6 x w 57.1 x n 123.6 to beg. Richard Coffy agt Ida Taylor et al; att'ys, Gerlich & Schwegler.

Rivington st, No 237. John McNulty agt Joe Weiser et al; att'ys, Krakower & Peters.

2d av, n w cor 126th st, 99.11x100. Henry H Jackson et agt Sarah Meryash et al; att'y, J A Kent.

Aug. 7.

9th st, No 733 East. Jennie Reichman agt Adelaide Schwarz et al; att'y, J Rosenzweig.

72d st, n s, 150 w Av A, 25x102.2. Alice D Weekes agt Mary Schanbacher et al; att'ys, Weekes & Forster.

Oak st, Nos 45 1/2 and 49.

Oliver st, Nos 60 and 62.

Two actions. Henry De Forest Weekes agt Frank Pittelli et al; att'ys, Weekes & Forster.

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. (f) 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.

Aug.

1 Artz, William—N Y Telephone Co.....	\$33.74
1 Ashbaugh, Ernest L—the same	29.54
1 Anderson, Geo W—City of N Y.....	117.82
1 Arscott, David—L Taylor	47.91
4 Ankner, Frank—City of N Y.....	306.90
4 Allan, Arthur G—the same	306.90
4 Altman, Bernard—the same	306.90
4 Ackron, Chas E—Wessman	291.50
5 Addicks, John H—City of N Y.....	218.35
5 Alster, William—the same	218.35
5 Allison, Wm F—the same	418.12
5 Agier, Geo B—the same	116.39
5 Auer, Charles—the same	57.03
5 Ament, George—the same	218.35
5 Anderson, Robert H—the same	218.35
5 Avery, Ledyard—the same	114.70
5 Anderson, George—the same	57.03
5 Adelman, Joseph—the same	218.35
5 Anderson, Chas W—the same	218.35
5 Auspitz, Julius—the same	218.35
5 Allen, Thomas—the same	218.35
5 Anis, Sobel—the same	37.81
5 Avallone, Joseph—the same	114.70
6 Altieri, Carmere—Wendover Window Shade Co.....	141.22

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

6 Athanasu, Nicholas—N Y Telephone Co. 82.00	4 Crabtree, Geo—the same 218.35	6 Gobber, Edw H—N Y Telephone Co. 169.28
6 Anderson, George—I Bonnerwith & Co. 60.70	4 Chenoweth, Rixton S—the same..... 218.35	6 Gillespie, James S—Miss Alston's House for Private Patients..... 199.64
6 Amron, Jacob & Eugene Dumont—N Y Telephone Co 48.63	4 Cleary, John P—the same..... 218.35	6 Goldstein, Isaac—A Coales 224.65
6 Abeles, Edmund & Bertha Haas—S Steinfeld et al..... 183.11	4 Cummings, Edward—the same 57.03	6 Gilbert, Henry I—H Wolff..... 31.41
6 Alexander, Zeli & Charles Winternitz—N Y Telephone Co..... 44.83	4 Campos, Manuel—the same 210.80	6 Galloway, John A—N Y Telephone Co. 23.08
7 Adams, Chas A—City of N Y..... 393.49	4 Corey, James F—the same 218.35	6 Ginzberg, Elias, Max Robenstein & Harris Hoffman—N Y Telephone Co..... 34.63
7 Anderson, George—George Schleicher Co. 130.15	4 Cranwell, Frank J—the same..... 403.00	6 Goose, Harry—M Goodman 197.55
7 Austin, Lewis B & Grant B Miller—J F Harris et al..... 1,126.28	4 Comley, William J—J J McBride..... 337.91	6 Godfrey, Edw C—Riverside Bank..... 5,469.01
1 Belle, Tony—N Y Telephone Co..... 47.01	4 Colucci, James—The F & M Schaefer Brewing Co 3,184.15	6 the same—the same 7,668.85
1 Buscher, August C—the same 31.52	4 Comfort, Alice—M Koch 667.22	6 Garton, Richard S—F Zambetti et al 352.23
1 Broderick, Michael J—the same 52.26	5 Connor, John—Burns Bros 416.06	6 Geller, Philip—S Levy 699.87
1 Busner, John M—City of N Y..... 218.35	5 Collison, Chas F & Ralph F Purdy—Stamford Foundry Co..... 31.44	7 Gelbert, Wolf—City of N Y..... 37.33
1 Blum, Harris—the same 403.00	5 Chaves, Rubin & Klara Waldman—L Zuckerkandel 112.15	7 Gold, Abraham—the same 39.43
1 Baron, Henry & John Doe—L Balteransky, 201.23	5 Caramonte, Charles & Biagio Cassesi—G Aquino 44.21	7 Goldbaum, Hersch—A Greenspan 344.75
3 Barone, Joe—F Sachs..... 85.61	5 Catlin, Joseph W—City of N Y..... 518.01	7 Goldbaum, Hersch & Gitel—the same..... 832.74
3 Britton, Josephine—City of N Y..... 418.12	5 Coll, Jacob—the same 37.81	7 Goldman, Henry W—L Sobel 64.65
3 Buckley, Geo P—the same 218.35	5 Cable, Wm A—the same 37.81	7 Glassy, Frances A—W C Emerich et al. 44.41
3 Butler, David J—the same 218.35	5 Cohen, Max—the same 210.80	1 Hunn, William—City of N Y..... 217.06
3 Burckhardt, Alfred—the same 418.12	5 Carroll, Bernard—the same 403.00	1 Heine, Joseph—J Trounstein et al..... 92.65
3 Bunzelman, Elias—the same 499.10	5 Cochen, Noah L—the same 216.09	1 Heydt, Catharine—City of N Y..... 217.06
3 Bergen, Chas B—the same 218.35	5 Carey, Lawrence—the same 216.09	1 Hodes, Louis M—M L Goldberg 631.30
3 Benjinsohn, Samuel—the same 114.70	5 Chappell, Geo P—the same 218.35	3 Heinz, Geo—F E Boehmcke et al..... 46.89
3 Brown, Chas W—the same 116.39	5 Christie, Robert L—the same 210.80	4 Hammerschmidt, Joseph—A J L Dolon. 68.92
3 Berrian, Chas A—the same 37.81	5 Campbell, Emily—the same 114.70	5 Hermann, Laura M—Harbison Walker Refractories Co..... 447.41
3 Burnet, John M—the same 77.27	5 Carter, James D—the same 218.35	5 Haynes, Hunter C—Empire Bookbinding Co 79.41
3 Bimberg, Louis J—the same 114.70	5 Crandall, Harlan—City of N Y..... 218.35	5 Higginbotham, E Gaston—Packard Motor Car Co of N Y 815.36
3 Brill, Max—the same 218.35	5 Curtis, Henry A—M E Palmer 984.50	5 Holtzman, Abraham—Welz & Zerweck..... 1,554.52
3 Brust, Geo—the same 218.35	6 Cornell, John—N Y Telephone Co..... 62.76	5 Hart, Wm A—Central Cigar Mfg Co..... 70.91
3 Bloodgood, Harmon—the same 76.25	6 Cohn, Lester—J Gumpel et al..... 480.41	6 Heins, Wm U & Edw H Gobber—N Y Telephone Co 169.28
3 Bunn, Albert—the same 210.80	6 Carleo, Josephine, admx—Erie R R Co..... costs, 164.77	6 Helper, Aaron—City of N Y..... 393.53
3 Becher, Nathan—the same 403.00	6 the same—D L & W R R Co..... costs, 164.77	7 Halloran, David F—N Y Telephone Co. 29.45
3 Baxter, Dennison E—the same..... 57.03	6 Cameron, Wallace—G R Sutherland..... 361.57	7 Hecht, Alexander—City of N Y..... 206.06
3 Benjamin, Joseph—the same 210.80	7 Campbell, Ida A—Nicholas Gas Fixture Mfg Co..... 236.60	7 Hoffman, George—the same 217.06
3 Blumke, Frank—the same 218.35	7 Collins, Chas W—Troy Public Works Co. 327.62	7 Hill, Eliza—J Thedford 26.18
3 Becker, Chas H—the same 38.15	7 Cochen, Fred C—Aetna Life Ins Co..... 53.45	7 Halloran, Beatrice M—West Side Foundry Co..... 143.65
3 Breiner, Frank—the same 210.80	7 Conroy, Wm J—D Kerbs 128.75	7 Hall, Chas M—L Dineen 48.48
3 Bittner, Chas—the same 218.35	1 Dickins, Asberry M—City of N Y..... 116.39	7 Hill, James A—Bank of Morse Bluff, Nebraska 1,926.15
3 Blumlein, Emma, exr and trus—the same..... 969.62	3 Dornberger, Frederick—N Y Tel Co. 100.36	7 Holsten, Henry L & John D—L Hoffman et al..... 162.56
3 Burden, Theron H—the same 57.71	3 Dunkelman, Daniel & William Bock, Jr—N Y Tel Co..... 29.12	4 Israelsky, Sarah & Morris Goldberg—M Zviel et al 42.14
3 Bliss, Archibald M—R H Davis et al. 93.79	3 De Filippo, Alfonso—A C Bedell..... 88.65	3 Joseph, Harris—N Y Tel Co..... 32.03
4 Brady, Ellen M—W H Penn..... 64.72	4 Dickinson, Percy—The Ruggles Co..... 379.72	3 Jacobs, Adelaide—the same 38.36
4 Brody, Max—L L Fiber et al..... 30.95	4 Doughty, William E—Cassidy & Son Mfg Co..... 80.41	3 Joline, Adrian H & Douglas Robinson, recrs, & Co—O Bartelstone et al..... 534.72
4 Boera, Gabriel—City of N Y..... 217.06	4 Donohue, William H—E Schloss et al. 177.78	7 Johnson, Chas E—City of N Y..... 316.30
4 Breen, Geo H—the same 76.25	4 Dammon, Frederick—M Cohn 24.72	7 Jones, John—the same 57.71
4 Brosner, William—the same 216.09	4 Donnellon, Thomas E—W H Sullivan, exr, etc..... 397.54	7 Jacobie, Samuel C—the same..... 117.82
4 Beringer, Morris—the same 37.81	5 Duchatellier, Santin—G L Howland..... 69.69	7 Jennings, James—the same 393.53
4 Betz, Michael—the same 218.35	5 Dworkowitz, Morris—B Cohen 3,431.65	7 Jensen, Halvor—the same 217.06
4 Bell, Benj A—the same 403.00	5 Deering, Patrice—F A Albright..... 299.91	1 Kroll, Joseph M & John, Simon P Pollock and Paul M Abrahams—M Bodker..... 119.05
4 Berry, Geo H, exr and trus—the same. 119.81	5 Doino, Paul—S J Rode et al..... 519.41	1 Krikawa, Charles—S Pink 61.41
5 Bedell, John H—City of N Y..... 218.35	5 Deitelbaum, Israel—A Cytryn..... 112.15	1 Kennedy, Mathew—J Beck et al..... 116.39
5 Bornstein, Abraham—the same 218.35	6 Donnerstag, Hyman & James Theodore—W Hyman 209.70	1 Kieran, Peter & Katharine—J Lista. 214.72
5 Brady, Patrick M—the same 210.80	6 Dusinberre, Ralph B—B J Rogers et al. 78.60	3 Kreiser, Samuel—N Y Tel Co..... 49.39
5 Beckman, Herman H—the same 595.20	6 Dryer, Albert—N Y Telephone Co..... 27.37	3 Knapp, Clyde D, Jr—G H Inglis..... 98.52
5 Bardou, Henry—N F Kerr 148.27	6 Decker, Wm E—City of N Y..... 117.82	4 Koch, Adolph M—B Pritz et al..... 120.07
5 Battolotti, Bianca—Brooklyn Heights R R Co..... 109.13	6 Duberstein, Nathan—the same 50.46	4 Kovner, Louis—M Feltenstein et al..... 226.00
5 Brayer, Ella & David—H Horn et al. 112.72	6 Dragoni, Bertrandi—the same 206.04	5 Karger, Samuel—J L Cotter..... 1,910.85
5 Brunett, Chas W—E E McNerny 116.41	6 Daniels, Vashte—the same 175.08	5 Koppelman, Edwin L—H Katz 130.46
5 Bianca, Badolotti—Bklyn Heights R R Co. 109.13	6 Daggett, Wm H—the same 41.08	5 Kock, William—Neostyle Co 35.24
6 Blauvelt, Edwin A—City of N Y..... 580.95	6 Doyle, Edw M—North American Mercantile Agency Co..... 20.25	5 Kessler, Samuel—J Siegel et al. costs, 39.50
6 Brown, Anna O—the same 955.85	7 Daniels, John B—Interborough Bank of N Y..... 696.92	6 Kenney, Michael J—S Sommers..... 129.35
6 Baker, Walter S—the same 38.56	7 Daso, Lefaro E—Continental Asphalt Paving Co..... costs, 22.50	6 Kahn, Leo—H Fulton, Jr, et al..... 60.31
6 Bingham, S Dexter—the same 76.25	1 Eschrvei, Chas W—City of N Y..... 57.71	6 Kotzen, Louis—State Bank 116.31
6 Bowne, Frank R—the same 38.56	3 Elman, Samuel D—Knoxville Woolen Mills. 186.45	7 Ketcham, Irving R—W H Brake 188.38
6 Broderick, Michael J—the same..... 218.35	3 Economic, Theo—P Gavrilis 1,645.51	7 Knauerhase, Otto H—N Y Telephone Co. 61.74
6 Broughton, John—the same 218.35	4 Engel, Abraham or A, Jr—R B Ittelson. 82.20	7 Kovner, Louis—the same 51.16
6 Birnbaum, Charles Z—the same..... 37.81	4 Eichler, Max—L B Wasserstrom..... 64.84	7 Klein, Martin A—S Hudes 258.85
6 Bock, Charles—the same 218.35	5 Epstein, Jennie, Nathan & Maurice—R Seril 2,252.26	7 Kantrowitz, Hyman—B I Blitstein 27.65
6 Brown, Francis L—the same 218.35	5 Engels, Lauron & Mary—I Teich..... 65.26	7 Krims, Robert & Annie & Max Resnicoff—J J Glatzmayer 693.54
6 Boyle, Edw J—the same 218.35	6 Eckhardt, Conrad—Bradley & Hubbard Mfg Co 40.25	7 Koevessy, Maxmillian L & Florence L Slawson & Hobbs 235.35
6 Babcock, Andrew H—the same 218.35	6 Engel, Mary—A C Dodge 34.31	1 Lordan, John J—D Virtue 274.40
6 Brinker, Hyman—N Y Telephone Co..... 26.82	7 Eschrvei, Albert—City of N Y..... 57.71	1 Lesser, Wm Arthur—T G Roebuck & Co. 129.87
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1 Ciccone, Giovanni—the same 48.60	5 Fauvabe, Carl—J E Margott Co..... 146.05	5 Lubow, Samuel S—N Y Telephone Co. 28.42
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3 Clark, Stewart B—the same 218.35	7 Finkelstein, Frank—H Dorfman 50.66	6 London, Albert & Louis Meryash—H Horrenburger et al..... 578.52
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3 Chatwin, Alfred E—the same 38.56	3 Gentze, John—the same 67.33	6 Levy, Albert L—N Y Telephone Co..... 27.26
3 Charles, Heinrich F—the same 218.35	3 Greenfield, Max—the same 87.52	6 Levenson, Harris—the same 30.85
3 Cohen, Alexander—the same 595.20	3 Goebeler, Anna F—Dryfoos et al..... 57.91	7 Lockwood, Geo W—the same 88.31
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3 Carlin, Peter—the same 218.35		
3 Carey, James—the same 218.35		
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7 Rodman, Frank H—B F Romaine et al.....60.41
7 Robinson, Beverly W—S E Davenport.....49.65
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1 Samuels, Morris—Empire Biscuit Co.....67.51
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7 Seleznick, Lewis J—Hess Bros, Inc.....198.30
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7 Spain, David—C Goldwasser.....1,133.93
7 Stieger, William—J Matthews et al.....298.62
1 Toone, Bessie—E J Wehrenberg.....39.65
4 Trood, Samuel—N Y Tel Co.....55.31
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4 Taylor, John H—H L Herbert & Co.....1,214.63
5 Tuch, Michael & Jacob—E Cahn.....463.33
5 the same—the same.....costs, 27.67
5 Tangney, Thomas N—Griggs & Co.....550.67
6 Twin, Joseph & Annie—S Kaplan et al.....397.90
7 Thompson, James A—James Priors Sons.....43.21
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5 Von Struve, Conrad & Robert—Sheip & Vandergrift, Inc.....486.78
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1 Woodhull, Jesse W—Sommers Mercantile Co.....51.65
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4 Waxman, Max—J Nathan.....40.41
4 Wormser, Maurice S—A Hirschman et al.....3,033.07
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5 Wilson, John J—the same.....37.63
5 Weisel, Abe—the same.....37.21
5 Walsh, John M—the same.....33.73
5 Warshofsky, Abraham—N Y Telephone Co.....35.75
5 Williams, Lucy A & Fred Harries—M Badt.....124.97
7 Wolpor, Aaron & Harris—S Rabinowitz et al.....242.12
7 Wineburgh, Max—R Morris; for possession of property and \$90.41 or.....230.03
7 Watts, Lewis—City of N Y.....217.06
7 Walker, Elizabeth L—the same.....116.39
7 Whitman, Frank E—the same.....102.94
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7 Zederbaum, Max—I Mosson et al.....78.51

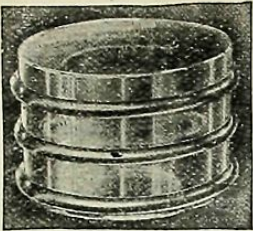
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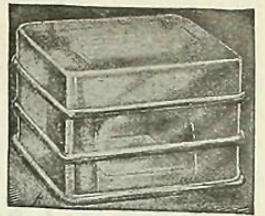
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Abramson, Samuel—N Y Tel Co. 1904.....28.06
Same—same. 1905.....159.74
Ash, Clinton D & Samuel Murgetroyd—N V Cantassano et al. 1908.....486.62
Aron, Mark & Edward H Conroy—C H Latasa. 1908.....2,638.46
Bruenn, Julius B & Jacob Hartman—P Sieleg. 1908.....72.65
Bagley, Margaret—O J Whitlock. 1908.....212.60
Burns, Emily E & Morrison Rogers, extrx and exr—C A Hess et al. 1906.....6,789.07
Behr, Samuel S & Eugene A—H V St George. 1908.....38.05
Barnitz, George D—E H McDonald. 1907.....40.41
Berger, Louis—O Baumann. 1908.....923.38
Conklin, Wm A—J F Delaney. 1895.....238.70
Campbell, J Joseph and Mayer B Sulzberger.—G Hensle. 1906.....534.31
Calogera, Geo P—S A Meeks. 1908.....1,225.67
Dubroff, Morris A—M Rubinsky et al. 1908.....60.26
Diable, Geo W—A Moran. 1908.....641.12
Fallon, Thomas F—People, &c. 1905.....150.00
Grun, Simon—S Levy. 1908.....15.48
Gerber, Marcus—Dubrow & Keane Mfg Co. 1904.....91.22
Haynes, Lewis E—Amanda G Haynes, Charles F Young and George M Bailey. 1896.....14,561.99
Herrlich, Catharine & Christian—J Young. 1898.....75.99
Same—same. 1898.....76.03
Same—same. 1898.....74.25
Same—same. 1898.....87.10
Hochstadter, Sigmund—A Uhlig. 1889.....140.19
Interranto, Mathilde—N Sobel. 1908.....141.18
Jurgenson, Rudolph—N Waxman, trus. 1908.....116.31
Kessel, Louis—M B Atkinson. 1908.....64.67
Kramer, Leo & Nathan Kohreiter—Canton Steel Ceiling Co. 1907.....247.41
Kupfenberg, Yetta—A Goldner. 1908.....68.22
Lalor, William—International Text Book Co. 1906.....100.95
Lawson, Robert S—P Chouinard. 1908.....52.92
Levine, Joseph—K Schultz. 1902.....25.52
Myers, Chas A—Uvalde Asphalt Paving Co. 1908.....1,291.45
Margoluis, Hyman W—J Kirschner. 1908.....89.07
McKeever, Alexander—B F Blair. 1906.....310.77
Moral, Ben—Dimock & Pink Co. 1908.....867.84
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- Marcus, Lena—J H Knubel. 1907.....151.75
- MacNicholl, T Alexander—K B Hobbs. 1908.....333.91
- Mennecke, Florence, indiv and admx—H C Burnstein. 1908.....5,350.00
- Miller, Fanny S—Majestic Hotel Co. 1908.274.41
- O'Hare, John J—J W Smith et al. 1902.399.76
- Peale, Rembrandt R—F A O'Donnell et al. 1906.....56.85
- Schwartz, Benjamin—M Weinberg. 1908.94.15
- Saba, Anthony & George—Battery Park National Bank. 1908.....287.43
- Sachs, John—W S Rafferty. 1908.....74.29
- Sardi, Antonio—P Valente. 1906.....427.69
- Same—same. 1906.....141.86
- Thalinger, Edward M—United Electric Light & Power Company. 1908.....33.71
- Villaverde, Enrique C—G Cunard. 1902.....327.81
- Wormser, Emil—B Bendheim. 1908.....91.25
- Waterbury, C Livingston—Brooks Bros. 1907.....351.15

CORPORATIONS.

- Seider & Stoler Building Co—W Rockmore et al. 1908.....90.90
- 1st Rochelle Gas & Electric Fixture Co—H Plant et al. 1908.....1,039.73
- Oldham Mills—F M Stone. 1907.....748.75
- Portable Air Auction Cleaner Co—Improved Property Holding Co of N Y. 1908.....137.15
- William Lang Co—Coe Brass Mfg Co. 1898.....26,637.77
- Turchin-Hellman Sheffield Plate & Sterling Silver Co, Meyer V Turchin and Sophia Turchin—P Rasch. 1908.....194.24
- Hess, Blume & Moses J—P Wolf. 1908.....220.65

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

MECHANICS' LIENS

Aug. 1.

- 1—172d st, e s, 381 s Gleason av, 50x100. Graff Furnace Co agt Joseph J Gleason and Gleason Realty Co and J V McEvily Co \$69.00
- 2—Katonah av, n w cor 237th st, 100x100. Joseph J Redmond agt Hilbert C Simmonds.....554.00
- 3—Popham av, w s, 121.4 n 176th st, 25x100. Van Nest Wood Working Co agt T Francis Flood.....810.13
- 4—24th st, No 224 East. E H Ogden Lumber Co agt Catherine McGee and A Doscher.670.00
- 5—Popham av, w s, 121.4 n 176th st, 25x100. Henry G Silleck Jr agt Rosa Flood and T Francis Flood.....444.71
- 6—Park av, s e cor 103d st, 100.11x80. Federal Tile Co agt Cohen & Kraft.....500.00
- 7—Pleasant av, Nos 437 to 441. Same agt Furman, Welfisch & Gartner.....165.60

Aug. 3.

- 8—Webster av, s e cor 171st st, 25x92.4. Thomas Cowman agt Ellen Cowman.....1,140.00
- 9—Popham av, w s, 121 n 176th st, 25x100. Thomas F J Moffett agt Rosa Flood and T Francis Flood.....242.50
- 10—42d st, Nos 456 to 462 West and 10th av, Nos 556 to 566. Jacob S Friedman et al agt L S Cutting, Henry C Fox and John Roper.....44.00
- 11—Rivington st, No 88. Max L Rohman agt Julius Zweig.....(R) 1,400.00
- 12—125th st, No 543 West. Harry Goldstein et al agt Catalina De Vere Potter and Greater New York Builders' & Contractors' Co.....460.00
- 13—Westchester av, n e cor St Lawrence av, 100x200. Michael F Hickey agt Joseph Gleason and John V McEvily.....175.00
- 14—Bryant av, w s, 100 s 172d st, 125x100. Michael F Hickey agt Davis & Silverman and John V McEvily.....150.00
- 15—3d av, n w cor 121st st, 126x150. J P Duffy Co agt Reformed Low Dutch Church of Harlem, Geo B Corsa, Iesee, and Riley & Corrigan.....85.35
- 16—24th st, Nos 103 and 105 West. N Hutkoff & Co agt Jane E Button, John O'Connor, Iesee, and Martin & Allen.....50.00
- 17—Grand st, No 387. Giuseppe Guarneri agt Samuel Friedman and Isaac Schwartz.....65.00
- 18—234th st, n s, 100 e Carpenter av, 100x100. Graff Furnace Co agt North Borough Home Co and Max Germansky.....136.00

Aug. 4.

- 19—8th av, No 283. Frank J Tyler agt George E Weeks.....111.00
- 20—St Lawrence av, e s 500 s Gleason av, 50 x100. McMann & Taylor agt Joseph J Gleason, Gleason Realty Co and J V McEvily Co.....60.68
- 21—Prospect av, e s, 400 n 187th st, 100x100. McMann & Taylor agt George C Turner, Turner & Spring and J V McEvily Co.....64.63
- 22—10th st, No 404 East. Engesser & Haaga agt George Fritzel.....93.93
- 23—Same property. Charles Renzland agt same.....335.00
- 24—27th st, No 235 East. L Sulianer agt L J Rosendorff.....35.00
- 25—121st st, n w cor 3d av, 126x150. Theodore C Wood agt Reformed Low Dutch Church of Harlem and Riley & Corrigan, Inc.....512.38
- 26—Cherry st, No 306. Barnett Levine agt Harris Falkin.....450.00
- 27—Popham av, w s, 121 n 176th st, 25x100. August Weil agt Rosa and T Francis Flood.....135.00
- 28—3d av, No 2034. Morris Perlman agt John Nathan et al and John Shapiro.....21.86

Aug. 5.

- 29—180th st, s s, 97 e Belmont av, 50x100. Houghtaling & Wittpenn agt Alphonso Lucchini and Frank Russo.....63.00
- 30—Belmont st, s s, 140 w Jerome av, 30x100. Same agt Dora Schnapp and Wm J Hargrave.....68.00
- 31—226th st, s s, 255 w Barnes av 28.4x114. Herman Masche agt Lena Romeo and Michael Romeo.....43.00
- 32—Same property. Herman Masche et al agt same.....158.00
- 33—5th av, s s, whole front between 110th and 111th sts, 201.11x100. East River Mill & Lumber Co agt Pastime Amusement Co and Torkel & Larsen.....723.70

Aug. 6.

- 34—5th av, w s, 30 n 110th st, 50x70. Antonio Mastracchio agt Sam Trigger & Co, Pastime Amusement Co and Torkel Larsen.....132.00
- 35—31st st, Nos 306 and 308 East. Antonio Filippi agt Louis Gordon, Hyman Glick, David Gordon and Samuel Allen.....1,052.00
- 36—24th st, Nos 103 and 105 West. Canton Steel Ceiling Co agt Jane E Britton and Martin & Allen.....53.00
- 37—9th av, Nos 98 and 100. Arthur F Crowley agt Eva Kramer, Leo Kramer and Joseph Kramer.....165.00

Aug. 7.

- 38—Greenwich st, n e cor Vandam st, 25x51. Pluemacher Contracting Co agt Charlton Contract Co.....989.53
- 39—Water st, No 396. Joseph D Fowler agt Stanley G Harris exr, Frederick Robinson, William Burke and Thomas P Burke.....446.90
- 40—8th st, No 363 East. George Schor agt Joseph Schenkein and Hyman Martinowitz.....1,524.00
- 41—12th st, Nos 712 and 714 East. Marks Mendelson agt S Reinhardt.....49.78
- 42—Hester st, No 55. Samuel Zlot agt Reubin Satenstein.....85.00
- 43—226th st, s s, 255 w Barnes av, 28.4x114. Herman Masche et al agt Lena Romeo and Michael Romeo.....158.00
- 44—Ryer av, w s, 144 s 183d st, 75.5x75.6. Robert H Mathews Co agt W H Danby and Lane Contracting Co.....705.68
- 45—Broadway, w s, 280 s 228th st, 100x90. New York Cornice & Skylight Works agt Charles Weisbecker, William Kuhn and Samuel D Lawson.....400.00

BUILDING LOAN CONTRACTS.

Aug. 1.

- Bathgate av, s e cor 188th st, 89.10x90. Greenwich Mortgage Co loans Wirth Realty & Construction Co to erect a — sty building; — payments.....30,000
- 36th st, Nos 247 and 249 West. Title Guarantee & Trust Co loans Thomas A Hill Co to erect a 7-sty brick store and lofts; 2 payments.....58,000

Aug. 6.

- Brook av, e s, 284.2 n St Paul's place, 87.6 x100. City Mortgage Co loans O J Schwarzer Co to erect two 5-sty flats; 10 payments.....42,000
- Manhattan st, s s, 466.3 w Broadway, 50x150. Same loans Darrow Realty Co to erect a 6-sty flat; 8 payments.....50,000

Aug. 7.

- Kingsbridge av, n s, 57.3 e Wicker pl, 26.2x 109.1x25x101.6. N Y Mortgage & Security Co loans John M Brown to erect a 3-sty dwelling; 2 payments.....7,000

SATISFIED MECHANICS' LIENS.

Aug. 1.

- ²Delancey st, Nos 40 and 42. Benjamin Torkownik agt Estate of I Simon. (June 20, 1908).....\$54.00

Aug. 3.

- ²Lexington av, Nos 61 to 65. Peter McKay agt Bernard Reich. (Oct 16, 1907).....2,008.75

Aug. 4.

- Bryant st, w s, 100 s 172d st. David Meyer agt Davis & Silverman et al. (July 31, 1908).....232.00
- Elsmere pl, n s, 112.4 e Prospect av. Raffaele Bottaro et al agt Vittoria D'Andrea et al. (July 22, 1908, by bond).....335.70

Aug. 5.

- 40th st, No 143 West. Libman Contracting Co agt Farmers Loan & Trust Co et al. (May 29, 1908).....300.00
- 96th st, No 44 West. P & F Corbin of N Y agt Lewis W Morrison et al. (Nov 29, 1907).....786.24

Aug. 6.

- 165th st, No 431 East. Carl Rach agt Melrose Grains Drying Co et al. (June 25, 1908).....1,080.00
- Southern Boulevard, w s, 337.7 n 187th st. A C Horn Co agt Universal Cement Brick & Block Co. (Nov 29, 1907).....400.00
- Central Park West, No 477. C Mora agt Margaret D Smith et al. (July 29, 1908).....44.45

Aug. 7.

- 146th st, No 417 East. Samuel Lifshitz agt Israel Kaplan et al. (Nov 19, 1907).....150.00

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

ATTACHMENTS.

Aug. 1.

- Regal Motor Car Co; Regal Motor Car Co of N Y; \$2,000; H Amerman.....Aug. 5.
- Durand, Wm J; John H Springer; \$1,495.40; A F Murray.....
- Shepard, Edw D; Ball & Whicher; \$24,906.25; Parker & Aaron.....

CHATTEL MORTGAGES.

July 31, Aug. 1, 3, 4, 5 and 6. AFFECTING REAL ESTATE.

- Davis & Silverman. Bryant st near 172d st.. Hudson M & M Co. Mantels. \$351
- Friedman, A. 1584 Park av..L Friedman. Plumbing Fixtures. 1,500
- Kurzrok Bros. 516-8 E 117th..Hudson M & M Co. Mantles. 194
- Lehrenkrauss, C. 186 6th av..Duparquet H & M Co Range, &c. 350
- Marx, M. Hughes av near 179th st..Abendroth Bros. Range. 90
- Marmac Const Co. 109-111 W 27th..Nat E Co. Elevator. 6,000
- Marx, J. Hughes av near 181st st..Abendroth Bros. Heaters. 108
- Pollak, A..E J Gillies & Co. Refrigerator. 121
- Stevens, R V. 211 Division..Union S Works. Range. 166
- Universal C B & B Co. Pelham av near Hoffman st..Reedy E Co. Elevator. (R) 1,800
- Wolf, J. 113 E 84th..C W Hoffman Co. Elevator. 2,750

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