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No. 2111.

BUILDING operations in the last week of August are exhibiting more ability to move ahead than at any time this season. August, under metropolitan conditions, is always the nadir month, but with the autumn close at hand business has already regained the strength lost in midsummer and has taken on more force than it had during the first part of July. The oncoming of new work is not manifest yet in every trade, but rather in those which first take hold of new works, as the steel fabricators for city work, and the planing mills for suburban work. The structural steel interests are getting a decided uplift. The fifty-three million dollars' worth of building projects scheduled in Manhattan alone since the first of the year (in comparison with sixty million scheduled during the same period last year) is beginning to make an impression on the trades. Everything came almost to a dead stop last winter, and it takes time for new work, and especially for the large operations which are now characteristic of Manhattan, to gather momentum. The structural steel members of a building are the first material for a skyscraper that the general contractor usually arranges for, and hence we have learned to look for the first signs of new force in actual operations to the structural steel interests. It is perceived that these are more active at the present time than for a year past. The railroads are also again enquirers and purchasers for bridge material. Large orders are becoming more frequent in several of the fundamental trades, as for example, the contract for over five million dollars' worth of cement, which came to the Atlas company this week from the Panama Canal works. It is the largest single order in the history of the cement trade, and is equivalent to the production of five thousand barrels a day for three years. Several of the Eastern cement mills are again running at a normal rate, and in this city the state of employment among cement masons is better, at this stage, than in any other building trade, eighty-five per cent of the union membership being at work. Last week announcement was made of the order for common brick for the terminal building of the Pennsylvania Railroad, the largest single contract of which there is any recollection in the trade. This week tenders were invited from builders for the construction of the new Grand Central Depot Building. In the building trades, business flows, like water in an irrigating ditch, through one line into another, successively. From all reports, the tide has turned. Money is easy to obtain at five per cent by trustworthy builders, which is a much lower rate than could be obtained earlier in the year. Brooklyn is the only part of the city which gives evidence of an oversupply of housing; in Manhattan the fall months are expected to provide tenants for most of the residuum of vacancies in residential apartments. Building costs are estimated to be close to twenty-five per cent lower than two years ago, and one favorable circumstance unites with another to bring back normal conditions in building affairs.

THE recent report of the receivers of the New York City Railway Company does not offer much encouragement on behalf of the early release of that system from the receivers' hands. The deficit is so big that no reorganization can be undertaken until the receivers succeed either in decreasing the expenses or increasing the income to a very considerable extent; and these two processes will occupy, in all probability, some years. The income can be increased only by providing a better service, and by gradually sub-

stituting pay-as-you-enter cars on all the important lines. But the effect of these measures will be necessarily very slow; and in all probability the receivers will not be able to equip more than one important line each year with proper rolling stock. As for the reduction of expenses, that will have to be brought about by pruning from the system those leased lines which are unprofitable, but in accomplishing this work all sorts of legal questions will arise, which cannot be settled for several years. It will be a long time, consequently, before the owners of Interborough-Metropolitan stock, or any of the underlying securities will know what their paper is really worth; and this will be an unfortunate result, because of its effect on the credit of the Interborough Company. That corporation cannot assume certain necessary responsibilities connected with the rapid transit improvement of New York so long as its credit remains bad, and its credit can hardly recover as long as it is tied up with such a hopelessly bankrupt corporation as the New York City Railway Company. As the financial condition of that company is gradually becoming fully exposed, the merger becomes on the part of the owners of the Interborough stock an utterly inexplicable act of financial folly.

BRIDGE COMMISSIONER STEVENSON has again called attention to the fact that although both the Manhattan and the Blackwell's Island bridges will soon be opened for traffic, absolutely no plans have been made to render them useful. The investment of some \$40,000,000 which the city has made in these two structures, and which will cost the taxpayers not less than \$1,500,000 a year in interest alone, is bound to lie idle for an indefinite period. Assuredly this is the kind of management which would throw a private corporation into bankruptcy; but it must be remembered that the elected municipal officials can hardly be held responsible. For twenty years and more the power to lay out transit routes has been lodged in the hands of a State Commission whose work could be vetoed by the local authorities, but could neither be modified nor accelerated. The Board of Estimate had the power, consequently, to build bridges, but it has had no power to provide the termini of those bridges with any adequate means of collecting and distributing the traffic. The failure to provide sufficient connections is the inevitable result of such divided jurisdiction and responsibility, and it is connected, of course, with the existing inability of New York to arrange for any kind or amount of additional rapid transit construction. No serviceable transit connections with the termini of the new bridges will be possible except as part of a much larger scheme of subway and elevated construction in Manhattan and on Long Island. In one respect, however, the Board of Estimate does possess full jurisdiction, and that is in the equally important matter of providing for a proper distribution of the surface traffic. The city has preferred to build bridges at an enormous expense compared to tunnels, partly because a bridge could carry more traffic, but also because a bridge became a part of the street system of the greater city. It can be used for surface traffic of all kinds, and it will be increasingly so used as business and population increase in both sides of the river. But the authorities have been as negligent in laying out our proper surface approaches to these bridges as they have been in supplying transit connections and with less excuse. The development of vehicular traffic in and about New York has made spacious street approaches more than ever necessary. Now that motor cars, both for business and for private purposes, are constantly becoming better and cheaper, a huge increase of vehicular traffic during the next ten years has become inevitable. Thousands of men who travel today in the cars will, a decade hence, do their moving about exclusively in automobiles, and this will be particularly the case with business and professional men whose affairs demand frequent journeys between Manhattan and Long Island. The movement of this traffic and its development would be enormously facilitated by some adequate scheme of surface approaches, and it will not be long before the laying out of such a scheme will be absolutely necessary.

THE possibility that Mr. Hughes may remain Governor for another two years has its obvious consequences upon the rapid transit situation in this city. His re-election would definitely close any possible prospect of the construction of new subways by private capital. The Governor vetoed the bill passed at the last session of the Legislature which offered capitalists great inducements to build the additional Manhattan subways, so grievously needed, and should a similar bill be passed at the next session, it would

meet with a similar fate. The best chance for new subway construction consists, consequently, in the passage of the constitutional amendment, enabling the city to borrow as much money for rapid transit purposes as is needed, and everybody interested in the building of new lines should work on behalf of this constitutional change. A bill submitting the proposed amendment to popular vote has already been passed at one session of the Legislature, and it requires to be passed only once more before incurring the test of popular approval. In all probability, consequently, it will be voted upon one year from next November, and its passage will be merely a matter of clear exposition of the absolute necessity for the change. It may be assumed that by the fall of 1909, New York will be free to resume subway construction, and all plans should be made on this basis. As the Record and Guide has frequently urged, the Public Service Commission should lay out a group of transit routes, such as, when completed, will give the city as good a service as will be justified by existing traffic, and by the new traffic which will be developed during the next decade; and the first condition of an adequate and economical system of new lines is the abandonment of the Broadway-Lexington avenue route. The subways most immediately necessary in Manhattan are a northerly extension of the present tunnel from Forty-second street along Lexington avenue to the Harlem River and a southerly extension of the present subway from Forty-second street to the Battery. Conditions, moreover, are such that another east and another west side tunnel should also immediately be laid out. The one on the east side, which would occupy First avenue, and which would be connected with the termini of the bridges, should, if possible, be leased to the New Haven Railroad, while the new west side subway, which would naturally occupy Eighth avenue, could be operated independently or by the Interborough Company. Finally, a tunnel intended exclusively for local traffic might be laid out on Broadway and Sixth avenue as far north as Fifty-ninth street, but its construction should be postponed until after the other lines are well under way. Of course, this whole scheme assumes the co-operation of the Interborough Company. If that company should refuse to negotiate on the basis fixed by the rapid transit act, then the city should alter its plans and construct two competitive subways—one on Lexington avenue and Broadway and one on Eighth and Seventh avenues. The Interborough Company should be made to understand that any failure to co-operate with the city on fair terms will subject its existing properties to the severest possible competition. Preparations for a policy of this kind should be begun immediately, so that when the city is free to build subways, it will not have to wait another year or two while adequate plans are being prepared.

HOW HIGH MAY SKYSCRAPERS GO?

WHAT is the maximum height to which a building can be carried without violating the existing building laws? Ordinarily a city block is 200 ft. deep and 400 ft. long, and the code prescribes fifteen tons to the square foot foundation pressure, when the foundations are carried down to rock. Under these and other limitations known to architects, engineers and builders, what is the possible height of a skyscraper?

By the courtesy of Mr. O. F. Semsch, chief engineer for Mr. Ernest Flagg, the architect of the Singer Building, the Scientific American has been enabled to answer this question and present an illustration showing the mammoth structure two thousand feet high which it would be possible to erect upon an area two hundred feet square without exceeding the building code limit of fifteen tons to the square foot foundation pressure. Mr. Semsch was responsible for the design of the steel work for the Singer Tower, and the weights and other calculations of this 2,000-ft. suppositional tower were worked out upon the same general principles as were used in designing the steel work of the towering structure at Liberty st and Broadway. Mr. Semsch's computations were to this effect:

The customary story height for office building is 13 ft. 4 ins. from floor to floor. After various trials, Mr. Semsch found that a building of 150 stories, 2,000 ft. in height, would practically be the limit under the above restrictions of the building code. He assumed this structure on a lot 200 feet square, and made approximate calculations. The walls of the building would be 12 ins. thick at the top and 140 ins., or almost 12 ft. thick, at the bottom. Assuming two-thirds of the wall surface for windows, these walls would weigh, if built of brick, 203,000 tons; and assuming the dead weight of the floors and other interior construction at 80 pounds per square foot of floor area, the weight of that part of the building would be about 213,500 tons. The "live" floor load to be transmitted to the foundations, according to the requirements of the building code, would be 100,000 tons. Adding these items, we get a total weight of 516,500 tons. This, distributed over the entire area of 40,000 square feet available for footings, would result in a pressure of 13 tons per square foot.

The allowance for increase of pressure due to wind, and the

weight of the footings themselves, would easily bring this figure up to the limit of 15 tons per square foot. This would mean that there would have to be one solid block of concrete covering the entire area of the lot.

The total wind-load on one side of this building, when exposed to the estimated possible maximum of wind pressure would be 6,000 tons; and as the center of pressure would be 1,000 ft. above the street level, the overturning moment due to this pressure would be 6,000,000 foot-tons. But the dead weight and stability of the huge mass would require over eight times as heavy pressure before the overturning moment commenced. Hence the overturning of the building would not be within the realm of possibility, and this can be said of every skyscraper.

TEN BUILDINGS ON TOP OF EACH OTHER.

In some further remarks by the Scientific American, it is said that the experience gained in connection with the designing of the Singer Building leads to the belief that a building of this height would require a mezzanine story in every fifteen stories for the placing of tanks, distribution of pipes and service rooms. Looked at from this point of view, the building would really be equivalent to ten 15-sty buildings placed on the top of each other.

In working out a design for the architectural features of this tower, Mr. Semsch made the general outline conform to that of an obelisk, divided into four 30-sty and two 15-sty sections, with belt courses formed by projecting stories. Such a tower, if constructed and equipped like the Singer Building, would cost approximately \$60,000,000.

LIST OF ELEVATOR APARTMENTS RECENTLY COMPLETED.

The following is a list prepared by Miss K. H. Claghorn, registrar, of the Tenement House Department, of new elevator flats and apartment houses completed since January 1 to Aug. 24, 1908, and now ready for occupancy as approved by the Tenement House Department in Manhattan, and taken from the department records. The list does not include tenements or flats. Elevator apartment houses are denoted by an (A), elevator flats by an (F). The number of stories and apartments is given, also the date of completion:

EAST SIDE.			
Location.	Ht.	No. of Apts.	Date.
22d st, s s, 92 ft w of 3d av (F).....	6	31	April 6
67th st, s e cor of Lexington av (A)	11	48	Feb. 24
67th st, n e cor of Lexington av (A)	11	17	Mar. 24
Park av, No. 863 (A).....	12	36	Aug. 14
WEST SIDE.			
84th st, s w cor of West End av (A).....	6	29	Jan. 18
93d st, s s, 175 ft. w of West End av (F)....	6	18	April 14
96th st, n s, 307 ft. e of Columbus av (F).....	8	25	May 29
111th st, s e cor of 7th av (F).....	6	61	Mar. 28
MORNINGSIDE HEIGHTS.			
116th st, s s, 100 ft. w of Broadway (A).....	12	41	July 3
118th st, n w cor of Morningside av (A).....	6	25	May 12
124th st, s e cor of Broadway (F).....	6	37	May 16
124th st, s s, 100 ft. e of Broadway (F).....	6	30	June 16
Riverside Drive, e s, 332 ft. s of 127th st (A).	6	25	Feb. 11
WASHINGTON HEIGHTS.			
138th st, n s, 100 ft. w of Broadway (F).....	6	25	Mar. 3
139th st, n s, 100 ft. e of Broadway (F).....	6	25	May 29
139th st, se cor of Riverside Drive (F).....	6	61	May 11
140th st, n w cor of Broadway (F).....	6	28	April 7
140th st, s e cor of Hamilton pl (F).....	6	25	Mar. 16
141st st, s w cor of Broadway (F).....	6	28	April 7
143d st, n e cor of Riverside Drive (F).....	6	30	June 9
143d st, n e cor of Broadway (A).....	6	27	July 21
143d st, n s, 90.9 ft. w of Hamilton pl (F)....	6	30	May 23
144th st, s w cor of Hamilton pl (F).....	6	32	June 18
144th st, s e cor of Broadway (A).....	6	27	July 21
145th st, n e cor of Broadway (F).....	6	40	Mar. 3
148th st, s s, 75 ft. e of Convent av (F).....	6	25	June 12
149th st, s e cor of Broadway (F).....	6	22	July 13
158th st, n e cor of Broadway (F).....	6	43	Feb. 20
159th st, s e cor of Broadway (F).....	6	43	Mar. 31
180th st, nw cor of Fort Washington av (F)...	6	31	April 3
184th st, n w cor of St. Nicholas av (F).....	6	39	June 8

—In the construction of the Auditorium at Denver, Colo., the scene of the recent Democratic National Convention, whose completion was rushed in order to accommodate the delegates, concrete was extensively employed, particularly in the foundations, which consist of concrete piles. The original plans called for spread foundations for most of the building, with the exception of one corner of the structure, which was to rest on wood piles. This corner is over a fill, over the old bed of Cherry Creek. After the plans had been drawn and the contract awarded, it was decided to use concrete piles in place of the wood piles, to support that part of the building resting on the fill. The concrete piling as placed in this location proved so satisfactory that the architect later decided to have a uniform foundation and to use Raymond concrete piles for all of the piers carrying the arch, and 398 piles were used in this work. In the filled portion of the site the piles average about 19 ft. in length and under the rest of the building they were driven to a penetration of about 8 ft., at which point they encountered a cemented gravel formation. Robert Willison, of Denver, designed the building, and Henry W. Schlutetter, of Chicago, was the general contractor.

CONSTRUCTION

FOR BETTER DISPLAYS OF BRICKWORK.*



MANUFACTURERS of brick could present their product more effectively to the public than they do, and mason builders could aid, because few take the trouble to show the different pretty ways of laying front brick, and how effective it is possible to make it. The owner ought not to be left to discover these things for himself. Very few dealers in front brick exhibit in their

salesrooms specimens of real brickwork; mainly what is on exhibition are simply the bricks, and not the different ways in which they can be laid. Even common brick, if of the "good" quality, can be selected, treated and laid by a skilful mason in a way to surprise an owner who has never seen much pains taken with common hards. It takes time to lay bricks well, but no more than should be allowed for front work. The point to be emphasized is that as a matter of business brick manufacturers ought to "show" their goods more skilfully and more publicly than has been the custom, and brick masons ought also to make the public familiar with what can be done with good brick, and not leave the duty to the architect.

Brick is a facile material, capable of being worked into an infinite number of pretty forms, either by itself alone or in combination with terra cotta and stone. But it should be the special mission of the brick manufacturer and the mason to make the public familiar with what can be done with brick alone. It is not sufficient to vaguely wave the hand over a city and tell the prospective investor to make his own selection. This is a method which after many years of trial has not been found the best for brick; it has not displayed and developed the resources of the material, and it is because it has not that brick is to-day being challenged by materials whose producers and manufacturers have studied their possibilities more carefully.

Having a few sample bricks of each kind is not what is meant by making a good display. At least an attempt should be made to show the inquirer, be he architect, builder or owner, what is meant by good brickwork. It can be done by building specimen walls, or by having specimen books filled with colored plates, or merely books filled with photographs of artistic brick building.

In the office of a certain dealer in front brick in this city there are twenty large panels containing eighteen different colors of brick, seven different surface textures, five styles of standard bonds, five colors of mortar joints of varying thickness, and five styles of finishing the mortar joints. There is a workshop adjoining this office with a skilled bricklayer at command to lay up samples "while you wait," in order to show the customer the various ways in which any particular brick may be handled. If it is inconvenient for the architect and his client to visit the office, the firm has a way of setting up several samples of brickwork in portable cases and sending them to the site of the building or elsewhere.

Sometimes the client is a committee of laymen in another State, the members of which have not the time to travel from town to town to look at a piece of brick building here, and another piece there; but they want the brick specified, and before they specify a particular kind they want to see how it looks in a wall. The "portable brick wall" answers the purpose. Each case contains a sufficient number of bricks laid up in actual mortar to satisfactorily represent the finished wall. In this manner cases could be sent upon request to architects' office for permanent exhibition. The cases need not be very large, and may contain as few as six bricks. This firm referred to will furnish samples of any of the bricks they manufacture in such cases, laid with any ordinary bond or mortar joint.

Even plain bricks and mortar have wonderful decorative possibilities in the hands of a clever architect and a skilful bricklayer. Unfortunately, there has been no school of design to originate new ways of laying them. Manufacturers from time to time bring out a new brick, but they are more disposed to follow precedent and well tried and proved colors than to take chances with new styles. Some of the ways in which owners and architects nowadays like to have bricks laid have been transplanted from the old countries, but our architects and manufacturers have originated some styles and methods also. For example, Fiske & Co. were the first in this country to imitate the bricks used in the construction of ancient Rome. That is, to make a brick of the length, thickness and texture

of those used in early Roman days, as in the baths of Titus. Hardly any two are exactly alike; some are clear red, others clear blue, and some have all colors on a single brick. Approximately, they are $17\frac{1}{2}$ inches long, by $1\frac{1}{2}$ thick, by $5\frac{1}{2}$ wide. They are also made in a size $18 \times 2 \times 6$, and in a smaller size, $9 \times 2 \times 4$. The large and small sizes can be used together to produce an almost infinite variety of plain and pattern brickwork.

These "real Roman tapestry bricks" have a rough nap like surface, and the richness of color peculiar to tapestries and other rough surface textile products. The bond in this case consists of merely alternate stretchers and headers, and the joint is made of a fine concrete mixture containing lime putty and gravel, as well as cement and sand. The joints are extra thick, but the bricks are tapped down to the line in the ordinary way. The surplus mortar which goes out between the bricks is allowed to stiffen slightly before it is cut off with the trowel, the effect of which treatment is to produce a beautiful texture. This firm agrees that much fine brickwork is ruined by carelessness at the mortar bed. Much attention should be given if we are to have effects like that described above to the size and color of the gravel and sand, to the amount of lime and to the mixing and handling of the mortar. There is a good field for men to specialize in fine brickwork, just as some are specializing in concrete; to fill the position of superintendent and start jobs off right. To know the different kinds of fine brick, the different kinds of bonds and joints, to understand and be able to supervise the mixing of mortars suitable for each, are rare qualifications. Realizing this the firm referred to furnish competent superintendents when desired.

What manufactures and dealers ought to talk about more than they do is not bricks, but "brickwork," and it is therefore "brickwork," rather than loose bricks, that they should make a display of in their offices. Thus, many clients would like to know and see the different kinds of bonds, the Flemish bond, the American blind bond, the English bond, the Dutch bond, and some of the variations, as for instance the double stretcher Flemish bond with blind joints between adjacent stretchers, with which the George A. Fuller Company laid the "Oriental" bricks in John R. McLean's house at Washington, a piece of brick-building famous in the trade. In this case the bricks were laid with $1\frac{1}{4}$ inch gray mortar joints, rough cut flush with the face of the wall.

The "Oriental" bricks have colors heretofore unknown in brick manufacture: bronze, purple olive and wine color, as well as dark red and brown, and approximately they are $8\frac{3}{4} \times 1\frac{1}{4} \times 3\frac{3}{4}$. They have a rough texture, with a nap like tapestry. The new Caledonian bricks are manufactured in ten colors or shades, and when the full range of colors are used, particularly with the Flemish, English or Dutch bond, the result is a wall possessing interest and beauty. What are called "West Point" bricks are cream white, ivory, light brown and dark seal brown, evenly mixed in the wall.

The bricks are approximately $8\frac{1}{4} \times 2\frac{1}{4} \times 4$. They are rough in texture, and are laid with the Flemish bond. At a distance a wall of these bricks looks like a piece of ivory, softened and mellowed by exposure and age. The mortar joints are cream white, $\frac{3}{4}$ inch thick, raked out $\frac{1}{4}$ inch deep. Mortar moss green in color, or brown, or pink, blends beautifully with these bricks.

There are many other fine combinations of colors known to the trade with which the public ought to be made acquainted. A taste and fancy for fine brickwork could be generated among real estate men as a part of their architectural education. The speculative builder would give a quick response to a plea for better brickwork if accompanied by visible specimen walls. It is his greatest desire to make an attractive facade, and all that is necessary in order to secure his custom is to show him. It would be worth the trouble and expense to the brick industry if it made better displays of good brickwork for the information of real estate interests. Efforts like this appeal to the architect, too, and the very certain effect of a general movement to make brickwork interesting to the public would be a decided improvement in the brick business.

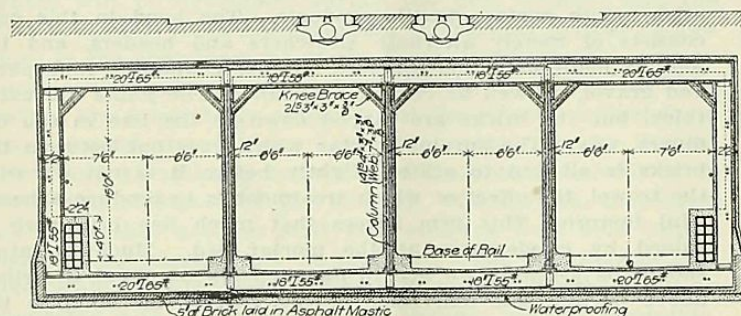
—There is no regular standard size adopted by brick manufacturers generally throughout the country. A variance in the standard of size adopted is found in various sections of the country. The National Brick Makers' Association has endeavored to promote the standardization of brick and has adopted the size of $8\frac{1}{4} \times 4 \times 2\frac{1}{4}$, for common building brick.

*"Some Good Brickwork;" a trade catalogue; by Fiske & Company, Flatiron Building, New York; 16 pp., illustrated.

THE BRIDGE SUBWAY LOOP.

WITHOUT attracting public attention, because the work is mostly hidden from view, the building operations for the "Bridge Loop" Subway are now proceeding rapidly. Its course is marked by the occasional buildings that have been and are being removed, the latest to go being several in Center st, near Canal. Strictly speaking, it is not a loop, but a four-track line, 7,000 ft. long, extending from the Brooklyn Bridge approach to the Williamsburgh Bridge approach, with tangent connections at each end to the tracks on these two bridges, and a two-track connection to the Manhattan Bridge approach. The object of the line is to eliminate the dead-end trackage system on the bridges and permit the bridge trains to circulate from one bridge to another.

The route is from the Brooklyn Bridge through Center st to Broome; turning there at right angles and passing through an extension of Delancey st to the Bowery, and thence to the Williamsburgh Bridge approach. The two-track connection for the Manhattan Bridge branches off and runs down Canal st



(From the Engineering Record.)
TYPICAL FOUR-TRACK SECTION.

to Chrystie. These and other general features conform to the plan originally adopted by the Rapid Transit Commission, but since the Public Service Commission has come into control the plans have been revised in other respects.

There will be no double-deck structure, no very deep excavations, and a considerable part of the walls and roof will be made with steel beams and columns. Owing to the increase in the vertical dimension, cars of standard size would be able to pass through, should it ever become desirable. Another change from the original plans that has been made by the new controlling power consists in the introduction of continuous longitudinal interior walls. There are five contract sections, all of about equal length. Relative to the details of construction, the Engineering Record a little while back compiled some interesting statistics, from which the following notes are selected:

The four-track subway has a rectangular cross-section, about 62 ft. wide and 23 ft. deep, to sub-grade, with a concrete roof, supported on transverse steel bents, 5 ft. apart. Each bent has 18 and 20-in. transverse I-beams, supported on and knee-braced to intermediate riveted columns, 14 ft. apart, with I-shaped cross-sections, made up of solid web plates and four flange angles and wall columns, made with 18-in. I-beams, having their webs engaged between the vertical concrete arches forming the side walls.

The double-track subway is about 32 ft. wide over all, and sub-grade is about 23 ft. below the street surface for the standard cross-section. The latter is made entirely with reinforced concrete and has a roof slab 32½ ins. thick, reinforced near the lower surfaces with ⅝-in. square, longitudinal bars, 18 ins. apart, and transverse 1¼-in. bars, 6 ins. apart on centres. It is supported by the side walls and by a continuous centre wall, 12 ins. thick, reinforced near each surface with 1-in. vertical rods, 10 ins. apart, and ⅝-in. horizontal rods about 2 ft. apart. The side walls are 2 ft. 3 ins. thick and are reinforced near the inner surface with 1¼-in. vertical rods, 10 ins. apart, and ⅝-in. horizontal rods, 18 ins. apart.

The angles between the walls and roof are filleted with solid masses of concrete about 3 ft. deep, with surfaces inclined about 30 deg. with the vertical, thus making a sort of continuous knee-brace. The wall footings are integral with the floor, which is about 3 ft. thick and is reinforced like the roof, and also have 1¼-in. rods, 10 ft. long, bent to right angles and placed 9 ins. apart in the lower corners.

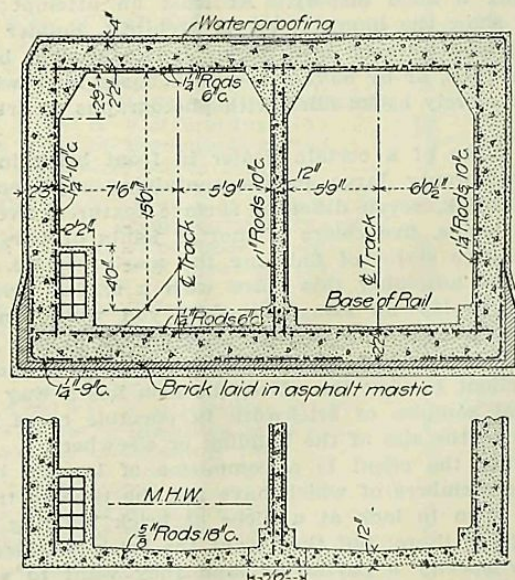
A 12x12-ft. opening has been left at Grand and Center sts, where a 50x60-ft. elevated platform has been built at a clear height of about 15 ft. above Center st and supported on long transverse 24-in. I-beams, knee-braced to vertical posts seated on the curb lines. A stiff-leg boom derrick was installed on this platform to command the opening in the street deck and to hoist the spoil and deposit it in storage bins of about 20 cu. yds. capacity, from which it was delivered through steel gates operated by hand levers to dump wagons in the street, which could thus be loaded in a minute or two at any time, without regard to the conditions of hoisting and without interrupting traffic in the street.

Transverse timbers, 5 ft. apart, were located to clear the columns of the finished subway structure and were wedged up

on vertical posts, arranged as shown in the accompanying cross-section, with their feet supported on 6x12-in. needle beams, made in 10 to 15-ft. lengths, with square butt joints laid on the bottom of the excavation. The track rails and cable conduits for the double-track surface car line in the centre of the street have a continuous monolithic foundation about 20 ft. wide and 3 ft. deep. This was not disturbed by excavating the upper lift of the trench on both sides; after that work was completed, the base was undermined a few feet from each side; longitudinal planks were placed against the bottom of the concrete to prevent detached portions from falling, and horizontal transverse poling boards, about 8 ft. long, were driven in from both sides and supported at their outer ends on blocking until small drifts could be tunneled through the remaining core under the centre of the concrete and transverse needle beams about 7 ft. long inserted. The excavation under the concrete was then continued until clearance was afforded to set four pairs of longitudinal, horizontal 8-in. I-beams under the poling boards and needles.

The excavation in some places is from 60 to 70 ft. wide, extending beyond the curb lines and intersecting the old sidewalk vaults, and has a depth of from 24 to 36 ft., involving a total excavation of 50 to 60 cu. yds. per lineal foot, all of which is in earth varying from clay to fine, sharp sand. Many obstructions exist, consisting chiefly of sewer, water and gas pipes, electric conduits and pneumatic mail service tubes; most of these were located a little below the roof of the subway, which has a minimum clearance of only 4 or 5 ft. below the surface of the street. Owing to the difficulty of maintaining the pneumatic tubes in service, free from any displacement or interior condensation during construction, these tubes were relaid by the contractor on Park and Mulberry sts before the commencement of the work, so that the old tubes will give no difficulty and can be removed whenever encountered in the excavation. A high-pressure water main under from 350 to 450 lbs. constant pressure was located just below the tunnel roof at Broome st and is temporarily supported from the timbering, but will eventually require to be raised and seated on permanent supports on the subway roof. Other gas and water mains, electric conduits, and so forth, are more easily handled and shifted as requisite to finish the structure.

A main, 3½x4-ft. brick sewer, in the centre of the street will be replaced by two 18-in. pipe sewers, one on the exterior of each side wall of the subway, which pipes will be built as the subway walls are constructed. Meantime, a preliminary trench was dug along the line of the subway close to one side, and in it was installed about 550 lin. ft. of a cylindrical wooden sewer,



(From the Engineering Record.)
TYPICAL DOUBLE-TRACK SECTION.

3 ft. in diameter, built with 3x4-in. planed staves, with square butt joints and turnbuckle hoops, 5 ft. apart. This pipe is supported on transverse bents from the sub-grade of the trench and at each end is concreted into wooden junction box, connecting it with the old sewer and permitting the intermediate portion of the latter to be removed as the excavation proceeded.

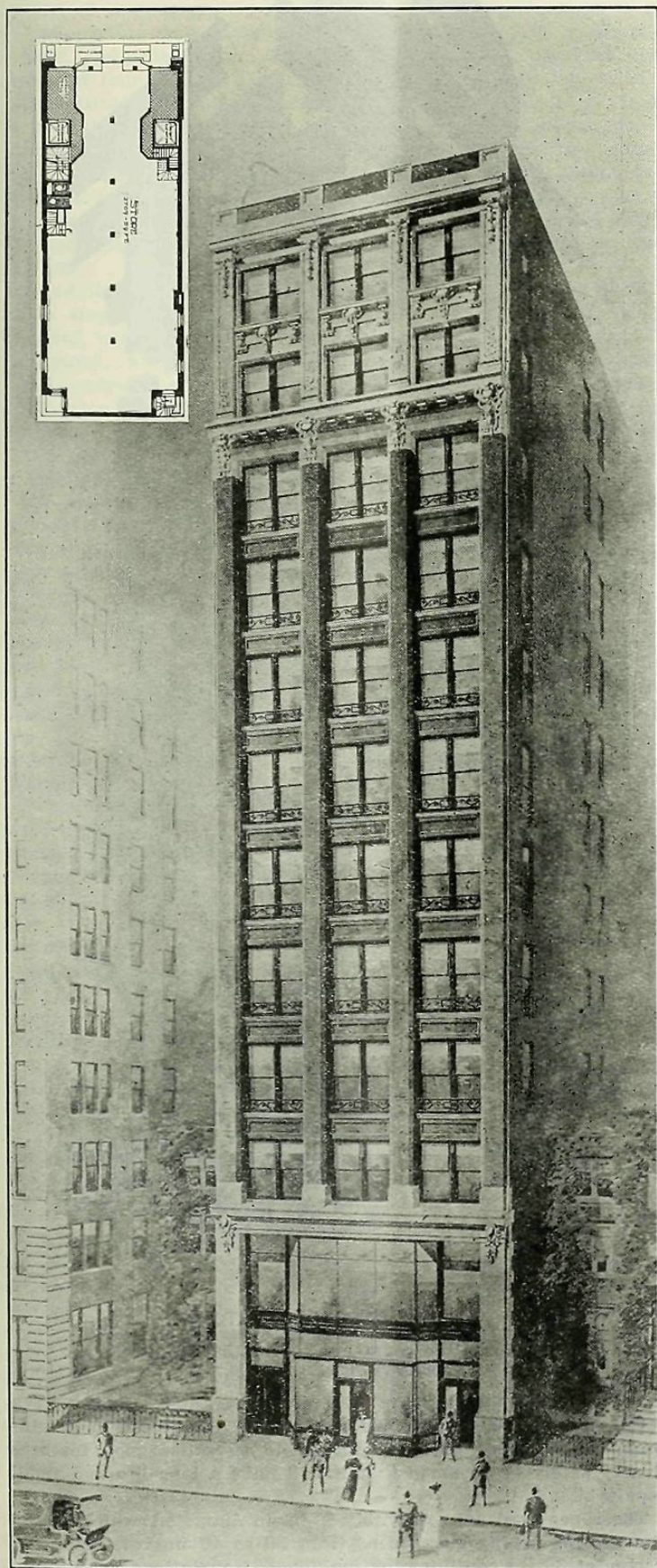
Construction operations were commenced under the old plans July 1, 1907, by replacing the entire stone-block pavement between the curbs and the double-track street car line in the centre of the street with a solid deck of 4-in. transverse plank, supported on 6x10-in. longitudinal stringers laid in shallow trenches 3 ft. apart on centres.

—The freight on a steel range, weighing from 400 to 500 pounds, from Detroit to points in the Mississippi Valley, approximates from \$2 to \$2.50 per stove on stoves which retail at from \$55 to \$60 each. An increase of 10 per cent. in freight charges would add from twenty to twenty-five cents to the cost of the stove, which, divided by the life of the stove, taking the low average of ten years, would add one and one-half to two cents per year to the cost. On heating stoves the increase would be about one-third less,

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

LOFT BUILDING CONSTRUCTION, NEAR HERALD SQUARE.

Among the new buildings soon to be erected in the vicinity of Herald sq is the 12-sty business structure to occupy the property Nos. 149 to 151 West 36th st, in the north side of the street, between Broadway and 7th av, covering a plot of 40x100



NEW THIRTY-SIXTH STREET LOFT BUILDING.
Robert S. Finney, Owner and Builder.

Mulliken & Moeller, Architects.

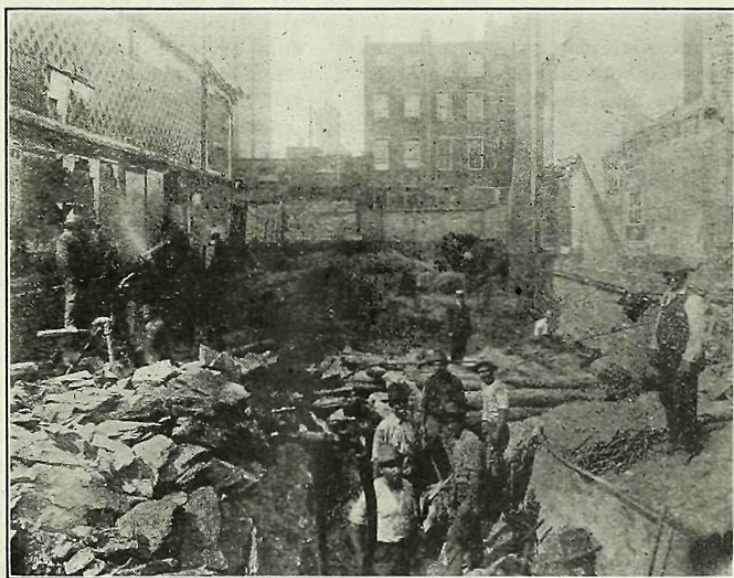
ft, and but three blocks from the new Pennsylvania terminal, and two from the intersection of 34th st, Broadway and 6th av, which in a word describes its accessibility and position

relative to all transit facilities. There will be exceptional light and ventilation, as the three buildings on either side are only three stories in height. Two electric elevators and two enclosed stairways will be installed, and the floors will be specially constructed to sustain heavy weights. The plumbing is to be of the most modern type, to meet the requirements of a building of this kind. It will be heated by steam and wired for both electric light and power.

The architects, Messrs. Mulliken & Moeller, 103 Park av, in designing the structure, desired a simple type of building, affording principally abundant light, and entirely free from ostentatious decorations. The facade from the street to the second-story level will be of close grained limestone, on a granite base, with iron frame and plate glass show fronts. Continued pilasters of light pressed brick will form the front from the second to the twelfth story, broken at the tenth floor by ornamental terra cotta panels and cornices. The ceilings will be especially high, and the wall facings in the halls will be of marble.

The mechanical equipment will be complete in every detail, as required in this character of building. There will be telegraph and telephone connections, and vacuum cleaners are included among the features.

The excavation through the solid rock was started June 29 and completed in less than six weeks ready for the foundations. The cut has a depth of 10 ft., the full size of the plot, 40x100 ft., and is considered one of the most rapid examples of rock excavation yet undertaken. James J. Duffy, 533 West 24th st, had this contract. David Miller, No. 315 East 103d



STATUS OF OPERATIONS ON JUNE 29.

st, has the contract for all the limestone work. The Fullam Construction Co., 103 Park av, has the mason contract, and the Hinkle Iron Co., 534 West 56th st, have just started the structural iron work. The cost of the building is estimated at about \$200,000, and is to be entirely completed ready for occupancy by April 1, 1909. Robert S. Finney, Terminal Building, Park av and 41st st, is the owner and general contractor, and those desiring particulars should address him.

Mr. Finney stated on Monday that a large portion of the building has already been leased from the plans, and that in all probability he would follow this project in the near future with another structure of similar character. Of late several new buildings of this type have been announced for erection in the Thirties, between Herald sq and 5th av. Work is now in progress on the excavation for the 12-sty loft building to be erected by Mrs. Mary L. Barbey, at Nos. 15-17 West 38th st, from plans by Delano & Aldrich, 4 East 39th st, to cost \$150,000. At Nos. 8 and 10 West 36th st W. M. Walker, of Bayville, Long Island, will build a 9-sty store and loft building, to cost \$100,000. At Madison av, northeast corner of 34th st, a 16-sty loft building is to be started at once for Mrs. S. E. Cameron, from plans by Clinton & Russell. The estimated cost is \$300,000. Operations will also be begun immediately for the 11-sty store and loft building which W. R. H. Martin is to erect at Broadway, 6th av and 31st, from plans by Townsend, Steidle & Haskell, and a 6-sty loft building for the Eleven West 34th St. Co., at No. 11 West 34th st, from plans by David Ach, 1 Madison av.

ELECTRIC ELEVATORS FOR HIGH BUILDINGS

By JOHN D. IHLDER, M. A. I. E. E.*

THE evolution of the modern office building from the moderate heights of a few years ago, to structures of over 40 stories, and with no limit of height in sight, has brought out a new type of elevator which is especially suited for high rises and great speeds. This is the Gearless 1:1 Traction Electric Elevator. The high-class office building elevator service was controlled, until recently, by the hydraulic elevator, principally of the vertical type, which gave excellent service for the moderately high buildings of a few years ago.

Since 1890, when the direct connected electric elevator of the worm gear drum type entered the field against the hydraulic, which was in almost absolute control at that time, it has gradually superseded the hydraulic, beginning with light duty, slow speed service, until it absorbed about everything except special duties and high class office building service.

Several attempts were made with special electric machines to conquer the office building service; but after some apparent success these machines did not realize expectation.

From the earliest development of the electric machine there was the desire to do away with the gear, which the high speed motor required, but the gear had one advantage: the power consumed in it is to a certain extent a blessing in disguise, since it makes the machine safe against a runaway. With the abandonment of the gear it becomes essential to have a control device and safeties that will assure a safe operation, and it is probably due to the lack of a reliable controller, more than to any other cause, that designers did not push a gearless machine earlier. As soon as a really reliable system of control was assured the highly efficient gearless machine came in to stay.

After an attempt at a compromise, which substituted a multiplying rope device for the gear, in order to keep the motor speed as high as possible, for the purpose of reducing the size of the motor, it was found that the simplest possible construction was the best, and this has now become the standard. It consists in a motor with a traction sheave mounted on the armature shaft, around which the driving ropes are carried. The car is suspended on one end of the driving ropes, and the counterbalance on the other end. This gives a half turn of contact between ropes and sheave, which is sufficient for some duties, and answers for most if special grooves are turned in the sheave to bind the rope. Such special grooves are, however, liable to cause extra wear on the ropes, to avoid which it is generally best to carry the driving ropes over an idler and a second time over the driving sheave, giving thereby two half turns on the driver, which provides sufficient traction, with round grooves, carrying the ropes without binding, for all practical loads as they occur in office building service. Tests show that this roping will carry, without slipping, 50 per cent. more load on the taut side than on the slack; thus a car weighing net 3,000 lbs. can be loaded with 3,000 lbs. of live load if it is provided with a counterbalance of 4,000 lbs.

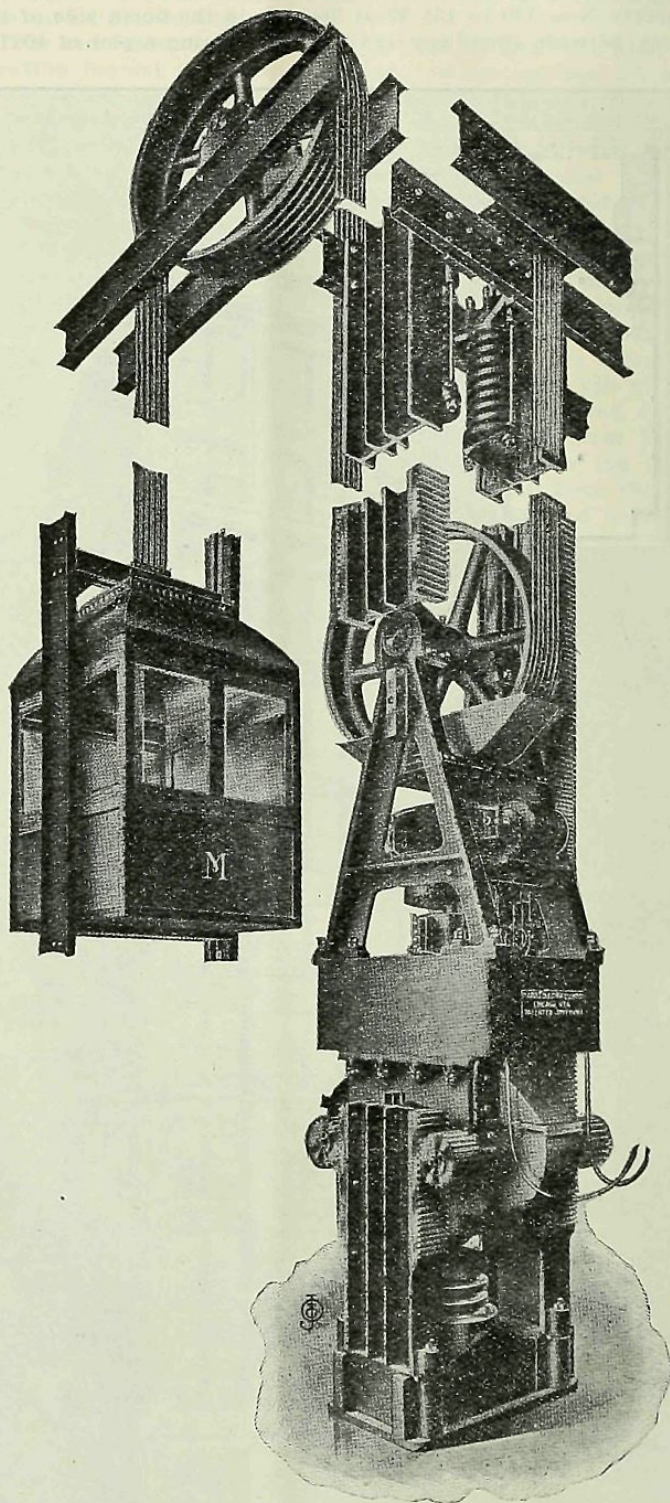
This 1:1 Electric Traction machine thus consists of a motor carrying a driving sheave and an idler sheave, with ropes attached to car and counterweight, and if the machine is mounted over the hatchway no other sheaves whatever are needed, since by shifting the idler to one side or the other the driver and idler can generally be arranged in such a position that the ropes will lead directly to car and counterbalance, so that the idler answers the double purpose of giving an extra half turn on the driver, and also of giving the proper lead to the counterbalance ropes.

A number of special roping devices have been proposed and some have been patented, which are more or less useful to cover particular requirements. Where it is desired, for instance, that the size of the motor shall be reduced at the sacrifice of higher speed, the driving rope may be run at a higher speed by using reduction sheaves for the car and the counterbalance, the same as is done on the usual tackle. If applied to an elevator, such reduction sheaves must be arranged to occupy as small a space as possible in the hatchway, and to use only one set of counterweight guides. This is accomplished by using an extra overhead sheave, bringing one reduction sheave from overhead to the top of the counterbalance, and the other reduction sheave to the bottom of the counterbalance. It is at once apparent that any higher reduction than 2:1 can readily be made, but it will generally be found that the saving in cost at the motor end, due to its smaller size and higher speed, is more than offset by the cost of the reduction sheaves in the hatchway. Also the high speed of the ropes, and the attention which it is necessary to give the hatchway sheaves, make this type not nearly as attractive and advantageous as the direct drive machine.

Should the loads be of such unusually large variation that the standard two half turns are insufficient to give the necessary traction, more turns may be taken, or a special roping device can be used which increases the traction as the load is

increased. The car rope is carried over a sheave mounted on a movable platform, hinged on one end, the tension rope being attached to the other end of the platform. As the weight in the car increases, the moving platform increases the strain on the tension rope. Consequently the heavier the load the greater will be the traction of the driving sheave.

For the general requirements of high duty machines, none of these special devices with their resultant complications are, however, needed, and it is well that this is the case, since the great advantage of the machine is its simplicity. It is reduced to the least possible parts, and the principal part of the



A NEW THING IN ELEVATORS

The machine forms the counterweight of the car and is all the counterweight there is.

machine (the motor) being of ample size, and running at a speed of about 60 revolutions per minute is subject to a minimum of wear, so that in addition to its other good features it may safely be assumed that it will have a long life and small repair bills.

The ropes used are preferably $\frac{5}{8}$ -in. in diameter, which allows the use of driving sheaves of from 30 to 40 ins. diameter. A driver of 36 ins. on a motor making 63 revolutions per minute gives a car speed of about 600 ft. per minute. A motor of this kind, for a full load running duty of about 35 H. P. can readily be made to give as high an efficiency as 87 per cent., and over 80 per cent. for a range of 6 to 40 H. P. This comparatively high efficiency for the size of motor is due to the absence of iron losses, which are vanishing on account of the slow speed. Copper losses and the mechanical friction of the

*From a paper read before the Western Society of Engineers at Chicago.

bearings are higher than in the small high speed motor, but it will be readily seen that the copper losses can be reduced, if desired, by making the motor somewhat larger, allowing more space for copper. The characteristic here shown compares favorably with the usual high speed elevator motor, and it will probably be found that for commercial requirements it will answer the purpose, the increase of first cost offsetting the gain in efficiency of operation for a larger and more efficient motor.

Whether the 1:1 Traction Electric Elevator will permanently take the place of the established hydraulic for high class office building service, depends on the ability to show that it is as safe as the hydraulic, and more economical and efficient in operation. A study of the machines installed will enable us to form a fair judgment on these points. * * *

I wish to present to you this evening (see illustration) an electric elevator which was designed particularly for high buildings, high speed and great safety. This elevator has been pronounced by able casualty insurance men to be the safest electric elevator in existence. The machine forms the counterweight of the car and is all the counterweight there is; it is a self-supporting and self-propelled counterweight. It is worm-gear and climbs up and down two vertical columns by means of four pinions which engage four racks mounted on the two vertical columns. These pinions are mounted on two horizontal shafts, on each of which shafts is a worm gear, which is actuated by a worm mounted on the vertical armature shaft of the motor. As the motor ascends, the car descends, and vice versa. The machine is geared two to one, so for every foot the machine travels, the car travels two feet, consequently the machine hatchway extends but half the height of the building.

In addition to a very simple and reliable system of automatic stops at both ends of the travel of the machine, it is provided with absolute mechanical oil buffers at both ends of the travel, which are sufficient to take care of the machine if the controller and all the automatic stops should fail, making it an utter impossibility to either pull the car into the overhead work or drop it into the basement, or to put a strain on the cables greater than the load in the car. All through the design of this machine the factor of safety used is extra great.

The operation of these elevators is ideal, it being possible to reverse the cars at full speed without a perceptible pause and without a particle of shock or jar. These cars will start and stop quicker and with less disagreeable sensation than any hydraulic elevator.

One of the elevators has been in constant operation in the Chicago Board of Trade Building for the past five and one-half years, and to date the car has made over 27,000 car miles; the original hoisting cables are still in service and in good condition. The reliability of this machine is shown by its missing only one day's run in over four years. After three years uninterrupted service by this first machine the directors of the Chicago Board of Trade installed four more of these machines, which have now been in operation over two years, and in that time one machine has missed but one day. These four machines in a single year showed a saving over the electrical machines they replaced of \$2,000 in repairs, \$1,440 in current, and \$1,000 in labor, and increased the elevator service 46 per cent. The repair bill of these machines, for repairs of every description, including machines, controllers, cables, lights, signals, cars, gates, etc., has averaged less than \$85 per elevator per year. The elevator service in the Chicago Board of Trade Building is pronounced by one of the ablest and best known elevator and electrical men in this country to be "the severest in the United States," yet under these conditions and operating at the high speed they do, the average current consumption for these elevators to date is 3.54 k.w. per car mile.

COST OF REPAIRS TO ASPHALT PAVEMENT.

Records kept by City Engineer Paul Schultze, of Utica, N. Y., from 1879 to 1908, show that the average cost for repairs of asphalt pavements, in that city, during the seventeen years has been 1.8 cents per sq. yd. per annum. During 1907, quite extensive repairs were made to the Utica pavements, and in that year the cost was only $3\frac{1}{2}$ cents per sq. yd., the pavements averaging 14 years in age, some of them 21 years old, and none less than 10 years old. During each year there has been deducted from the total yardage out of guarantee, the yardage that was resurfaced in each respective year, and the average cost per square yard per annum has been calculated on the net yardage with the resurfaced work left out.

FIFTEEN BRIDGES WITH STEEL ARCHES of 500 ft. or over have been planned up to the present time, viz.: Hell Gate, New York City, railway, 1,000 ft.; Niagara, highway, 840 ft.; Vious, France, railway, 721 ft.; Bohn, Germany, highway, 614 ft.; Dusseldorf, Germany, highway, 595 ft.; Ludwig I, Bavaria, highway, 564 ft.; Mungsten, Germany, railway, 558 ft.; Niagara, lower arch, railway and highway, 550 ft.; Garabit, France, railway, 541 ft.; Bellows Falls, Vt., highway, 540 ft.; Pia Maria, Portugal, railway, 525 ft.; Eads bridge, St. Louis, railroad and highway, 520 ft.; Gruenthal, Germany, railroad and highway, 514 ft.; Washington bridge, New York, highway, 500 ft.; Zambesi, South Africa, railway, 500 ft.

THE SLAG QUESTION.

THE question of mixing slag with Portland cement, either for legitimate purposes or simply for adulteration, is one which is of great importance at the present time. It is, unfortunately, not easy to distinguish between cements which contain a small proportion of slag and those which do not; but for all that, slag can scarcely be considered to be other than an adulterant, as it has of itself no cementing power, and the suggestion that, in the presence of free lime, it forms a cement that can only be properly applied to badly manufactured cements containing too much lime. True cement, when properly made, is so entirely different from free lime in its action on slag that the addition of slag can be of no benefit except to produce a fictitious cheapness by enabling the mixed cement to be sold at a lower rate.

With the view of detecting the addition of slag to ordinary Portland cement, the German Manufacturers' Union appointed a commission to enquire into the whole subject, with the result that Dr. Framm and his colleagues, after an enormous number of tests, have reached some particularly interesting results, as we learn from the London Builder and Engineer.

These experimenters found that when normal cement and cement mixed with slag are tested side by side, the physical tests yield very different results when the test-pieces are allowed to harden under different conditions. Thus it was found that such "slag-cements," when hardened in either air or water, are weaker both in tensile strength and in resistance to compression than similar pieces made of pure cement. The difference in the case of the pieces hardened in water is not so marked as those hardened in air, as in the latter case a difference of 20 per cent. or more between the two kinds of cement is invariably noticed in both tensile and compression tests.

Tests on the neat cement cannot be used alone, however, and the distinction between pure cement and that mixed with slag is much more marked when briquettes made with sand are tested after drying in air and water respectively. In the tests referred to three mixtures were employed, the cement and sand being in the proportions of 1:3, 1:5, and 1:7. In these cases the samples hardened under water showed but little difference between the pure and the slag cement, but the pieces dried in air were remarkably different and permitted the slag cement to be readily detected.

The tensile tests in this instance showed results in the following proportions for the air-hardened pieces (the value for the water-hardened pieces being taken at 100):

In the 1:3 mixture the tensile tests are as 106:75.

In the 1:5 mixture the tensile tests are as 107:56.

In the 1:7 mixture the tensile tests are as 83:35.

Similar differences are noticeable in the compression tests, and both alike show that the leaner the mixture the greater is the difference in the results obtained for pure cement and for cement containing slag. This is equally true when the test pieces are hardened in the open air with full exposure to the weather, but the difference in the results is not so marked as when the hardening takes place in the air of an ordinary room.

Experiments in which the sand was purposely made to have grains of different sizes so as to give a more porous product proved disappointing, as they did not show such marked differences between the two kinds of cement, though the air-hardened samples showed sufficiently different results to enable the slag cements to be clearly distinguished. As before, the greatest differences occur in the mixtures containing most sand.

The effect of adding 30 per cent. of furnace slag to a pure cement and to a cement already containing slag, and making the usual tensile and compression tests, did not lead to such distinctive results as was hoped for; but even here the same general effect was noticed, and the air-hardened samples were much weaker in the case of the adulterated sample than where the slag was added to a pure cement.

In short, although the normal tensile and compression tests must not alone be relied upon to indicate the presence of slag as an adulterant or diluent in Portland cement, yet these tests, especially on the air-hardened samples which have been left undisturbed after making into test pieces for a long time, are of great value as supplementary tests. They show, what has been previously suspected for a long time, that slag cement is not a true Portland cement at all, but may, in a certain sense, be regarded as a Portland cement which is very poor in lime, though this latter phrase is very misleading in most cases, and is best abandoned.

An additional test for distinguishing between the two kinds of cement is due to Dyckerhoff, and consists in measuring the amount of expansion undergone by the test pieces when hardened in water. The difference between the two kinds of cement is shown to be very marked, as can easily be seen in a diagram that was made, which shows the mean results for six Portland cements and for three "iron Portland cements," or cements containing slag, examined by Dyckerhoff himself. The lateness of the expansion in the case of the slag cement is very noticeable.

Chemical tests for slag are not satisfactory; even the determination of the sulphur content of a suspected cement is not reliable in all cases, and the great similarity in chemical

composition of slag and cement prevents small proportions of the former in the latter being detected by chemical means.

The use of a microscope, though troublesome in many ways, is of inestimable value in detecting the presence of slag, though it can give little or no idea of the amount of slag present in a cement, and without great skill and experience this material may be missed completely. In skilled hands the microscope (when used in conjunction with tensile and compression tests) is the most suitable means at present known for detecting the presence of slag.

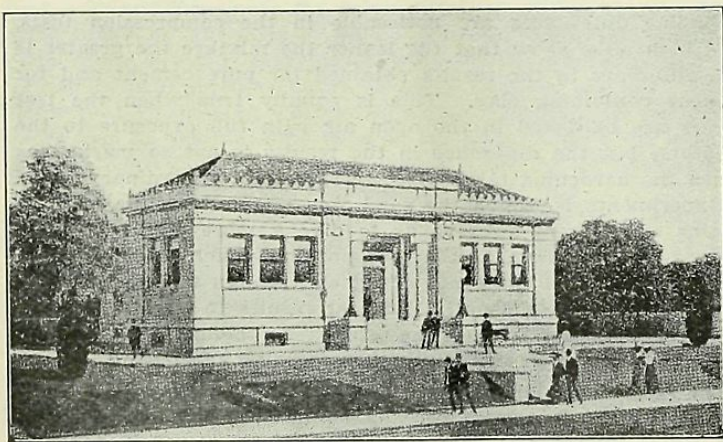
ARE NEW YORKERS NOT RECEPTIVE TO NEW IDEAS?

It has been stated so often that an inventor with a practical device or a promotor with a good proposition must go West to have it introduced into New York, that there appears to be something at the bottom of the assertion. Those who entertain such an opinion give as a reason the conservatism of New Yorkers and the progressive spirit of the Westerner, who is ready to accept anything that looks good.

"It is true that new ideas in the building trades do not generate much enthusiasm in New York, as a rule," said a well-posted contractor in this connection, "but the reason is not the conservatism of its business men. The fact is that this town is so big all leaders in any phase of construction work are so well educated in their particular lines that they can see defects in an invention or a proposition quicker than the inventor or promotor himself. Familiar with every possible effect that the idea would produce, he has the whole field before him, and can see obstacles that are not apparent to others. Moreover, there are so many fakes that it would demand all of his time to investigate them all. When a man is overcome by the conviction that he has a good thing his inclination naturally gravitates toward New York, the centre of the best in construction methods. He cannot understand why he is not received with open arms. If the disgruntled promotor then turns to the West and succeeds it does not follow that New York lost by not taking up his theories, for the chance are that the Western cities are so far behind in some matters that what would be beneficial to them might be a step backwards here."

THE MODERN SMALL LIBRARY.

A library at Bayonne, which cost completely furnished \$50,000, is a type of the library buildings now being erected in the smaller cities. It is faced with white brick and Indiana



limestone, and has fireproof floor construction throughout. Edward L. Tilton, of New York, architect. (Illustration from Inland Architect.)

STATE OF EMPLOYMENT.—Business agents in the building trades reporting to the Consolidated Board, of which Mr. Roswell Tompkins is secretary, perceive no advance as yet in the state of employment for mechanics in Greater New York since the first of July, as a general condition; but in particular cases there is some improvement. The cement workers are now eighty-five per cent. employed, but sixty per cent. of the bricklayers are idle. In the woodworking departments, Secretary Featherstone, of the Manhattan District Council (which governs the whole metropolitan territory) for the Brotherhood of Carpenters and Joiners, estimates that the percentage of unemployment in the woodworking trades has not improved during the month. About forty per cent. of the men are idle. Referring again to the building trades as a whole, the outlook for the fall and winter, according to reports from business agents, is better for the mechanics in some trades than in others. Some agents say that the new work will not get around to their trades in normal quantity before next spring.

—New Jersey is agitated over the question of material for State roads. Macadam has proven a failure, the automobile traffic destroying it quickly.

THE MAN ON THE STREET.

The "Adriatic" has departed for parts unknown from the most expensive moorings in the world for the size of the boat, i. e., the glass show case, triangular in shape (an extension of the "Flatiron"), where she has lain for some time, visible to those interested in real construction, for to us she is similar to a tall building lying down.

The function of this model is like those made in wax or clay for important structures, to show the general effect. Yet are these most important for they are the translation of drawings on the plane into terms of the third dimension, without the use of imagination as is the case in drawings. This model, as with all, fills one with fascinating interest.

Go into the model room of the New York Yacht Club and you will forget everything else if you are a true technicist. Here are the relics of certain phases of constructive thought with every line studied and every curve analyzed. The only place of such things in the architectural line is the Metropolitan Museum of Art, where the Willard collection occupies a central position. You all know and have doubtless studied and reflected on these splendid representations of the monuments of the past, and incidentally please pass, in your mental self, a vote of thanks to the architects of our tallest skyscraper for this exhibit, for they are the ones whose devotion to the desire to bring to the American public replicas in miniature of these monuments of the Old World has made possible this splendid collection in our own city.

Did all our professional men make like effort what a centre of influence this spot might be for the spreading of archaeological learning, but—as it is, the whole thing has been carried on by a few people, of whom not the least are of the fair sex. But of this more anon.

* * *

Have you ever had a warm friend, seen him every day, confided with him and received his confidences, as you worked together over the draughting board or laid brick, side by side, or swung round a girder, ever watchful lest it should get away and one of you go with it to disaster?

Then, perhaps, something happened. You may have begun practice and competed against him, and found streaks of yellow, shown in some dirty combination of tricks, violating any or all the ethics of the game.

You may have been after the same girl and learned of his perfidy, as subtle calumny came back to you, and you settled the matter in the sub-cellar, so far as she was concerned, but with abiding damage to your past friendly relations.

You may have loaned him money—a good way to loose friends—and had him default in promised payment, and then sneak around the corner when he saw you coming down the street. So it ended in bitterness and gall, and time passed on.

Some day you meet a seedy individual in the park—it is he; you learn of a sickness unto death, a premature decline. It is your erstwhile friend; you read in the newspaper columns of the passing of him who to you was as David to Jonathan, or Damon to Pythias. Then came the change in your feelings. You think of the many jokes over the plan-drawing, of the hustle to keep up with the old-timer on the lines end and how if either of you was a little slow, the other one threw in a few bricks and mortar on his fellow's side, and so on.

And then you think of Steerforth's extraction of the promise from David Copperfield, "If anything comes between us, think of me at my best," or words to that effect, and golden ones are they indeed! And forgiveness fills the void in your heart as with the balm of Gilead.

* * *

Many an able man in our trades has gone down and out. All sorts of reasons are ascribed, but when it is all debited and credited, it may all be summed up in a few words: "He didn't understand the game."

He may have been a man of artistic temperament, imaginative, optimistic, little versed in finance and who has ambled along the way perhaps in sunshine and the spring, and has even gotten through the summer. Then with the gathering of the young fruits has come the early frosts, the falling leaves, the first snowfall, the bitter storm, the stark and frozen form. Rest in peace, oh gentle one; the rough, hard school of the building trade was not for you to learn lessons in with your temperament.

Yet, had this one had the quality of the executive, as we all may have by early cultivation, he would have known that the carrying out of a building is less difficult than its creation, though it requires greater systematization of methods. The creative idea may float unchained, for a time unlimited, until it finally takes place within the range of solid earth, but the executive element is of the here and the now, and where time is money it is a matter of maximum results with minimum expenditure of the flying moment. It is all like a machine: careful adjustment, exact measurement, everything moving in unison; no slack work, no loose bearings, no rattling of mental parts. Sometimes a question of micrometer measurements, and then again a question of a more generous scale. This is what completes the cycle and makes all meet like a fine bit of surveying.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

Clay Products in 1907.

The production of common brick in the United States (not for this market alone) fell off half a billion, with the selling price dropping 11 cents per thousand below the average price of \$6.11 in 1906, according to the statistics of the U. S. Geological Survey. The front brick production fell off to thirty-one millions less than in 1906, and sustained a loss in price of 28 cents per thousand.

The paving brick production shows an increase of over one hundred million, and an advance in average price per thousand from \$10.45 to \$11.02. Fancy and ornamental brick (including enameled brick), drain tile, architectural terra cotta, hollow building block or tile, fire brick, etc., have valuations higher than in 1906.

The total loss in valuation of the clay products sold in 1907 is less than 1 per cent., so there is very little need for worry so far as the total valuation is concerned. The panic has not affected the clay industries as much as would ordinarily be expected, and the fact that they have weathered the storm as well as they have augurs well for a busy and prosperous season after the Presidential election.

Ohio is still the leading clay State, with Pennsylvania and New Jersey holding second and third places, respectively, with about the same percentage of total as at the end of 1906. The one surprising fact is that New York State did 15 per cent. less business last year than in 1906, and dropped from fourth to fifth place in rank in the clay States. California made the largest advance, due perhaps to the rebuilding of San Francisco.

Illinois replaced New York, gaining 5 per cent. in her valuation, due mostly to the paving brick and tile industries, while New York's loss is due to the falling off in production and price and demand for building brick.

Ohio is still the leading State in production of paving brick, sewer pipe, hollow building block or tile, tile (not drain), and pottery. Ohio ranks second in the production of front brick, fireproofing and fire brick, and third in drain tile.

Illinois leads in the production of common brick, having a total for 1907 of 1,494,807,000; average, \$4.35 per thousand. New York is second with 1,319,416,000, getting \$5.35. Pennsylvania is third, with 980,102,000, getting \$6.48.

Pennsylvania leads in the production of front brick, with 134,869,000; Ohio is second with 88,992,000 and New Jersey third, with 36,890,000. The average prices they receive are \$11.32, \$11.61 and \$13.42, respectively. Michigan receives the lowest price, \$8.12, while Oregon gets the highest, with \$29.13.

California leads in fancy or ornamental brick, including enameled brick, with Colorado second.

Iowa is the leading drain tile State, with \$2,011,793 valuation; Indiana second, with \$1,437,735, and Ohio third, with \$1,433,341. Illinois is fourth.

Ohio leads in sewer pipe, with \$3,792,352; Missouri second, with \$1,332,080, and California third, with \$1,086,916.

In the production of architectural terra cotta, New Jersey is first, New York second, and California third. The valuations are \$1,722,067 for New Jersey, \$1,089,278 for New York and \$528,623 for California.

In fireproofing New York leads, with Ohio, Illinois and Indiana in the order named. Ohio comes to the front again in hollow building tile or block, with Iowa second and New Jersey third.

New Pink Granite Quarries Being Opened.

Mr. J. T. Bogardus, manager of the Picton Island Red Granite Co., 320 5th av, is at the properties of the company, on Picton Island, in connection with the preparations being made to open up another quarry of pink granite, the demand for this color increasing steadily. The new quarry is close to water of 20-ft. depth, which does away with the difficulties experienced hitherto by the company in transporting the granite from where it is quarried. The air compressors are being installed now and operations will begin very soon. The greatest demand for pink granite has been for monuments, but it is also used extensively for facades.

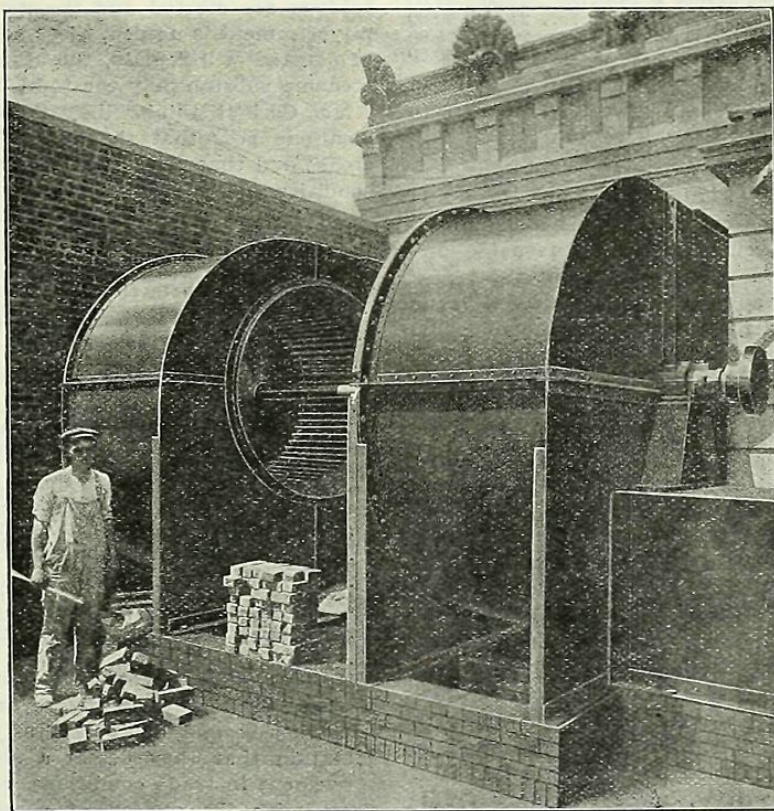
A 16-ton monument is to be placed in the Hiram Barnum family lot in Spring Forest Cemetery, at Binghamton, N. Y., and will be of Picton red granite. The

the granites exhibited at the Centennial Exposition at Philadelphia. The quarry, however, has not now been in operation for a number of years.

About three years ago another quarry was opened in an outcrop of the same vein on Picton Island. Here the ledge is of much finer texture, one opening supplying a stone in every way similar to the famous Scotch granite; another part of the ledge, about half a mile distant, supplies a stone of a deep pink color uniform throughout. These quarries have been opened and operated by the Picton Island Red Granite Co.

Saving Effected by Changing Fans.

Mr. F. A. Muschenheim, the engineer in charge of the mechanical department of the Astor Hotel plant, and whose experiments have effected noteworthy savings of various kinds at that establishment,



TWO HUGE FANS INSTALLED ON THE ROOF OF ASTOR HOTEL.

Darby Smith memorial public fountain at Philadelphia, designed by Edgar V. Seeler, of the Quaker City, is to be also of Picton red granite.

Red granite has been used since the time of the early Egyptians for monumental and decorative purposes. Their columns, obelisks and sarcophagi were from the red granite quarries of Syene. The decorations of the Great Pyramids were also from the same quarries. One of these red granite obelisks, Cleopatra's Needle, after nearly four thousand years, has been transferred to Central Park in New York City, where the clear cut inscriptions give evidence of the great durability of the stone.

In more recent times the quarries of Peterhead, in Scotland, have furnished the beautiful red granite which has been used extensively in England and on the European Continent for monumental purposes and for architectural decorations.

Within the past half century several red granite quarries have been opened in the United States. About thirty years ago a quarry of red hornblende granite was opened on Grindstone Island, one of the Thousand Islands, in the St. Lawrence River. This Thousand Island granite was mentioned among the most beautiful of

has had installed a huge blower that is making another cut in the expense of ventilating and purifying the air. The new blower takes the place of seven that were used, moving 118,000 cubic feet in the same time that 100,000 were moved before, and requiring only 35 H. P., as against 72 needed before.

The apparatus, which is on the roof, consists of two 66-inch single inlet Sirocco fans running on the same shaft, an unusual feature. The shaft is 14 feet between bearings.

The fans draw from a common intake chamber 5 feet 8½ inches wide. They are direct connected to a 35 H. P. motor. The capacity of the fans is 50,000 cubic feet of air per minute each, against a three-quarter inch water gauge. The flue through which the fans exhaust is of brick. The photograph showing the principal features of the installation was made prior to the bricking-up of the central intake.

The light weight and small size of the Sirocco fan for the heavy duty required made it possible to mount the fans on the same shaft, thus saving not only in cost of installation but in power. It is manufactured by the Sirocco Engineering Co., 140 Cedar st.

PRICES CURRENT.

BRICK.—The new work starting up has made no impression yet on the brick trade. Sales continue still at the rate which has ruled since the opening of the season, and values are not quotably changed.

The effect of the slow building pace in New York is observable on the river traffic. The towing companies are keeping out of commission fifteen steamers ordinarily employed at this season. Last Sunday night the Cornell Towing Company had no boats to make up a tow with at Albany. At most of the brick yards along the river loaded barges are lying at the docks. It is better for the barges that they be kept loaded. At the same time, it keeps a large supply of material ready for quick transit to this market.

	Cargo Lot, Per M.
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:		
Bufs, No. 1 (delivered at bldgs.)	21.00	26.00
Greys, various shades & speckled..	25.00	31.00
White, No. 1.....	27.00	30.00
White, No. 2.....	20.00	25.00
Old Gold	28.00	30.00

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

CEMENT.—Dullness in some degree is a business expectation in midsummer, and improvement is the reasonable anticipation for the autumn, but the larger activity now coming to the cement trade is a little more than before the midsummer dullness set in. While shipments are increasing, sales still aggregate less than normal, though some large orders are being placed, and quotations are unchanged.

The event of the week was the awarding of the contract for furnishing 4,500,000 bbls. for the Panama Canal construction to the Atlas Portland Cement Company, 30 Broad st, as the lowest bidder, at \$1.19 per bbl., at tidewater, or \$5,355,000 in round figures, and the term of delivery three years. This is the largest Portland cement order in the history of the trade. It is equivalent to 5,000 bbls. a day for 900 working days, but this will not be a very large task for a concern with the enormous facilities of the Atlas company. With the other orders that will come during the next three busy years, the Atlas will have nothing to do but work. The material will be delivered at Jersey City.

The Government order to the Atlas works has toned up the market for cement noticeably. Most of the orders that have been coming into the market have been small, it need hardly be said, but occasionally there comes a booster, and these seem to be coming more frequently. The contract for supplying the 70,000 bbls. required for the construction of the new drydock in the Brooklyn navy yard has gone to the Edison Portland Cement Company, 1133 Broadway. It will be delivered in bags at the navy yard by lighter, and the order may be increased to 100,000 bbls. before the work is finished.

The Edison Company is also shipping on its bridge subway loop contract, amounting to 125,000 bbls., and also on a 60,000-bbl. contract for the Bronx storm relief sewer. Shipments on an aggregate order for 100,000 bbls. are being made to South Carolina for the Southern Power Company. The Edison is one of the few companies whose works are now running at about full capacity.

"It's an ill wind that blows nobody good," is a proverb that might be applied to the cement industry, and the ef-

fect on it of the recent industrial depression. The low price of this commodity has stimulated the use of it as an experiment where it was not thought of before, according to Mr. W. P. Corbett, of the Alsen Cement Co.

"Used now as an experiment it is found that its possibilities are much greater than expected. There are a thousand and one ways in which cement can be used in small quantities, and the prevailing low prices have stimulated the cement business along these lines. Of course it has not affected materially the demand, but the point is that these experiments have been so successful that cement will be used for the same purposes after the normal prices are resumed."

Mr. Corbett explained how the depression has been followed by sales agents of smaller companies seeking every available place where as small an amount as a barrel can be sold. New avenues have been opened up through the hardware merchant, the coal dealer and the groceryman in the rural districts, all of whom can order a car load of cement and keep it for small sales without any danger of it spoiling. When large undertakings are started and the normal supply of cement is needed, these new sources of demand will remain, the aggregate increasing substantially the total demand.

Mr. Corbett thinks that there are indications now that the demand will increase and that prices will tend to normal conditions.

CEMENT.

Rosendale, or Natural, in wood,
per bbl@ \$0.95
Portland, Domestic, in cloth* 1.48
(*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

Manufacturers' Quotations:

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

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

HARDWARE.—Those who cover wide fields in the lines of hardware used in the construction and equipment of buildings maintain that they detect a steady improvement in trade conditions, varying in force with the section of country. The vacation season has had its effect, but with the approach of September this is wearing off. The advance is most noticeable in brass and copper lines. Steam and water brass goods are five to ten per cent higher than a few weeks ago. The market for locks and knobs is also improving, though more particularly felt as yet in retail lines. Considerable buying is going on in bolts and nuts and some manufacturers have withdrawn their extreme quotations. Some wire nail manufacturers are running their mills nearer to full capacity.

The Iron Age says: "Many large buyers are still pursuing a hand-to-mouth policy, and all are conducting their purchases on conservative lines, but there is here and there a hardening tendency in prices, which, if continued, is likely to encourage the placing of stock orders. In some instances extreme concessions have been withdrawn, and manufacturers in making their quotations are emphasizing the phrase 'subject to change without notice.' Further ground for the hope of material improvement in the volume of trade is found in the good crop prospects and the maintained improvement in the financial situation. Activity in some seasonable lines has now begun. Salesmen returning to their territories report that stocks are low and conditions promising for the fall trade."

IRON, STEEL, ETC.—The iron market is this week sounding a clear ringing note in the ascending scale of business, as cheering as it is unmistakable. All the iron trade reviews mention it, though some with more conservatism than others. Some of our newspapers have been too pessimistic of late. Too much pessimism has just plunged a large and wealthy Wall st firm into bankruptcy. It is the failing of most metropolitan institutions that they cannot take a calm and moderate view of things. Everything in their eyes is extremely good or extremely bad. They cannot understand and are not content with a gradual but sure rise and progress as are the business men of other parts of the land. By them a gradual improvement is interpreted as a boom, and if it isn't a boom then, to their mind, it must be a slump, because their mental apparatus seems only adjusted to grip big things and big movements. In other words, they are instinctively plungers.

What is the unadorned fact about the status of business? From a canvass that has been made of the Eastern pig iron situation it is estimated that since the first of the year orders have increased about thirty-five per cent, that stocks have decreased 20 per cent, and that most of the active furnaces have their capacity sold for the next four months. The producers in this section occupy a much stronger position than has been supposed, and the Southern situation is stronger still, so that very little iron from the South is coming into the East under present conditions. Of course, there is considerable reserve capacity idle, but there continues to be a steady upward pull.

For structural steel there are more inquiries coming in than at any previous week. Prices have not risen and their irregularity has been one of the reasons for the backwardness of operations. Small work that is less publicly noticeable than the large orders has been keeping the small shops in good spirits, but larger work is greatly needed. The railroads have begun to place numerous small orders for bridge material, and it is believed that house-builders will soon be following their example. The Pennsylvania Steel Company is furnishing the four thousand tons of plain material for the Hotel Astor addition, on which the J. B. & J. M. Cornell Company is doing the fabricating. An order for 1,500 tons for the rebuilding of San Francisco pier sheds has been placed with the McClin-tic-Marshall Co.

The contractors for the Educational Building at Albany, 10,000 tons of steel, are said to have placed the fabrication with the Hay Foundry & Machine Company, but the destination of the plain material is not yet known. The Lackawanna Steel Company will furnish the steel, except the plates, for the new building on the Everett House site.

Plans for thirty million dollars' worth of buildings of twelve stories and over have been filed so far this year. Of this amount, however, ten millions are represented by the new Equitable plans, upon which the trade is not putting much reliance for immediate results. They have noted that the Equitable has been uncertain in the past about its building projects, and are inclined to think that the Equitable, having got in ahead of the Building Code changes, and obtained a splendid advertisement, is satisfied to let things rest for awhile.

It is understood that the receivers for Milliken Bros. (Inc.) are not ready to wind up their affairs and will ask on September 1st for a further extension of time, which will be granted. The receivers were appointed in June, 1907.

There is still very active competition among the fabricators for business, the

lowest bids being \$2 to \$6 per ton under the price called for by the plain material base.

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.....	\$16.75@	\$17.25
No. 2 Foundry x Jersey City.....	16.25	16.75
No. 2 Plain	15.75	16.25
Southern:		
No. 1 Foundry, steamship dock....	17.00	17.50
No. 2 Foundry, spot (nominal)....	16.50	17.00
No. 3 Foundry	15.75	16.25

STRUCTURAL.

From store.

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

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1 1/2, base price.....	@	\$1.90
1 1/2 to 2 in.	1-10c	extra
2 to 4 in. x 1 1/2 to 2 in.	1-10c	extra
4 to 6 in. x 1 1/2 to 2 in.	4-10c	extra
1 to 1 1/2, base price (nominal)....	@	\$1.75

FLAT IRON.

1 1/2 to 4 in. x 5/8 to 1 in., base price	1.90
1 1/2 to 4 x 1/4 x 5-16.....	2-10c extra
2 to 4 in. x 1 1/2 to 2 in.	5-10c extra
4 1/2 to 6 in. x 1 1/2 to 2 in.	4-10c extra
Norway Bars	3.60 8.75
Norway Shapes	3.75 4.00
Machinery Steel, Iron finish, base	1.90
Soft Steel Bars, base or ordy sizes	1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.

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	3.00	3.35
No. 22	3.05	3.40
No. 24	3.10	3.45
No. 26	3.10	3.45
No. 27	3.20	3.50
No. 28	3.20	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb..... 11 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.

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

SPELTER.

Ton lots	5 1/2 5 1/4
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TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

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

PIG LEAD.

Ton lots	4 3/8 4
Less	5 5 1/4

PAINTS, OILS AND VARNISHES.—The amount of business in white lead, as reported by first hands, is commensurate with what was being done last year at this time, and 1907 was a big year in paints. Prices are well maintained. Business in dry colors is also normal for this season of the year. Varnish gums hold their firm position in the absence of large supplies. Business in shellac is in limited volume. Ordinary is quoted at 24 to 25, and the bright orange grades from 30 to 40. The market for linseed oil is favored with a continuing active demand.

OILS, City Prices.

Linseed Oil, raw, 5 bbl. lots.....	\$0.43@	\$0.44
Linseed Oil, boiled .....	.45	.46

PAINTS, Dry.

Lead, red, American, in kegs.....	.06 1/4	.07
Litharge, American, in kegs.....	.06 1/4	.07
Ocher, Amer., per ton.....	8.50	16.00
Ocher, Amer., Golden.....	.02 1/2	.03 1/4
Venetian red, American.....	.75	1.25
Venetian, red, Eng., 100 lbs.....	1.15	1.60
Tuscan red .....	.07	.10
Yellow chrome, pure .....	.13 1/4	.15
Vermillion .....	.07	.25
Oxide zinc, American.....	.05 1/2	.05 3/4
Oxide zinc, French.....	.08 1/2	.10 3/4

PAINTS IN OIL.

Lead, white, American, in oil:	
Lots of 500 lbs. or over.....	.06 3/4
Lots less than 500 lbs.....	.07 1/4
Lead, English, in oil.....	.10 1/8 .10 3/8
Blue, Chinese .....	.36 .46
Blue, Prussian .....	.32 .36
Blue, Ultramarine .....	.13 .16
Brown, vandyke .....	.11 .14
Green, chrome .....	.12 .16
Sienna, raw .....	.12 .15
Sienna, burnt .....	.12 .15
Umber, raw .....	.11 .14
Umber, burnt .....	.11 .14

PLUMBERS' SUPPLIES.—Taking the eastern sections of the country for consideration, improvements in business are being reported more frequently from scattered localities. In New England orders are reported to be in fair volume as a general statement. In and around Chicago trade has been brisk for several months. New York is more becalmed than any other large center, though the adjacent territory is contributing almost a normal amount of business.

Referring further to conditions of a general nature, it can be said that jobbers in galvanized sheets observe a falling off from the good demand of previous weeks, but they say this has occurred before and has been followed by new improvement, and a like advance is confidently expected in September. Tin plates are slightly less active. The stove trade is feeling the improvement to be expected at this season. Concessions are still being made from the official price for sheet copper, but are not so numerous as formerly. In the wrought-iron pipe line, stocks are getting low, but merchants have been unready to buy through expecting still lower prices; with the arrival of September, this expectation will hardly hold longer, though the situation in the trade, because of the excessive capacity of the mills, is an exceptional one.

STONE.—Business in the stone trade has improved decidedly since the first of July, more noticeable in granite than in cut stone, and less than in either for marble; but for all there is a good outlook, and all are in better circumstances than they were a few months ago. Officially, the same schedule of prices is maintained, but competition for business is keen, and minor concessions are probable under the circumstances, as compared with official prices.

Recently some very acceptable contracts have been awarded. William Bradley & Son of Long Island City have been commissioned to do the limestone and marble work for the Educational Building at Albany, of which Palmer & Hornbostel are the architects and R. T. Ford & Co. of Rochester general contractors. This edifice will have a main building with ground dimensions of 600x105, and four stories, together with a wing, 150x115. The amount of the general contract exceeds \$3,000,000.

George Brown & Co., of 1123 Broadway, has the contract from the George A. Fuller Co. to furnish the cut stone for the base of the "Everett Building," which is to be the name of the building to be erected on the site of the Everett House on Union sq, the granite for the Farmers' Loan & Trust building, and the limestone to be used in part in the construction of the addition to the Hotel Astor.

Michael Cohen, of 1133 Broadway, confirms the statement concerning the improved conditions in the stone trades, and adds that collections are better, though he does not cite the case of a firm engaged in carrying on an operation of seventy-two brick buildings letting a note for three hundred dollars go to protest as one of the evidences of the easier money. The works that are taking stone consist of all kinds of buildings, in most parts of the city, but mostly loft build-

ings here in Manhattan. Granite is now largely used where bluestone once had the monopoly in building work. Mr. Cohen remarked that his own firm was doing well, and that there had not been one business day during all the dull times when they had not sold some stone.

Carr & Ball, of Harrison, N. J., will furnish the Indiana limestone to be used in the Union Theological Seminary, for which the A. J. Robinson Co. is the general contractor. The walls will be principally of native ashlar, but the limestone will be used for the base of each building, and also for the trim. John Hynes, of Brooklyn, as heretofore stated, is cutting the granite to be used in part in the construction of the Fifth Avenue Building on Madison Square. The Long Meadow marble for the Domestic Science building, in connection with Barnard College, will come from the yards of Jerome A. Jackson, at Astoria.

In addition to these large works there is a considerable amount of small business, though the aggregate still leaves a great deal to be desired by the average dealer and craftsman.

STONE.—Wholesale rates, delivered at New York.

Nova Scotia in rough, per cu. ft.....	\$0.90@	\$
Ohio freestone .....	.85	.90
Minnesota freestone .....	.75	....
Longmeadow freestone .....	.85	....
Brownstone, Portland, Conn.....	.60	.75
Scotch redstone	1.05	....
Lake Superior redstone	1.10	....
Granite, Maine .....	.45	.50
Granite, grey .....	.50	.90
Granite, black .....	.75	3.00
Granite, Milford pink.....	....	1.00
Granite, Picton Island red.....	....	1.20
Granite, Picton Island pink.....	....	1.25
Limestone, buff and blue.....	....	.80
Kentucky limestone .....	....	.90
Caen	1.25	1.75
Portage or Warsaw stone.....	.90	....
Vermont white building marble....	1.00	1.50
South Dover building marble.....	1.25	....
Bennington building marble.....	1.25	....
Georgia building marble.....	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone .....	....	.90
Hudson River bluestone (promiscuous sizes, per cu. ft.).....	.80	....

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

Genuine No. 1 Bangor.....	\$5.25@	\$6.50
No. 1 Chapman	5.25	6.00
No. 1 Red.....	10.00	12.00
Brownville and Monson Maine....	6.50	8.00
Peach Bottom	6.00	7.50
Unfading Green	6.00	7.00

Poor Workmanship Spoils Effect of Good Material.

"It is not peculiar to the brick industry that poor workmanship spoils the effect that good material should produce," remarked Mr. Houghtaling, of Houghtaling & Wittpenn, 46 E. 23d st, "but it is just as true of this industry as of others. It is the speculator's hurry which is often responsible for this. He buys the best face brick and wants the structure put up as quickly as possible. To facilitate this he may let out the contract for the mason work at a lump sum. It is then to the interest of the mason contractor to finish the work in the shortest possible time. The masons themselves cannot or do not give close attention to the laying of the brick. They are instructed to make speed. The result is obvious. The joints are uneven, the bonds irregular and the raking without effect. Intelligence and care are demanded in the laying of brick, especially when they are purchased at \$25 or \$30 a thousand. It not infrequently happens that the firm supplying the brick suffers, as the poor showing made is taken as an indication of the general qualities of the brick.

"Brick manufacturers may not go so far as to make suggestions in the laying of their product, but they are interested in the appearance of their brick after the facade is finished. A prospective builder is influenced by the effect of a facade, and orders frequently come as a result of the good showing made. It pays to take some interest in what is being done with the material supplied."

BUILDING OPERATIONS.

Work Progresses for Hotel Astor Extension.

44TH AND 45TH STS.—Rapid progress is now being made on the excavation for the new hotel restaurant and roof garden which the Astor estate will erect on a plot immediately west of the Hotel Astor, between 44th and 45th sts, in Times Square. A large force of drillers are busy, and it is noticed at points along 45th st that much headway has been made. The plans prepared by Messrs. Clinton & Russell, 32 Nassau st, for this improvement call for an expenditure of nearly \$3,000,000. John Downey, 410 West 34th st, has the general contract. The addition will give the hotel more than 1,000 bed chambers and 700 baths. The ground floor will consist of a great auditorium and concert hall for large gatherings. On special evenings this auditorium will be connected with the orangerie of the present hotel and both converted into a great garden, capable of accommodating thousands. A large entrance of this auditorium will be built in the 45th st side. It is planned to have the work entirely completed by July, 1909. See also issue Jan. 18, 1908.

Work to Start on Whitehall Building.

WEST ST.—The Century Investment and the Battery Place Realty Co. will start work at once on the proposed extension to the Whitehall Building in Battery place. The present structure will be enlarged to a height of 36 stories, covering the premises at 4 to 14 West st, 6 to 18 Washington st, and 17 Battery place. Messrs. Clinton & Russell, 32 Nassau st, have prepared the plans, and the cost is estimated at about \$4,600,000. The building will connect with the Whitehall Building by a court. It will front 206.3 feet on West st and 270.5 feet on Washington st. The style of architecture will be of Renaissance type of brick, with trimmings of granite and terra cotta. There will be a central tower structure, 95x94.3 feet, rising to a height of 446.9 feet. The east wing will be 16 stories and the west wing 31 stories. There will be thirty high-speed elevators. The building contract has not yet been placed.

To Take Bids on New Grand Central Station.

42D ST.—The Grand Central Station Architects, No. 325 Madison av, are now ready to take figures on the superstructure for the northeast wing of the new main station for the New York Central & Hudson River Railroad Co., to be erected in 42d st. The improvement includes an entirely new Grand Central Station. The buildings are to be set back from 42d st a distance of about 40 feet, and back from Vanderbilt av a distance of about 70 feet, so as to afford a generous approach. The combined frontage will be 680 feet on Vanderbilt av, 625 feet on 45th st, 460 feet on Lexington av, 275 feet in 44th st, 260 feet on Depew place, and 300 feet in 42d st. The total cost of building operations on this block, taken together, will approximate \$20,000,000.

Row of Twenty-three New Flats for Brooklyn.

BROOKLYN.—Architect William Debus, 914 Broadway, Brooklyn, has plans under way for the erection of a row of ten 4-sty apartment buildings, to be located on Hampton place, from St. John's place to Sterling place, Brooklyn. Two will be 30x90 feet, and eight 20x42 feet. The materials will be limestone and brick, with steam or hot-air heat. Peter Aronson, 1096 Park place, is the owner, and

figures will not be taken for some weeks yet. Architect R. T. Rassmussen, 850 Broadway, Brooklyn, has also just completed plans for thirteen 4-sty flat buildings for Mr. Max Dryfus, to be erected on the north side of Jefferson av, near Howard av.

Ten-Story Apartment House for Riverside Drive.

RIVERSIDE DRIVE.—Plans are now being prepared by Messrs. Radcliffe & Kelly, No. 3 West 29th st, for a 10-sty high-class elevator apartment house, to cover a plot 68x51x69 feet, at Nos. 526 to 530 Riverside Drive. The construction will be of steel frame, with a granite base, limestone, light-colored brick and terra cotta. There will be apartments for twenty-one families, of two apartments on a floor. The cost will be in the neighborhood of \$225,000. The Ardelle Realty Company, Claremont Hotel, Riverside Drive, is the owner.

Tidewater Building Co. Takes a \$500,000 Contract.

The general contract has just been awarded to the Tidewater Building Company, No. 25 West 26th st, Manhattan, through Henry Bacon, architect, No. 160 5th av, for the entire construction of a ten-sty fireproof office building, with ground dimensions of 100x180 feet, to be situated at Euclid av and Huron road, Cleveland, Ohio. The cost is placed at about \$500,000. A. A. Pope, of Farmington, Conn., is the owner. Work is to be begun immediately.

Block on Audubon Ave. to be Improved.

AUDUBON AV.—Building operations on Audubon av will soon be commenced for the improvement of the entire block front on the west side of Audubon av, between 176th and 177th sts, Washington Heights, with 6-sty high-class apartment houses. The total cost will approximate half a million dollars. Architects Mulliken & Moeller, 103 Park av, are making the plans, and the Washington Heights Development and Construction Co. will erect the buildings.

Another Riverside Drive Improvement.

RIVERSIDE DRIVE.—The Porterfield Construction Company, No. 50 Church st, will soon begin the construction of a 12-sty high-class elevator apartment house, 84x82 feet, to be situated on the east side of Riverside Drive, 225 feet north of 116th st, at a cost of \$150,000. Messrs. Lawlor & Haase, 69 Wall st, are now preparing the plans.

Apartment, Flats and Tenements.

MANHATTAN.—B. W. Berger & Son, Bible House, are preparing plans for extensive interior improvements to the 5-sty tenement, southwest corner of Lexington av and 124th st.

BRONX.—Messrs. Williams & Hapt, builders, have purchased the plot, 59x100 feet, at the southwest corner of Cortlandt av and 151st st, Bronx, on which they will erect a 6-sty flat, with store.

MANHATTAN.—The Silverman-Jones Const. Co., 19 West 17th st, has purchased the plot, 175x92 ft., in the south side of 111th st, 375 ft. west of Broadway, on which high-class flat houses will be erected.

BRONX.—Daube & Kreynborg, 830 Westchester av, have completed plans for two 5-sty apartment buildings, 40x88 ft., on Southern blvd, near 167th st, for the Wm. Wainwright Construction Co., 876 Macy place.

MANHATTAN.—Chas. B. Meyer, 1 Union sq, is preparing plans for a 6-sty

tenement and store to be erected at Nos. 114-116 Christopher st, 51x79 ft., for Lipman & Root, 72 E. 99th st. All modern conveniences will be installed.

MANHATTAN.—Louis C. Maurer, 22 East 21st st, is preparing plans for five 6-sty flats, 86.6x100 feet, for the Young Realty and Construction Co., 170 Broadway, to be erected in the south side of 144th st, 100 feet east of Broadway.

MANHATTAN.—Geo. Fred Pelham, 503 5th av, is preparing plans for two 6-sty 25-family flat buildings, 64.11x86 feet, for F. Holander, 321 West 92d st, to be erected on the west side of Edgecombe av, 359.9 feet north of 145th st, to cost \$180,000.

MANHATTAN.—Neville & Bagge, 217 West 125th st, are preparing plans for two 5-sty flat buildings, 50x98 feet, to be erected in the north side of 180th st, 237 feet west of Broadway, to cost \$100,000. The Degenhardt Construction Co., 180th st and Broadway, is the owner.

NEWARK, N. J.—Plans have been completed by George W. Backoff, 22 Clinton st, for a 4-sty brick store and apartment building, which Stephen Gottwald will soon erect at 549 Central av. The building will be faced with pressed brick and limestone. Estimates are now being taken.

ARLINGTON, N. J.—John B. Warren, Newark, N. J., has given out contracts for the erection of a 3-sty brick store and flat at 146 Midland av, Arlington, for Israel Goldstein of that town. The building will be provided with steam heat, electric lighting, ranges, baths, and will cost about \$12,000.

Churches.

MANHATTAN.—Bannister & Schell, 69 Wall st, have completed plans for the church edifice to be erected by the trustees of the Chelsea Methodist Episcopal Church at the northwest corner of Fort Washington av and 178th st, to cost in the neighborhood of \$110,000. No contract has yet been awarded.

MANHATTAN.—The Ideal Heating Co., 913 Gates av, Brooklyn, has received the steam-heating contract for the new edifice to be erected by the Collegiate Reformed Dutch congregation at Ft. Washington av and 181st st, Manhattan, to cost about \$50,000. John B. Roberts & Co., 1 Madison av, is the builder.

BRONX.—Contracts are about to be awarded for the completion of the superstructure of the church, southeast corner of Macy place and Prospect av, Bronx, 80x125x108 ft., for the Prospect Avenue Methodist Episcopal Congregation. The foundations and basement were built about five years ago. Rev. William M. Carr, 778 Prospect av, is pastor. Geo. W. Kramer, No. 1 Madison av, is the architect.

Court Houses.

SCHENECTADY, N. Y.—Bids will be received in about a week for the new court house building. The plans are now in the hands of the building committee of the board of supervisors.

Dwellings.

ALBANY, N. Y.—U. G. Stockwell is having plans drawn for several more new houses to be erected on Manning boulevard and Kent st, Albany. Herbert H. Deforest, of Albany, is the architect.

MAYWOOD, N. J.—George & Edward Blum, 507 5th av, Manhattan, have taken estimates for a 2-sty and attic residence, 35x45 ft., at Maywood, N. J., for Mrs. J. Blumenthal. Cost, about \$10,000.

EAST ORANGE, N. J.—George Nichols, 82 Wall st, Manhattan, has completed plans for four 2-sty dwellings, 20x34 ft., to be erected at East Orange, N. J., for Elmer P. Morris. Estimated cost is \$12,000.

DOUGLAS MANOR, L. I.—Hedman & Schoen, 25 W. 42d st, Manhattan, are receiving estimates for a residence, 24x34 ft., at Douglas Manor, L. I., for Mrs. Victor H. Cohn, 71 Nassau st, to cost about \$5,000.

WASHINGTON, L. I.—Pilcher & Tachau, 109 Lexington av, Manhattan, are about to let contracts for a 2½-sty residence, 30x75 ft., for Mrs. Frances H. Burnett, Port Washington, L. I. Estimated cost is \$15,000.

DEAL, N. J.—E. H. Popper, of Oppenheim, Collins & Co., 35 West 34th st, Manhattan, has purchased a building site, 215x430 ft., on Jerome av, Deal, N. J., on which he will erect a new residence. No plans have yet been prepared.

MANHATTAN.—Geo. L. Hilt Co., 1 Madison av, has received the contract to erect the 2½-sty frame residence for Francis Frey in the south side of 149th st, near Creston av, from plans by Schaefer & Jaeger, 461 Tremont av. Estimated cost is \$9,000.

NEWARK, N. J.—Ground has been broken at 53 Heller Parkway, preparatory to the erection of a frame two-family dwelling for David Prinz. The apartments will comprise five rooms and bathroom, to be equipped with separate steam heating plants. Frank Grad is the architect.

THOMASTON, CONN.—Estimates are being made on plans drawn by Architect C. Jerome Bailey, of Waterbury, Conn., for the mason work on the proposed new residence to be erected in Thomaston for Dr. F. S. Parson, of that place. The plans for the superstructure will be completed soon.

FAIR HAVEN, MASS.—Henry H. Rogers has completed plans for a number of pretty, finely appointed cottages for the use of the factory workmen here. All modern improvements will be placed in the cottages, while the entire settlement will be built up with a view to the best sanitary and hygienic conditions.

Factories and Warehouses.

UNION VILLAGE, CONN.—The Aldrich Cotton Co., at Union Village, is rushing work on a new \$100,000 factory.

ALBANY, N. Y.—The H. J. Heinz Co., of Pittsburgh, is considering the erection of a factory building in the neighborhood of Albany.

ROCHESTER, N. Y.—The Rochester Box and Lumber Co. has completed plans for a new plant to be erected on Culver road. The building to be erected will cost \$40,000, will be brick, 2-stys in front and 1-sty in rear, 150x270 ft. Contractor Fred C. Seitz will have charge of the building.

HOLYOKE, MASS.—The Farr Alpaca Co. may erect a building this fall. The company states that it will put up a dye house, but no plans have yet been drawn.

BROCKTON, MASS.—The Hideite Leather Company's plant in Ames st, which was recently burned, will be rebuilt, 2 stories, 100x125 ft., with an extension.

BRIDGEWATER, MASS.—J. H. Ball has purchased a lot on Hale and Depot sts, and is reported to be planning to erect a factory thereon for manufacturing electrical supplies.

SCHENECTADY, N. Y.—W. W. Dutton Co., manufacturers of marble and granite monuments, State and Martin sts, will erect a 2-sty brick factory, containing shop, office and drafting rooms.

ATTLEBORO, MASS.—E. K. Watson, Warren, R. I., has received the contract to erect the new factory at Dunham and

Union sts, Attleboro, for Albert S. Ingraham. Work will be begun as soon as possible.

WATERBURY, CONN.—The Tracy Bros.' Co. has received the contract for the new factory building to be erected in South Main st for the Steele & Johnson Manufacturing Co. The plans were drawn by Architects Griggs & Hunt.

Halls and Clubs.

SCHENECTADY, N. Y.—It is the intention of the Women's Christian Temperance Union to erect a new building if there is any possible way of doing so, and for this purpose a committee was appointed at a recent meeting and is now investigating several sites.

Hospitals and Asylums.

TROY, N. Y.—Bids will shortly be received by the county board of supervisors for the erection of a new county hospital.

JERSEY CITY, N. J.—The directors of the Hudson County German Hospital and Dispensary Association will meet at Gerlach's Hall, 320 Ocean av, Friday evening, Sept. 4, and discuss plans for beginning work on the new institution. Julius Schmidt is president.

DENVILLE, N. J.—Thos. J. Duffy, 407 W. 14th st, Manhattan, is preparing plans for a sanitarium to be erected at Denville, N. J., near Morristown, for the St. Francis Knaipp water cure. The building will be constructed of brick, semi-fireproof, two stories and basement, 50x90 ft. Will have steam heat, electric lighting and will be a perfectly appointed up-to-date hydropathic establishment.

MANHATTAN.—Plans are ready for figures by York & Sawyer, 156 5th av, for the two new hospital buildings and power-house for the Rockefeller Institute for Medical Research, to be erected in the north side of 65th st, 275 ft. east of Av A, and the south side of 67th st, 489.4 ft. east of Av A, to cost in the neighborhood of \$405,000. William H. Welch, M. D., is president, and S. Emmett Holt, M. D., secretary.

Office and Loft Buildings.

MANHATTAN.—General contract has been let to Chas. W. Winn, 160 West 99th st, for the 5-sty brick loft building and stable, 25x95 ft., to be erected at No. 246 West 65th st for Mrs. Ann Errett, 113 West 62d st. Joseph Oatman, 1556 Broadway, is architect. Estimated cost, \$18,000.

MANHATTAN.—Two buildings will be demolished at No. 11 West 34th st, on which site the Eleven West 34th St Co., 1 West 34th st, will erect a 6-sty loft building, 25x113.11 ft., to cost \$20,000. David M. Ach, 1 Madison av, is the architect. The company is composed of F. A. Harris, president; Ignace I. Apfel, 116 Nassau st, secretary, and F. Amsterdam, 123 West 117th st, treasurer.

MANHATTAN.—Wreckers are making headway tearing down the old Everett House, at 4th av, northwest corner 17th st. About three stories remain standing. On the site will be erected a 16-sty office building by the Century Realty Co., 111 Broadway, from plans by Starrett & Van Vleck, 150 5th av. Geo. A. Fuller Co. is the builder, and the Hay Foundry & Iron Works will furnish and erect the steel.

MANHATTAN.—The steel work is now underway, having reached the ground floor level, for the 6-sty studio, store and office building to be erected by the Astor estate on the old Barrington house site, fronting on 7th av, between 43d and 44th sts. The building will measure 204x102 ft., and cost about \$175,000. James McWalters, 2434 Broadway, is general contractor, and Chas. A. Platt, 15 East 24th st, prepared the plans. (See issue July 4, 1908, page 27.)

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Public Works.

ITHACA, N. Y.—F. C. Stevens, Supt. Pub. Wks., Albany, N. Y., will take bids until noon, Sept. 9, for furnishing and erecting three steel highway bridges over the Cayuga Inlet, at State st, Seneca st and Buffalo st.

MINEOLA, N. Y.—Sealed proposals will be received by the Clerk of the Board of Supervisors of Nassau County, N. Y., at the County Court House, Mineola, Aug. 31, for the general improvement of Flower Hill av, from the Middle Neck rd to Sands Point rd, Port Washington, N. Y. J. D. C. Mackey, engineer-in-charge.

NEW BRUNSWICK, N. J.—Sealed proposals will be received at New Brunswick, Aug. 31 for the laying of approximately 2,000 ft. of 15-in. sewer and 3,000 ft. of 10-in. sewer. Plans and specifications may be seen at the office of the City Surveyor. Address John T. Kemp, Street Commissioner, New Brunswick, N. J.

POINT PLEASANT BEACH, N. J.—Sealed proposals will be received at Point Pleasant Beach, Sept. 3, for all work, labor and materials required for the construction of a system of sewers and drains sewerage a portion of the said borough. Pugh & Hubbard, civil engineers, 601 Witherspoon Bldg., Philadelphia. Frederic S. Wack, Borough Clerk.

HACKENSACK, N. J.—Sealed proposals will be received by the Hackensack Improvement Commission on Sept. 8 for the construction of the Poplar av sewer, consisting of 1,000 ft. 24-in. pipe sewer, 816 ft. 21-in. pipe sewer, 345 ft. 18-in. pipe sewer, 600 ft. 12-in. pipe sewer, 16 manholes and 13 catch basins. Drawings and specifications may be seen and blank forms of proposals obtained at the office of Lemuel Lozier, engineer, Bank building, Main and Mercer sts, Hackensack. C. Linkrout, president.

Schools and Colleges.

CHATHAM, N. J.—Plans are under way for the selection of a site for a new school at Chatham. Lawrence Day is counsel for the Board of Education.

PEARL RIVER, N. Y.—William T. Towner, 320 5th av, Manhattan, is preparing plans for a 2-sty school building, 57x82 ft., containing eight classrooms and one assembly room, for the Board of Education, Pearl River, N. Y., to cost \$28,000.

SECAUCUS, N. J.—Wm. T. Towner, 320 5th av, Manhattan, has completed plans for a 3-sty school building, 65x90 ft., containing ten classrooms and one assembly room, for the Board of Education, Secaucus, N. J. Estimated cost is \$60,000. Bids are being received by the Board.

BROOKLYN.—Gillis & Geoghegan, 537 West Broadway, Manhattan, have obtained two steam heating contracts for the \$175,000 3-sty parochial school, 80x200 ft., for St. Augustine's Roman Catholics to be constructed at 6th av, Sterling pl and Park pl, Brooklyn. Albert E. Parfitt, 26 Court st, is the architect.

JERSEY CITY, N. J.—Among the school improvements contemplated here are: Doubling school No. 29, Claremont av; addition to School No. 15, Dwight st; addition to School No. 17, Duncan av; new School No. 32, Coles st, between 7th and 8th sts; new school to replace School No. 3, Bright st. For the above work \$900,000 of bonds has been issued.

PATERSON, N. J.—Architect William T. Fanning, Paterson, has submitted plans for School No. 23, to be erected on the site between Grand and DeGrasse sts. It will face DeGrasse st and will be three stories. Entrances are arranged on all sides and the ground floor will be of fire-proof construction. The entire structure will cover a plot 135x92 ft. Action will be taken on the plans at the next meeting.

LONG BRANCH, N. J.—A special school election of voters of Shrewsbury

township will be held the latter part of this month to decide on building a new schoolhouse at Shrewsbury village. On Tuesday of last week the township board of education met for the purpose of selecting plans for the new schoolhouse. Seven plans were presented. After considerable discussion the board decided to accept those of Charles A. Howner, a New York architect. The plans call for a four-room brick building, two stories high, fireproof and will be heated by steam. The latest and most approved ventilating apparatus will be installed.

Bids Opened.

Guidone & Galardi, 162 East 23d st, submitted the lowest bid at \$22,156, for erecting a comfort station on 79th st, the south side, near Central Park, for the city.

Bids for pavement and repairs to be done in certain streets in Brooklyn were thrown out on Tuesday by Borough President Coler. He announced that all contracts for the work will be readvertised.

J. F. Walsh & Bro., 351 Park av, at \$240,951, were low bidders for labor and materials required for erecting the Nurses' Home and Training School, Kings County Hospital, Brooklyn, for which bids were opened Aug. 24.

On Aug. 15 bids were opened by the Commissioners of the District of Columbia for the construction of workhouse administration building, Washington, D. C. Pavarini & Wyne, Washington, D. C., at \$111,000, low bidder. Other bidders were Thompson-Starrett Co., Geo. A. Fuller Co.

The G. & W. Manufacturing Co., 26 Cortlandt st, Manhattan, at \$9,243, was lowest bidder for furnishing and installing four horizontal tubular boilers at the Hudson River State Hospital, Poughkeepsie, N. Y. Other bidders were: P. Delaney & Co., Newburgh, N. Y.; E. Rutzler & Co., New York; Westinghouse-Church-Kerr Co., 10 Bridge st, New York; R. F. Ford Co., Rochester, N. Y., and W. B. Armstrong, Albany.

Bids were received on Aug. 20 by the Park Board 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. Norcross Bros., 156 5th av, at \$523,000, were low bidders. Other bidders were: Luke A. Burke & Sons, 25 West 42d st; Guidone & Galardi, 162 E 23d st; Bart Dunn, 444 East 66th st; John H. Parker Co., 1 Madison av; Snare & Triest, 143 Liberty st; John C. Robinson & Son, 40 West 34th st; John Gill & Son, John Pierce & Co., 277 Broadway; Kelly & Kelley, Inc., 45 East 42d st; Richard E. Henningham, 1 Madison av; Fountain & Choate, 1123 Broadway; Charles A. Peckworth, 415 Hudson st; John F. Walsh, Jr., 137 Charlton st; McHarg-Barton & Co., 165 Broadway.

Contracts Awarded.

MANHATTAN.—Joseph McConnell, 200 West 134th st, has obtained the mason work on the 8-sty apartment house for Isaac Mayer & Son, 100 West 119th st, to be erected at the southeast corner of Broadway and 113th st, to cost \$450,000.

MANHATTAN.—Jas. McWalters, 2434 Broadway, has obtained the general contract for installing marble floors, partitions and plastering in the St. Regis Hotel, 5th av, southeast corner 55th st, for R. M. Haan, on premises. The estimated cost is \$10,000.

MANHATTAN.—Jacobs & Young, 1133 Broadway, have received the contract for interior improvements to the 5-sty residence No. 511 5th av, owned by the estate of Melissa C. Wilson, 33 Wall st. Plans were prepared by Collin & Beach, 335 Madison av.

MANHATTAN.—The Altna Elevator Co., 48 Warren st, has obtained the contract for installing an elevator in the 6-sty and basement store and loft building Nos. 47-49 Greene st, owned by M. L. De Voursney, 1190 Broad st, Newark, N. J. A. E. Smith, 1123 Broadway, architect.

BROOKLYN.—The Turner Construction Co., 11 Broadway, New York, has obtained the general contract for the construction of a reinforced concrete warehouse, one story high, 90x100 ft., for the Hardy-Voorhees Co., at Metropolitan av, near Newtown Creek, Brooklyn. Richard A. Wright is the engineer. This building will have 50 ft. clear spans. Work has just been started.

The Raymond Concrete Pile Co., 90 West st, Manhattan, has recently received the contract for placing piles in the foundations of a new telephone exchange building for the Chicago Telephone Co., at Sangamon and Madison sts, Chicago. This is the second building for the Chicago Telephone Co. in the foundations of which Raymond concrete piles have been placed. The architects are Pond & Pond. Jacob Rodatz general contractor.

Estimates Receivable.

Bids will be received by the Board of Health, Tuesday, Sept. 8, for furnishing lumber, timber, moulding to the tuberculosis sanatorium at Otisville, Orange County, N. Y., during the year 1908.

RALEIGH, N. C.—Proposals will be received until the 23d day of September for an electric passenger elevator in the U. S. Post Office and Court House at Raleigh, North Carolina. James Knox Taylor, supervising architect, Washington, D. C.

MANHATTAN.—No contract has been awarded for the 3-sty fire house, 28x75 ft., which the New York Fire Department is about to erect on the south side of Hancock pl, 140.10 ft. west of Manhattan av, to cost \$40,000. Howard Constable, 14 East 23d st, is the architect.

By the Board of Water Supply, Tuesday, 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, approximately between Ireland Corners and New Hurlay, in the towns of Gardiner, Plattkill and Shawangunk, Ulster County, N. Y.

By the Commissioner of Docks, Thursday, Sept. 3, No. 1, for paving with asphalt the decks of certain piers on the North, East and Harlem Rivers, and for laying asphalt, granite block or iron slag block pavement on new made land between East 23d and East 24th sts, East River, Manhattan. Thursday, Aug. 27, No. 2, for repairing asphalt pavement on North and East Rivers, together with all work incidental thereto.

By the President of the Borough of Brooklyn, Wednesday, Sept. 9, No. 1, for constructing sewer in Prospect pl, from Hopkinson av to Eastern Parkway. Wednesday, Sept. 2, No. 2, for repairs and alterations to skylights on roof of Borough Hall, and the substitution of wire glass for rib glass, Brooklyn. Wednesday, Sept. 9, No. 3, for constructing sewer in East 98th st, from East New York av to Hegeman av, with outlet sewers in East 98th st.

By the Park Board, Thursday, Sept. 3, No. 1, for painting the cast and wrought iron fences, inclosing Stuyvesant Park, Bryant Park and the grass plots in Park av, from 34th st to 40th st, and from 56th st to 96th st, Manhattan. No. 2, for furnishing and delivering 500 bbls. of Portland cement, 300 cu. yds. of Cow Bay sand. No. 3, for laying water mains and appurtenances in the Ramble, and in the vicinity of 5th av, between 66th and 69th sts, Central Park. No. 4, for repairing the cast and wrought iron fences inclosing Stuyvesant Park, Bryant Park and

the grass plots in Park av, from 34th st to 40th, and from 56th st to 96th st, Manhattan. No. 5, for furnishing and delivering 7,000 cu. yds. of Roa Hook gravel or gravel of equal quality. No. 6, for furnishing 2,500 lin. ft. of 6-in. cast iron water pipe and 50 street washers or sprinkling boxes for parks, Bronx. No. 7, for constructing cement curb and sidewalks around the park at Westerleigh, in the Borough of Richmond. Thursday, Aug. 27, No. 1, for materials necessary to underpin a masonry retaining wall at Highland boulevard and New Jersey av, Brooklyn. No. 2, for furnishing and delivering timber (No. 2, 1908) for parks, Bronx.

Government Work.

Department of the Interior.—Sealed proposals will be received Sept. 1, for steam radiators for Patent Office Building, Washington, D. C. Jesse E. Wilson, acting secretary.

Fort Slocum, N. Y.—Sealed proposals will be received Sept. 3, for construction, plumbing, steam heating and electric wiring additions to post hospital. Address Constructing Q. M.

The Constructing Quartermaster, Fort Wood, New York Harbor, has been instructed to call for bids for furnishing screens, storm sash and vestibules for one double set of captains' quarters.

Fort Slocum, N. Y., Office Constructing Q. M.—Sealed proposals will be received Sept. 12 for construction, plumbing, steam heating and electric wiring of one isolation hospital. Address Constructing Q. M.

U. S. Engineer Office, Army Building, New York.—Sealed proposals for dredging in Patchogue River, Great South Bay, N. Y., and Browns Creek, N. Y., will be received Sept. 14. John G. D. Knight, Col., Engrs.

"Proposals for Elevators" will be received at the Bureau of Yards and Docks, Washington, Sept. 5, for furnishing and installing five electric elevators at the Navy Yard, Norfolk, Va. R. C. Hollyday, Chief of Bureau.

The contract for constructing a coal handling plant at the Navy Yard, New York, has been awarded to the Guaranty Construction Co., \$29,350 for the coal plant, and to the Darley Engineering Co., \$7,417 for the ash plant.

Washington, D. C.—Sealed proposals will be received the 24th day of September, for plumbing system in the extension to the U. S. Court House and Postoffice building at Baltimore, Md. James Knox Taylor, supervising architect.

All bids received by the supervising architect, Treasury Dept., Washington, D. C., for the construction of the U. S. post-office, Hazelton, Pa., have been rejected as excessive. The specifications will be revised and new bids will be called for shortly.

Office of Constructing Officer, U. S. Soldiers' Home, Washington, D. C.—Sealed proposals will be received Sept. 11, for ornamental iron work, miscellaneous iron work and light metal work for the mess hall and dormitory building. Crosby P. Miller, Brig.-Gen., U. S. A., retired.

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 Aug. 27. M. N. Falls, Captain, Constructing Quartermaster.

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

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

Office of the Commissioners of the District of Columbia.—Sealed proposals will be received Sept. 14, for furnishing two vertical compound engines at the sewerage pumping station, Washington, D. C. Forms, specifications and necessary information may be obtained from Chief Clerk, Engineer Department, Room 427, District Building, Washington, D. C. H. B. F. Macfarland, Henry L. West, Jay J. Morrow, Commissioners, D. C.

Within a few days the Isthmian Canal Commission will call for bids for furnishing a quantity of lumber, consisting of 500,000 ft. of flooring, 250,000 ft. of siding, 250,000 ft. of ceiling and 950,000 ft., board measure, of various sizes, all of common long leaf yellow pine or merchantable quality of Douglas fir; also approximately 3,000 ft. of bass wood and 2,400 ft. of rock maple. The circular will also call for furnishing 1,100 untreated piles varying from 35 ft. to 70 ft. long and 836 untreated piles varying from 35 ft. to 50 ft. long.

Brief and Personal.

Mr. Geo. E. Gifford, chief engineer for Milliken Bros., is out of the city on a vacation of several weeks.

Mr. C. J. Henderson, local manager of the Harbison-Walker Refractories Co., 1133 Broadway, is on a trip to Pittsburgh and Chicago.

Donald Mitchell, builder, Nos. 302-306 West 53d st, who has the general contract for the new 5-sty and basement limestone dwelling, No. 29 Park av, is now putting on the interior finish.

Dealers in machinery at the large centers of the country are preparing carefully for a very vigorous campaign, which will begin as soon as the market returns to a somewhat more active condition.

The total number of new flats, tenements, elevator flats and apartment houses for which plans have been drawn and filed with the Tenement House Department from January 1 to August 24, numbers 157.

Mr. Dennis G. Brussel, 15 West 29th st, states that there is very little activity in electrical repair work, although this is usually the busy season, owners of apartment houses and other structures preparing for fall leases.

The facade of the 5-sty stone and brick residence, No. 67 Park av, is being washed with water and renovated with brown-stone composition by Joseph Sanguanini, No. 66 6th av, who makes a specialty of stone renovating work.

Samuel M. Birch, head of the S. M. Birch Lumber Company, one of the oldest lumber firms in the State of New Jersey, doing business at Passaic, died on Monday at his summer cottage, Bell Island, Conn., in his 77th year.

This is the season of the year for cleaning building fronts and stone renovating. The Osborne house, No. 40 East 36th st, a 5-sty brownstone and brick residence, is being repaired by A. Connession, of No. 78 8th av, near 14th st, who does renovating work in all its branches.

It is understood that the 1,000 tons of cast-iron pipe to be used in the pipe laying contract placed by New York City last Wednesday goes to a Virginia foundry. The city opened bids this week for 1,700 tons, and will shortly be in the market for about 4,000 tons more.

Mr. D. M. Quay, president of the Quay Engineering Co., 1123 Broadway, is at Memphis, Tenn., in connection with the work which his firm is doing in the con-

struction of the courthouse in that city. He will return next week. The Quay Co. has the contract for all of the mechanical work.

After calling President Winthrop's attention to the fact that "bills of the Board of Education have been coming in so fast that we have used up practically our entire sinking fund surplus for this purpose," Mr. Metz says he will "release all payments which have been held up, subject to the approval by the full Board of Education of the certificates of the Building Committee at its next meeting."

Mr. J. H. P. Perry and Mr. H. E. Plumer, of the Turner Construction Co., will visit the principal centers of Europe this fall, their plans arranging for an absence from New York of about six weeks. They will leave in November, going direct to Italy. After spending a few days in Rome and its environs, Messrs. Perry and Plumer will travel leisurely through Italy, France, Switzerland, Germany and the British Isles. Although the trip is for

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pleasure and recreation, they will be susceptible to impressions in construction work, and they expect to see some sights in this line equally interesting and instructive.

Mr. Eli Benedict, architect, will conduct the course in plan reading and estimating at the 23d st Y. M. C. A. during the coming season—October 5, 1908, to May 22, 1909. This course includes samples of building materials and processes and their market value. Manufacturers of building materials, who make a practice of sending samples of their products to architects, will confer a favor upon the instructor of this class if they will send samples to the instructor, care of Educational Department, 23d st Y. M. C. A. All samples so received will be exhibited to the class during the progress of the course. If prices accompany the samples they will be doubly effective.

Mr. Holmes Back From Europe.

Mr. William J. Holmes, secretary of the Building Trades Employers' Association, is back from Europe, where he spent several weeks visiting the principal cities and historic points. His time being limited, he had prepared an itinerary which he kept to the letter in a rather extraordinary manner. When Mr. Holmes sailed on the Cedric his schedule called for his presence at a board meeting a few hours after the ship on which he was to return was scheduled to land its passengers. This last detail was carried out, although a slight delay the last day almost prevented it. The railroad time tables of Europe had been consulted weeks in advance, so that Mr. Holmes' trip was made with the precision of a through express on an American trunk line.

He has nothing but commendation for the Europeans, and he came into contact with the people of seven different countries, namely, England, France, Belgium, Holland, Switzerland, France and Italy.

The voyage across the Atlantic had London as its destination. Thence he went to Ostend, through Belgium, up the Rhine, to Lucerne, and finally to Milan. The return trip was made via Paris. Mr. Holmes interested himself most in art and relics of antiquity, reveling in the sights at Milan, Venice, Versailles, the Louvre, the British Museum and Westminster Abbey. He had ideal weather from the day he left New York, and developed a taste for European travel that will require more than another trip to satiate. He had

little time to observe construction work of any kind. His remembrances of Paris are rendered more vivid by the necessity of dodging automobiles in that city, where the speed maniac appears to have more play than in New York.

A Workman's Fall.

A local house painter named Hunt mixed his ropes and fell from the top of a church steeple at Matteawan, N. Y., last week, but after falling 75 feet the seat of his trousers caught in a miraculous manner in the iron point of a minaret and held him suspended head downward until rescued, and long enough for his picture to be taken in that position. Says the Matteawan Journal:

A scream went up from the men and women who were watching him, and almost before the horrified spectators could catch their breath again, Hunt was hanging head down from one of the minarets at the foot of the spire. He turned a complete somersault. The onlookers expected to hear a sickening thud, and see a heap of mangled flesh and broken bones on the stone pavement below, when they plucked up courage to look again. They could scarcely believe their eyes, when they saw the man hanging, apparently by the seat of his trousers in midair, with his hands and feet waving violently to and fro. It was one chance in a thousand, and Hunt won.

The base of the steeple is square and a minaret occupies each corner. Each minaret is surmounted by three prongs, resembling a hand harpoon used in the old whaling days. In some marvelous manner one of the prongs slipped between Hunt's body and the wooden seat as he was flying past and there he hung.

New York Contractors to Make Havana More Sanitary.

Contracts have been signed whereby New York contractors will begin operations shortly to give Havana, Cuba, a sewerage system and repave the streets of that city. Last June arrangements were completed between the Republic of Cuba, McGivney & Rokeby Construction Co., 1 Broadway, whereby this company was to proceed with the work, ten per cent. of the revenues of the Republic to be set aside to meet the cost, and one-third of the total outlay to be borne by the city. A few days ago contracts were signed by the McGivney & Rokeby Co. and the Cuban Engineering and Contracting Co. for the latter concern to construct the sewerage system. Negotiations were also concluded with the Uvalde Asphalt

Paving Co. to carry out the work of paving the city. This concern is located in the office of McGivney & Rokeby, and it is stated that the two companies are practically identical in their interests. It is also stated that Mr. D. L. Hough, of the United Engineering and Contracting Co., builders of the Pennsylvania tunnels, will be in charge of the entire undertaking, which will involve between \$10,000,00 and \$15,000,000.

New Device for Operating Elevator Doors.

A device that is the outcome of twelve years of experimenting to operate elevator doors automatically is being exhibited at 1123 Broadway, Room 716a, by Geo. C. Reiter, who represents the inventor, F. K. Fassett, of Dayton, O. As compared with other automatic devices for opening and closing elevator doors, the principal advantage claimed for the new contrivance appears to be in the saving of time.

A small motor, placed below the starting-point of the car, is connected with a rod that runs through the shaft to communicate with the device in the car that opens and closes the door. The tendency at all times is for the door to close. The operator in the car manipulates the contrivance with his foot. The door can be moved rapidly, but the speed can be regulated. The motor has been kept in operation night and day for some time without any part of the machinery showing the effect of continual usage. The details provided in the mechanism for the safety of the passenger are interesting and appear to be practical.

Brick Industry in Holland.

The principal brick makers of Holland are members of the Association of Netherlands Brick Manufacturers. The association publishes every year statistics regarding production. One hundred and fifty-five brick yards reported a total production of 717,806,500 brick in 1907. Along the River Waal there are forty brick yards, while on the River Rhine we find thirty-two brick yards. The business throughout the year was very poor. The yards are all stocked with brick, and the building operations are very poor. The yards were opened late on account of the high stages of the rivers throughout the spring. The prices remained the same, but general conditions among the brick yard people are not encouraging.

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.

Commerce st, Nos 19-23 6-sty brk and stone tenement, 72.11x77.5
Barrow st, Nos 53-57 and 76.6; cost, \$60,000; Haase Lippman Const Co, 282 Brook av; ar'ts, Sommerfeld & Steckler, 19 Union sq.—367.
Spring st, No 16, 1-sty brk and stone outhouse, 6.3x24; cost, \$1,000; John Palmieri, World Building; ar't, Chas B Meyers, 1 Union sq.—360.
4th st, No 353 East, 3-sty brk and stone loft and stable, 22x91, gravel roof; cost, \$10,000; Mrs Cornelia E Paar, 381 E 8th st; ar't, Henry Regelman, 133 7th st.—365.
4th st, No 172 East, 1-sty brk and stone outhouse, 6.5x8.6; cost, \$400; M Hoefer, 118 E 3d st; ar't, O Reissmann, 30 1st st.—361.

BETWEEN 14TH AND 59TH STREETS.

32d st, No 501 West, 1-sty brk and stone outhouse, 10x10; cost, \$500; Mary E Carroll, 464 8th av; ar't, John H Knubel, 318 W 42d st.—364.
32d st, No 331 East, 1-sty brk and stone outhouse, 6.10x20.9; cost, \$800; Israel Lippman, 66 Lafayette st; ar't, Chas B Meyers, 1 Union sq.—366.
44th st, 44 ft from south line and 260 w of Lexington av, Grand Central Station yard, two 1-sty frame and concrete platforms; cost, \$25,000; N Y C & H R R R Co, Grand Central Station; ar'ts, Grand Central Station Architects, 314 Madison av.—356.

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

65th st, n s, 275 e Av A, 7-sty and roof house brk and stone hospital, 163.4x50.8, tile roof; cost, \$350,000; The Rockefeller Institute for Medical Research, 66th st and Av A; ar'ts, York & Sawyer, 156 5th av.—357.
65th st, n s, 379.9 e Av A, 2-sty brk and stone hospital, 44x78, tile roof; cost, \$50,000; The Rockefeller Institute for Medical Research, 66th st and Av A; ar'ts, York & Sawyer, 156 5th av.—359.
65th st, No 12 East, 5 and 6-sty brk and stone dwelling, 22x85.9; cost, \$40,000; Mrs Michael Gavin, 117 E 65th st; ar't, Walter B Chambers, 35 Wall st.—370.
67th st, s s, 489.4 e Av A, 1-sty and mezzanine brk and stone power house, 54x65, slag roof; cost, \$5,000; The Rockefeller Institute for Medical Research, 66th st and Av A; ar'ts, York & Sawyer, 156 5th av.—358.
1st av, e s, 80 s 107th st, 2-sty brk and stone amusement hall and work shops, 20x80; cost, \$5,000; Jos Canatta, Astoria, L I; ar't, T J Kelly, 782 Morris Park av, Bronx.—369.

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

Hancock pl, s s, 140.10 w Manhattan av, 3-sty brk and stone fire house, 28x75, tile roof; cost, \$40,000; New York Fire Department, 157-159 E 67th st; ar't, Howard Constable, 14 E 23d st.—355.

NORTH OF 125TH STREET.

144th st, s s, 100 e Broadway, twenty-two 1-sty and cellar brk and stone stores, 25x99.11; total cost, \$88,000; Wm S and H D Baker, 170 Broadway; ar't, Louis C Maurer, 22 E 21st st.—362.
170th st, s s, 95 e Fort Washington av, four 3-sty brk and stone residences, 17x40; total cost, \$36,000; Egan & Halley Const Co, n e cor 161st st and Summit av; ar'ts, Neville & Bagge, 217 W 125th st.—368.
Fort Washington av, n w cor 178th st, 2 and 3-sty brk and stone church, 85.8x94.4, slate roof; cost, \$110,000; Trustees Chelsea M E Church, care architects; ar'ts, Bannister & Schell, 69 Wall st.—363.

New av, s e cor 181st st, 6-sty brk and stone tenement, 128.9x93.8 and \$9.6; cost, \$170,000; Pinehurst Realty Co, on premises; ar't, Geo Fred Pelham, 503 5th av.—354.

BOROUGH OF THE BRONX.

Manida st, e s, 216.8 s Spoffard av, three 3-sty brk dwellings, 20x55 each; total cost, \$18,000; Albert Gerhards, on premises, ow'r and ar't.—612.

Taylor st, w s, 250 s Van Nest av, 2-sty brk dwelling, 20x51; cost, \$5,000; Michael Murray, 498 Brook av; ar't, Timothy J Kelly, 782 Morris Park av.—644.

137th st, s s, 255 e St Anns av, 5-sty brk tenement, 50x88; cost, \$50,000; Mulligan & Tieman, 173d st and Shakespeare av; ar't, Lorenz F J Weiher, 103 E 125th st.—643.

203d st, n s, 101 w Moshulu Parkway South, two 2-sty brk dwellings, 20x52.6; total cost, \$16,000; Elise Levy, 208 Moshulu Parkway South; ar'ts, Schaefer & Jaeger, 461 Tremont av.—632.

217th st, s s, 205 w 5th av, 2½-sty frame dwelling, peak shingle roof, 21x53; cost, \$4,500; John Bruccoli, Station st; ar'ts, Schaefer & Jaeger, 461 Tremont av.—640.

227th st, s s, 180 e White Plains road, rear, 1-sty frame dwelling, 22x23; cost, \$700; L Righetti, 757 White Plains road; ar't, E Wilbur, 120 Liberty st.—641.

252d st, s w cor Independence av, 1 swimming pool, 22.9x47.9, and 1-sty brk dressing rooms, 21.6x30.8; total cost, \$5,000; Geo W Perkins, Riverdale; ar't, R M Byers, 835 Prospect pl, Brooklyn.—638.

Barnes av, n w cor 211th st, four 2-sty frame dwellings, 20x50; total cost, \$20,000; Frank McGarry, 660 Burke st, ow'r and ar't.—633.

Bryant av, e s, 93.7 n 180th st, two 2-sty frame dwellings, 16.9x66.8 each; total cost, \$12,000; Edw O and Martha L Tree, Freeport, L I; ar't, B Ebeling, 1136 Walker av.—628.

Eastburn av, e s, 188 n 174th st, two 2-sty brk dwellings, 20.10x64.10 each; total cost, \$12,000; Sol Navid, 192 Bowery; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—631.

Jerome av, n e cor Tremont av, 5-sty brk tenement, 33.9x90; cost, \$40,000; Fred H Margenhoff, 1984 Morris av; ar'ts, Schaefer & Jaeger, 461 Tremont av.—634.

La Salle av, n s, 1215.10 e Fort Schuyler road, 2-sty frame stable, and shed, 48x16; cost, \$1,500; Henry Nerenberg, Westchester av; ar't, B Ebeling, 1136 Walker av.—629.

Parker av, w s, 68.5 n Westchester av, 2-sty frame dwelling, 21x50; cost, \$5,000; Henry Nerenberg, Westchester av; ar't, B Ebeling, 1136 Walker av.—630.

Palisade av, w s, 100 n 252d st, 2-sty frame dwelling and garage, 18x20; cost, \$1,150; Geo W Perkins, Riverdale; ar't, R M Byers, 835 Prospect pl, Brooklyn.—639.

Seabury pl, e s, 275 s 172d st, two 4-sty brk tenements, 37½x70 each; total cost, \$40,000; P Kronenberger, 1841 Cruger av; ar't, John E Kirby, 481 5th av.—636.

Van Nest av, s s, 50 w Melville st, 1-sty frame shop, 10x18; cost, \$200; Jacob Lahrheim, 445 E 88th st, ar't and ow'r.—637.

Westchester av, s s, 240 e Av D, 1-sty frame office, 15x22; cost, \$250; John Braithwaite, Unionport; ar't, Thos L Newman, 41 Liberty st.—635.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Astor pl the blk, 1-sty brk and stone rear wing, 24x29, to 6-sty brk 3d av and stone office building and printing house; cost, \$1,440; American Bible Society, Bible House; ar'ts, M L 9th st & H G Emery, 68 Bible House.—1743.

Division st, Nos 278-279, 1-sty rear extension, 60x20, partitions, store fronts, to two 3-sty brk and stone store and loft buildings; cost, \$600; ow'r and ar't, Peter Halpen, 290 East Broadway.—1766.

Gansevoort st, No 4, columns, girders, to 3-sty brk and stone stable and dwelling; cost, \$200; Wm P Quin, 103 Park av; ar't, L A Reid, 114-116 W 39th st.—1751.

Greene st, Nos 47-49, elevator and shaft, to 6-sty and basement brk and stone store and loft building; cost, \$3,000; M L De Voursney, 1190 Broad st, Newark, N J; ar't, C E Smith, 1123 Broadway.—1745.

Houston st East, No 63, toilets, partitions, windows, to 4-sty brk and stone dwelling; cost, \$500; J Haberman, 502 Marion st, Brooklyn; ar't, O Reissmann, 30 1st st.—1749.

Irving pl, s e cor 15th st, columns, beams, to 3-sty brk and stone office building; cost, \$2,000; ow'r and ar't, The Consolidated Gas Co, 4 Irving pl.—1754.

Orchard st, No 143, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,000; L Reitman, 143 Orchard st; ar't, O Reissmann, 30 1st st.—1758.

Pitt st, No 62, stairs, alter front wall, to 3-sty and basement brk and stone dwelling and store; cost, \$300; Fannie Deutsch, 465 Halsey st, Brooklyn; ar't, H Horenburger, 122 Bowery.—1734.

Spring st, No 16, cut doors, skylights, toilets, to two 5-sty brk and stone front and rear tenements; cost, \$500; John Palmieri, World Building; ar't, Chas B Meyers, 1 Union sq.—1736.

Thomas st, No 79, toilets, skylights, windows, to 5-sty brk and stone tenement and store; cost, \$600; Chas A Briggs, 429 W 162d st; ar't, C Whitley Mullin, 189 Montague st.—1744.

Washington st, No 731, tubs, toilets, partitions, windows, to 3-sty brk and stone store and tenement; cost, \$2,500; Sampson H Schwartz, 1111 Madison av; ar't, Chas B Meyers, 1 Union sq.—1762.

4th st, No 172 East, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$3,000; M Hofer, 118 E 3d st; ar't, O Reissmann, 30 1st st.—1737.

4th st, No 167 East, partitions, to 5-sty brk and stone tenement; cost, \$400; Joseph Kozacek, 810 Ely av, L I City; ar't, Frank Chmelik, 796 2d av, L I City.—1725.

14th st, Nos 120-122 East, erect dressing rooms, walls, to 6-sty brk and stone store and loft building; cost, \$200; Joseph Goldberg, 120 E 14th st; ar't, Lorenz F J Weiher, 103 E 125th st.—1755.

15th st, Nos 36-40 West, skylights, to 6-sty brk and stone store and loft building; cost, \$550; Edward F Caldwell & Co, on premises; ar'ts, McKim, Mead & White, 160 5th av.—1747.

32d st, No 503 West, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,000; Mary E Carroll, 464 8th av; ar't, John H Knubel, 318 W 42d st.—1753.

40th st, No 340 East, partitions, store fronts, to 5-sty brk and stone tenement; cost, \$500; Sussman Reinhardt, 1694 Lexington av; ar't, Nathan Langer, 81 E 125th st.—1739.

43d st, No 459 West, toilets, partitions, windows, to two 3 and 5-sty brk and stone tenements; cost, \$300; D C Miller, 459 W 43d st; ar't, Edward Thompson, 119 W 96th st.—1763.

49th st, No 56 East, 1-sty brk and stone rear extension, 20x9, toilets, partitions, to 5-sty brk and stone dwelling; cost, \$1,500; Robert A Chesebrough, 56 E 49th st; ar't, Augustus N Allen, 571 5th av.—1726.

82d st, No 106 East, cut doors, windows, to 5-sty and basement brk and stone cafe and tenement; cost, \$350; S E & M E Bernheimer, 2566 Broadway; ar't, Clement B Brun, 1 Madison av.—1730.

88th st, No 35 West, add 1 sty to rear to 4-sty brk and stone residence; cost, \$1,500; D Meenan, 35 W 88th st; ar't, Thos J Brady, Jr, 113 W 76th st.—1764.

127th st, No 542 West, erect sign, to 1-sty brk store; cost, \$75; John Windolph, 542 W 127th st.—1761.

Av A, No 64, walls, bake oven, girders, posts, to 4-sty brk and stone store and tenement; cost, \$600; Gustav Gross, 279 3d av; ar't, G Pozdena, 306 E 70th st.—1759.

Av A, No 1599, cut windows, to 5-sty brk and stone store and tenement; cost, \$500; Paul Jaenisch, 1599 Av A; ar't, Chas Stegmayer, 168 E 91st st.—1731.

Amsterdam av, s e cor 125th st, partitions, store fronts, to 6-sty brk and stone store and tenement; cost, \$200; Abraham Jacobs, 132 Nassau st; ar't, Chas M Straub, 147 4th av.—1741.

Amsterdam av, Nos 1521-1523, new show windows, partitions, doors, to 6-sty brk and stone stores and tenement; cost, \$750; Abraham Heyman, 132 W 131st st; ar't, G A Schellenger, 27 E 21st st.—1752.

Broadway, No 1372, store front, stairs, columns, to 2-sty brk and stone saloon and sitting room; cost, \$5,000; Hobart estate, 27 W 30th st; ar'ts, B W Berger & Son, 121 Bible House.—1728.

Broadway, s w cor 54th st, pent house, to 12-sty brk and stone hotel; cost, \$1,000; Bingham & Simmons, Hotel Cumberland; ar't, C A Bruhne, 152 Amsterdam av.—1748.

Broadway, No 1562, 2-sty brk and stone front extension, 20x20, stairs, iron beams, to 4-sty brk and stone store; cost, \$800; Geo B Burnett, 36 W 4th st; ar't, B M Beck, 4 Madison av, Flushing, L I.—1757.

Lexington av, Nos 1718-1720½, erect sign, to 1-sty brk store; cost, \$100; Morris Heine, on premises.—1760.

West End av, n e cor 77th st, alter windows, walls, to — sty brk and stone school; cost, \$100; Henry H Cone, 174 W 79th st; ar't, A P Schmidt, Union pl and Beech st, Brooklyn Hills, N Y.—1750.

1st av, No 1444, 1-sty brk and stone rear extension, 23.6x18, toilets, stairs, partitions, to 4-sty brk and stone tenement and store; cost, \$2,000; C McCormick, 1122 Broadway; ar't, Thos W Lamb, 224 5th av.—1756.

2d av, No 2352, 1-sty brk and stone rear extension, 20x29, windows, beams, to 3-sty brk and stone store and dwelling; cost, \$2,000; Pauline Maeder, 2352 2d av; ar'ts, B & J P Walther, 147 E 125th st.—1765.

2d av, n e cor 120th st, windows, partitions, to 6-sty brk and stone store and tenement; cost, \$50; William Wolf, 859 9th av; ar't, Chas M Straub, 147 4th av.—1735.

2d av, No 739, partitions, to 5-sty brk and stone tenement; cost, \$100; Peter F Kane, 417 E 46th st; ar't, A Namur, 1 Madison av.—1740.

3d av, No 2238, 1-sty brk and stone rear extension, 25x20, alter walls, to 2 and 3-sty brk and stone store and loft building; cost, \$1,200; J H Degleman, 4 E 124th st; ar't, Franz Wolfgang, 535 E 177th st.—1733.

3d av, Nos 110-112, alter rear extension, new stage, asbestos curtain, roof, skylights, to two 3-sty brk and stone hotel and moving picture show buildings; cost, \$1,500; J Valensi & Co, on premises; ar't, Louis A Maurer, 22 E 21st st.—1738.

3d av, Nos 884-886, cut doors, new skylights, to two 5-sty brk and stone stores and tenements; cost, \$635; estate of Abby S Urner, Fanwood, N J; ar't, Henry Houghton, 314 Madison av.—1742.

5th av, No 511, partitions, doors, to 5-sty brk and stone residence; cost, \$3,500; estate of Melissa C Wilson, 33 Wall st; ar'ts, Collin & Beach, 335 Madison av.—1746.

6th av, Nos 485-487, store fronts, columns, cornices, to two 4-sty brk and stone stores and dwellings; cost, \$1,500; Van Schaick Realty Co, 485 6th av; ar't, John H Knubel, 318 W 42d st.—1729.

7th av, No 789, partitions, store fronts, to 5-sty brk and stone tenement; cost, \$3,000; Thomas Cunningham, 46 Hamilton pl; ar'ts, B W Berger & Sons, 121 Bible House.—1727.

8th av, n w cor 49th st, replace roof, iron columns, girders, to 1-sty brk and stone car house and garage; cost, \$5,000; Receivers for Metropolitan Street R R Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—1724.

8th av, n w cor 48th st, store fronts, windows, to 3-sty brk and stone store and dwelling; cost, \$1,200; Fannie Crawford, 626 8th av; ar'ts, B W Berger & Son, 121 Bible House.—1732.

BOROUGH OF THE BRONX.

Wilkins pl, w s, 81 n Southern Boulevard, new seats, new exits, &c, to 1-sty brk amusement hall; cost, \$700; Henry Morgenthau, 165 Broadway; ar't, Lorenz F J Weiher, 103 E 125th st.—447.

144th st, No 384, 1-sty brk extension, 19.11x48.6, to 3-sty brk shop and dwelling; cost, \$1,500; Henry Miller, on premises; ar'ts, Moore & Landsiedel, 148th st and 3d av.—455.

150th st, s w cor 3d av, new show windows, new partitions, to 4-sty brk store, office and loft building; cost, \$500; Chas S Levy, 2714 3d av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—456.

150th st, No 466, raise to grade 2-sty frame dwelling; cost, \$150; John Smith, on premises; ar't, Dr Jos J Smith, on premises.—452.

169th st, n s, 92.5 e 3d av, new show windows, new stairs, new partitions, &c, to 3-sty frame store and dwelling; cost, \$2,000; Geo N Reinhardt, 1243 Franklin av; ar't, M J Garvin, 3307 3d av.—454.

224th st, s s, 608 e Barnes av, 2-sty frame extension, 22x22.6, to 2½-sty frame dwelling; cost, \$1,900; Mrs Anna Pleasant, on premises; ar't, Geo P Crosier, 223d st and White Plains av.—453.

Spuytten Duyvil Parkway, e s, 200 n 227th st, 1-sty frame extension, 6x23, to 2-sty and attic frame dwelling; cost, \$125; Cox estate, Spuytten Duyvil; ar'ts, Ahneman & Younkheere, 3320 Bailey av.—450.

Tremont av, n s, 44 w Prospect av, raise to grade and new partitions, &c, to 2-sty frame store and dwelling; cost, \$1,000; Anna Hanken, on premises; ar't, Chas S Clark, 445 Tremont av.—448.

Washington av, No 1046, new partitions, to 3-sty frame tenement; cost, \$50; Jas E Delaney, on premises; ar't, Chas Schaefer, Jr, 461 Tremont av.—449.

White Plains av, n e cor Sommers st, 2-sty frame extension, 40x42, angle, and new partitions and divide into 3 hall stores and dwellings, 2-sty frame meeting rooms; cost, \$2,500; Wm W Penfield, East 242d st; ar't, Wm Thos Mapes, 4740 White Plains av.—446.

West Farms road, s w cor Bear Swamp road, move and new partitions, &c, to 2-sty frame store and dwelling; cost, \$800; Geo B McIntosh, Poplar st; ar't, J J Vreeland, 2019 Jerome av.—451.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1908.		1907.	
Aug. 21 to 27, inc.		Aug. 23 to 29, inc.	
Total No. for Manhattan.....	120	Total No. for Manhattan.....	9
No. with consideration.....	9	No. with consideration.....	1
Amount involved.....	\$199,125	Amount involved.....	\$2,503,187
Number nominal.....	111	Number nominal.....	89
1908.		1907.	
Aug. 21 to 27, inc.		Aug. 23 to 29, inc.	
Total No. for The Bronx.....	85	Total No. for The Bronx.....	115
No. with consideration.....	4	No. with consideration.....	15
Amount involved.....	\$15,450	Amount involved.....	\$314,603
Number nominal.....	81	Number nominal.....	100
1908.		1907.	
Aug. 21 to 27, inc.		Aug. 23 to 29, inc.	
Total No., The Bronx, Jan. 1 to date.....	5,197	Total No., The Bronx, Jan. 1 to date.....	6,558
Total Amt., The Bronx, Jan. 1 to date.....	\$3,757,370	Total Amt., The Bronx, Jan. 1 to date.....	\$5,779,933
Total No. Manhattan and The Bronx, Jan. 1 to date.....	11,658	Total No. Manhattan and The Bronx, Jan. 1 to date.....	15,776
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$26,788,802	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$40,313,906

Assessed Value Manhattan.

1908.		1907.	
Aug. 21 to 27, inc.		Aug. 23 to 29, inc.	
Total No., with consideration.....	9	Total No., with consideration.....	10
Amount involved.....	\$199,125	Amount involved.....	\$2,503,187
Assessed value.....	\$179,000	Assessed value.....	\$1,754,000
Total No., Nominal.....	111	Total No., Nominal.....	89
Assessed value.....	\$8,614,000	Assessed value.....	\$3,401,000
Total No. with consid., from Jan. 1 to date	449	Total No. with consid., from Jan. 1 to date	623
Amount involved.....	\$23,081,432	Amount involved.....	\$34,533,973
Assessed value.....	\$18,074,600	Assessed value.....	\$22,947,600
Total No. Nominal.....	5,012	Total No. Nominal.....	8,595
Assessed value.....	\$307,154,400	Assessed value.....	\$250,632,500

MORTGAGES.

1908.		1907.	
Aug. 21 to 27, inc.		Aug. 23 to 29, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	112	Total number.....	90
Amount involved.....	\$1,822,346	Amount involved.....	\$2,806,433
No. at 6%.....	48	No. at 6%.....	37
Amount involved.....	\$190,898	Amount involved.....	\$549,233
No. at 5%.....	15	No. at 5%.....	11
Amount involved.....	\$229,200	Amount involved.....	\$45,500
No. at 4%.....	19	No. at 4%.....	17
Amount involved.....	\$670,000	Amount involved.....	\$87,375
No. at 3%.....	2	No. at 3%.....	4
Amount involved.....	\$115,000	Amount involved.....	\$59,000
No. at 2%.....	19	No. at 2%.....	25
Amount involved.....	\$617,248	Amount involved.....	\$141,529
No. without interest.....	28	No. without interest.....	15
Amount involved.....	\$617,248	Amount involved.....	\$141,529
No. above to Bank, Trust and Insurance Companies	30	No. above to Bank, Trust and Insurance Companies	9
Amount involved.....	\$952,200	Amount involved.....	\$39,500
1908.		1907.	
Aug. 22 to 28, inc.		Aug. 24 to 30, inc.	
Total No., Manhattan, Jan. 1 to date.....	5,806	Total No., Manhattan, Jan. 1 to date.....	9,995
Total Amt., Manhattan, Jan. 1 to date.....	\$195,049,502	Total Amt., Manhattan, Jan. 1 to date.....	\$248,944,840
Total No., The Bronx, Jan. 1 to date.....	4,778	Total No., The Bronx, Jan. 1 to date.....	5,976
Total Amt., The Bronx, Jan. 1 to date.....	\$25,276,032	Total Amt., The Bronx, Jan. 1 to date.....	\$58,579,279
Total No., Manhattan and The Bronx, Jan. 1 to date.....	10,584	Total No., Manhattan and The Bronx, Jan. 1 to date.....	15,971
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$220,325,534	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$307,524,119

PROJECTED BUILDINGS.

1908.		1907.	
Aug. 22 to 28, inc.		Aug. 24 to 30, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	42	Manhattan.....	14
The Bronx.....	26	The Bronx.....	27
Grand total.....	68	Grand total.....	41
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$991,700	Manhattan.....	\$586,700
The Bronx.....	231,300	The Bronx.....	185,500
Grand total.....	\$1,223,000	Grand total.....	\$772,200
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$53,910	Manhattan.....	\$190,580
The Bronx.....	11,225	The Bronx.....	11,850
Grand total.....	\$65,135	Grand total.....	\$202,430
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	418	Manhattan, Jan. 1 to date.....	772
The Bronx, Jan. 1 to date.....	1,087	The Bronx, Jan. 1 to date.....	1,474
Manh'tn-Bronx, Jan. 1 to date	1,505	Manh'tn-Bronx, Jan. 1 to date	2,246
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$53,870,848	Manhattan, Jan. 1 to date.....	\$60,400,760
The Bronx, Jan. 1 to date.....	9,931,575	The Bronx, Jan. 1 to date.....	15,297,250
Manh'tn-Bronx, Jan. 1 to date	\$63,802,421	Manh'tn-Bronx, Jan. 1 to date	\$75,698,010
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'tn-Bronx, Jan. 1 to date	\$8,800,101	Manh'tn-Bronx, Jan. 1 to date	\$14,076,563

BROOKLYN.

CONVEYANCES.

1908.		1907.	
Aug. 20 to 26 inc.		Aug. 22 to 28 inc.	
Total number.....	409	Total number.....	474
No. with consideration.....	24	No. with consideration.....	23
Amount involved.....	\$153,745	Amount involved.....	\$140,535
Number nominal.....	385	Number nominal.....	451
Total number of conveyances, Jan. 1 to date.....	17,648	Total number of conveyances, Jan. 1 to date.....	23,554
Total amount of conveyances, Jan. 1 to date.....	\$13,161,735	Total amount of conveyances, Jan. 1 to date.....	\$14,960,239

MORTGAGES.

1908.		1907.	
Aug. 20 to 26 inc.		Aug. 22 to 28 inc.	
Total number.....	313	Total number.....	521
Amount involved.....	\$1,705,402	Amount involved.....	\$2,155,398
No. at 6%.....	201	No. at 6%.....	270
Amount involved.....	\$961,009	Amount involved.....	\$814,523
No. at 5%.....	77	No. at 5%.....	195
Amount involved.....	\$382,683	Amount involved.....	\$1,084,400
No. at 4%.....	25	No. at 4%.....	36
Amount involved.....	\$338,585	Amount involved.....	\$163,930
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$4,000	Amount involved.....	.....
No. at 2%.....	.....	No. at 2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. without interest.....	9	No. without interest.....	20
Amount involved.....	\$19,125	Amount involved.....	\$92,546
Total number of Mortgages, Jan. 1 to date.....	17,155	Total number of Mortgages, Jan. 1 to date.....	24,174
Total amount of Mortgages, Jan. 1 to date.....	\$59,652,156	Total amount of Mortgages, Jan. 1 to date.....	\$106,558,575

PROJECTED BUILDINGS.

1908.		1907.	
Aug. 20 to 26 inc.		Aug. 22 to 28 inc.	
No. of New Buildings.....	199	No. of New Buildings.....	133
Estimated cost.....	\$1,328,240	Estimated cost.....	\$1,172,945
Total Amount of Alterations.....	\$47,595	Total Amount of Alterations.....	\$119,452
Total No. of New Buildings, Jan. 1 to date.....	3,211	Total No. of New Buildings, Jan. 1 to date.....	6,510
Total Amt. of New Buildings, Jan. 1 to date.....	\$19,784,013	Total Amt. of New Buildings, Jan. 1 to date.....	\$49,612,528
Total Amount of Alterations, Jan. 1 to date.....	\$3,915,237	Total Amount of Alterations, Jan. 1 to date.....	\$4,683,306

THE WEEK.

THE market is gradually working out of the sluggish calm that has enveloped it during the heated period. There were flashes here and there which clearly indicated returning interest by the investing public. Undoubtedly the recent failure in the "street" will have a telling effect on the realty investors. It brings out pretty clearly the advantages of placing savings in a staple commodity, and it would be difficult to find a form of investment that has stood up, under the strain of the recent money panic, better than real estate.

Among the properties transferred during the week was that of the old Bijou Theatre on the west side of Broadway, between 30th and 31st sts, running through to 6th av. There were four transfers of this property—John W. Hazlett to Clarence D. Sire to Salem R. Furman (quit claim) to Adolph D. Rosenthal, of Hempstead, Long Island (quit claim), who transferred it back to Benjamin Sire. This latter deed was made out on March 20, 1900, but was not recorded until August 25. The Broadway frontage is 40 feet and the depth 248.5 feet to 6th av. This is one of the few lots which are laid out at right angles to Broadway. The southwesterly corner of the plot lies 8.3 feet north of 30th st. Adjoining on the north on Broadway, it will be remembered, there is a large store and loft building occupied by a firm of clothiers and billiard and bowling alleys. Across the avenue is Wallack's Theatre, and immediately adjoining on the north the New Grand Hotel.

The purchase of the west half of the building No. 52 Wall st by the New York Life Insurance Co. from James Stillman, as president of the National City Bank, was of interest to brokers in the downtown district. This structure has a frontage of 57 feet in Pine st, and holds a commanding position. A sale affecting the property No. 118 West 57th st and Nos. 109 to 121 West 56th st was also brought to a successful conclusion. The price paid for the former parcel was said to have been \$51,000 and the stated consideration for the 56th st plot was \$250,000. The former property was purchased by the present seller on October 17, 1906, for \$66,000. On the east is the Lotus Club, a 7-sty fireproof structure, 75x97x100, while on the west is the St. Herbert, a 12-sty fireproof apartment, 60x90x100. There are a number of stables on the 56th st block, including the Metropolitan Riding School, which is diagonally opposite the property just disposed of.

The plot, located 375 feet east of Broadway, on the south side of 111th st, 175x92, was sold for Edgar A. Levey, who purchased this property, together with the adjoining land, from John D. Crimmins last week. The purchasers state that a high-class apartment will be commenced immediately. There have been a number of sales on this street during the past two months, though in the main they have been on the west of Broadway. There are large building operations under way and in contemplation, and many builders and real estate operators feel that this section has a great future as a high-class apartment residential district. There are many natural advantages, which should further this end. The lay of the land is high, it is readily accessible to the subway, and its proximity to Riverside drive is also an important factor. The fact that there are no cheap houses being erected is also another great feature of this part of town. A fine 6-sty American basement dwelling No. 1082 5th av was also included in the sales reported. This house is located between 89th and 90th sts. The Fluri Construction Co., who are large operators in the Washington Heights district, sold a plot of four lots on the north side of 180th st, located 235 feet west of Broadway, to a building company, who will improve immediately with two high-class apartment houses.

The Albany Savings Bank again was a lender of money on bond and mortgage secured by Manhattan realty. The property affected is known as Nos. 80 and 82 5th av, on the southwest corner of 14th st, 73.3x107. The loan was for \$100,000, due in five years and bearing interest at the rate of five per cent. The property is subject to a prior mortgage of \$700,000. The Troy Savings Bank took an assignment of a prior interest of \$220,000 at five per cent interest for four years, in a mortgage of \$265,000 made by the No. 863 Park Av. Co. The property affected by this mortgage is located on the northeast corner of Park av and 77th st, where William J. Taylor has just completed a 12-sty duplex apartment house. Another mortgage of interest was given by Eliza A. Wilcox and the Bloodgood Realty Co. to the City Real Estate Co. on the property No. 12 West 31st st, 28x98.9, located 197 feet west of 5th av. This loan is for \$170,000, due date and rate as per bond.

That large amounts are available on Bronx realty, where the collateral is sufficient, was demonstrated by a couple of loans that were brought to a successful conclusion. The Country Club Land Association borrowed from Stephen C. Clark \$130,000, due date and interest rate as per bond. The property affected is a number of lots owned by this association located in Westchester, as well as some land adjoining the estate of Lorillard Spencer and also by land under water in Pelham Bay. The Emigrant Industrial Savings Bank loaned to the Church of Our Lady of Mercy \$100,000 for five years at five per cent. on the property in the east side of Marion av, located 250 feet north of 189th st, 112.1x21.5x irregular.

THE AUCTION MARKET

AN auctioneer, who has been connected with exchange for some years, was asked recently what he thought of the situation in general. He said that he and nearly all the other auctioneers were doing a "quiet little business" that did not interfere in any way with pleasure. There is nothing of any account taking place in the salesroom these days, and it is questionable whether a normal market will return until spring has arrived.

At the stand of Herbert A. Sherman on Wednesday the business building No. 91 William st was offered for sale. This structure is on a lot 14.6x27.9x14.8x27.10, and is 4-stys in height. There is a liquor license on the premises. Adjoining on the north is the North River Fire Insurance Co.'s building, 9-sty structure, 60.9x80.11x irregular, while on the south is a 3-sty store and business building, with a frontage of 38.2 and a depth of 21 feet. Paul Sontag purchased this property on January 10, 1901. It is assessed at \$33,000, with improvements. The amount due is \$12,650.08. The opening bid was \$12,923.54, which amount just covered the indebtedness charged against the property, but the next bid immediately doubled the amount. The bids that followed quickly raised the price at the rate of from \$1,000 to \$5,000, until finally the auctioneer knocked the property down to Charles I. Engel, a lawyer, who, it is said, purchased it for the New York Plate Glass Insurance Co., who held this parcel under contract, and who at the same time bought No. 63 Maiden lane. It is said that when title was to be passed, some minor defect was found, and the mortgage was allowed to be foreclosed, with William P. Dixon and Dumont Clarke as plaintiffs, and the Sontag executors as defendants, so that this cloud could be removed. In fact it was a sort of family affair, until it was said the representative of John G. Wendel, who owns the adjoining property, Nos. 87 and 89 William st, stepped in and tried to buy it. There are about 406 square feet in this plot, and at the purchase price it would make the figure about \$186 a square foot. This figure will not be taken seriously, in all probability, for appraisal purposes.

SHOWS INCREASED VALUATION.

ABSTRACT OF ANNUAL REPORT OF THE DEPARTMENT OF TAXES AND ASSESSMENTS.

The department has sent its annual report to the Mayor. The total assessment of real and personal property is \$7,158,190,400. The assessed value of ordinary real estate, exclusive of special franchises and real estate of corporations, is \$6,141,500,119, and the increase in the assessed value of ordinary real estate is \$437,490,467.

The increase in the assessed value of ordinary real estate exceeds the aggregate assessed value of real estate of the five States of Florida, Mississippi, Oklahoma, Oregon and Wyoming, with an area more than eight times as great as the whole State of New York. There are only nine States, including New York, in which the assessed value of ordinary real estate exceeds the aggregate increase in the assessed value of ordinary real estate in this city for this year and last. All the States and Territories west of the Mississippi River, including Minnesota and Louisiana, in the year 1902 had a total assessment of ordinary real estate of \$5,249,072,325, and the assessment of ordinary real estate in the City of New York exceeds this amount by nearly \$900,000,000. The assessed value of real estate in the City of New York not only increases rapidly in the aggregate but at the same time increases per capita, and on the average the increase in the value of New York land amounts to \$1,000 and in taxable real estate to \$1,500 for every baby born.

An interesting table shows the assessed value of real and personal property and the per capita assessment in all the cities of the State. In this city the per capita assessment of personal property is \$98, in Buffalo \$18, Niagara Falls \$5, Watervliet \$2, and Rennselaer \$1. The table proves that personal property in the City of New York is more fully assessed than elsewhere.

OFFERS INDUCEMENTS.

In many cities and towns of this State manufacturing and commerce are encouraged and inducements offered to wealthy persons to reside there by the deliberate nullification of the law for the assessment of personal property. The City of New York by enforcing the law is placed at a disadvantage and the owners of real property in this city damaged. The total assessment in this city of personal property hardly equals the annual increase in the assessed valuation of real estate. It would be a great advantage to the city and to the owners of real property if the remnants of the personal property tax were abolished entirely.

The report records several amendments to the law enacted by the last Legislature at the request of the department. One of the amendments requires a detailed statement of the assessed value of various classes of personal property by all the cities and towns of the State in a practicable form in place of the misleading and impossible report heretofore required. The new method of collecting real estate taxes devised by the Advisory Commission is described, showing that this city is the first to have a method of collection which is at the same time lenient to the property holder and effective in giving to the city promptly the taxes due. The city's lien for taxes will be sold so that the city can collect quickly. Collection will be enforced when necessary by a judicial foreclosure, so that titles will be cleared and not clouded; the surplus resulting from a judicial sale will be paid to the property owner and he cannot therefore suffer the confiscation of his property, as he may in most other cities.

OAKDALE WATERFRONT SALE.

W. K. Aston has arranged another auction sale of 80 odd plots, part of his large estate immediately south of Oakdale Station, to be held on Thursday, Sept. 3, at 11 o'clock, in the Vesey Street Salesroom, by Auctioneer Bryan L. Kennelly—60 per cent. of the purchase price can remain on mortgage for three years at 4 per cent. The property is fully restricted to private occupation and will be offered in plots 75x150, more or less. No charge for title insurance.

The plots front on Great South Bay and Great River and are surrounded by such fine estates as those of W. K. Vanderbilt, F. G. Bourne, N. Bayard Cutting, Admiral Ludlow and South Side Sportsmen's Club.

Another event of the past week was the beginning of the work upon the Glendale "cut-off" that is to connect the Montauk division with the main line rendered necessary upon the completion of the great Pennsylvania East River tunnels.

All passenger trains will have to go through Sunny Side Yard. This new undertaking will take away part of the Richmond Hill golf links and call for another outlay of \$2,500,000. The elevations of the Jamaica tracks through the village will progress at top speed so that with the opening of another season there will be no obstacle in the way of through express service from Manhattan subway to Oakdale and other towns along the south shore.

LAW DEPARTMENT

ENCROACHMENTS.

To the Editor of the Record and Guide:

I own a house on 4th av, Brooklyn (30th Ward), which encroaches $2\frac{1}{4}$ inches on the street. The house was built about 12 years ago.

Can the city compel me to remove the encroachment?

In the Record and Guide of Jan. 27, 1906, was printed an abstract of a lecture by Mr. Henry F. Miller, before the real estate class of the West Side Y. M. C. A., in which he said:

"In 1899 the Legislature of this State passed a law which, among other things, provided that 'if the front or other exterior wall of any building now standing in said county shall extend not more than 10 inches upon any street, avenue, or public place, such wall shall not be removable unless an action or proceeding shall be instituted by or on behalf of the City of New York within the period of one year from the passage of this act for the removal of said wall, and notice of pendency of such action or proceeding be thereupon filed in the office of the clerk of the county.'"

The reference above to "said county," I presume, means New York County.

Is there any limitation of time in which the city must act in such case?

SUBSCRIBER.

Answer.—The act referred to by Mr. Miller is chapter 646 of the laws of 1899, is an amendment of the consolidation act chapter 410 of the laws of 1882, relating to the City of New York before its consolidation with the City of Brooklyn, and the word "county" in the act, we think, can only mean the county of New York. We think that the time has now passed in which the City of New York would bring a proceeding for the removal of a wall built upon said street before the passage of the amended act, May 25, 1899.

As this act apparently does not apply to Brooklyn, we presume the usual 20 years' limitation under the Statute of Limitations would apply in a Brooklyn case. However, see Webster vs. K. C. T. Co., 145 N. Y. 275—Editor.

GOOD CHOICE IN APARTMENTS.

WHILE AT THE PRESENT TIME THERE ARE A NUMBER OF VACANCIES STILL HOUSES ARE RAPIDLY FILLING.

WHAT is to be had in the way of an apartment this fall? Are there more vacancies at present than last year at this time, or vice versa? These questions can be answered both ways, and still be within the bounds of truth. Probably the first thing the one queried would do, would be to reply with another question. What kind of an apartment do you want, and what rent do you want to pay?

There are a large number of vacancies in the better class of apartments, especially in the new structures, but that is to be expected. In the more moderate priced houses, the tenants have shown a disposition to remain. Many families that usually go into the country stayed in town during the warm months, and many others that went away for a brief trip kept their rooms rather than move their furniture into a storehouse. Money was saved by following out this plan, due to the enormous charges demanded by the van men.

PRIVATE DWELLINGS DOOMED.

The West Side, above 72d st to Fort George, has settled down into the apartment house district, though many blocks are still devoted to private dwellings. These, however, are being done away with every year. If the present rate is kept up, it will not be a long while before the private house is almost extinct.

Owners and agents of apartments are trying hard to get their houses well occupied, and with this end in view are making it worth the tenant's while to rent from them. Attractive advertisements are inserted in the papers, and special inducements are offered in many instances to those who will lease at the present time. Certainly this is a wise move, for it is far better for an owner to get a good tenant, even though he has to stand a temporary loss, rather than have his house partly emptied.

Attention of the prospective tenant is drawn to various features of a given locality such as: "Come to beautiful Washington Heights and breathe pure air;" "secure your apartment in time to vote;" "special rates to October 1;" "if refined surroundings appeal, inspection invited;" "ample closet room;" "every room light and sunny," or "near school house, parks, etc., which means health to the children."

A partial list of vacancies has been compiled, showing what can be had at a given price in a given locality. Of course this list is not complete, but fair examples have been taken, so that the apartment hunter can get a good idea what is on the market for rent. This list has been made up in two sections: (1) the middle West Side and (2) Washington Heights.

The number of signs displayed on the houses during the summer has caused some comment, with the result that pros-

PARTIAL LIST OF APARTMENT VACANCIES.

Showing Where Apartments can be Had, Together with the Number of Rooms and Price.

NORTH OF 59TH STREET.

77th st, 66 E, 7 and 8 r and b.....	"L"	\$600 to \$900
78th st, 226 W, 8 r and b.....	"L"	1,000 to 1,400
78th st, 228 W, 8 r and b.....	"L"	1,000 to 1,400
93d st, 312 W, 6 and 7 r and b.....	"L"	780 to 1,200
93d st, 325 W, 5, 6 and 7 r and b.....	"L"	780 to 1,200
97th st, 16 W, 7 r and b.....	"L"	624
108th st, 230 W, 5 and 6 r and b.....	"L"	360 to 600
109th st, 237 W, 5 and 6 r and b.....	"L"	432 to 480
109th st, 312 W, 5, 6 and 7 r and b.....	"L"	660 to 1,400
112th st, 530 W, 5 and 6 r and b.....	"L"	420 to 600
115th st, 403 W, 5, 6 and 7 r and b.....	"L"	540 to 900
115th st, 419 W, 5 and 6 r and b.....	"L"	480 to 840
116th st, 606 W, 5 and 7 r and b.....	"L"	800 to 1,500
118th st, 401 W, 6 and 8 r and b.....	"L"	900 to 1,600
118th st, 405 W, 5 and 6 r and b.....	"L"	540 to 900
118th st, 418 W, 5 and 6 r and b.....	"L"	480 to 720
121st st, 523 W, 5 and 7 r and b.....	"L"	480 to 840
122d st, 510 W, 7 and 8 r and b.....	"L"	900 to 960
122d st, 520 W, 5, 6 and 7 r and b.....	"L"	540 to 960
141st st, 221 W, 5 and 6 r and b.....	"L"	384 to 540
Broadway, 2465, 6 and 7 r and b.....	"L"	540 to 900
Broadway, 2783, 8 r and b.....	"L"	1,100 to 1,400
Broadway, n e cor 107th st, 6 and 8 r and b.....	"L"	540 to 1,400
Central Park West and 85th st, 4 and 8 r and b.....	"L"	900 to 3,150
Central Park West and 97th st, 8 r and b.....	"L"	1,550 to 1,700
Madison av, s w cor 91st st, 6 and 8 r and b.....	"L"	720 to 960
Manhattan av, 320, 6 and 7 r and b.....	"L"	660 to 900
Riverside Drive and 97th st, 5 and 7 r and b.....	"L"	600 to 1,200
Riverside Drive and 115th st, 7 and 8 r and b.....	"L"	1,200 to 1,500
5th av, n w cor 129th st, 5, 6 and 7 r and b.....	"L"	600 to 1,200
7th av, n e cor 112th st, 6, 7 and 8 r and b.....	"L"	720 to 1,400
7th av, s e cor 113th st, 6, 7 and 8 r and b.....	"L"	720 to 1,350

WASHINGTON HEIGHTS.

136th st, 607 W, 4 and 7 r and b.....	"L"	384 to 660
138th st, 501 W, 6 and 7 r and b.....	"L"	480 to 900
143d st, 511 W, 5 and 7 r and b.....	"L"	540 to 840
143d st, 519 W, 6 r and b.....	"L"	600 to 840
143d st, 513 W, 5 and 7 r and b.....	"L"	540 to 840
Broadway, s w cor 137th st, 9 r and b.....	"L"	1,200 to 1,260
Broadway, n w cor 139th st, 6 and 7 r and b.....	"L"	780 to 1,000
Broadway, n e cor 149th st, 5 and 7 r and b.....	"L"	600 to 1,020
Riverside Drive and 139th st, 4 and 7 r and b.....	"L"	480 to 1,080

pective tenants imagine that there will be a general lowering of rents throughout the city. A short trip among the real estate brokers will soon dispel this idea. The fact of the matter is that the owner of real property has fared well during the past year.

When a man purchases a house there is always a certain percentage allowed for "loss of rent." This amount, when taken over a period of ten years, is figured as being about one-tenth of the gross rental. During the past few years the actual vacancies have not amounted to anything like this figure, as the result the land owner has received a handsome return from his investment, so much so that a general increase of rents has resulted.

In many of the houses where signs are displayed, there is only one apartment vacant, though there may be ten, fifteen or twenty flats in the house. If the house is well situated and well kept up, it is not a great while before some desirable party comes along and the sign is quickly taken down.

Brokers who make a specialty of renting look forward to a prosperous year, and as a general rule contend that there has not been an overproduction of building, and would welcome the erection of the proper kind of houses, as they feel it would not be difficult to fill them with desirable tenants.

At the present time there is considerable building activity on Columbia Heights. The demand in this section has for some time been far greater than the supply, and consequently a number of fine houses are being built, and are readily filling up. The natural lay of the land is high and the outlook is particularly good. Another reason for the popularity of this section is due to the fact that the college buildings are in the neighborhood, thus definitely settling the future of that part of town for many years to come.

Columbia Heights is easy of access and the business man does not have an unreasonably long trip to and fro from business. When the new improvements at 96th st station are completed, it is estimated that at least five minutes will be cut off the running time of trains, and that a greater number can be handled in a given time.

ADVICE TO OPERATORS AND INVESTORS.

Don't patronize a real estate broker unless he is properly equipped with records. His offerings will not be as good, nor his information regarding values as complete, and he will not be near as prompt as if he constantly used the Real Estate Directory and the Record and Guide Quarterly.

The use of these publications give class and tone to any office, and you can rest assured that if an office cannot put them at the disposal of a customer, that office is not all that it should be. It is good business to buy in the largest market.

The Real Estate Directory puts a broker in touch with the greatest number of owners, and the Record and Guide Quarterly is to the real estate broker what the stock ticker is to the Wallstreet man. You should not deal with any broker too small to be properly equipped.—Adv.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Insurance Company Buys.

WALL ST.—James Stillman, as president of the National City Bank, sold the west half of the building 52 Wall st to the New York Life Insurance & Trust Co. for \$1,000,000. The reputed buyer is the owner of the other half of the building, which is a 6-sty marble front structure, on a plot 56.1 in Wall st, running through to Pine st, 193 ft., with a frontage of 57 ft. in the latter st. The Royal Insurance building adjoins on the west and the Central Trust Co. on the east, while on the Pine st frontage the banking house of Kuhn, Loeb & Co. occupies the cor adjoining the property just sold. The National City Bank, under construction, is directly opposite on the square block bounded by William, Wall and Hanover sts and Exchange pl. This is the old custom house site.

30TH ST.—The Louis Meyer Realty Co. bought from Sarah and Bessie Freed 147 East 30th st, a 5-sty flat, 27x100. The present seller bought this property on Dec. 28, 1907. Abutting on 31st st there is a large 6-sty stable, 146x98.9.

Handsome Dwelling Sold.

40TH ST.—Sarah B Potts has sold for \$125,000 40 East 40th st, a 5-sty dwelling, 25x98.9, adjoining the southeast cor of Park av. The seller is the owner of No. 39 East 39th st, where he resides during the winter months. Up to a few years ago this plot was vacant, stables adjoining it on the west. Several handsome American basement dwellings were built on this block, this house being among the number. There are still some of the stables remaining standing. Across the street is the Murray Hill Hotel. Adjoining on the east and located on the southwest cor of Park av is the residence of Mrs. Sarah Payne. The rest of the block front between 39th and 40th sts on the west side of Park av is owned by members of the James family, except No. 96, which is owned by Mrs. Henry Hall Forbes. There has been considerable activity in this section of late, and several important deals are under way with a good chance of closing.

46TH ST.—Pease & Elliman sold for Mrs. Agnes Murray, of 22 West 129th st, 50 West 46th st, a 4-sty brownstone dwelling, 20x100.5.

57TH ST, ETC.—Geo. E. Coleman, through S. B. Goodale & Son, arranged for the transfer of the following properties: 118 West 57th st for \$51,000, and 109 to 121 West 56th st for \$250,000, to the Great Northern Co., who will improve the property with a new building to cost about \$400,000, for which plans are now being drawn by Schwartz, Gross & Marcus, of 347 5th av.

NORTH OF 59TH STREET.

SYLVAN PL.—Mulvihill & Co. sold for Samuel Williams, the 6-sty apartment, No. 5 Sylvan pl, 40x95.5. This house was completed about 6 months ago, together with the similar one adjoining on the north. There are 5 apartments on a floor, three of 4 rooms and two of 2 rooms. There is a mortgage of \$35,000. The gross rentals aggregate \$6,100. Title will be passed Sept. 24. On the east side of this street, which is only one block long, is the Harlem Court House, a 5-sty building, 100x100.11 and an automobile garage, a 2-sty structure, 75x100.11. The old Eastern Post Road formerly ran in front of the premises just sold.

75TH ST.—Albert B. Ashforth sold for Mayer S. Auerbach a 4-sty dwelling 34 West 75th st, 20x102, located 125 ft. east of Madison av. The property is built to a depth of 63 ft. and has a 2-sty brk extension. This is a fine residential block. The Fidelity Bank is on the southwest cor of Madison av. Mr. Auerbach bought this property May 13, 1905, subject to a mortgage of \$30,000. Title will be passed Sept. 11.

East Side Activity.

75TH ST.—G. Tuoti & Co. sold for Bertha Weindrug to A. Ferrara and others 309 and 311 East 75th st, a 6-sty tenement, 37.6x100.8. The house is 89 ft. deep and is located 137.6 ft. east of 2d av.

81ST ST.—Klein & Jackson bought 155, 157 and 159 East 81st st, 3 frame dwellings, 56.3x102.2. The sellers are the American Baptist Home Mission Society. On Jan. 17, 1895, the house 159 was bought for \$6,000 by the Norton estate, which gave it together with 155 and 157 to the present sellers.

Vacant Property in Demand.

111TH ST.—A. & C. Levis resold for Edgar A. Levy to the Silverman-Jones Co. 175x92 on the south side of 111th st, 375 ft. east of Broadway. The buyers will improve at once with high-class apartment houses. The plot is part of the seller's purchase from John D. Crimmins last week. The Mumford, 75x88x100.11, the De Peyster, 100x88x100.11, Kendal Court, 100x88x100.11, and The Bertha, all 6-sty apartments, are across the street.

115TH ST.—Henry Wise sold for Angelo Di Benedetto to Louis Pierano, 315 and 317 East 115th st, a 6-sty tenement, with stores, 50x100. The purchaser gave in exchange 4 acres improved with 2 houses, stables and outhouses in Marlboro, N. Y.

117TH ST.—C. J. Elgar sold for Edward A. Davis to Philip Dinor 215 West 117th st, a 2-sty brk building and store, 25x25.2, located 107.11 ft. west of St. Nicholas av. The present seller took title Aug. 8, 1907, subject to a mortgage of \$5,000.

Sales in 121st Street.

121ST ST.—Max D. Greenberg, A. Shapiro and John Wood sold for Hyman Friedman to Henry Korn, of 120 Liberty st, the 6-sty tenement 229 East 121st st, with 3 families on a floor, and a depth of 89 ft. The 5-sty tenement 315 West 121st st is given in part payment.

121ST ST.—In part payment for the 6-sty flat 229 East 121st st, Hyman Friedman receives from Henry Korn, of 120 Liberty st, the 5-sty flat 315 West 121st st. There are 2 families on a floor. The structure is 85 ft. deep and is located 95 ft. east of Manhattan av.

121ST ST.—O'Reilly, Viotor & O'Brien sold for Wm. L. O'Connell to a client The Fairholm, a 6-sty elevator apartment house, 75x95.11, situate on the north side of 121st st, 100 ft. west of Amsterdam av. Adjoining on the east is the Kings College apartment house, 100x100.11, 7-sty in height, and built 90 ft. deep. In the rear of the premises just disposed of are two 6-sty apartments, each 50x83x99.11. Across the way is a building under construction. The Teachers' College, the Frederick Ferris Thompson Memorial and the Horace Mann Elementary and High School are also on this block. The two square blocks bounded by 120th and 122d sts, Claremont av and Broadway are being improved.

143D ST.—B. E. Freed bought from Cora B. Foster 115 and 117 West 143d st, a 6-sty flat, 42x99.11. The present seller bought this property May 22 last from Louis Meyer Realty Co., subject to a mortgage of \$51,000. This entire square block is improved with apartment houses, all built to a depth of 87 ft.

AMSTERDAM AV.—Mrs. Elizabeth Nagle, of Shadyside, N. J., sold 926 Amsterdam av, a 5-sty double flat, 25x100, between 105th and 106th sts. There are 5 rooms to an apartment. The West End Presbyterian Church is across the avenue. Public School 54 is on the block to the south. The house is 80 ft. deep.

MANHATTAN AV.—Leon Sobel bought the uncompleted flat buildings, 73x100, at the northwest cor of Manhattan av and 109th st.

Handsome Dwelling Bought.

5TH AV.—Henry D. Winans & May sold 1082 5th av, a 6-sty American basement residence on the block between 89th and 90th sts, for Archer M. Huntington. The new owner, Charles S. Phillips, of C. D. Barney & Co., will occupy the house. Mr. Huntington bought 1082 and 1083 5th av from George Edgar in May, 1902, and made 1083 his residence. No. 1081 5th av was sold through Winans & May for the Hudson Realty Co. to Mrs. Van Ingen. The three houses were built by George Edgar in 1901. There is a building under construction on the southeast cor of 89th st, 60x100.

WASHINGTON HEIGHTS.

Large Plot to be Improved.

144TH ST.—The Delta Realty Co., Sender Jarmulowsky of 54 Canal st, president, has sold to the Young Realty & Construction Co., of 170 Broadway, 22 lots, 550x98.9, on the south side of 144th st, beginning 100 ft. east of Broadway and extending within 125 ft. of Amsterdam av. It is part of the old colored orphan asylum block, and is the largest single pot of lots in the built up part of Washington Heights, between these avenues. The purchaser is a well-known operator. Building plans were filed for 22 1-sty buildings to be built on the plot, which has a frontage of 550 ft. These are only tentative plans, so that the excavations may be immediately begun. L. C. Maurer, architect, of 22 East 21st st, is drawing plans for 5 buildings to cover this plot; 3 of them having a frontage of 87.6 ft. and 2 with 100 ft. frontage each. They will be 6-stys in height. There are seven 6-sty apartment houses built back of the property. The houses on the Hamilton pl and Broadway frontages and one house adjoining the northwest cor of Hamilton pl and 143d st were sold at public auction last January. The Hamilton pl houses have since been transferred. The foreclosure was due to the failure of the John V. Signell Co.

Purchased for Occupancy.

149TH ST.—Renton-Moore Co. sold for Mary E. Fogarty, of Central av, Far Rockaway, to a client for occupancy 527 West 149th st, a brownstone private dwelling, 16.6x99.11. Mrs. Fogarty bought the premises from August Jacob last March. The mortgage is \$10,500 at 5%. Title will be taken Sept. 17.

180TH ST.—David Stewart sold for the Fluri Construction Co. 100x110 ft. on the north side of 180th st, about 235 ft. west of Broadway, to the Degenhardt Construction Co., of which Henry Degenhardt is President. The company will improve at once with two high-class apartments. The Washington Heights Hospital is on the block below.

HAMILTON TERRACE.—Du Bois & Taylor sold for Commissioner John E. Eustis, as executor, the 3-sty and basement brownstone dwelling 58 Hamilton terrace, 119 ft. south of 144th st, 17x100. The property is free and clear and is purchased on the same terms. Title will be passed October 2.

BRONX.

Building Firm Purchases.

151ST ST.—Mulvihill & Co. sold to Samuel Williams and Isaac Haft, 59x100, on the southwest cor of 151st st and Cortlandt av. The purchasers, who are in the building business, will erect a 6-sty building, with store. The property is free and clear.

Sells Six-Story Building.

158TH ST.—Kurz & Uren sold 423 and 425 East 158th st, a 6-sty building, 50x100.

AQUEDUCT AV.—E. J. O'Connor sold for William Bergen to Mrs. Nellie Farrell Butler the 2½-sty dwelling, 2226 Aqueduct av, 37.6x100.

BARKER AV.—M. F. Mulvihill, of 149 East 121st st, bought from Sarah Bernstein, the 3-sty dwelling, at No. 1 Barker av, Williamsbridge, 34x125. There is no mortgage on the premises. Title will pass Sept. 24.

BURNSIDE AV.—M. F. Kerby sold in conjunction with Julius H. Haas for the Sandrock Realty Co., 207x102x261x104 at the northeast cor of Concourse and Burnside av.

COLLEGE AV.—M. F. Kerby sold for Loren N. Wood to James Clyne the frame 2-family house, No. 1370 College av.

Grace Avenue Activity.

GRACE AV.—Martin Pletscher sold to Charles Schultz the 2-family house, 25x100, on the west side of Grace av, 125 ft. north of Lyon av.

JACKSON AV.—Ferdinand Kramer sold for Francis J. Schnugg 755 Jackson av, a 5-sty apartment house, 25x78xirregular.

JONES AV.—The Edenwald Land Co. sold to Samuel Zichowitz 2 lots on Jones av, 500 ft. south of Jefferson av.

MORRIS AV.—Robert Gans sold for August Balshun to 3 clients for occupancy 2022, 2024 and 2026 Morris av, three 2-family houses. Mr. Balshun resides in No. 2028 Morris av.

Edenwald Land Company Sales.

RANDALL AV.—The Edenwald Land Co. sold to Bernard Kainowitz a lot on Jones av, 300 ft. north of Randall av.

SETON AV.—The Edenwald Land Co. sold to August Anderson a lot on Seton av, 200 ft. north of Jefferson av.

SETON AV.—The Edenwald Land Co. sold to John Swenson a lot on Seton av, 225 ft. north of Jefferson av.

SOUTHERN BOULEVARD.—James F. Meehan sold 4 lots in the east side of Southern Boulevard, 100 ft. south of Barretto st. The property will be improved with 5-sty flats.

WALTON AV.—M. F. Kerby sold for the Bank of Metropolis the plot of about 10 lots at the northeast cor of Walton av and 175th st.

LEASES.

Van Vliet & Place leased the 4-sty dwelling, 210 West 14th st, to Catherine F. Fleming.

J. F. Zinser leased the 3-sty dwelling, 415 East 136th st, for R. Brandt to Dr. M. Meyer.

McKee, Hayward & Co. leased the 4-sty dwelling, 554 West 113th st, for Mrs. Isabella D. Lockwood.

Henry Brady leased for Mary Balfour the 3-sty and basement dwelling at 472 West 24th st for 5 years.

Clarence E. Hutchinson leased 35 West 134th st to Dr. E. A. Turner. This house has just been sold through this broker.

Robert R. Reed, as trustee, leased to John Jantzen 165 and 167 William st for a term of 10 years and 8 months, at an annual rental of \$2,300.

J. Arthur Fischer leased for John S. Wilson to Mrs. Z. M. Deane the 4-sty building at the southwest cor of 99th st and West End av for a term of years.

G. Brettell & Co. leased for George Corsa to M. R. Rundbaack for a term of years a store in the new building at the northwest cor. of 3d av and 121st st.

Giuseppe Fusco et al. leased to Salvatore Pagliero and another the premises at 344 and 346 East 112th st for 3 years and 3 months, at an annual rental of \$5,000.

Ames & Co. leased for Wm. R. H. Martin the northerly portion of the 2d loft comprising 10,000 sq. ft. in the Marbridge Building, northeast cor of Broadway and 34th st. The lease is for a long term of years at a total rental of more than \$150,000.

The Gross & Gross Co. closed for Oliver L. Jones a lease to the Cadillac Motor Car Co. of the premises known as the Mineola stable, 305 and 307 West 59th st, with "L" to the Grand Circle, for a term of years. Extensive alterations will be made. Also, for the John Agate estate to Joseph Berkowitz, the premises 131 West 51st st; also for Jean Foster Walker, 120 East 80th st, and for James Marshall, 244 West 69th st.

SUBURBAN.

YONKERS, N. Y.—Cooper & Daniel sold for Edward H. Ryan 280 lots at Yonkers Heights, Yonkers, to George T. Kelly. The tract will be cut up into building sites.

TOTTENVILLE, S. I.—The Prince's Bay Realty Co. sold 25 lots at Highland Park, Tottenville, Staten Island, to a syndicate, which will erect 20 houses on the property.

RIVERDALE, N. J.—Power & Steers sold to J. E. Carroll for C. H. Devoe his farm property of 54 acres in Riverdale, N. J. This property is near the country estate of Julius Kessler.

NEW CITY, N. Y.—R. Elkau & H. Rosenfeld Co. sold a farm of 80 acres, with buildings, near New City, Rockland County, N. Y. The buyer gives in exchange two 3-family flats in Locust st, Mt. Vernon.

NOROTON, CONN.—Pease & Elliman sold the country estate of Mrs. Josephine de Rome on the Sound shore at Collender's Point, Noroton, Conn., consisting of about 5 acres of land, improved with a modern house and outbuildings, to a client for occupancy.

GLOVERSVILLE, N. Y.—John H. Fife Co. sold the Windsor Hotel property, Gloversville, N. Y., for the owner, Mr. Hiram Darling. Also the furniture and fixtures for Messrs. Momoo & Booth, who have been the proprietors of the Windsor for several years, to Mr. J. W. Moyer, of Hawthorne, N. Y. Mr. Moyer takes possession on Sept. 1, 1908. Consideration in both transactions nearly \$35,000.

Sales Along the Palisades.

John Boyajian sold to Y. Sanjian 50x100 on the west side of Morningside lane, Palisades, N. J.; S. Moore sold to B. R. Humphrey 100x100 on the north side of Linden av, Morsemere, N. J.; Anna H. Brown sold to A. B. Balfour 126x174x121 on the south side of Prospect st, Leonia, N. J.; J. H. King sold to T. Branigan 50x120 on the west side of Central av, Fort Lee, N. J.; Alfred Blum sold to J. F. Whelan house on plot 50x100 on the south side of Linden av, Grantwood, N. J.; Herman Walker sold to C. Duffy 25x100 on the east side of 4th st, Fairview, N. J.; Leonia Land Co. sold to Mary M. Remington 100x125 on the north side of Summit av; also to Fred W. Harrison 50x100 on the north side of Summit av; also to Emily E. Post 50x100 on the north side of Highwood av, and to Harold Serson 50x100 on the south side of Summit av, all at Leonia, N. J.; John Young sold to John Stone 50x100 on the west side of 7th st, Palisade Park, N. J.; Herman Walker sold to G. Scorfava 25x100 on the east side of Anderson av, Fairview, N. J.; D. Krueger sold to Lena Richter 25x100 on the northeast cor of Dock st, Palisade Park, N. J.; and T. F. McCormick sold to R. L. Roelle 75x100 on the east side of 4th st, Palisade Park, N. J.

The Columbia Investment & Real Estate Co. reports the following sales: To R. Lunder 50x100 on the north side of Lincoln av, Grantwood, N. J.; to C. H. Benter 50x100 on the north side of Harriett av, Morsemere, N. J.; to F. Marco 50x100 on the north side of Oakdene av, Grantwood, N. J.; to E. G. Lindemeyer 75x100 on the east side of Fulton av, Hudson Heights, N. J.; to F. Kendall 50x100 on the south side of Lafayette av, Grantwood, N. J.; and to S. Noble 50x100 on the west side of Fulton av, Hudson Heights, N. J.

UNCLASSIFIED SALES

The total number of sales reported is 41, of which 5 were below 59th st, 16 above, and 41 in the Bronx. The sales reported for the corresponding week last year were 44, of which 9 were below 59th st, 15 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 112, as against 83 last week, and in the Bronx 99, as against 112 last week. The total amount involved is \$2,584,591, as against \$2,809,516 last week.

The amount involved in the auction sales this week was \$433,099, and since January 1, \$39,929,914. Last year the total for the week was \$377,821, and from January 1, \$29,973,649.

WASHINGTON AV.—Williams, Grodinsky & Haft bought from Engel & Engel 51x108 on the east side of Washington av, 200 ft. north of 168th st.

BROADWAY.—Henry J. Bulman sold to I. Friedenheit the 6-sty apartment house in course of construction, 97.3x100, at the south-east cor of Broadway and 162d st.

94TH ST.—Jennie K. Stiefel sold 23 East 94th st, a 4-sty brown-stone dwelling, 20x100.8.

CITY'S BUDGET DISCUSSED.

At a meeting of the Allied Real Estate Interests, the Bureau of Municipal Research and the Tenement House Committee, the subject of the increase of the New York City's budget from \$98,000,000 to \$143,000,000 in six years was brought up. One member of the conference strongly urged the organizations not to talk about the tax rate or the total amount of taxes, but to concentrate attention upon value received from taxes. "The trouble with us taxpayers has been that we thought we were protecting ourselves when we kept our eye on the tax rate. City officials have been educated to think that they were furthering taxpayers' interests just so long as they did not increase the tax rate. As a matter of fact this year's taxes might have been so spent that a rate of 1.61 would be vastly cheaper than last year's rate of 1.48. We know that it is not being so spent, but until we can show where unnecessary sums are being spent and unnecessary men employed we can talk ourselves black and blue in the face about the tax rate and general public sentiment will support a constantly increasing city budget. But wherever we can show the same work could be done for less money, public sentiment will unanimously demand a decrease in taxes."

CO-OPERATING WITH OWNERS.

Comptroller Metz has joined the Mayor in putting himself on record as desiring the co-operation of real estate owners and other taxpayers in getting what the Comptroller calls a "sane" budget for 1909. In fact for two years it has been "nip and tuck" between the Mayor and Comptroller as to which would go farthest and quickest in meeting more than half way the taxpayers' request for definite constructive changes in the city budget. The situation now is that the Mayor has promised to try to get through the Board of Estimate resolutions for special hearings on the budget as made up by that board, while there is still time to amend it before sending to the Board of Aldermen. The Comptroller acquiesces in the request to publish promptly budgets as they come to the Bureau of Municipal Investigation and Statistics; to publish separately the important budget estimates; and to publish separately and promptly, in time for study by taxpayers, the recommendations of Mr. Hervey, of the Bureau of Municipal Investigation and Statistics.

BUDGET REFORM.

The Bureau of Municipal Research draws the attention of the Record and Guide to the fact that the city budget is a problem in alternatives, suggested by action of the Health Department this year in suspending 87 physicians for two months in order to raise funds for more nurses and for other summer work. Under the old method it was customary for the department to use up all the money that it could get, and when money ran out to ask for revenue bonds. For years and years the Department of Health has asked for revenue bonds to do summer work, thinking it inadvisable to cut off employees so long as there was money to the credit of the pay-roll against which they were charged.

When the time came for the usual appeal for revenue bonds, the attention of the Board of Health was called by the Bureau of Municipal Research to the fact that during the summer of 1907 the medical inspectors made 100 visits to find one sick baby; although 175,000 families were visited, the department made less than 1,100 revisits. When Commissioner Darlington and Dr. Bense realized this fact they also realized that much less educational work was done in 1907 than the money spent contemplated. They tried a different plan this year. Because physicians work one, two or three hours a day and nurses work four or five or more, it seemed good business to engage nurses at \$75 per month rather than physicians at \$100 per month; therefore, they suspended 87 physicians, saving \$17,400. Only a small part of this saving has been as yet used for nurses.

INTERESTS TAXPAYERS.

This incident, however, is of interest to taxpayers at a time when the budget is under discussion, because it shows that heads of departments will reduce pay-rolls if the taxpayers themselves had funds upon which to base a demand for the better of two ways to proceed. The Health Department was the first to submit a budget that told clearly just what it proposed to do with its money. It was also the first to begin records and accounts that would tell whether the money went for the purpose and whether or not the money bought as much service as was possible. The Department of Health has received a great deal of praise for its leadership in this matter of budget reform, and within two years that which began as an exceptional act on the part of one department is made a demand upon all departments by the Comptroller.

Nothing new has happened this last week in regard to budget further than various news items and editorials in the metropolitan press applauding the action of real estate associations in organizing the Greater New York Taxpayers' Conference. When asked how much the Greater New York Taxpayers' Conference expected to save the taxpayers, one prominent officer replied that the minimum to expect is that the budget of 1909 shall not be one dollar larger than the budget of 1908, plus possibly the absolutely mandatory increase.



WANTS AND OFFERS



WANTED

A first class man who thoroughly understands the preparing of city maps. Reply in writing only, stating qualifications and salary expected.

R. C. LEE, 11 E. 24th St., N. Y.

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

BUILDING DESIRED.

Dwelling, suitable for alteration to offices and storage room, in center of city. State size, stories, mortgage and full particulars.

CONTRACTOR, 1968 Broadway, N. Y.

WANTED—A man who thoroughly understands his business to take charge of renting department of well established downtown Real Estate Office. State past experience, age, etc. All correspondence treated strictly confidential. L. M. H., Box 75, Record and Guide.

WE HAVE A VACANCY for a competent salesman, experienced in residences; equitable salary and commission. Apply in person, Monday and Tuesday forenoon, between 9 and 10:30. HENRY D. WINANS & MAY, 749 Fifth Ave., near 58th Street.

WANTED—Agents for selling patent automatic smoke consumer; also grease separator in Southern and Western States. BALDWIN ENGINEERING CO., 209 W. 33d St., N. Y.

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Shore Front Bungalow Sites

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AT 11 O'CLOCK

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Shore high; land in rich lawn to water's edge; immediately available for building.

New York to Oakdale, one hour; station to water, 10 minutes; road to shore beautifully shaded. Sites carefully restricted; 65% on mortgage, 3 years 4%. Title guaranteed. Maps, etc.

BRYAN L. KENNELLY, Auctioneer

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CAPITAL AND SURPLUS - \$9,500,000

160 BROADWAY, MANHATTAN

Title Department and Trust and Banking Department.
Brooklyn Branch, 188 Montague Street.

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REAL ESTATE NOTES

The sale of the Devonshire apartment house, at the south-east corner of Broadway and 112th st, was denied by the owners, A. C. and H. M. Hall.

Max Wyner has severed his connection with the firm of Sigsworth & Wyner and has opened a real estate office under his own name at 42 Broadway.

Charles F. Noyes Co. sent to their customers bound copies of the assessment roll for 1908, taking in that section of Manhattan between the Battery and Grand st. The custom was inaugurated by this company some years ago.

The County Holding Co. has begun suit in the Supreme Court against Eleanor Capstick and others to foreclose a mortgage of \$142,000 on the property 144 Fulton st, between Broadway and Nassau st. The mortgage was dated Dec. 24, 1906.

The real estate and insurance business of the late David H. Scully, located at No. 57 East 125th st, will be continued by his brother, Thomas F. Scully, who has been associated with this house since the foundation of the business in 1890.

A lispendens was filed Wednesday on the Empire Theatre property at the southeast corner of 40th st and Broadway, giving notice of a partition sale. The action is entitled Richard W. Freedman, as trustee under the will of Frank Sanger, against Al Hayman, Minnie Hayman and others.

The Bureau of Municipal Research has compiled a set of figures showing that this year's increase in the tax rate of 12.908 cents on the \$100 will cost twenty-eight well-known office buildings \$164,142, twenty-eight places of amusement \$31,987, and twenty-eight well-known men and women, in personal taxes alone, \$26,232.12.

In no calling is knowledge better needed or more substantially rewarded than in the real estate profession. A prosperous broker recently said that his success was due to a knowledge of the elements of values, the trend and course of market development, and the knowledge of what real estate was for sale at possible prices, and of the personnel of the general market.

It is the experience of many real estate agents that the apartment that catches the eye of the average tenant who is in a position to pay, say, \$45 a month, is one that offers great show facilities, being possessed of two parlors, a likely dining room, and, above all, a spacious and attractive entrance hall—one susceptible of being turned to the greatest advantage in creating a decidedly overwhelming impression.

A foreclosure suit was instituted against the Realty Investment Corporation and the Somerset Hotel Co. by the Title Guarantee and Trust Co. to foreclose a mortgage of \$275,000 on the property on the south side of 47th st, near 7th av. This loan was made May 1, 1903, by the Realty Investment Co. to secure an issue of bonds amounting to \$275,000. The Somerset Hotel Co. is the lessees and the Realty Hotel Co. the tenants.

There is always a demand from builders for property located on a private dwelling block, if it is not restricted against apartment houses. It is desirable from the builders standpoint to construct this class of a house next to some dwellings, because light and air are assured. As a rule the adjoining property deteriorates for dwelling purposes, but in the course of time recovers its value, when in turn it is in demand for apartment construction.

There will be shortly one spot in Manhattan that will have at least four lines of transit at different levels. The place referred to is 33d st and 6th av. The 6th av elevated railway, the 6th av surface line, the McAdoo tunnel line and the Pennsylvania Railroad all pass this point. There is a subway line under contemplation whose level is below that of the Pennsylvania Railroad, and should the plan be carried out the number would be increased to five lines at different traffic levels.

Justice Bischoff named William H. Ricketts as receiver of the rents of the Warrington apartment hotel on the east side of Madison av, 49.4 ft. south of 33d st, pending an action brought in the Supreme Court by the Germania Life Insurance Co. against Howard Nott Potter and others to foreclose a mortgage of \$300,000. The mortgage was made on Feb. 16, 1903. The property is leased to Caroline Genet for a term ending Oct. 1, 1912, at an annual rental of \$30,000. The receiver is required to give a bond of \$2,500.

PROPERTY OWNERS' SECTION.

CONDEMNATION PROCEEDINGS.

A NEW STREET.—Opening and extending adjoining the easterly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Forsyth st and East Broadway, and a new street adjoining the westerly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Bayard st and East Broadway. Corporation Counsel Pendleton gives notice that by an order of Supreme Court bearing date of the 18th day of August, George Gordon Battle, John C. Fitzgerald and Edward C. Crowley were appointed Commissioners of Estimate in this proceeding.

ASSESSMENTS.

FLETCHER ST.—Sewer, between South and Front sts. Board of Assessors gives notice that proposed assessment has been completed and ready for examination by all persons interested.

146TH ST.—Sewer, between 8th and Bradhurst avs. Proposed assessment completed and ready for examination.

191ST ST.—Sewer, between Wadsworth and St. Nicholas avs. Proposed assessment completed and ready for examination.

NEW ST.—Paving with asphalt block pavement on west side of Hall of Records, extending from Reade to Chambers sts. Proposed assessment completed and ready for examination. Objections may be presented in writing on or before Sept. 29.

BAINBRIDGE AV.—Regulating, etc., from Mosholu Parkway North to Woodlawn road. Area of assessment: Both side of Bainbridge av, from Mosholu Parkway North to Woodlawn road, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Aug. 25. Payable within 60 days.

SHAKESPEARE AV.—Sewer from Boscobel av to Featherbed lane. Area of assessment: Both sides of Shakespeare av, from Boscobel av to Featherbed lane. Assessment entered Aug. 25. Payable within 60 days.

149TH ST AND BROADWAY.—Restoring asphalt pavement on northeast corner. Area of assessment: Northeast corner of 149th st and Broadway, and known as Lot No. 1, Block 2081. Assessment entered Aug. 22. Payable within 60 days.

OVER CONGESTED SIDEWALKS

"What are we going to do with the pedestrians on the streets of lower New York," said a Manhattan property owner recently. "The crowd is bad enough at present between 12 and 2 o'clock, when the stenographers take their walk after their midday lunch, but what will it be when the newer star scrapers are built? How many extra thousands will these new buildings attract to our now over-crowded narrow streets? The sidewalks will not contain them. And another impediment, just look when a long truck hauling iron beams tries to turn from a side street into Broadway. The three or four minutes required for the operation stops all traffic in the streets and all locomotion on the sidewalks.

"What is the remedy? Forbid by enactment the hauling of any vehicle over 12 feet long in lower New York south of Canal st between 9 a. m. and 6 p. m. There is no reason why the many should be incommoded for the convenience of the few. Oblige the trucking of all building materials to be done at night. But what can be done with the pedestrians?

"Shall we make elevated sidewalks? It would be too expensive to think of subterranean sidewalks. Is there any solution of the problem? We know the condition of Nassau st, Broadway is getting just as bad. Church st with the Terminal buildings will suffer just as much. Cedar and Liberty sts, with the increasing crowds to the McAdoo tunnels will be the next problem to solve.

"If Peter Stuyvesant could only have seen," he concludes, "what was to occur, he would not have built streets for two-story houses in New York.

CLEANING PAINTS.

Oil-painted walls must be washed with soap and water, using a soft flannel cloth, and taking care to wring it well before using. Use cold water to finish, and dry well with linen duster.

Varnished woods should be rubbed with a chamois leather wrung out of cold water, then polished with soft duster.

To polish a varnished floor rub well with equal quantities of beeswax and turpentine. Another method is to take equal parts of olive oil and spirits of turpentine, wet a soft cloth with these, rub the wood hard, then rub with a dry cloth. This is also good for black walnut furniture and sewing machines.

Where paint is stained with smoke some ashes or potash lime may be used. A soft linen cloth should be used for wiping dry.

DISAPPEARING LANDMARKS.

The gradual disappearing of many of the old-established churches from the lower sections of Manhattan is a subject which was lately recalled by the rumored negotiations for the sale of the Fourth Avenue Presbyterian Church, at the north west corner of 4th av and 22d st, which may be said to have been largely due to the fact that comparatively few persons now attend services below 42d st, as compared with former years. The change is directly traceable to the shifting of the old residential population, brought about by the encroachment of business. In many instances the incursion of trade has been of substantial pecuniary advantage to religious institutions in the old parts of Manhattan, not a few having disposed of their property at handsome profits over their original cost, thus enabling them to rebuild their edifices on a larger scale and among more congenial surroundings.

More than a dozen years ago Christ Church, then at the southeast corner of 5th av and 35th st, disposed of its property and located further uptown.

The Broadway Tabernacle sold its valuable holding at the northeast corner of 6th av and 34th st, at a large advance and re-located at Broadway and 56th st. The old tabernacle property cost \$78,000 in 1857, for which it was reported to have received a few years ago about \$1,250,000.

Other prominent downtown churches have found it a monetary advantage to dispose of their places of worship, including the Madison Square Presbyterian Church, which sold its old site at the southeast corner of Madison av and 24th st to the Metropolitan Life Insurance Co., afterward purchasing the opposite corner, upon which it erected its present magnificent structure. Among the most recent removals of the smaller congregations may be mentioned that of the Second Associate Church, at 29 to 35 7th av, which found a purchaser for its property at that address in the Adams Express Company, at the substantial figure of \$125,000.

NEED FOR BETTER VENTILATION.

It may well be said that ventilation is the most neglected point in house construction, but, unfortunately, few owners of improved real estate properly appreciate its importance. In their anxiety to render structures warm in chilly seasons not a few owners can be found who maintain buildings without the least regard for sanitary requirements, the admission of air through the windows and doors of their premises being considered all the ventilation necessary. While the effect of this wilful disregard for the laws of health does not always manifest itself in persons of strong constitution it certainly can be recognized in the pallid look of many of the weaker ones.

There is no occasion for poorly ventilated rooms, and though it must be admitted that it frequently becomes somewhat of a problem to sufficiently air interiors during the winter months, if not during the heated spell, general principles have been established which if adhered to will be of great assistance to owners in this respect.

Perhaps the simplest device that will aid in securing the desired result is the common window ventilator, one with an opening above the window to admit the fresh air, and an opening to let out the devitalized oxygen. Openings of this description are sometimes in the glass or in panels specially constructed for the purpose.

One type of ventilator which is becoming popular utilizes the aperture between the upper and lower sashes as an outlet, and another can be adjusted to admit varying amounts of air when strong currents of wind are in circulation.

If one sets about to modify a bad condition of ventilation he will encounter but little difficulty in securing numerous devices that will largely accomplish the results desired.

AN OPPORTUNE TIME TO BUILD.—Many excellent arguments can be advanced in favor of improving vacant holdings at this time. Aside from the comparative cheapness of material and the stationary price of labor, building loans may be procured on much easier terms than during the spring. To the small property owner who desires to build upon his land the matter of obtaining cheap money is an all important consideration, and the time to avail himself of the opportunity is now. Besides, many of the larger loaning institutions have reached a point where they are willing to loan their funds in smaller amounts and on a basis of 5 per cent. All in all, there perhaps never was a more opportune time to carry on a small building operation.

THE CONCRETE DWELLING.

A TYPE OF STRUCTURE GROWING POPULAR IN THE SUBURBS.

THE average small owner of unimproved property usually looks forward to the time when he may be in a position to improve his holding with some sort of substantial dwelling, and to those the particulars and illustrations herewith may prove of some value.

Much has been written of late about dwelling houses of concrete, and the increasing development of various forms of cement construction demonstrates the extending interest in this building material. There now seems no doubt that concrete



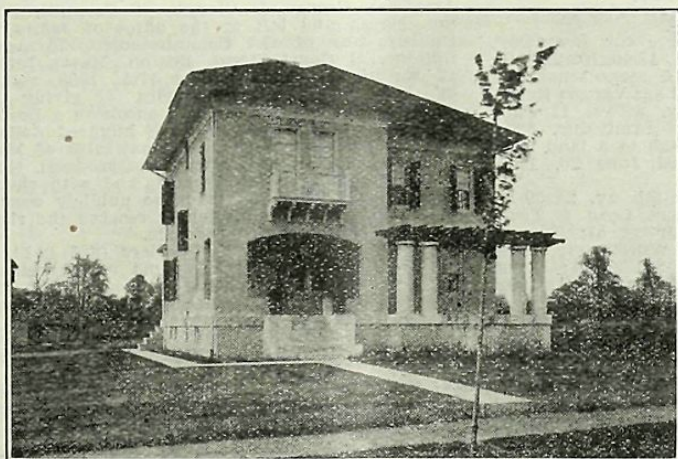
CONCRETE BUNGALOW.

construction has come to stay, and because the material is plastic and adaptable, many architects are devoting themselves exclusively to the study of concrete types.

At Haworth, N. J., a home settlement on the West Shore Road, about 50 minutes from upper Broadway, there is now in evidence perhaps the most instructive exhibit of concrete dwellings to be seen in this part of the country. These houses have been built upon the property of the Franklin Society for Home Building & Savings, a well-known Manhattan institution, whose mortgage loans have been creating hundreds of homes in the nearby suburbs during the last twenty years. The Society is not in the real estate business, and the Haworth enterprise was begun by the Society on a small scale to develop a fine piece of acreage near the railway station at Haworth, acquired some years ago in a foreclosure action. The success of the development, it is believed, is due to a large extent to the use of concrete as a building material in the first houses constructed.

DIFFERENT TYPES.

The artistic possibilities of concrete in the hands of competent house architects are interestingly evident at Haworth, as may be judged from pictures of three of the houses, which are shown herewith. The first of these, of the bungalow type, is of monolithic concrete throughout, including a concrete roof. The second house is also of monolithic in the Swiss Italian type, but with artistic shingled roof. The third house is of concrete blocks covered with a rich cement plaster, the roof being also



MONOLITHIC CONCRETE.

of shingles. There are many other types, including the wooden house with cement exterior stuccoed over with wire lath. The latter is the least expensive style of construction, the monolithic type being the most expensive.

Speaking of cost, it may be said that there is a popular delusion that a cement or concrete house can be built as cheaply as a wooden house. Experience shows that it will cost from 20 to 30 per cent. more to properly complete a concrete house, but this difference in cost does not adequately measure the many advantages that the concrete house properly constructed has over the wooden house, these advantages being particularly

with respect to increased stability and durability, and reduced cost of maintenance.

It is not altogether a simple matter to produce a well-appearing dwelling of concrete except strict attention is paid to the important operation of mixing. Concrete should be mixed by machine to yield the best results, but, unfortunately, this cannot be done economically unless a large quantity of material is used.

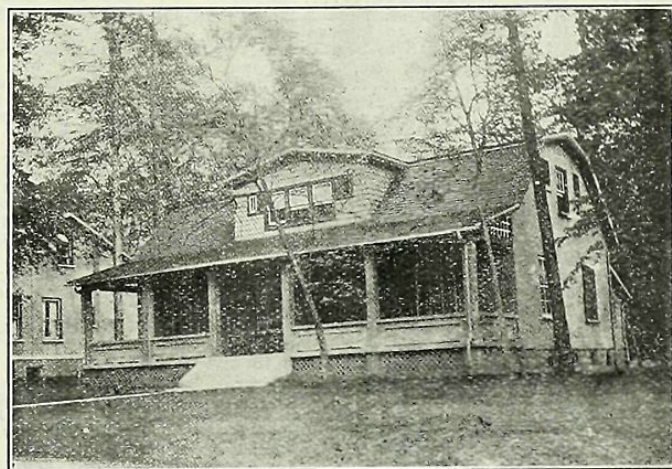
Perhaps the most satisfactory type of concrete dwelling for the small property owner to build is the monolithic, which when constructed with care presents a front unbroken by joints or even semblance of cracks or divisions. Plain surfaces are desirable, especially when given a rough finish, and in this connection it may be said that there are various ways by which this can be accomplished.

For the benefit of those who are not familiar with the methods now employed, some of the following suggestions which lately appeared in Cement Era may be of interest to those who contemplate improving their vacant holdings:

"First of all," says a writer in that publication, "the concrete may be left just as it comes from the moulds. In this case the aggregate should be quite small, not over one-half inch, and the mix should have the minimum allowance of water, making what is called a dry mix. In doing this, however, there is great danger of the wall not being waterproof, so that, if possible, such a mix should be used directly against the forms for surface work only, and the balance of the wall made of wetter, richer mix and of fair thickness that will prove sufficient to be waterproof; or else this rich concrete may be used throughout and the forms removed before the final set, and the skin of the concrete removed with water and a good stiff wire brush, or with acid. Then, again, the concrete may be allowed to become good and hard and the surface tooled off.

DAMP WALLS AVOIDED.

"But with all such treatments there is always the danger as first indicated of having a damp wall, especially where it is not very thick, as is apt to be the case with reinforced concrete. Practical consideration, however, must finally prevail lest the unfortunate architect's life be made miserable by the complain-



MAINLY BUILT OF CONCRETE.

ing client, who naturally expects and is entitled to a dry wall. Under such conditions it is, therefore, advisable to plaster the concrete wall with a good coat of waterproof mortar and give this a rough finish by the various methods at hand, such as brooming or floating with a rough carpet covered flat, or strippling, or pebble-dashing, or splatter-dashing, all of which methods are commonly understood.

"The fresh mortar thus applied may be modeled by hand, producing some simple ornamental design, naturally in low relief.

"In large, massive work, the surface may be broken by raised or sunken effects, such as panels or ornaments, cast directly in the concrete by applying reverse moulds on the inner surface of the form work.

"Cornices and band-courses, or other simple architectural features, may be fashioned in a similar manner. Although in such work, if small members be used, the concrete should be mixed quite wet, or else a rich mortar should first be deposited against the forms before the concrete is poured in; this would avoid the danger of honey-combing on the finished surface and the necessary patching resulting therefrom. Such mortar should be mixed with some waterproof compounds to prevent blotching or staining.

"A recently introduced waterproofing material is a solution of iron, which is applied to exposed concrete surfaces and upon oxidizing turns to a beautiful spotted nut-brown, the familiar color of old iron rust. Such treatment would be charming, if applied to a picturesque cottage; in fact, it might be used with good effect upon large wall surfaces in more pretentious work. In any event, it could be safely done and with perfect propriety from an artistic standpoint."

Returning to the matter of cost in concrete construction let there be no misunderstanding in this regard. The cost is always greater than for frame construction, opinions to the contrary notwithstanding.

JOSEPH P. DAY

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NOTICE to PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK

at 90-92 West Broadway,

Thursday, Sept. 3.

City Island Bridge

at 1 P. M.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending August 28, 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 Advertisers' Legal Sales.

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

JOSEPH P. DAY.

*13th st, No 438, s s, 172.9 w Av A, 24.3x 103.3, 5-sty brk tenement and store. (Amt due, \$11,527.48; taxes, &c, \$74; sub to a mort of \$25,000.) Jonas Weil et al. \$28,936
Av C, No 158 s e cor 10th st, runs 10th st, Nos 398 and 400 s 23.4 x e 60 x s .04 x e 23 x n 23.9 x w 83 to beginning, one 3 and one 4-sty brk tenements and stores. (Amt due, \$21,445.88; taxes, &c, \$3,200.) Bruno Benziger. \$25,000
Audubon av n w cor 171st st, 95x100, vacant. 171st st. (Amt due, \$27,846.55; taxes, &c, \$1,688.41.) David Werdenschlau. \$35,250
*Hall pl e s, 77.2 s 167th st, runs s 26 x Intervale av e 48.7 x n e 30.11 to Intervale av, x n 30 x s w 36.8 x w 32.5 to beg, vacant. (Amt due, \$2,583.27; taxes, &c, \$119.17.) Frank Chmelik. \$2,700
*34th st, Nos 337 and 339, n s, 210 w 1st av, 40x97.6, leasehold, 6-sty brk tenement and store. (Amt due, \$6,678.40; taxes, &c, \$2,210.39; sub to ground rent of \$750 and a first mort of \$24,500.) Esther H Tremain. \$7,000
8th av, No 106, e s, 51.1 n 15th st, 26.1x93.6, 5-sty brk tenement and store, leasehold. (Amt due, \$10,704.20; taxes, &c, \$1,690.04.) George Kiesling. \$12,900
*8th av, No 104, e s, 25 n 15th st, 26.1x93.6, 5-sty brk tenement and store, leasehold. (Amt due, \$10,710.74; taxes, &c, \$983.74.) Letitia K. Arnold. \$12,000
133d st, Nos 27 to 31, n s, 360 w 5th av, 50x 99.11, 6-sty brk tenement and store. (Amt due, \$32,515.48; taxes, &c, \$1,036.99; sub to a mort of \$18,000.) Adj to Sept 10. \$—
*Timpson pl, No 438, old No 12, e s, 183.4 n 144th st, runs e 100.6 x n e 3.2 x n w 49.11 x w 55 x s 17.7 to beg, 3-sty frame tenement. (Amt due, \$5,668.92; taxes, &c, \$108.31.) Catharine E Meyfarth. \$4,000
*Timpson pl, No 442, old No 16, s e s, 446.10 s w 147th st, runs s e 98.4 x s 8 x w 44.2 x n w 58.4 x n e 20.7, 3-sty frame tenement. (Amt due, \$6,221.89; taxes, &c, \$132.95.) Marie Koster. \$4,500
*West Farms rd s e s, intersec n s 167th st, 167th st 118.11x63.1x100x135.1, vacant. (Amt due, \$17,826.37; taxes, &c, \$1,452.64.) Lawyers Title Ins & Trust Co. \$15,500
Tinton av n w cor 150th st, 50x94.9x50 150th st, No 799 | 94.7, 6-sty brk tenement and store. (Amt due, \$6,775.14; taxes, &c, \$900; sub to two mortgages aggregating \$57,000.) Dean Holding Co. \$60,825
*Mapes av s w cor 179th st, 75.6x145.3, 1-sty 179th st frame building and vacant. (Amt due, \$13,966.22; taxes, &c, \$2,588.44.) John B Westervelt. \$6,000
Edgecombe av, Nos 169 and 171, w s, 475 s 145th st, 40x100, 6-sty brk tenement. (Amt due, \$10,833.01; taxes, &c, \$964.30.) J K Simon. \$38,400
*Park av, No 1316 s w cor 100th st, 25.11x73.3, 100th st, No 76 | 5-sty brk tenement. (Amt due, \$4,563.15; taxes, &c, \$926.42; sub to a first mort of \$17,000.) Jonas Weil. \$19,828
*138th st, Nos 33 to 37, n s, 295 w 5th av, 75 x99.11, two 6-sty brk tenements and stores. (Amt due \$45,597.38; taxes, &c, \$1,100; sub to two mortgages aggregating \$26,000.) Corporate Realty Assn. \$71,952

BRYAN L. KENNELLY.

*Tiebout av, No 2450, on map No 2456, e s, 70 s 189th st, 42.1x100, 2-sty frame dwelling. (Amt due, \$—; taxes, &c, \$397.90.) Elizabeth L Holland. \$3,000
Katonah av n w cor 233d st, 99.10x36.6x86.8x 233d st 38.10, 2-sty frame tenement and store. (Amt due, \$—; taxes, &c, \$1,086.37; sub to mort of \$4,000.) Elizabeth L Holland. \$4,308
Brook av s w cor 141st st, 100.5x113.9x100x 141st st 104.3, vacant. Withdrawn \$—
Brook av n w cor 140th st, 100.5x107.3x100x 140th st 97.9, vacant. Withdrawn \$—

L. J. PHILLIPS & CO.

*3d av, No 241, e s, 145 n 19th st, 19.6x70, 4-sty brk tenement and store, leasehold. (Amt due, \$7,492.72; taxes, &c, \$257.79.) Florence G Bryant. \$5,500

HERBERT A. SHERMAN.

William st, No 91, w s, 78 n Maiden Lane, 14.6x27.9x14.8x27.10, 4-sty brk, loft and

store building. (Amt due, \$12,650.08; taxes, &c, \$—.) Chas I Engel (party in interest). \$75,500

Total \$433,099
Corresponding week 1907 \$77,821
Jan. 1, 1908, to date \$39,929,914
Corresponding period 1907 \$29,973,649

ADVERTISED LEGAL SALES.

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

Aug. 29.

No Legal Sales advertised for this day.

Aug. 31.

Wooster st, Nos 137 and 139, w s, 120 n Prince st, 50x100, 6-sty brk loft and store building. U S Trust Co of N Y agt Julius Landauer et al; Stewart & Shearer, att'ys, *45 Wall st; Frank Hendrick, ref. (Amt due, \$96,093.04; taxes, &c, \$1,608.44.) Mort recorded Feb 12, 1894. By Joseph P Day.

3d av, No 1587, e s, 25.8 n 89th st, 25x110, vacant. Corn Exchange Bank agt Gertrude R Waldo et al; Ehrlich & Wheeler, att'ys, 42 Broadway; Wm B Ellison, ref. (Amt due, \$10,429.90; taxes, &c, \$1,477.01.) By Joseph P Day.

Vyse av, Nos 1476 and 1478, e s, 200 n Jennings st, 50x100, 2-sty frame dwelling and vacant. John J Harrington agt Adela M Harrington et al; Patrick J O'Beirne, att'y, 132 Nassau st; John H Judge, ref. (Partition.) By Bryan L Kennelly.

14th st, No 432, s s, 419 e 1st av, 25x94.2x29.10 x110.6, 6-sty brk tenement and store. Benjamin Kaufmann agt Frank B Doughty et al; Frankenthaler & Sapinsky, att'ys, 35 Nassau st; James M Sullivan, ref. (Amt due, \$11,556.52; taxes, &c, \$783.69; sub to a first mort of \$30,000.) Mort recorded Nov 9, 1905. By Joseph P Day.

46th st, No 206, s s, 118 w Broadway, 20x100.5, 5-sty stone front dwelling. N Taylor Phillips agt James Churchill et al; action 1; Fretsch, Silkman & Seybel, att'ys, 41 Park row; Gilbert H Montague, ref. (Amt due, \$26,089.31; taxes, &c, \$452.64; sub to a first mortgage of \$12,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

46th st, No 208, s s, 138 w Broadway, 20x100.5, 5-sty stone front dwelling. Same agt same; action No 2; same att'ys; same ref. Amt due, \$25,971.63; taxes, &c, \$454.64; sub to two mortgages aggregating \$15,000. Mort recorded Oct 1, 1906. By Joseph P Day.

46th st, No 210, s s, 158 w Broadway, 20x100.5, 5-sty stone front dwelling. Same agt same; action No 3; same att'ys; same ref. (Amt due, \$20,270.23; taxes, &c, \$439.79; sub to 1/2 of a first mortgage of \$36,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

46th st, No 212, s s, 178 w Broadway, 19x100.5, 5-sty stone front dwelling. Same agt same; action No 4; same att'ys; same ref. (Amt due, \$20,256.68; taxes, &c, \$437.79; sub to 1/2 of a first mortgage of \$36,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

Sept. 1.

80th st, Nos 223 and 225 n e cor Broadway, Broadway, Nos 2240 and 2444 47.10x102.2x46.9x 102.2, leasehold, 10-sty brk & stone tenement and store. John S Sutphen Jr et al agt Varuna Realty Co et al; Phillips & Avery, att'ys, 41 Park Row; Chas A Curtin, ref. (Amt due, \$30,370.72; taxes, &c, \$340.20; sub to a land mort of \$150,000.) Mort recorded June 26, 1905. By Joseph P Day.

134th st, No 31, n s, 285 w 5th av, 25x99.11, 5-sty brk tenement. Farmers Loan & Trust Co agt Philip A Payton Jr et al; Turner, Rolston & Horan, att'ys, 22 William st; James T Brady, ref. (Amt due, \$21,507.54; taxes, &c, \$1,074.14.) Mort recorded April 21, 1902. By Bryan L Kennelly.

Edgecombe av, Nos 145 and 147, w s, 715 s 145th st, 45x105.7x28.4x97.2, 6-sty brk tenement. Edgecombe av, Nos 149 and 151, w s, 675 s 145th st, 40x97.2x41.2x97.2, 6-sty brk tenement.

Edgecombe av, Nos 153 and 155, w s, 635 s 145th st, runs w 100 x s 1.9 x s e 35.8 x e 87.2 x n 40 to beg, 6-sty brk tenement.

Edgecombe av, Nos 157 and 159, w s, 595 s 145th st, 40x100, 6-sty brk tenement.

Edgecombe av, Nos 161 and 163, w s, 555 s 145th st, 40x100, 6-sty brk tenement.

State Bank agt Fernando C Cande, Jr, et al; Jerome A Kohn, att'y; Francis S McAvoy, ref. (Amt due, \$56,802.35; taxes, &c, \$5,085.33.) Mort recorded Nov 8, 1906. By Joseph P Day.

Sept. 2.

Park av, No 2910 n e cor 151st st, 63.6x61.4x 151st st, No 221 59.3x83.7, 5-sty brk tenement and store. Nellie A Murphy agt Guiseppi Landi et al; Herbert A Knox, att'y, 198 Broadway; James T Brady, ref. (Amt due, \$8,255.01; taxes, &c, \$270.00.) By Hugh D Smyth.

Sherman av s w cor Hawthorne st, 100x110, Hawthorne st vacant. Thomas Alexander agt Arthur P O'Brien et al; Alexander & Ash, att'ys, 92 William st; Max S Bevins, ref. (Amt due,

\$3,334.35; taxes, &c, \$414.99; sub to a mort of \$12,000.) By Joseph P Day.

Villa av, Nos 3183 and 3185, w s, 138.4 s Van Cortlandt av, 50x100, 3-sty frame dwelling and 1-sty frame stable in rear. Allerwan Co agt Agnese Pistone et al; Dutton & Kilsheimer, att'ys, 203 Broadway; Leonard A Snilskin, ref. (Amt due, \$2,898.33; taxes, &c, \$557.17.) Mort recorded June 28, 1905. By Joseph P Day.

Sept. 3.

Albany av n w cor Ivy st, 200x200 to Vine st, Ivy st Eastchester. Annie V Taylor agt Vine st [Teressa Brennan et al; De La Mare & Morrison, att'ys; H G K Heath, ref. (Amt due, \$1,649.17; taxes, &c, \$150.00.) By H G K Heath on premises at 10 a. m.

Washington st, Nos 719 and 721 n e cor 11th st, 11th st, Nos 337 to 345 runs n 75 x s e 11.5 x e 86.8 x s 60 x w 115.10 to beg, 6-sty brk loft and store building. William Carter agt Builders' Construction Co et al; Geo A Stearns, att'y, 150 Nassau st; Sampson H Weinhandler, ref. (Amt due, \$7,816.37; taxes, &c, \$—; sub to three mortgages aggregating \$177,000.) By Joseph P Day.

10th av n w cor 211th st, 99.11x100. 211th st

211th st, n s, 150 w 10th av, 350x99.11. Broadway n e cor 211th st, 133.11x50x99.11x 211th st 139.3, vacant.

Michael Regan agt John J Mooney et al; Daniel Daly, att'y, 40 Pine st; Edw D Downing, ref. (Amt due, \$17,139.23; taxes, &c, \$6,499.42; sub to several prior mortgages aggregating \$67,200.) Mort recorded June 8, 1905. By Bryan L Kennelly.

Sept. 4.

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

156th st, Nos 834 and 836, s s, 25 e Union av, 50x91, 6-sty brk tenement and store. Harris L Rosenthal agt Harry Marks et al. W Bennett Marx, att'y, 257 Broadway; Joseph F McLoughlin, ref. (Amt due, \$16,205.29; taxes, &c, \$201.60; sub to a mort of \$31,000.) By Joseph P Day.

Sept. 5 and 7.

No Legal Sales advertised for these days.

PROPOSALS.

TO CONTRACTORS.—SUFFOLK COUNTY COURT HOUSE ENLARGEMENT.

The Commissioners for the Enlargement of Suffolk County Court House invite proposals for making the enlargement of said Court House at Boston, Mass., giving a contract therefor, and a two hundred thousand dollar (\$200,000) bond of a surety company as security for carrying out the contract. The proposal to be used must be obtained at the office of the Architect, George A. Clough, 46 Cornhill, Boston, Mass., and left at the office of James R. Dunbar, one of the Commissioners, 75 Ames Building, 1 Court Street, Boston, Mass., before 12 M., of Saturday, October 17th, 1908, signed by the bidder; and as security for giving the contract and bond, a certified check on a Boston bank, for seven thousand five hundred dollars (\$7,500), payable to the Commonwealth of Massachusetts, must be left with the proposal. Only such proposals, so left, signed, and with check, will at said hour and place be publicly opened and read. The Commissioners reserve the right to reject any or all proposals.

A deposit of twenty-five dollars (\$25) will be required for each set of plans and specifications taken for estimating purposes from the office of the Architect, such sum to be refunded on the return of the drawings.

JAMES R. DUNBAR,

JOSEPH J. CORBETT,

WILLIAM H. WELLINGTON,

Commissioners.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF August 26 to September 9, 1908, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF RICHMOND:

FIRST WARD. DANIEL LOW TERRACE—TEMPORARY SEWER, from a point about 345 feet South of Hamilton Avenue, to and connecting with existing sewer in Hamilton Avenue. 2D STREET—TEMPORARY SEWER, from a point about 200 feet West of Burger Avenue to and connecting with existing sewer in Burger Avenue. FENCING VACANT LOTS, bounded by STUYVESANT PLACE—WALL AND JAY STREETS AND HAMILTON AVENUE.

HERMAN A. METZ,

Comptroller,

City of New York, August 25, 1908. (5560)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 26 to September 9, 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; 24th Ward, Section 11. SHAKESPEARE AVENUE—SEWER, from Boscobel Avenue to Featherbed Lane. 24th Ward, SECTION 12. Bainbridge Avenue—Regulating, Grading, Curbing, Flagging, Laying Cross-Walks, Building Approaches and Erecting Fences, from Mosholu Parkway North to Woodlawn Road.

HERMAN A. METZ,
Comptroller.
City of New York, August 25, 1908. (5572)

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 MANHATTAN.

List 9634, No. 1. Sewer in Fletcher street, between South and Front streets.

List 55, No. 2. Sewer in One Hundred and Forty-sixth street, between Eighth and Bradhurst avenues.

List 75, No. 3. Sewer in West One Hundred and Ninety-first street between Wadsworth and St. Nicholas avenues.

List 114, No. 4. Paving with asphalt block pavement on a concrete foundation, the new

street on the west side of the Hall of Records, extending from Reade to Chambers street.

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 29, 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 26, 1908. (5584)

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

August 21, 22, 24, 25, 26 and 27.

(No. 9.)

BOROUGH OF MANHATTAN.

Allen st, No 17 n w cor Canal st, 75x22.6, 7-sty brk loft and store Canal st, No 73 building. 1:300—29. A \$23,000—\$38,000.
Canal st, Nos 67 to 71 n e cor Allen st, 50x55.6, three 5-sty brk tenements and stores. 1:299—38 and 39. A \$49,000—\$70,000.
47th st W, No 258, s s, 150 e 8th av, 25x100.5, 5-sty brk tenement. 4:1018—58. A \$25,000—\$30,000.
65th st W, No 170, s s, 125 e Amsterdam av, 25x100.5, 5-sty brk tenement and store. 4:1136—59. A \$13,000—\$23,000.
65th st W, No 168, s s, 150 e Amsterdam av, 24x100.5, 5-sty brk tenement. 4:1136—58. A \$13,000—\$19,000.
Av A, Nos 1408 and 1410 s e cor 75th st, 50x98, 5-sty brk factory. 5:1486—49 and 50. A \$20,000—\$41,000.
East Broadway, No 266 n s, 54 e Montgomery st, runs n Division st, Nos 253 and 255 103.9 to s s Division st x e 36 x s 42 x w 9 x s 61.5 to East Broadway x w 27 to beginning, two 2 and one 3-sty brk tenements. 1:287—28, 46 and 47. A \$30,000—\$23,000—\$35,000.
Isaac Schreiber to Ike Weinberg. All liens. Aug 20. Aug 22, 1908. other consid and 100
Broome st, No 58, n s, 75 w Lewis st, 25x75, 3 and 4-sty brk tenement and store. FORECLOS, Aug 13, 1908. Jos P Morrissey referee to Isaac Rosenwasser and Herman Weissberger. Mort \$12,000. Aug 24. Aug 26, 1908. 2:327—30. A \$13,000—\$13,000. 500 over mort
Cedar st, Nos 119 and 121, owned by party 1st part.
Cedar st, Nos 115 and 117, adj above, owned by party 2d part. Wall agreement, &c. John T Williams with Chas Wolff. Aug 19. Aug 27, 1908. 1:52. nom
Cherry st, No 274, n s, 104 w Jefferson st, 26.2x113.1x26.2x112.8, 5-sty brk tenement and store. Wolf Bloom to Abraham Cohen. Mort \$35,250. July 20. Aug 22, 1908. 1:256—10. A \$10,000—\$32,000. other consid and 100
Chrystie st, No 180 n e cor Rivington st, 100x25, 6-sty brk tenement and store. Louis Morrison et al to Margt Graham. Mort \$78,000. Aug 19. Aug 21, 1908. 2:421—42. A \$32,000—\$68,000. other consid and 100
Chrystie st, Nos 122 to 126 n e cor Broome st, 75x62.5, three 5-sty Bröome st, No 320 brk tenements and stores. Jacob Furmann et al to Sunflower Realty & Security Corp. Mort \$85,000. Aug 24. Aug 25, 1908. 2:419—1 to 3. A \$56,000—\$79,000. other consid and 100
Chrystie st, No 119. Power of attorney. Bertha Chawes to Rubin Chawes. Aug 20. Aug 24, 1908.
Cherry st, No 408, n s 267.10 e Scammell st 27.3x97.4, 6-sty brk tenement and store. Ida Forman to Ethel Kamen. 1/2 part. All tid. Aug 24, 1908. 1:261—18. A \$11,000—\$33,000. nom
Chrystie st, No 218, e s, 224.3 s Houston st, 25x75, 6-sty brk tenement and store.
Chrystie st, No 220, e s, 199.3 s Houston st, 25x75, 6-sty brk tenement and store.
Orazio La Cagnina to The German Exchange Bank. Mort \$56,000. June 12. Aug 21, 1908. 2:422—3. A \$19,000—\$29,000. nom
Columbia st, No 83, w s, 150 n Rivington st, 25x100, 4-sty brk tenement and store and 3-sty brk tenement in rear. Philip Isaacs to Gussie Isaacs. Mort \$19,750. July 28. Aug 22, 1908. 2:334—28. A \$18,000—\$24,000. 100

Columbia st, No 125, w s, 76 s Houston st, 24x100, 4-sty brk tenement and store and 4-sty brk tenement in rear. Benj Goldfarb to Esther L Goldfarb. All liens. Aug 25, 1908. 2:335—21. A \$17,000—\$22,000. other consid and 100

Delancey st, No 246 n w cor Sheriff st, 25x75, 7-sty brk loft and Sheriff st, No 45 store building. Ike Shapiro to Aaron Ratner. Aug 19. Aug 22, 1908. 2:338—72. A \$20,000—\$47,000. other consid and 100

Division st, No 199. Power of attorney. Idel Rosenberg to Solomon Kaufman. Aug 18. Aug 26, 1908. P A.

Division st, No 215, s s, 70 e Clinton st, 23.4x54.6x23.4x54.9, 4-sty brk tenement and store. Morris Gordon to Nathan Bloom, of Brooklyn. Q C. 1/2 part. All title. Aug 26. Aug 27, 1908. 1:286—78. A \$10,000—\$17,000. 866.50

Same property. Nathan Bloom to Jacob Horowitz. 1/2 part. All title. Mort \$18,100. Aug 26. Aug 27, 1908. 1:286.

Downing st, — cor Bedford st. CONTRACT as to payment of \$69,878 for completion of building, &c. Buscemi Building & Construction Co with Antonio Cerra. Jan 1, 1907. Aug 27, 1908. 2:528. nom

Same property. Assign CONTRACT. Antonio Cerra to Maria Buonamassa. Jan 2, 1907. Aug 27, 1908. 2:528. nom

Gansevoort st, Nos 60 to 74 s e cor Washington st, runs e Washington st, Nos 809 to 813 201.8 x s 87.1 x w 117.4 x n 13.2 x w 90.5 to Washington st x n 72.6 to beginning, eight 5-sty brk tenements and stores. Isabella Glass and ano to Barbara L Glass. B & S. Mort \$—. July 3. Aug 25, 1908. 2:643—41 to 48. A \$98,000—\$135,000. nom

Greenwich st, No 830 s w cor Horatio st, 22x72.4x22x72.11, s s, Horatio st, No 68 3-sty brk tenement and store and 2-sty brk stable in Horatio st. Hannah B Kerr to Wm D Kilpatrick. Aug 19. Aug 25, 1908. 2:642—55. A \$11,000—\$12,500.

Henry st, No 320, s s, 225.7 w Jackson st, 25x95.2, 6-sty brk tenement and store. Julius Salzstein to Rose Gershowitz. 1/2 part. Mort \$26,800. Aug 26. Aug 27, 1908. 1:267—61. A \$14,000—\$27,000. nom

Houston st, Nos 276 and 278 East, Assignment and bill of sale. Helen Clausen to Rebecca Glucksman and Esther Kupferman. All title. Aug 25. Aug 26, 1908. 2:350. 2,750

Houston st, No 19 s w cor Mercer st, 25x63, 6-sty brk loft and Mercer st, No 177 store building. Release mort. Corn Exchange Bank to Thornton Woodbury. Aug 25. Aug 26, 1908. 2:513—19. A \$40,000—\$45,000. 20,000

James st, No 68, n e s, 51 n w Oak st, 23.1x100.6x22.6x100.3, 5-sty brk tenement and store and 5-sty brk tenement in rear. Daniel W Harnett to Martin Garone. Mort \$27,250. Aug 24. Aug 26, 1908. 1:278—30. A \$14,000—\$25,000. nom

John st, No 102, s s, abt 135 e Gold st, 21.3x47.9x18.4x47, with use of yard 6.3x— in rear of above, 5-sty brk loft and store building. Alexander Findlay to Mary Findlay, of Smithtown, N Y. Aug 14. Aug 24, 1908. 1:69—50. A \$22,100—\$26,000. 100

Jumel pl, w s, 213.8 s Edgecombe av or road, 25x100, vacant. FORECLOS, July 29, 1908. Louis F Doyle referee to John A Murray. Aug 21. Aug 24, 1908. 8:2112—38. A \$4,000—\$4,000. 4,375

Lewis st, No 193, n w s, abt 80 s 6th st, 19.7x75.4x19.5x78, 3-sty brk tenement and store. Harris Frank to Bernard Harris. 1/4 part. All liens. July 23. Aug 21, 1908. 2:360—58. A \$7,000—\$8,000. other consid and 100

Monroe st, Nos 231 and 233, n s, 119.6 e Scammell st, 48x96, two 5-sty brk tenements. Samuel Schwartz to David Feld, Lena Bergman and Rosa Gotthoffer. Mort \$70,000. June 30. Aug 26, 1908. 1:266—18 and 19. A \$26,000—\$48,000. other consid and 100

HECLA IRON WORKS

Architectural Bronze

AND

IRON WORK

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

Orchard st, No 186, e s, abt 175 n Stanton st, 25x87.6, 6-sty brk tenement and store and 4-sty brk tenement in rear. Samuel Zaleschitz et al to Herman Greenblatt. Mort \$35,000. Aug 12. Aug 21, 1908. 2:412-8. A \$18,000-\$33,000.

other consid and 100

Perry st, Nos 117 and 119 | n e cor Greenwich st, 85.1x26.2x70

Greenwich st, Nos 733 and 735 | x56.6, 6-sty brk tenement and store. FORECLOS, Aug 14, 1908. James F C Blackhurst to Nathan Kirsh. Mort \$60,000. Aug 24. Aug 25, 1908. 2:633-38. A \$26,000-\$70,000.

5,000

Rivington st, No 52 | n w cor Eldridge st, 20x75, 6-sty brk

Eldridge st, Nos 191 and 193 | loft and store building. Julius Mar-
tinson to Sophie Martinson. Aug 18. Aug 26, 1908. 2:421-74.
A \$20,000-\$36,000.

100

St Marks pl, No 77 | n s, 75 w 1st av, 25x85.11, 4-sty brk tenement.

8th st | Samuel Weinstock et al to Annie Goldenberg.
Morts \$26,750. July 27. Aug 24, 1908. 2:450-36. A \$17,000
-\$22,000.

nom

Suffolk st, No 93, w s, 275.11 s Rivington st, 25.1x100, 6-sty brk
tenement and store. Urry Goodman to Herman Bauman. Mort
\$34,500. Aug 15. Aug 21, 1908. 2:353-72. A \$20,000-\$28,000.

other consid and 100

Thompson st, No 231, w s, 80.4 s 3d st, runs w 25 x n 0.11 x w 50
x s 25 x e 75 to Thompson st x n 24.1 to beginning, 6-sty brk
tenement and store. Co-operative Society of Sicily to Carlo
Castantino. All liens. Aug 20. Aug 24, 1908. 2:539-22. A
\$14,000-\$30,000.

35,000

Thompson st, No 58, e s, abt 108 n Broome st, 18.9x94, 3-sty brk
tenement and store and 4-sty brk tenement in rear. Gaetano Pepe
to Nicola Galgano. Mort \$14,700. Aug 1. Aug 22, 1908. 2:488
-3. A \$11,000-\$12,500.

other consid and 100

Washington st, No 813 | s e cor Gansevoort st, 24.6x87x25.2x85.
Gansevoort st, Nos 70 to 74 | 5-sty brk tenement and store.

Washington st, No 811, e s, 24.6 s Gansevoort st, 24.6x89x24.1x
87, 5-sty brk tenement and store.

Washington st, No 809, e s, 49 s Gansevoort st, 24.6x91x24.1x89,
5-sty brk tenement and store.

Gansevoort st, No 68, s s, 85 e Washington st, 23x85.10x23x85.7,
5-sty brk tenement and store.

Gansevoort st, No 66, s s, 108 e Washington st, 23x86.2x23x85.10,
5-sty brk tenement and store.

Isabella wife of and John Glass to Barbara L Glass. Mort \$—.
July 6, 1901. Rerecorded from May 17, 1906. Aug 25, 1908.
2:643-41 to 45. A \$65,000-\$90,000.

100

Washington st, No 708, w s, 64 n Perry st, runs n w 88 x n 16 x n
e 18 x s e 75.6 to Washington st x s 23 to beginning, 3-sty brk
tenement. Emily M Roemer to George Baum and Adam Cook.
Mort \$8,000. Aug 22, 1908. 2:637-71. A \$8,000-\$8,500.

other consid and 100

1st st E, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10
x e 12.5 x n 80.5 to st x w 24.6 to beginning, 5-sty brk tenement
and store. Henrietta Fisch to Louis Strumf and Morris Haber.
Mort \$30,500. Nov 1, 1907. Rerecorded from Nov 1, 1907. Aug
21, 1908. 2:456-18. A \$20,000-\$28,000.

other consid and 100

3d st E, No 218, s s, 140 e Av B, 24.9x100; also all title to that
part of lot 432 on map Leanderts farm, lying in rear of above,
6-sty brk tenement and store. Sadie Epstein to Leopold Hel-
linger. Mort \$35,500. Aug 21. Aug 22, 1908. 2:385-14. A
\$13,000-\$28,000.

other consid and 250

9th st E, No 433, n s, abt 185 w Av A, 25x92.3, 6-sty brk tene-
ment and store. Charles Feller to Bernard Joseph. Mort \$30-
000. Aug 10. Aug 27, 1908. 2:437-36. A \$15,000-\$25,000.

other consid and 100

13th st E, No 438, s s, 172.9 w Av A, 24.3x103.3, 5-sty brk tene-
ment and store. FORECLOS, Aug 25, 1908. Michl F Conry re-
feree to Jonas Weil and Bernhard Mayer. Mort \$25,000. Aug 25.
Aug 26, 1908. 2:440-27. A \$14,000-\$30,000.

3,000

13th st E, No 706, s s, 110.3 e Av C, 23.10x103.3.

13th st E, No 708, s s, 134.1 e Av C, 23.10x103.3.

two 5-sty brk tenements, stores in No 708.

David Hann to Bernard Meinhart. Mort \$4,200. Aug 24. Aug
25, 1908. 2:382-11 and 12. A \$16,000-\$30,000.

nom

17th st W, No 351, n s, 175 e 9th av, 22.6x92, 4-sty brk tenement.

27th st W, Nos 336 and 338, s s, 340 e 9th av, 44x98.9, 3-sty brk
stable.

Geo A Stappers to Peter G Stappers, of Brooklyn. All liens.
Aug 21, 1908. 3:741-8. A \$9,000-\$11,000; and 750-61. A
\$21,000-\$28,000.

nom

17th st E, No 433, n s, 444 e 1st av, 25x92, 5-sty brk tenement
and store. Hyman Lanes et al to Lena Shapiro. Mort \$21-
500 and all liens. Aug 18. Aug 24, 1908. 3:949-19. A \$9,000
-\$13,500.

other consid and 100

22d st E, Nos 121 to 125. Revocation of power of attorney.
Harriet W Smith INDIVID and as EXTRX S Newton Smith to
Gerald Wyman. Aug 19. Aug 22, 1908. 3:878.

29th st W, No 539, n s, 258.4 e 11th av, 16.8x98.9, 4-sty brk tene-
ment and store. Release dower. Mary Muller to Geo Muller.
Aug 25. Aug 26, 1908. 3:701-16. A \$5,000-\$7,000.

other consid and 100

Same property. Amelia Weber et al HEIRS Dielmann Muller to
same. 4-7 parts. Aug 25. Aug 26, 1908. 3:701.

other consid and 100

Same property. Florence and Caroline Muller by GUARDIAN to
same. All title. Aug 25. Aug 26, 1908. 3:701.

1,782.88

30th st E, No 147, n s, 140 w 3d av, 26.8x98.9, 5-sty brk tene-
ment. Sarah Freed to Louis Meyer. Mort \$48,250. Aug 21.
Aug 22, 1908. 3:886-38. A \$16,000-\$38,000.

nom

31st st E, Nos 306 and 308, s s, 122.6 e 2d av, 45x98.9, 6-sty brk
tenement and store. Annie Zinstein to Louis Gordon. Mort
\$51,000. Aug 22. Aug 26, 1908. 3:936-57. A \$14,400-\$—.

other consid and 100

31st st W, No 12, s s, 197 w 5th av, 28x98.9, 12-sty brk and stone
office and store building. Ranald H Macdonald to Eliz A Wilcox.
B & S. ½ part. All title. Aug 24. Aug 26, 1908. 3:832-53.
A \$85,000-exempt.

100

Same property. Same as TRUSTEE Jos F Egan to Bloodgood
Realty Co. ½ part. Aug 24. Aug 26, 1908. 3:832.

other consid and 100

43d st E, No 228, s s, 200 w 2d av, 25x100.5, 5-sty brk tenement.

Ernest Schaefer to Matthias Goetz. ½ part. Mort \$14,000. Aug
17. Aug 24, 1908. 5:1316-35. A \$10,000-\$22,000.

other consid and 100

46th st W, No 420, s s, 300 w 9th av, 25x100.4, 4-sty brk tene-
ment. Pauline A Horn to Madison Square Mortgage Co. All liens.
Dec 14, 1907. Aug 24, 1908. 4:1055-45. A \$10,000-\$12,000.

other consid and 100

51st st E, No 312, s s, 165 e 2d av, 20x70.5, 5-sty stone front
tenement. Louis Meyer Realty Co to Adolph Donner. Mort
\$13,500. Aug 26, 1908. 5:1343-45½. A \$6,500-\$11,500.

other consid and 100

53d st W, No 22, s s, abt 350 w 5th av, —x—, 4-sty and basement
stone front dwelling. 5:1268-52. A \$160,000-\$225,000.

52d st W, No 21, n s, abt 355 w 5th av. —x—, 5-sty stone front
dwelling. 5:1268-23. A \$64,000-\$85,000.

52d st W, No 33, n s, abt 482 w 5th av. —x—, 4-sty and basement
stone front dwelling. 5:1268-18. A \$44,000-\$50,000.

75th st E, No 168, s s, abt 55 e Lexington av, —x—, 4-sty brk
tenement. 5:1409-51. A \$11,000-\$18,000.

Gertrude Halsey nee Keep to Frederic R Halsey her husband.
Aug 14. Aug 26, 1908.

nom

58th st E, No 402, s s, 70.5 e 1st av, 18x100.4, 3-sty stone front
dwelling. Release dower. Celia Cohen formerly wife of Joseph
Cohen to Lawyers Title Ins & Trust Co. Aug 19. Aug 21, 1908.
5:1369-45¼. A \$6,000-\$9,500.

nom

63d st E, Nos 206 and 208, s s, 105 e 3d av, 50x100.5, 5-sty brk
storage building and 4-sty brk tenement and store. Stevenson
Towle to Henry B Towle, of Rye, N Y, Alice T Smith, of New
Rochelle, N Y, Jane A Stout, of Short Hills, N J, and Anne, Mary
S, Chas S and Stevenson Towle, Jr, of Mamaroneck, N Y, and
Marjorie A Beales, of Harrison Station, N Y. Q C. Jan 10,
1906. Rerecorded from Apr 24, 1906. Aug 21, 1908. 5:1417-43
and 44. A \$24,000-\$30,000.

nom

66th st E, 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 0.5 x e 16.8 x n 100 to st x w 41.8 to begin-
ning, 6-sty brk tenement. FORECLOS, Aug 13, 1908. Augus-
tine R McMahon referee to Jacob Levy. Aug 19. Aug 22, 1908.
5:1440-41. A \$—.

10,000

69th st W, Nos 315 to 323, n s, 225 w West End av, 124.8x100.5,
three 6-sty brk tenements and stores. Subordination of condi-
tional bill of sale to mort. Fooks Engine Co with Lawyers
Title Ins & Trust Co. Aug 14. Aug 22, 1908. 4:1181-19 to
23. A \$36,000-P \$111,000.

nom

74th st W, No 253, n s, 110 e West End av, 20x102.2, 3-sty and
basement brk dwelling. Juliet M Myers to J Weston Myers.
Mort \$10,000. Nov 19, 1907. Aug 22, 1908. 4:1166-5½. A
\$15,000-\$20,000.

other consid and 100

Same property. J Weston Myers to Frederic J Whiton. Aug 18.
Aug 22, 1908. 4:1166.

other consid and 100

78th st W, Nos 226 and 228, s s, 225 w Amsterdam av, 50x100,
6-sty stone front tenement. Caroline E B Condit widow and ano
to Wm L Levy. B & S. Mort \$7,500. July 21. Aug 21, 1908.
4:1169-42. A \$40,000-\$85,000.

nom

78th st W, No 306, s s, 112 w West End av, 18x102.2, 5-sty brk
dwelling. Minnie S wife of Walter J Currie to Edith M Drowne.
Mort \$15,000. Aug 17. Aug 24, 1908. 4:1186-35. A \$12,500-
\$29,000.

other consid and 100

79th st E, No 104, s s, 40 e Park av, 20x84, 4-sty stone front
dwelling. Abraham Levy to Annie R Levy. B & S and C a G.
Aug 14. Aug 27, 1908. 5:1413-69½. A \$23,000-\$31,000.

nom

80th st E, Nos 512 to 516, s s, 223 e Av A, 75x102.2, two 6-sty
brk tenements and stores. FORECLOS, Apr 26, 1908. Paul L
Kiernan referee to John Rumore. Mort \$57,500. May 23. Aug
25, 1908. 5:1576-41 and 42. A \$20,000-P \$48,000.

11,000

92d st E, No 114, s s, 125 e Park av, 25x100.8, vacant. William
Rosenzweig Realty Operating Co to Charter Realty Co. Mort
\$12,000. Aug 24. Aug 25, 1908. 5:1520-67. A \$15,000-\$15-
000.

other consid and 100

92d st E, Nos 336 and 338, s s, 200 w 1st av, 50x100.8, 6-sty brk
tenement and store. David Goldstein to Sarah D Purrington, of
Bronxville, N Y. Mort \$55,500. Aug 24. Aug 26, 1908. 5:1554
-35. A \$17,000-\$60,000.

other consid and 100

95th st E, No 313, n s, 212.6 e 2d av, 37.6x100.8, 6-sty brk tene-
ment and store. Bertha Weindrug to Giuseppe Zibelli, Nathan
Reisler and Structural Supply Co, each 1-3 part. An undivided
interest. Mort \$—.
Apr 10. Aug 27, 1908. 5:1558.

nom

Same property. Nathan Reisler et al to Selma Alexander. An
undivided interest. Mort \$41,475. Aug 18. Aug 27, 1908.
5:1558-10. A \$11,000-\$44,000.

nom

Same property. The Structural Supply Co to same. An undivided
interest. Mort \$41,475. Aug 18. Aug 27, 1908. 5:1558.

nom

95th st W, No 31, n s, 327 w Central Park West, 17.6x100.8, 3-sty
and basement brk dwelling. FORECLOS, July 22, 1908. John
A O'Rourke referee to Abraham D Weinstein. Aug 26. Aug 27,
1908. 4:1209-19. A \$9,500-\$17,000.

17,600

101st st E, Nos 310 and 312, s s, 255.7 e 2d av, 38.10x100.11, 6-sty
brk tenement and store. Abraham Teichman to Sam Biller.
Mort \$43,650. ¼ share. Aug 25. Aug 27, 1908. 6:1672-41.
A \$10,300-\$46,500.

nom

105th st W, No 302, s s, 100 w West End av, 20x100.11, 5-sty
stone front dwelling. Mary W Umlerfield to Wesley Thorn, of
Plainfield, N J. Aug 24. Aug 25, 1908. 7:1891-27. A \$12,500
-\$32,000.

other consid and 100

Same property. Wesley Thorn to Mary T Donovan. Mort \$28,000.
Aug 24. Aug 25, 1908. 7:1891.

other consid and 100

105th st E, Nos 238 and 240, s s, 200 w 2d av, 33.4x100.9, two 3-sty
brk dwellings. Elias A Cohen to Daniel P Hays. Mort \$14,000.
Sept 17, 1906. Aug 24, 1908. 6:1654-33 and 33½. A \$9,000
-\$13,500.

nom

Same property. Daniel P Hays to Harlem Federation, a corpn.
Mort \$14,000. Sept 17, 1906. Aug 24, 1908. 6:1654.

nom

105th st E, No 155, n s, 77 e Lexington av, 18x100.11, 5-sty brk
tenement. William Mulligan to Mary Mulligan. Mort \$15,000.
Aug 20. Aug 22, 1908. 6:1633-23. A \$7,000-\$12,500.

other consid and 100

106th st E, Nos 212 and 214, s s, 160.6 e 3d av, runs s 23.5 x w
0.6 x s 40.2 x e 0.6 x s 24 x w 0.6 x s 13.4 x e 54 x n 100.11 to st
x w 53.6 to beginning, two 6-sty brk tenements and stores.

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- Jeneta Jaspe to Max Aronson. All liens. June 11. Aug 22, 1908. 6:1655-41 and 42. A \$18,000-\$64,000. other consid and 100
- 111th st E, Nos 106 to 110, s s, 52.6 e Park av, 52.6x100, 6-sty brk tenement and store. Annie Newman to Isaac Polstein. Mort \$64,000. Aug 1. Aug 21, 1908. 6:1638-69. A \$21,000-\$65,000. other consid and 100
- 111th st E, No 18, s s, 191 e 5th av, 27x100.11, 5-sty stone front tenement. Sophia Hamburger to Diego, Serafina, Stefano, Domenico, Luciano, Accursio, fu Vincenzo and Calogera Chiarello. Mort \$22,000. Aug 25. Aug 26, 1908. 6:1616-65. A \$12,000-\$25,000. 28,500
- 115th st E, No 167½, n s, 245 w 3d av, 12.6x100, 3-sty stone front dwelling. Bertha Fibel to Samuel Seiniger. All liens. Aug 20. Aug 21, 1908. 6:1643-27½. A \$4,000-\$6,000. 100
- 115th st E, No 167½. Agreement that party 1st part shall hold above premises for use of parties of 1st and 2d part. Saml Seiniger with Chas Schimmer. Aug 20. Aug 21, 1908. 6:1643. nom
- 117th st W, n s, 132.11 w St Nicholas av, 25x25.2, vacant. Edward A Davis to Philip Dinor. Mort \$5,800. Aug 17. Aug 21, 1908. 7:1923-18. A \$3,500-\$5,000. nom
- 117th st E, Nos 442 and 444, s s, 165 w Pleasant av, 36.10x100.11, 6-sty brk tenement and store. Mabel Orem to Abraham Gabriel. Mort \$43,000. Aug 19. Aug 21, 1908. 6:1710-33. A \$8,000-\$42,000. other consid and 100
- 117th st E, No 413, on map Nos 411 and 413, n s, 144 e 1st av, 25x100.10, 5-sty brk tenement. Antonio Russo to Donato Gerardo. Mort \$20,700. July 21. Aug 22, 1908. 6:1711-7. A \$5,000-\$22,000. nom
- 117th st W, Nos 15 and 17, n s, 265.7 w 5th av, 34.8x100.11, 6-sty brk tenement. Jacob M Lacs by GUARDIAN to Adolph S Miller. All title. Mort \$50,000. Aug 26. Aug 27, 1908. 6:1601-25. A \$18,000-\$49,000. 60,000
- 117th st E, Nos 523 to 529, n s, 248 e Pleasant av, 75x100.10, two 6-sty brk tenements and stores. John Moss to Morris Mager. Mort \$63,000. July 22. Aug 25, 1908. 6:1716-11 and 13. A \$13,500-P \$15,000. other consid and 100
- 117th st E, Nos 523 to 529, n s, 248 e Pleasant av, 75x100.10, two 6-sty brk tenements and stores. Morris Mager to Julius Rosenhain. Mort \$80,000. Aug 24. Aug 25, 1908. 6:1716-11 and 13. A \$13,500-P \$15,000. other consid and 100
- 119th st E, Nos 336 and 338, s s, 230 w 1st av, 35x100.10, 6-sty brk tenement and store. Abel King to Monie Klein. Mort \$32,000. Aug 21, 1908. 6:1795-37. A \$8,500-\$41,000. other consid and 100
- 122d st E, No 425, n s, 287.11 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Herman Bauman et al to Urry Goodman. Mort \$6,500. Aug 15. Aug 21, 1908. 6:1810-12. A \$3,300-\$6,500. other consid and 100
- 123d st E, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Elizabeth Smith and Kate T Horn to Joseph and Barbara Butz, of Borough of Queens. Mort \$6,500. Aug 20. Aug 21, 1908. 6:1811-12. A \$3,300-\$5,500. 100
- 124th st W, No 13, n s, 185 w 5th av, 18.9x100.11, 4-sty and basement stone front dwelling. Oliver N Hitchcock to John Hickey. Aug 5. Aug 25, 1908. 6:1722-29. A \$11,000-\$22,000. other consid and 100
- 125th st W, No 454, s s, 100 e Amsterdam av, 25x100.11, 6-sty brk tenement and store. Fisher Backer or Becker to Morris Zucker. Mort \$33,250. Aug 22. Aug 25, 1908. 7:1965-60. A \$10,000-\$33,000. nom
- 129th st W, No 617, n s, 275 w Broadway (11th av), runs n 199.10, 130th st W, No 622 to 130th st, No 622, x w 25 x s 199.10 x e 25 to beginning, 3 and 4-sty brk hotel and 2-sty brk tenement in 130th st. Jennie C Ryan to Elizabeth Mulligan. Mort \$15,000. Aug 21. Aug 22, 1908. 7:1996-20. A \$14,000-\$27,000. other consid and 100
- 129th st W, No 56, s s, 135 e Lenox av, 27.6x99.11, 5-sty stone front tenement. Fani Shiffman to Abraham Tracklin. ½ part. All liens. Aug 20. Aug 21, 1908. 6:1726-66. A \$11,000-\$28,000. other consid and 100
- 134th st, Nos 25 and 27, n s, 231.5 w 5th av, 35.8x99.11, two 3-sty stone front dwellings. David Rousseau to Albert Du Bois. Mort \$6,000. Aug 24, 1908. 6:1732-27 and 28. A \$14,200-\$18,500. other consid and 100
- 137th st W, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. Augusta Siebold to Robt W Hemens. Mort \$20,000. May 27. Aug 22, 1908. 7:2023-12. A \$6,200-\$16,000. nom
- 138th st W, No 626, s s, 318 w Broadway, 14x99.11, 3-sty brk dwelling. FORECLOS, July 24, 1908. Peter Gatens referee to Ann E Clark, of Williamsport, Pa. Aug 22. Aug 25, 1908. 7:2086-46½. A \$4,200-\$10,000. 10,000
- 139th st W, No 136, s s, 178 e 7th av, 26x98.9, 5-sty stone front tenement. Millie Jacobson to Joseph L Jacobson. Mort \$20,000. Aug 24. Aug 25, 1908. 7:2007-56. A \$10,000-\$26,000. nom
- 141st st W, No 453, n s, 232 e Amsterdam av, 18x99.11, 4-sty brk dwelling. Picken Realty Co to Fannie S Blumstein. Mort \$17,000. Aug 21, 1908. 7:2058-10. A \$4,300-\$14,000. other consid and 100
- 143d st W, Nos 115 and 117, n s, 225 w Lenox av, 41.8x99.11, 6-sty brk tenement. Cora B Foster to Benj E Freed. Mort \$54,250. Aug 21. Aug 22, 1908. 7:2012-22. A \$15,000-\$52,000. nom
- 163d st W, No 436, s s, 275 e Amsterdam av, 25x112.6, 5-sty brk tenement. Stella Klein to Max A Cramer. All liens. Aug 21. Aug 22, 1908. 8:2110-17. A \$8,000-\$24,500. other consid and 100
- 173d st W, No 564, s s, 137.6 w Audubon av, 37.6x100, 5-sty brk tenement. Isaac Schlesinger to Isaac Helfer. B & S. Mort \$40,000. Aug 10. Aug 26, 1908. 8:2129-12. A \$10,500-\$36,000. other consid and 100
- Same property. Isaac Helfer to Isaac Schlesinger. B & S. Mort \$38,500. Aug 26, 1908. 8:2129. other consid and 100
- 214th st W, n s, 200 e 10th av, 150x100, vacant. FORECLOS, July 29, 1908. Albert P Massey to Frank H Patteson and Wm N Cromwell as EXRS Henry B Patteson. Aug 26. Aug 27, 1908. 8:2211-31. A \$18,000-\$18,000. 15,000
- Av A, No 1444, e s, 52 s 77th st, 25.1x98, 5-sty stone front tenement and store. Rachel Schweitzer to Bessie Schweitzer. Mort \$24,150. Aug 20. Aug 25, 1908. 5:1488-51. A \$8,000-\$23,000. other consid and 100
- Av A, No 1604, e s, 127.2 n 84th st, runs e 98 x n 1 x w 20 x n 24.6 x w 78 to av x s 25.6 to beginning, 5-sty stone front tenement and store. Christina Herrlich widow to Adolf Swidorski and Annie his wife joint tenants. Aug 20. Aug 21, 1908. 5:1581-51. A \$9,000-\$18,000. 100
- Audubon av, No 80 | n w cor 169th st, 26.7x100, 6-sty brk tenement and store. Louis Schlechter to Trial Realty Co. Mort \$12,000. Aug 24. Aug 25, 1908. 8:2126-21. A \$12,000-\$20,000. other consid and 100
- Broadway, Nos 1237 and 1239 | n w cor Stewart st, also 104.8 n 30th 6th av, Nos 502 and 504 | st, runs w 234.5 to e 6th av x s 42.2 x e 248.5 to Broadway x n 40 to beginning, 5-sty brk theatre (Bijou) and two 4-sty brk tenements and stores on 6th av. John W Hazlett to Clarence D Sire. C'a G. All liens. July 23. Aug 24, 1908. 3:832-2, 3 and 16. A \$610,000-\$702,000. nom
- Same property. Clarence D Sire to Salem R Furman. Q C. Aug 20. Aug 24 1908. 3:832. nom
- Same property. Salem R Furman to Adolph D Rosenthal, of Hempstead, L I. Q C. Aug 21. Aug 24, 1908. 3:832. 10,000
- Broadway, Nos 3550 to 3554, e s, 24.11 s 146th st, 75x100, 2-sty brk garage. Subordination of conditional bill of sale to mort. Martha B Mosher and Otis Elevator Co with St Lukes Hospital. Aug 25. Aug 27, 1908. 7:2077-60. A \$20,000-\$—. nom
- Broadway, Nos 1237 and 1239 | w s, 104.8 n 30th st, runs w 234.5 6th av, Nos 502 and 504 | to e s 6th av x s 42.2 x e 248.5 to Broadway x n 40 to beginning, 5-sty brk theatre (Bijou) and two 4-sty brk tenements and stores. John W Hazlett to Benjamin Sire. All liens. Mar 20, 1900. Aug 25, 1908. 3:832-2, 3 and 16. A \$610,000-\$702,000. nom
- Lexington av, No 981, e s, 20 s 71st st, 16x69, 4-sty and basement stone front dwelling. 5:1405-51¼. A \$11,000-\$16,500.
- Lexington av, No 975, e s, 68 s 71st st, 16x69, 4-sty and basement stone front dwelling. 5:1405-52¼. A \$11,000-\$16,500.
- 86th st, No 322, s s, 255 e 2d av, 20x102.2, 4-sty stone front tenement and store. 5:1548-42. A \$8,000-\$15,000.
- Frederick B or Fred B Wilson to Lancelot W, Carrie, William and George W Armstrong and Mabel A Wheeler, all of Milford, Pa. 1-6 part. All title. Morts \$15,000. Aug 24. Aug 25, 1908. nom
- Lexington av, No 1755 | s e cor 109th st, 20.11x68, 4-sty brk tenement and store. Abraham Feltenstein to Amelia Feltenstein. Mort \$21,000. Aug 20. Aug 21, 1908. 5:1636-50. A \$12,000-\$18,000. other consid and 100
- Lexington av, No 1719, e s, 67.7 n 107th st, 16.8x65, 4-sty stone front tenement. William Mulligan to Bridget Galligan. Mort \$8,200. Aug 20. Aug 22, 1908. 6:1635-21½. A \$6,000-\$9,000. other consid and 100
- Madison av, Nos 1454 and 1456 | s w cor 100th st, 50x100, 6-sty brk 100th st | tenement and store. Nathan Gordon et al to Samuel Sheindelman and Isaac Parshelsky, of Brooklyn. Morts \$120,250. June 15. Aug 21, 1908. 6:1605-58. A \$55,000-\$105,000. other consid and 100
- Manhattan av, No 498. Power of attorney. Sarah K Hunter to Susan R Williams. Aug 7. Aug 27, 1908.
- Park av, No 1960 | n w cor 132d st, 20x75, 4-sty brk tenement and 132d st, No 63 | store and 1-sty brk store in st. Mary B Carleton to Bertha C Welch. Mort \$8,000. Aug 22. Aug 26, 1908. 6:1757-33. A \$6,500-\$12,000. nom
- Park av, No 1960 | n w cor 132d st, 20x75, 4-sty brk tenement and 132d st, No 63 | store and 1-sty brk store in st. Frances A E Welch et al EXRS Peter A Welch to Mary B Carleton. July 14. Aug 25, 1908. 6:1757-33. A \$6,500-\$12,000. other consid and 12,000
- Same property. Release dower. Frances A E Welch to same. July 14. Aug 25, 1908. 6:1757. nom
- St Nicholas av, No 92 | s e cor 115th st, 118.5x79.11x100.11x141.11, 115th st | 7-sty brk tenement and store. Jacob Baumann to Samuel Baumann. ½ part. Mort \$200,000. Mar 30, 1905. Aug 22, 1908. 7:1824-55. A \$86,000-\$260,000. other consid and 100
- St Nicholas av, No 1543, w s, 15.10 n 187th st, 20x80, 3-sty brk dwelling. Maude T Mason to Parker K Deane. Mort \$12,000. Aug 18. Aug 27, 1908. 8:2168-22. A \$6,000-\$9,000. other consid and 100
- Wadsworth av, No 294, on map No 239, w s, 166 n 187th st, 23.8x95, 3-sty brk dwelling. Harriet Blum to Adolph Weiss. Mort \$8,625. Aug 22. Aug 26, 1908. 8:2170-18. A \$4,500-\$6,500. other consid and 100
- West End av, No 345, w s, 52.4 n 76th st, runs w 69.10 x n w 2.9 x n 21.6 x w 9.3 x s e 6.2 x e 56.6 to av x s 21 to beginning, 4-sty and basement brk dwelling. Adelaide Lagasse to Augustus F Holly. Mort \$25,000. Aug 25. Aug 26, 1908. 4:1185-69. A \$14,000-\$28,000. other consid and 100
- 1st av, Nos 846 and 848, e s, 26 n 47th st, 49.10x80, two 5-sty brk tenements and stores. Rachel Schweitzer to Bessie Schweitzer. Mort \$44,500. Aug 20. Aug 25, 1908. 5:1359-2 and 3. A \$18,000-\$38,000. other consid and 100
- 1st av, No 991, w s, 61 n 54th st, runs w 61 x s 0.7 x w 12 x n 20 x e 12 x n 0.7 x e 68 to av x s 20 to beginning, 4-sty brk tenement and store. Sarah Schaffer to Philip Schaffer, of Brooklyn. All liens. Aug 14. Aug 21, 1908. 5:1347-25. A \$8,000-\$11,000. nom
- 2d av, No 800, e s, 40.5 s 43d st, 20x81, 4-sty stone front tenement and store. Maltus J Newman and ano EXRS James Newman to Michele Marraffino. Aug 20. Aug 21, 1908. 5:1335-50½. A \$9,000-\$13,000. 16,750
- 2d av, No 71, w s, 24.1 n 4th st, 24.1x77, 5-sty brk tenement. Adam J Altschuler et al to Ray Altschuler. Q C. Aug 11. Aug 21, 1908. 2:460-41. A \$16,000-\$30,000. nom
- 8th av, No 2591 | n w cor 138th st, 19.11x75.4, 5-sty brk tenement 138th st, No 301 | and store. John S Edwards to Maria Edwards. ½ part. Mort \$31,750. May 15, 1906. Aug 24, 1908. 7:2041-47. A \$11,000-\$25,000. other consid and 100
- Same property. Maria Edwards widow to John S Edwards. ½ part. Mort \$28,125. Apr 13, 1907. Aug 24, 1908. 7:2041. other consid and 100

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11th av, No 781, w s, 75.5 s 55th st, runs w 75 x s 16.3 x s e 49.4 and 26.6 to av x n 27.1 to beginning, 4-sty brk tenement and store. E Kapelsohn Co to Harry Ginsburg. Mort \$13,400. Feb 26. Aug 21, 1908. 4:1102-33. A \$6,500-\$12,000.
other consid and 100

MISCELLANEOUS.

Power of attorney. Mary F Shepard to Woolsey A Shepard. May 23. Aug 21, 1908.
Power of attorney. Irving W Childs to Fredk H Clarke. Oct 29, 1907. Aug 21, 1908.
Power of attorney. Julius Rosenhain to Amelia Rosenhain his wife. Aug 22. Aug 25, 1908. P A.
Power of attorney. Eliz Smithson to E Russell Valentine. Aug 12. Aug 27, 1908. P A.
Power of attorney. Charles Smithson to E Russell Valentine. Aug 21. Aug 27, 1908. P A. nom
Release dower. Jennie Arkin to Moses H Horowitz. July 8. Aug 27, 1908. Misc. nom
Revocation of power of attorney. Margherita Garofalo to Frank Garofalo. Aug 20. Aug 21, 1908.

BOROUGH OF THE BRONX.

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

Bristow st, No 1311, w s, 395 s Jennings st, 20x100, 3-sty frame tenement. Julius Besthoff to Benj M Chapman. Mort \$5,500. Aug 26. Aug 27, 1908. 11:2972. other consid and 100
*Cedar st, s w cor Hazel av, 50x100. Anna E Wagoner to Lewis B Halsey. Mort \$600. Aug 17. Aug 25, 1908. nom
Freeman st, n s, 60 e Chisholm st, 30x85, 3-sty frame tenement and store. Geo J M Ketner to Susie B Ketner. Mort \$9,800. Aug 15. Aug 25, 1908. 11:2972. nom
*Halperin st, n s, 150 w Blondell av, 25x100, Westchester. Alex F Walsh to Abraham Coakley and Lillian M Coakley his wife tenants by entirety. Mort \$5,700. Aug 15. Aug 21, 1908. other consid and 100
Jennings st, No 799, n s, abt 173.10 e Prospect av, 25x100x31.8x 100.3, 2-sty frame dwelling. Wolf Richman to Cath Sabsovitch. Mort \$5,000. Aug 3. Aug 24, 1908. 11:2963. other consid and 100
*Leggett pl, e s, 250 n McGraw av, 25x214x26x207. Norah Roche to Mary McInerney. 1/2 part. Aug 18. Aug 24, 1908. other consid and 100
*Mary st, n s, 122 e Main st, 25x91x—x88. Martin J Donnelly to Daniel Fuchs. Mort \$900. Aug 27, 1908. other consid and 100
*Mary st, s s, 150 w Blondell av, 25x100, Westchester. Isaac Kapp to Max Cohen and Emanuel Glauber. Aug 20. Aug 21, 1908. other consid and 100
Tiffany st, No 925, w s, 205 s Dongan st, 35x105, 4-sty brk tenement. Release mort. Lawyers Title Ins & Trust Co to Meehan Construction Co. Aug 14. Aug 26, 1908. 10:2711. 15,666.67
Same property. Release mort. Same to same. Aug 14. Aug 26, 1908. 10:2711. 333.33.
*9th st, s s, 105 e Av D, 100x108, Unionport. Richard Sullivan to Martin Lynch. Mort \$1,500. Aug 21. Aug 22, 1908. other consid and 100
134th st, No 591, n s, 216 e St Anns av, 17x100, 2-sty brk dwelling. Joseph Cohn et al to Max Schwartz. Mort \$4,900. Aug 1. Aug 21, 1908. 10:2547. other consid and 100
136th st, No 725, n s, 296.2 e Southern Boulevard, 25x100, 1-sty brk dwelling. Henry Heiner to Anna N Heiner. Mar 10, 1904. Aug 27, 1908. 10:2565. nom
136th st, No 621, old No 885, n s, abt 330 w Cypress av, also 675 w Home av, 25x100, 4-sty brk tenement. Bertha Beers and ano to Fredericka Cohen. Mort \$17,000. Aug 13. Aug 26, 1908. 10:2549. other consid and 100
136th st, Nos 619 and 621, old Nos 883 and 885, n s, abt 330 w Cypress av, also 675 w Home av, 50x100, two 4-sty brk tenements. Fannie wife Michael Predmest to Fredericka Cohen. Mort \$34,000. Aug 25. Aug 26, 1908. 10:2549. nom
136th st, No 619, old No 883, n s, abt 355 w Cypress av, also 700 w Home av, 25x100, 4-sty brk tenement. Annie Florea and ano to Fredericka Cohen. Mort \$17,000. Aug 13. Aug 26, 1908. 10:2549. other consid and 100
149th st, Nos 693 to 699, n s, 25 w Robbins av, 174.10x75, 3-sty frame tenement and store, 3-sty frame dwelling and 1-sty frame building and vacant. William Miller to Eliza Miller his wife. B & S. Feb 6, 1901. Aug 24, 1908. 10:2623. gift
155th st, No 809, late Dawson st, n s, 77.8 e Tinton av, late Beach av, 20x100, 2-sty frame dwelling. Loretta Cronin to John Farley. Mort \$5,400. Aug 24. Aug 25, 1908. 10:2665. 100
166th st, n s, at median line of blk, runs n e — to c l Bremer av x s — to n s 166th st x w — to beginning, gore. Louisa L Riley INDIVID and ano as EXRS Wm H Riley to Eliz J Bagot, Mary J Hindley and Alice J Harris. Aug 11. Aug 26, 1908. 9:2513. nom
169th st, No 362, s s, 60 w Teller av, 20x90, 2-sty frame dwelling. Thornton Bros Co to Karoline Stichtenroth. Mort \$5,000. Aug 22. Aug 24, 1908. 11:2436-2431. other consid and 100
179th st, n s, 95 e Morris av, 65x100, four 3-sty brk dwellings. Release mort. The John A Creighton Real Estate & Trust Co to August Jacob. Aug 18. Aug 25, 1908. 11:2807. 6,750
180th st, n s, 108.7 e Daly av, 100x154.1x99.11x152.1, vacant. Joseph Fried to Arc Realty Co. Aug 12. Aug 27, 1908. 11:3128 and 3133. other consid and 100
*211th st, n s, 150 w Maple av, 50x100. A Shatzkin & Sons, Inc, to Silvia Di Paola and Vitangela Mucciacciaro. Morts \$1,980. July 8. Aug 22, 1908. other consid and 100
*223d st, Nos 765 to 771 East, n s, 606.10 e White Plains road, 100x100, Wakefield. Fannie Levinstim to Joseph J Silver. Mort \$21,925. Aug 17. Aug 21, 1908. other consid and 100
*223d st, n s, 205 e 4th av, 25x—, Wakefield. Basil Fichter to William Fichter. Mort \$2,500. July 15. Aug 25, 1908. other consid and 100
*229th st, s s, 505 e 4th av, 50x114, Wakefield. Assign CONTRACT. Michael L Lint and Wm B Butscher to Jacob Lubin. July 2. Aug 26, 1908. 270
*232d st, late 18th av, n s, 1,372.10 e White Plains road, 152.1x 114. Paul Sussman to Rose Solner. Aug 25. Aug 26, 1908. other consid and 100

*233d st, late 19th st, s s, 405 e 5th av, 50x114, except part for 233d st, Wakefield. Leon M Maillard to Max Borck. July 29. Aug 26, 1908. other consid and 100
235th st, s s, 225 e Katonah av, 40x100, vacant. Aimee M wife Arthur C Hare and ano to Clara D Vfeeland. July 3. Aug 21, 1908. 12:3380. nom
235th st, s s, 225 e Katonah av, 40x100. Edw P Thomas to Aimee M wife Arthur C Hare and Eleanor H Phillips. B & S. All liens. Feb 24, 1899. Aug 21, 1908. 12:3380. 700
261st st, n s, 48.10 e Spencer av, 37.6x89, vacant. Fredk P Forster and ano to Zay H Grant. Aug 20. Aug 21, 1908. 13:3423. other consid and 100
261st st, n e cor Spencer av, 48.10x89x29.1x91.2, vacant. Forster Property Builders, a corpn, to Zay H Grant. Mort \$8,000. Aug 20. Aug 21, 1908. 13:3423. other consid and 100
*Av B, e s, 83 s 13th st, 25x105, Unionport. Agreement as to sewer, &c. Henry Dannenfelser and ano with Geo Helfrich et al. Aug 5. Aug 26, 1908. nom
Arthur av, No 2498, e s, 168.6 s Pelham av, 25x87.6, 2-sty frame dwelling, except part for Arthur av. Fordham Land & Impt Co to Pasquale Lamontagna. July 8. Rerecorded from July 8, 1908. Aug 25, 1908. 11:3078. nom
Arthur av, e s, — s 187th st, and being lot 346 map property S Cambreling et al at Fordham, 25x87.6, except part for av. G Luigi Fusilli to Fillomena V Morelli. 1/4 part. All title. Mort \$15,500. Aug 25, 1908. 11:3073. 100
*Ash av, s s, 201 e Elm st, 25x100, Laconia Park. Release mort. Workmens Sick & Death Benefit Fund of the United States of America to Carmela Fontecchio. Aug 14. Aug 24, 1908. 400
*Balcom av, w s, 175 n Latting st, 50x100. Joseph Diamond to Wm A Mallett. Aug 21. Aug 25, 1908. other consid and 100
Brook av | n w cor 156th st, 100x23.9x99.11x24.11, 5-sty 156th st, No 499 | brk tenement and store. S Eugene Gumpert to Fannie Levinstim. Mort \$29,500. July 27. Aug 25, 1908. 9:2364. other consid and 100
Brook av | n w cor 156th st, 100x23.9x99.11x24.11. Agree- 156th st, No 499 | ment as to payment of notes upon sale of premises, &c. Fannie Levinstim with Joseph J Silver. Aug 20. Aug 21, 1908. 9:2364. nom
Briggs av, No 2976, s s, 345.4 e Southern Boulevard, 50x110, 2-sty frame dwelling. Elise Levy to Elwood C Davis. Mort \$4,500. Aug 20. Aug 21, 1908. 12:3298. other consid and 100
*Briggs av | n s, abt 287 w Paulding av, lot 1019 map Laconia Arthur st | Park, 26.4x118.10 to Arthur st x25x127.3. Alice M Mallon to Otto F Schmidt. Mort \$600. Aug 20. Aug 26, 1908. other consid and 100
*Same property. Release mort. Frank C Mayhew and ano to Alice M Mallon. Aug 14. Aug 26, 1908. 500
Burnside av, No 213, n s, 57.11 w Anthony av, 18.8x75.9x18.3x81.9, 3-sty frame tenement. Meta Crusius to John J Montgomery. Mort \$4,000. Aug 25. Aug 26, 1908. 11:3156-3161. nom
Beaumont av, e s, 75 n 183d st, 37.6x100, vacant. Release mort. Margt A Demarest to Emil Ginsburger. Aug 7. Aug 27, 1908. 11:3103. 2,000
Bryant av, No 1494, e s, 150 s 172d st, 25x100, 3-sty brk dwelling. Davis & Silverman, a corpn, to Ida Davis. Aug 24. Aug 27, 1908. 11:3000. nom
Same property. Ida Mondschein to Davis & Silverman, a corpn. Confirmation deed. Aug 24. Aug 27, 1908. 11:3000. nom
Corlear av, late Water or Ackerman st, w s, 194.4 n land Spuyten Duyvil & Port Morris R R Co, 32x100, 2-sty frame dwelling. Isabella P Meikleham to August B Andreason. Mort \$1,250. Aug 25. Aug 26, 1908. 13:3406. other consid and 100
College av, No 1312, e s, 693.1 s 170th st, 16.8x100, 2-sty frame dwelling. Release mort. Northern Bank of N Y to Chas Baechler. Aug 19. Aug 22, 1908. 11:2783 and 2785. nom
Same property. Chas H Baechler to John W McConnochie. Mort \$3,500. Aug 7. Aug 22, 1908. 11:2783 and 2785. nom
Crotona av, No 2145, w s, 211.5 n 181st st, (John st), runs w 160.5 x n 26.5 x e 165.6 x s 26.11 to beginning, 2-sty frame dwelling. Alfred B Booth to Antonetta Chiochi. Mort \$3,500. Aug 20. Aug 22, 1908. 11:3083. nom
Concord av, No 325, w s, 40 n 141st st, 20x80, 3-sty brk dwelling. Phoebe Minzie to Harry F Marks. Aug 1. Aug 24, 1908. 10:2573. other consid and 100
Concord av, No 325, w s, 40 n 141st st, 20x80, 3-sty brk dwelling. Release mort. Fanny C Lyon et al as trustees Saml E Lyon to Phoebe Minzie. Nov 30, 1907. Aug 24, 1908. 10:2573. 4,200
Clinton av, bet Grote st and 183d st, and being a strip adj parcel of land conveyed by party 1st part to Annie Guinee forming the bed of road or av referred to as Clinton av. Ellen Donohue to Mary Nestor. Q C. Aug 24. Aug 25, 1908. 11:3101. nom
Eastburn av, No 1693, w s, 106.8 s 174th st, 25x95, 2-sty frame dwelling. John Miller to Louis Hirsch. Mort \$5,000. Aug 26. Aug 27, 1908. 11:2794. other consid and 100
*Eastern Boulevard, e s, 75 s Baisley av, 50x100. Emil N Sorgenfrei to Otto Gilcher. Mort \$1,100. Aug 15. Aug 22, 1908. other consid and 100
*Eastern Boulevard, s e cor Fairmount av, 25x100. The Lohbauer Park Impt Co to John F Graham. June 18. Aug 25, 1908. other consid and 100
Fordham road, s e cor Walton av, owned by party 1st part. Walton av, e s, adj above on south, owned by party 2d part. Boundary agreement. Michael J Dowd et al with Fredk W Murgatroyd et al. Aug 8, 1907. Aug 22, 1908. 11:3184. nom
Fordham road, s e cor Walton av, owned by party 1st part. Fordham road, adj above on east, owned by party 2d part. Boundary line agreement. Michael J Dowd et al with Fordham Club Building & Land Assoc. Aug 8, 1907. Aug 22, 1908. 11:3184. nom
*Fowler av, w s, 300 n Rhineland av, 50x113.4. Wanda Weitz to Julian Guinea. Mort \$1,080. Aug 21. Aug 22, 1908. other consid and 100
Grant av, No 1054, e s, 157.8 n 165th st, 25x101.9x25x101.11, 3-sty brk dwelling. Cohen & Eckman Corporation to Hayman Eckman. Mort \$7,500. Aug 21, 1908. 9:2448. nom
Grant av, No 1058, e s, 207.8 n 165th st, 25x101.5x25x101.7, 3-sty brk dwelling. Cohen & Eckman Corporation to Max Cohen. Mort \$7,500. Aug 21, 1908. 9:2448. nom
Grant av, Nos 1056 and 1058, e s, 182.8 n 165th st, 50x101.5x50x 101.9, two 3-sty brk dwellings. Release 2 morts. Manhattan Mortgage Co to Cohen & Eckman Corpn. Aug 15. Aug 21, 1908. 9:2448. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

NEW YORK

IRON WORK FOR BUILDINGS

*Grace av, w s, 251.2 s Boston road, 50x95, Irving Realty Co to Valentine Morstatt. Aug 20. Aug 21, 1908. other consid and 100
*Grace av, n e s, 150 s Lyon av, 25x130. Release mort. Isaac Butler to Wm W Braithwaite. Aug 7. Aug 22, 1908. nom
*Harrison av, e s, 105.4 n Davis st, 25x100. Luigi Avitabile to Onofrio Miceli. Mort \$250. Feb 24. Aug 26, 1908. nom
Hughes av, w s, 203 s Pelham av, late Union av, 50x87.6, vacant. Harry P Clary to Orlando Cipriani. Morts \$1,220 and all liens. Aug 24. Aug 26, 1908. 11:3078. other consid and 100
Hull av, No 3169 n w cor 205th st, runs n 100.5 x w 76.1 x s 25 205th st, No 310 | x e — x s — to av x e 20.9 to beginning, two 2-sty brk dwellings. Heinrich Millinger to Joseph Schelmin. Aug 11. Aug 24, 1908. 12:3345. other consid and 100
Honeywell av | n e cor 178th st, 64.1x112.8x65.1x112.8, vacant. 178th st | Amy Subert to Emilie A wife Robert A Winter. Mort \$6,000. Aug 21, 1908. 11:3122. other consid and 100
Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 125x 100, vacant. Joseph Hamerslag to Hyman D and Wm S Baker. Mort \$19,000. Mar 2. Aug 25, 1908. 11:3187. other consid and 100
Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 125x 100, vacant. Hyman D Baker et al to Simon Epstein. B & S. Mar 10. Aug 25, 1908. 11:3187. other consid and 100
Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 125x 100, vacant. Simon Epstein to J Romaine Brown. Mort \$19,000. Aug 3. Aug 25, 1908. 11:3187. 100
*Jefferson av, n s, 25 w Wilder av, 50x100. Land Co A of Edenswald to Bertha Gelula. Aug 17. Aug 21, 1908. nom
*Maple av, e s, 75 n 213th st, 25x100. Vincent Laporta to Salvatore M De Pasquale. Mort \$400. Aug 22. Aug 24, 1908. other consid and 100
*Newman av, s w cor 150th st, 100x100. Helen F Rossman to Josephine F B Porter. Aug 22. Aug 24, 1908. other consid and 100
*Nelson av, n s, 50 e Seton av, 25x100. Helene Rasmussen to Marie C Nelson. June 29. Aug 27, 1908. other consid and 100
*Palmer av, w s, 281.6 s Kingsbridge road, 25x100. Mary F Kiley to Wilhelmina Liebler. Mort \$2,300. Aug 25, 1908. omitted
*Robin av, e s, 350 s Tremont road, runs e 100 x s 51.7 x w 24.8 x n 3.11 x w 75.5 to av x n 50 to beginning, Tremont Terrace. Bankers Realty & Security Co to Thos Dwyer. July 29. Aug 25, 1908. 100
*Robin av, e s, 325 s Tremont road, 25x100.
Robin av, e s, 350 s Tremont road, runs e 100 x s 51.7 x w 24.8 x n 3.11 x w 75.5 to av x n 50 to beginning. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Aug 20. Aug 25, 1908. 600
Robbins av, No 549 | n w cor 149th st, 75x25, 3-sty frame tene- 149th st, No 709 | ment and store. William Miller to Wm T Miller. B & S. Feb 6, 1901. Aug 24, 1908. 10:2623. gift
Southern Boulevard, e s, 35 n Briggs av, 75x100, vacant. Nicholas Hodes to the Bedford Boulevard Construction Co. Morts \$8,115. Aug 22. Aug 24, 1908. 12:3303. other consid and 100
Steuben av, c l, 405 n of c l 210th st, runs w 30 to w s of av x n 25 x e 30 x s 25 to beginning, vacant. Release mort. Wm P Williams TRUSTEE for Mary L Hillhouse to The City of New York. Feb 24. Aug 21, 1908. 12:3327 and 3339. nom
Steuben av, c l, 355 n of c l 210th st, runs w 30 x n 25 x e 30 x s 25 to beginning, vacant. Release mort. Same to same. Feb 24. Aug 21, 1908. 12:3327 and 3339. nom
Steuben av, c l, 455 n of c l 210th st, runs w 30 to w s of av x n 25 x e 30 x s 25 to beginning, vacant. Release mort. Same to same. Feb 24, 1908. Aug 21, 1908. 12:3327 and 3339. nom
Steuben av, c l, 380 n of c l 210th st, runs w 30 to w s of av x n 25 x e 30 x s 25 to beginning, vacant. Release mort. Same to same. Feb 24, 1908. Aug 21, 1908. 12:3327 and 3339. nom
Steuben av, c l, 430 n of c l 210th st, runs w 30 to w s of av x n 25 x e 30 x s 25 to beginning, vacant. Release mort. Same to same. Feb 24, 1908. Aug 21, 1908. 12:3327 and 3339. nom
Steuben av, c l, 480 n of c l 210th st, runs w 30 to w s of av x n 25 x e 30 x s 25 to beginning, vacant. Release mort. Same to same. Feb 24. Aug 21, 1908. 12:3327 and 3339. nom
Steuben av, c l, 505 n of c l 210th st, runs e 8.11 x s 100.1 x w 14.1 x n 100 to beginning, vacant. Release mort. Geo W Dickinson to The City of New York. Mar 12. Aug 21, 1908. 12:3324-3326-3327-3337 and 3339. nom
Steuben av, c l, 405 n of c l 210th st, runs e 14.1 x s 50 x w 16.8 x n 50 to beginning, vacant. Release mort. Same to same. Mar 12. Aug 21, 1908. 12:3324-3326-3327-3337-3339. nom
Shakespeare av, No 1300, e s, 139.9 s 170th st, 20x114, 2-sty brk dwelling. FORECLOS, July 22, 1908. Richard H Clarke Jr referee to The Geisler-Haas Realty Co. Aug 25. Aug 26, 1908. 9:2506. 5,100
Tremont av, n s, 57.4 e Webster av, runs n 100 x w 24.7 x s 100 | to av x e 24.7, owned by party 1st part.
Tremont av, n s, adj above on west, owned by party 2d part. Party wall agreement. C Adelbert Becker with Tremont Building Co. July 10. Aug 27, 1908. 11:3027. nom
Tremont av | n e cor Webster av, 32x100, vacant. Henry J Semke Webster av | to Tremont-Webster Building Co. Mort \$22,000. Aug 5. Aug 27, 1908. 11:3027. other consid and 100
Same property. National Mortgage Co to Clement H Smith. 1/2 part. Mort \$27,000. Jan 11, 1908. Rerecorded from Jan 13, 1908. Aug 27, 1908. 11:3007. nom
*Tremont av, n e s, 123.8 n w Commonwealth av, runs e 13.10 x n 25 x w 72.8 x n e 63.11 to beginning. William Maidhof to Henry S Maidhof. Aug 24. Aug 26, 1908. other consid and 100
*Theriot av, w s, 100 n Cornell av, 27x102x—x100. Mary Rehm widow et al to John Rehm Jr. Q C and correction deed. Aug 24. Aug 25, 1908. 100
Tremont av, No 753, n s, 44 w Prospect av, 25x95, 2-sty brk tene-

ment and store. Mary E Garniss to Philip and Frank Becker. Aug 24. Aug 25, 1908. 11:3093. other consid and 100
Union av, No 608, e s, 35 s 151st st, 17.6x90, 3 and 4-sty brk tene- ment. Max Cohen et al to Gussie Kapp. Mort \$7,000. Aug 20. Aug 21, 1908. 10:2674. other consid and 100
Union av, Nos 832 and 834 | s e cor 160th st, 39.2x172.8x39.2x 160th st, Nos 814 to 822 | 172.8, three 2-sty brk dwellings and 5-sty brk tenement and store. Georgina Rendall to Monika Geiger. Morts \$39,500 and all liens. Mar 7, 1907. Aug 21, 1908. 10:2666. nom
Van Cortlandt av, s s, 600 w Spuyten Duyvil road or Park av, 35x150, vacant. Cath J McEnroe by GUARDIAN to John K Erskine Jr. 1/4 part. All title. Mort \$625. July 31. Aug 27, 1908. 18:3417. 1,250
Same property. James William McDonough et al to same. 3/4 parts. July 31. Aug 27, 1908. 13:3417. nom
Valentine av | s e s, at n e s 198th st, runs s e along st 51.8 x n e 198th st | 92.5 x s e 50 x n e 25 x n w 99.4 to av x s w 130.9, to beginning, vacant. Minnie P wife Tallmadge W Foster to Valentine Construction Co. Mort \$3,000. Aug 19. Aug 21, 1908. 12:3302. other consid and 100
Washington av, No 1706, e s, 217.7 s 174th st, 41.3x109.9, 5-sty brk tenement. John J Jaffin to Barney Jaffin. 1/2 part. All title. Mort \$38,000. July 17. Aug 21, 1908. 11:2915. nom
Washington av, No 1017, w s, 100 s 165th st, 25x100, 3-sty frame tenement and store, except part for av.
Washington av, No 1023, n w s, 75 s w 165th st, 25x99x25x97, 3-sty frame tenement and store.
Ray Levy to Louis Shwitzer and Leonard Levis. Mort \$6,200. May 1, 1908. Aug 25, 1908. 9:2386. other consid and 100
Wilkins av, Nos 1476 and 1478, e s, 281.6 n Jennings st, 53.5x100, 6-sty brk tenement and store. Martha Graham to John Graham. 1-10 part. B & S. Aug 18. Aug 27, 1908. 11:2977. nom
Williamsbridge road | s w cor 203d st, runs w 98.7 x s 100 x e 62 Briggs av | to n w s Briggs av x n e 78.6 to road x n 32 203d st | to beginning, vacant. Ignace Gruber to Irene Kohn. 1/2 part. Mort \$5,500. July 27. Aug 27, 1908. 12:3306. nom
Webster av, e s, abt 178.6 s Kingsbridge road, 50x7x50x8, and being a strip of land lying bet e s Thomas av on map lands in partition of HEIRS Rebecca Bassford and e s Webster av as now laid out and being in front of and adj lot 14 same map. A Oldrin Salter to Church of Our Lady of Mercy. Q C. Aug 25, 1908. 11:3033. nom
*Lot 93 map Benson estate, Throggs Neck. Jessamina Cascaldo to Domenico Farina. Q C. Aug 22. Aug 25, 1908. nom
*Same property. Domenico Farina to Jessamina Cascaldo. Q C. Aug 22. Aug 25, 1908. nom
*Lot 217 map Sec 4 St Raymonds Park. Emma Norden to D Broschart and J H Sielken. Aug 25, 1908. other consid and 100
*Lots 5, 7, 8, 9, 10, 11, 13 and 14 map No 1288 property Colorado Realty Co. The Colorado Realty Co to Mary Welcker. Mort \$5,900. Confirmation deed. Aug 25. Aug 27, 1908. 8,400
Plot begins on e s of a driveway at an iron monument, which point is at s w cor land now or formerly of Emma M Radley, runs n e 228.8 x s e 120.5 x w 339.11 to beginning. Release mort. Eleanor L Shaw and ano to Dean H Lightner. Aug 18. Aug 25, 1908. 13:3411. 750
Same property. Dean H Lightner to Emma M Radley. Aug 24. Aug 25, 1908. 13:3411. nom
Bronx River, plot begins at s e end of a slat fence formerly bound- ary line bet lands of Kelly and Pearce and adj marsh or salt meadow of Daniel Edwards, runs n e to land of Denison 183 x n e along lot or dock 68 to point 30 s of dock belonging to Town of Westchester x s along Bronx River — to said boundary line x n w 197 to beginning, contains 66-100 acres at West Farms. West Farms Creek, c l, runs w 50 to e s road from West Farms to Hunts Point and being a water lot x s 108 to south point of a ledge of rocks x e — x n e, e and n — to beginning, and bounded on n of lot belonging to the Town of Westchester, ex- cepts part for West Farms road and 174th st.
Frank B Van Dusen to Isidor L Cohen. B & S. June 30. Aug 21, 1908. 11:3020. other consid and 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.

August 21, 22, 24, 25, 26 and 27.

BOROUGH OF MANHATTAN.

Barclay st, No 106, 1st floor. Michl J Sullivan to Morris Fried; 5 8-12 years, from Sept 1, 1908. Aug 26, 1908. 1:84.480 and 540
Front st, No 290 | all. Anna M Wardenburg and ano TRUS- Roosevelt st, No 127 | TEES George Wardenburg to Henry Meyn; 5 years, from May 1, 1907. Aug 24, 1908. 1:108..... 2,850 and 2,900.04
Grand st, No 383, store, &c. Richard Kalish to Leon Gawurin; from June 12, 1908, to Apr 29, 1914. Aug 21, 1908. 1:312....2,090
Greenwich st, No 268, all. Magdalen E Ackerman INDIVID and as TRUSTEE to James S Coward, of Bayonne, N J; 7 years, from May 1, 1909. Aug 21, 1908. 1:131.....as per agreement
Orchard st, No 32, stoop, ground floor, basement and sub-base- ment. Congregation Anshe Zhitomir and Voline, a corpn, to Esther Solomon and Hyman Sosnowsky; 10 years, from Sept 1, 1908. Aug 27, 1908. 1:298..... 900



VOTE FOR A BRONX QUARTERLY

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MAPLEDORAM & CO.

Bay Ridge Property

FIFTH AVE. AND 79th ST.

REAL ESTATE BROKERS

Our Specialty

TELEPHONE, 724 BAY RIDGE

St Marks pl, No 103½, or 8th st, n s, 261.6 e 1st av, 13.6x93.11. Assign lease. Sophia Fohs to Frieda Rittel. Aug 25. Aug 26, 1908. 2:436..... other consid and 100

Thompson st, No 129, store. Mary Wagner to Luciano Summa; 2 7-12 years, from Oct 1, 1907. Aug 26, 1908. 2:517.....600

Washington st, Nos 792 and 794, all. Staple Realty Co to Emanuel L Spellman and Julius Oesterlein; 15 years, from Mar 1, 1909. Aug 27, 1908. 2:642..... 5,600 and 6,000

William st, Nos 165 and 167, north store. Robt R Reed TRUSTEE Deborah Williams to John Jantzen; 10 8-12 years, from Sept 1, 1908. Aug 25, 1908. 1:92.....2,000 to 2,300

Willett st, No 90. Surrender lease. Max Kirsch to Nathan Bloom and Morris Gordon. Aug 20. Aug 21, 1908. 2:339..... other consid and 300

4th st, No 153, n s, 350 w Av A, 25x96.2. Assign lease. Meyer Hurwitz to David Gordon. Aug 24. Aug 27, 1908. 2:432.....nom

7th st, No 148, s s, 250 e Av A, 25x90.10. Assign lease. Meyer Hurwitz to David Gordon. Aug 24. Aug 27, 1908. 2:402.....nom

8th st or St Marks pl, No 103½, n s, 261.6 e 1st av, 13.6x93.11. Consent to assign lease. Caroline S wife Beverly Ward et al to Sophia Fohs. Aug 12. Aug 26, 1908. 2:436.....

14th st, No 4, s s, 34 e 5th av, 33x103.3, 6-sty brk loft and store building. FORECLOS. Aug 4, 1908. Leasehold. Job E Hedges referee to Rutherford Realty Co. Aug 4. Aug 27, 1908. 2:571.....22,000

21st st, No 29 West, all. Agnes H Poirier to Nathan Houtman; 15 years, from Aug 1, 1908. Aug 26, 1908. 3:823..... taxes, &c, and 2,700 and 3,000

Same property. Assign lease. Nathan Houtman to Sarah Houtman. Aug 25. Aug 26, 1908. 3:823..... nom

26th st, No 204 West, store, &c. Morris Jacobs to Chas D Ambrose; 5 5-12 years, from May 1, 1908. Aug 26, 1908. 3:775.....540

39th st, No 419 West, east store. John C Mead to Domenick Di Maria; 5 years, from May 1, 1908. Aug 26, 1908. 3:737.....468

58th st, No 203 West. Extension of lease for 3 years, from May 1, 1909, at \$1,600 per year. Adna H Miller as EXTRX James C Miller with Joseph Garlan. Aug 8. Aug 27, 1908. 4:1030.....nom

64th st, Nos 249 and 251, n s, 175 e West End av, 50x100.5, with building 50x97 to be erected thereon. Thos F Devine to Hexter Taximeter Cab Co; 5 years, from Nov 15, 1908, with 5 years renewal at \$6,000. Aug 21, 1908. 4:1156.....5,500

91st st, No 416 East. Surrender lease. Simon Davis et al to Isaac Shapiro. Aug 24, 1908. 5:1570..... 250

112th st, Nos 344 and 346 East, all. Giuseppe Fusco et al to Salvatore and Giambattista Pagliaro; 3 3-12 years, from Feb 1, 1907. Aug 25, 1908. 6:1683..... 5,000

Same property. Consent to assign lease. Giuseppe Fusco et al to Salvatore Pagliaro and ano. Aug 21. Aug 25, 1908. 6:1683.....

Same property. Assigns lease. Salvatore Pagliaro and ano to Leonardo Pagliaro and ano. Aug 21. Aug 25, 1908. 6:1683.....nom

125th st, No 63 East, store. Hudson Realty Co to Max Schwartz and Harry Rothstein; 5 years, from Sept 15, 1908. Aug 25, 1908. 6:1749.....1,000

126th st, No 130 East. Assign lease. August Obrock to Theodore Osmer. Aug 19. Aug 21, 1908. 6:1774.....nom

126th st, No 130 East, front house. Dennis G and Herbert S Brussel as TRUSTEES Adolph Brussel to August Obrock; 3 years, from May 1, 1909. Aug 21, 1908. 6:1774.....1,200 and 1,300

129th st, No 56 West, all. Fani Schiffmann to Dora Ullman; 3 yrs. from Sept 1, 1908. Aug 21, 1908. 6:1726.....3,000

129th st, No 617 West. Surrender lease. John J Donnelly to Jennie C Ryan. Aug 14. Aug 22, 1908. 7:1996.....nom

130th st, No 622 West. Surrender lease. Patk D Donnelly to Jennie C Ryan. Aug 19. Aug 22, 1908. 7:1996.....100

Av A, s e cor 4th st, 24x100, the lot. James R Roosevelt et al TRUSTEES William Astor dec'd for John J Astor to Henry Agne; 20 years, from May 1, 1907. Aug 21, 1908. 2:399..... taxes, &c, and 1,300 and 2,000

Same property. Assign lease. Henry Agne to Carl Klingelhoeffer. Aug 20. Aug 21, 1908. 2:399.....nom

Av C, Nos 70 to 76, all. Oscar Dobroczynsky and ano to Isaac Blumberg; 3 yrs, from May 1, 1908. Aug 24, 1908. 2:375.....13,950

Av D, No 84, basement. Lieber Buchman and ano to Saml Mallis; 1 7-12 years, from Apr 1, 1908. Aug 25, 1908. 2:363.....216

Amsterdam av, No 65, north store. Martin Keppler to Louis and William Cohen; 5 years, from May 1, 1908. Aug 26, 1908. 4:1134.....780

Amsterdam av, No 787, south store and 4 rooms on 1st floor. Cath Mesigh to Thomas Fischer; 5 years, from May 1, 1908. Aug 27, 1908. 7:1853.....744

Broadway, No 3546, store, &c. John W Kight to H W Schutte & Co; 5 years, from Jan 1, 1908. Aug 21, 1908. 7:2077.....1,200 and 1,400

Broadway, Nos 565 and 567, ground floor. Mechanics & Traders Bank to Metropolitan Bank; from Aug 17, 1908, to Feb 1, 1922. Aug 21, 1908. 2:498.....7,500 and 8,500

Broadway, n e cor 145th st, cor store and 3 rooms under store. John W Kight to Geo H Gay; 15 years, from Jan 1, 1908. Aug 25, 1908. 7:2077.....4,000 to 6,000

Broadway, No 1211, north store. Joseph M Weber to Regal Shoe Co, Inc; 1 year, from May 1, 1906, with privilege 2 yrs renewal. Aug 26, 1908. 3:831.....4,500

Same property. Same to same; 2 years, from May 1, 1909. Aug 26, 1908. 3:831.....4,500

Broadway, No 1213, north store. Joseph M Weber to Regal Shoe Co; 3 years, from May 1, 1908. Aug 26, 1908. 3:831.....5,500

Broadway, Nos 1211 and 1213. Assign 3 leases. Joseph M Weber to Mutual Bank. Aug 25. Aug 26, 1908. 3:831.....nom

Lenox av, s e cor 117th st. Assign lease. Della Daly and ano to William Daly. Aug 25. Aug 26, 1908. 7:1901.....nom

Manhattan av, No 115, w s, bet 104th and 105th sts, all. Gustave A Kerker to Joseph H Trant; 2 years, from June 1, 1908, with option to purchase for \$13,500. Aug 21, 1908. 7:1840.....1,200

Manhattan av, No 121, s w cor 105th st, all. Anna La Croix to Joseph H Trant; 2 years, from Sept 1, 1908, with option to purchase for \$18,000. Aug 21, 1908. 7:1840.....1,300

Pleasant av, No 302, store and basement. Richd E Buckley to Jack Vigorito, Giuseppe Giuliano and Nicola Capozzoli; 10 yrs, from Sept 1, 1908. Aug 26, 1908. 6:1715.....860 and 1,500

1st av, No 2060. General release, &c, as to deposit of \$300 to secure performance of lease. Sebastiano Squillante to Joseph Cannata. Aug 21, 1908. 6:1700..... nom

1st av, No 1444, all. Cath McCormack to Chas S Kline 5 years, from Sept 1, 1908. Aug 22, 1908. 5:1470.....2,000

1st av, No 209, all. Samuel Grossmann to Joseph Sanzo; 4 years and 9 months, from Aug 1, 1908. Aug 24, 1908. 2:454.....2,100

1st av, No 14, north store. Paul Shalet to Meyer Kornblum; 2 years and 8 months, from Sept 1, 1908. Aug 25, 1908. 2:429.....1,020

1st av, w s, 50.8 s 91st st, 50x100, all. Frederic Gallatin to Nelson P Sandquist; from May 1, 1905, to Apr 30, 1917, with privilege of renewal for 20 years. Aug 27, 1908. 5:1553..... taxes, &c, and 700

2d av, No 1084, store. Daniel M Burgess et al EXRS, &c, and Annie P Burgess to Edwin Peltzold; 3 years, from May 1, 1908. Aug 22, 1908. 5:1350.....1,800

3d av, No 74, basement floor. Caroline A Sims to Antonio Loscalzo; 2 years, from May 1, 1908. Aug 22, 1908. 2:467.....720

3d av, No 433, store, &c. George Lowther and ano to Ernest Winterhoff; 4 11-12 years, from June 1, 1908. Aug 26, 1908. 3:911.....1,500

5th av, s w cor 14th st, 73.3x107. Subordination of lease to mort. Lexington Avenue Co with Albany Savings Bank. Aug 21. Aug 22, 1908. 2:577.....nom

BOROUGH OF THE BRONX.

187th st, No 636 East, store. Clementino Carnevale to Domenico Armandi; 2 years, from June 1, 1908. Aug 25, 1908. 11:3074.....240

Arthur av, No 2394, store. Pietro Cinelli to Enrico Bernabo; 2 10-12 years, from July 1, 1908. Aug 25, 1908. 11:3073.....360

Same property. ½ store. Enrico Bernabo to Ettore Castelli; 3 years, from July 18, 1908. Aug 25, 1908. 11:3073.....220

Crimmins av, Nos 321 and 323 all. Magdalena Kaicher and ano to Crimmins av, Nos 329 and 331 Michl J Schildhaue; 3 yrs, from Nov 1, 1908. Aug 25, 1908.....4,800

Same property. Consent to above lease. Cecelia Kaicher to Magdalena Kaicher and Michl J Schildhaue. Aug 17. Aug 25, 1908. 10:2556..... nom

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.

August 21, 22, 24, 25, 26 and 27.

BOROUGH OF MANHATTAN.

Altschuler, Ray to Lambert Suydam. 2d av, No 71, w s 24.1 n 4th st, 24.1x77. Aug 20, due &c as per bond. Aug 21, 1908. 2:460.....26,000

Same and Ida Levy with same. Same property. Subordination agreement. Aug 15. Aug 21, 1908. 2:460..... nom

Ahrens, Chas A to EMIGRANT INDUSTRIAL SAVINGS BANK. 29th st, No 525, n e s, abt 350 w 10th av, 25x98.9. Aug 21, 1908. 3 years, 5%. 3:701.....10,000

Alterisi, Louis to Wm M Purdy and ano trustees John Purdy for benefit Rosa M Jones for life. 104th st, No 30, s s, 200 e 2d av, 25x10.11. Aug 21, 1908, 5 years, 5½%. 6:1675.....10,000

American Pastry & Mfg Co to UNION SQUARE SAVINGS BANK. 15th st, Nos 629 to 635, n s, 188 w Av C, runs n 2066 to s s 16th st, Nos 642 to 644, x w 50 x s 103.3 x w 50 x s 103.3 to 15th st x e 100 to beginning. Prior mort \$90,000. Aug 21, 1908, 5 years, 5½%. 3:983.....2,000

Same to same. Same property. Certificate as to above mort. Aug 20. Aug 21, 1908. 3:983.....

Armstrong, Carrie, William and Lancelot W Armstrong and Mabel A Wheeler of Milford, Pa, and Geo W Armstrong, of Seattle, Wash. to TITLE GUARANTEE & TRUST CO. 86th st, No 322, s s, 255 e 2d av, 20x102.2. Aug 24, due, &c, as per bond. Aug 25, 1908. 5:1548.....10,000

Ayer, Fredk to LAWYERS TITLE INS & TRUST CO. Broadway, No 603, w s, 52 s Houston st, 25x102.11. Aug 24, due Aug 25, 1911, 4½%. Aug 25, 1908. 2:512.....100,000

Altschul, Abraham H to David Altschul. Downing st, No 44, s s, 154.1 w Bedford st, 27.10x91.1x28.9x98.10. Prior mort \$— Aug 21, due Nov 24, 1909, 6%. Aug 25, 1908. 2:528.....3,000

Brussel, Herbert S guardian of Adolph B Lichtenstein and Marion Lichtenstein with Isaac Helfer. 173d st, s s, 137.6 w Audubon av, 37.6x100. Extension agreement. Aug 25. Aug 26, 1908. 8:2129..... nom

Berkman, Davis and Louis H Silver to Wolf Brand. Cherry st, No 256, n e cor Rutgers st, No 57, 26.3x96.2x26.3x96.9. Prior mort \$65,000. Given as collateral security for payment of \$3,000 covering premises Nos 40 and 42 Montgomery st. Aug 9, due Jan 9, 1909, 6%. Aug 25, 1908. 1:256.....3,000

Bamberger, Abram E to LAWYERS TITLE INS & TRUST CO. Bowery, No 163, e s, 117.6 n Broome st, 23.6x108x23.5x99.2. Aug 24, 3 years, 5½%. Aug 25, 1908. 2:424.....28,000

Brower, Matilda W to Marion J Barkley. Riverside Drive, s e cor 106th st, No 324, 30.11x61. Prior mort \$50,000. Aug 21, due, &c, as per bond. Aug 25, 1908. 7:1891.....10,000

Brettell, Julie B to THE BOWERY SAVINGS BANK. 116th st, No 66, s s, 170 w Park av, 20x100.11. Aug 24, 1908 5 years 5%. 6:1621.....12,000

Bauman, Herman to Urry Goodman. Suffolk st, No 93, w s, 275.11 s Rivington st, 25.1x100. P. M. Prior mort \$34,500. Aug 15, 5 years, 6%. Aug 21, 1908. 2:353.....10,000

JOHN C. ORR CO.,

India, Java and Huron Sts. and East River
City of New York, Borough of Brooklyn

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

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- Bruce, Cath A to Wm B Trowbridge. 27th st, Nos 121 and 123, n s, 164.5 w Lexington av, 40x98.9. Prior mort \$39,500. Aug 20, due, &c, as per bond. Aug 21, 1908. 3:883. 2,500
- Bitterman, Theodore with Lambert Suydam. 2d av, No 71. Subordination agreement. Aug 10. Aug 21, 1908. 2:460. nom
- Ball, Bertram, of Yonkers, N Y, to Nelson Armstrong, of Freehold, N J. Grand st, No 159, s s, abt 25 e Lafayette st, 25.6x80, except part for st. 1/4 part. July 14, due Nov 14, 1908, 6%. Aug 25, 1908. 1:234. 1,800
- Bloodgood Realty Co to City Real Estate Co. 31st st, No 12 West. Certificate as to mort for \$170,000. Aug 24. Aug 26, 1908. 3:832. —
- Cohn, Yetta to American Mortgage Co. Goerck st, No 6, e s, 110.2 s Grand st, 25x99.7. Aug 25, 5 years, 5%. Aug 26, 1908. 2:321. 20,000
- Cohn, Yetta and Isaac Levy with American Mortgage Co. Goerck st, No 6, e s, 110.2 n Grand st, 25x99.5x25x99.7. Subordination agreement. Aug 25. Aug 26, 1908. 2:321. nom
- CENTRAL TRUST CO of N Y with Equitable Realty Co. 84th st, No 207, n s, 146 w Amsterdam av, 27x102.2. Extension agreement. Aug 25. Aug 26, 1908. 4:1232. nom
- Cohn, Abraham et al with Louis Epstein. 112th st, No 3, n s, 96 e 5th av, 27x100.11. Extension mort. Aug 10. Aug 24, 1908. 6:1618. nom
- Crawford, Robert to John H Armstrong. 43d st, No 332, s s, 316.8 e 2d av, 16.8x100.5. Aug 20, 1 year, 5%. Aug 21, 1908. 5:1335. 1,000
- Cohen, Joseph to LAWYERS TITLE INS & TRUST CO. 58th st, No 402, s s, 70.5 e 1st av, 18x100.4. Aug 17, 5 years, 5 1/2%. Aug 21, 1908. 5:1369. 7,000
- Same to Robert Baker. Same property. Prior mort \$7,000. Aug 17, 3 years, 6%. Aug 21, 1908. 5:1369. 1,000
- Conville, May O to METROPOLITAN BANK. 65th st, No 123, n s, 220 e Park av, 20x100.5. Aug 21, 1908, demand, 5 1/2%. 5:1400. 20,000
- Churchill, James to Eugene Bur. 46th st, n w cor Broadway, Aug 26, demand, —%. Aug 27, 1908. 4:1018. 1,000
- Corporation of the First Baptist Church in the City of N Y to MUTUAL LIFE INS CO of N Y. Broadway, Nos 2221 to 2229, n w cor 79th st, Nos 251 to 265, 102.2x125.6x102.2x124.4. Prior mort \$—. Aug 24, due, &c, as per bond. Aug 27, 1908. 4:1227. 10,000
- Clark, Ann E. of Williamsport, Pa, to TITLE INS CO of N Y. 138th st, No 626, s s, 318 w Broadway, 14x99.11. Aug 22, 1 year, 5 1/2%. Aug 25, 1908. 7:2086. 1,200
- Chelsea Methodist Episcopal Church to TITLE GUARANTEE & TRUST CO. Fort Washington av, n w cor 178th st, 85.1x138.3x85x134.5. Aug 25, 1908, due, &c, as per bond. 8:2177. 27,500
- Carleton, Mary B to Artemas B Smith trustee for Miriam L Franklin will Thos H Leggett. Park av, No 1960, n w cor 132d st, No 63, 20x75. P M. Aug 14, 3 yrs, 5%. Aug 25, 1908. 6:1757. 8,000
- Capo, Antonio to LAWYERS TITLE INS & TRUST CO. 1st av, No 2329, w s, 50.5 n 119th st, 25x100. Aug 24, 3 years, 5 1/2%. Aug 25, 1908. 6:1796. 10,000
- Same to Ellenora C Hausler. Same property. Prior mort \$10,000. Aug 24, 2 years, 6%. Aug 25, 1908. 6:1796. 1,800
- Doremus, Arianna M to TITLE GUARANTEE & TRUST CO. Waverly pl, No 204, s w cor Charles st, Nos 28 to 34, 20x75. Aug 10, due, &c, as per bond. Aug 24, 1908. 2:611. 13,500
- Dubois, Albert to American Mortgage Co. 134th st, Nos 25 and 27, n s, 231.5 w 5th av, 35.8x99.11. P M. Aug 24, 1908, 3 yrs, 5 1/2%. 6:1732. 13,000
- Demitto, Francesco to Egidio A Pavese. 114th st, No 230, s s, 329.6 e 3d av, 25x100.11. Prior mort \$16,000. Aug 21, 5 years, 5%. Aug 22, 1908. 6:1663. 2,000
- Dinor, Philip to Edward A Davis. 117th st, n s, 132.11 w St Nicholas av, 25x25.2. P M. Aug 17, due, &c, as per bond. Aug 21, 1908. 7:1923. 1,700
- Donner, Adolph to Louis Meyer Realty Co. 51st st, No 312, s s, 165 e 2d av, 20x70.5. P M. Aug 26, 1908, due Mar 1, 1910, 6%. 5:1343. 500
- Edgar Impt Co to TITLE GUARANTEE & TRUST CO. 31st st, No 416, s s, 550 e 10th av, 16.8x78x16.8x77.1. Aug 26, 1908, due &c as per bond. 3:728. 4,000
- Same to same. Same property. Certificate as to above mort. Aug 26, 1908. 3:728. —
- Equitable Realty Co to Frank A McGovern. 84th st, No 207, n s, 146 w Amsterdam av, 27x102.2. Prior mort \$22,500. Aug 24, due Sept 1, 1910, 6%. Aug 25, 1908. 4:1232. 6,000
- Same to same. Same property. Certificate as to above mort. Aug 24. Aug 25, 1908. 4:1232. —
- Flanagan, De Witt C trustee Lillian F Dechert to THE NEW YORK TRUST CO. 80th st, No 149, n s, 350 e Amsterdam av, 20.3x102.2. Aug 26, 3 years, 5%. Aug 27, 1908. 4:1211. 15,000
- Fried, Sali to Max Reese. 144th st, No 262 West. Receipt for payment of \$1,500 on account of mort. Aug 27, 1908. 7:2029. —
- Fleck, Samuel, Jr, with Solomon Frankel and Samuel Werner. 6th st, No 429, n s, 250 w Av A, 25x90.10. Extension of \$7,500 mort. Aug 1. Aug 21, 1908. 2:434. nom
- Fitzpatrick, Philip A to Bridget D Fitzpatrick as trustee Philip Fitzpatrick. 46th st, Nos 71, 73 and 75, 1-6 part; 6th av, Nos 814 and 818, 1-12 part; also all title to rents, &c. Aug 19, 2 years, 6%. Aug 21, 1908. 5:1262. 2,359.85
- Same to same as guardian Grace Fitzpatrick. 46th st, Nos 71 to 75, 1-6 part; and 6th av, Nos 814 and 816, 1-12 part; also all title to rents, &c. Aug 19, 2 years, 6%. Aug 21, 1908. 5:1262. 1,520.15
- Fish, Hamilton, of Philipstown, N Y, to Mary E Scofield. 77th st, No 55, n s, 103.6 e Madison av, 21.6x102.2. Aug 20, 3 years, 4 1/2%. Aug 21, 1908. 5:1392. 15,000
- Freedman, Nathan to Michael Freedman. 1st st, No 99, s s, 275 w Av A, runs w 25 x s 74 to Houston st, No 206, x e 25.2 x n 70.10 to beginning. Aug 26, 1908, 3 years, 6%. 2:428. 20,000
- Fleischmann (Maximilian) Co with Julius Dietz. 37th st, No 418, s s, 250 w 9th av, 25x98.9. Extension agreement. Aug 20. Aug 24, 1908. 3:734. nom
- Green, Joseph to American Mortgage Co. Goerck st, No 6, e s, 110.2 n Grand st, 25x99.5x25x99.7. Subordination agreement. Aug 24. Aug 26, 1908. 2:321. nom
- Galgano, Nicola to Ludovico Alfetra. Thompson st, No 58, e s, abt 108 n Broome st, 18.9x94. Prior mort \$12,500. Aug 21, 1 year, 6%. Aug 25, 1908. 2:448. 3,300
- Greenblatt, Herman to Samuel Zaleschitz et al. Orchard st, No 186, e s, abt 175 n Stanton st, 25x87.6. P M. Prior mort \$—. Aug 12, 1908, to Nov 10, 1909, 6%. Aug 21, 1908. 2:412. 1,400
- Graham, Thomas to AMERICAN SAVINGS BANK. 99th st, No 309, n s, 180 e 2d av, 37x100.11. Aug 12, 3 years, 5 1/2%. Aug 22, 1908. 6:1671. 25,000
- Same and Chas F Murtagh with same. Same property. Subordination agreement. Aug 12. Aug 22, 1908. 6:1671. nom
- Graham, Thomas and Frank Hillman and Joseph Golding with same. Same property. Subordination agreement. Aug 22, 1908. 6:1671. nom
- Glass, Barbara L to THE BOWERY SAVINGS BANK. Washington st, Nos 809 to 813, s e cor Gansevoort st, Nos 60 to 74, runs e 201.8 x s 87.1 x w 117 x n 13.2 x w 91 to Washington st x n 72.6 to beginning. Aug 24, 3 years, 5%. Aug 25, 1908. 2:643. 105,000
- Galligan, Bridget to Lawrence E Brown as committee estate Augusta Hyatt. Lexington av, No 1719, e s, 67.7 n 107th st, 16.8x65. P M. Aug 20, 3 years, 5%. Aug 22, 1908. 6:1635. 10,000
- Hickey, John to Oliver N Hitchcock. 124th st, No 13, n s, 185 w 5th av, 18.9x100.11. P M. Aug 5, due, &c, as per bond. Aug 25, 1908. 6:1722. 20,000
- Herzog, Alexander to Henry C Glaser. 86th st, Nos 124 and 126, s s, 286.8 e Park av, 51.1x102.2. Aug 25, 1 year, 6%. Aug 27, 1908. 5:1541. 6,000
- Hoguet, Henri A L, of Brooklyn, to Henry C Bryan. 78th st, No 310, s s, 150 w West End av, 16x102.2. July 8, installs, 6%. Aug 27, 1908. 4:1186. gold, 1,000
- Hemens, Robt W to Eva K Colon. 137th st, No 245, n s, 488 w 7th av, 18x99.11. Prior mort \$15,000. July 1, due, &c, as per bond. Aug 22, 1908. 7:2023. 6,500
- Herman, Gussie to Hyman Kaufman. Amsterdam av, Nos 1997 and 1999, s e cor 159th st, 39.11x106. Aug 21, 1908, due Feb 21, 1909, 6%. 8:2108. 1,000
- Johnson, Theron S and David Goldstein to Saml Ginsberg. 92d st, No 336 and 338, s s, 200 w 1st av, 50x100.8. Aug 24, 3 yrs, 6%. Aug 26, 1908. 5:1554. 4,000
- Kilpatrick, Wm D to Laura Apfel. Greenwich st, No 830, s w cor Horatio st, No 68, 22x72.4x22x72.11. P M. Aug 19, 3 years, 5 1/2%. Aug 25, 1908. 2:642. 12,000
- Klinghoeffer, Carl to Henry Agne. Av A, No 56, s e cor 4th st, No 188, 24x100. P M. Aug 20, installs, 6%. Aug 21, 1908. 2:399. 2,500
- Keane, James R to John P Keane. 76th st, No 205, n s, 77 e 3d av, 28x102.2. Prior mort \$14,500. Aug 18, 1 year, 6%. Aug 26, 1908. 5:1431. 10,000
- Keystone Investing Co to Sophie Marx. 145th st, Nos 535 to 541, n s, 125 e Broadway, 100x99.11. Prior mort \$85,000. Aug 25, due &c as per bond. Aug 26, 1908. 7:2077. 5,000
- Same to ALBANY COUNTY SAVINGS BANK of the City of Albany, State of New York. Same property. Aug 25, 5 years, 5%. Aug 26, 1908. 7:2077. 85,000
- Kornbluth, Sadie and Yetta Siegel to Isaac Mautner. Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6. P M. Mar 4, installs, 6%. Aug 26, 1908. 3:974. 270
- Keystone Investing Co and Sound Realty Co to whom it may concern. Broadway, Nos 3544 to 3548, n e cor 145th st, 99.11x125; 145th st, n s, adj above on east, 100x 1/2 blk. Declaration as to party wall affecting mort, &c, and consent to same. Aug 25. Aug 26, 1908. 7:2077. —
- Lawyers Mortgage Co with Charles S Meyerson. Stanton st, No 189, s e cor Attorney st, Nos 140 to 144, 25x75. Extension agreement. Aug 14. Aug 25, 1908. 2:344. nom
- LAWYERS TITLE INS & TRUST CO with TITLE GUARANTEE & TRUST CO. 24th st, No 230, s s, 195.2 w 2d av, 24.4x98.9. Subordination agreement. Aug 20. Aug 21, 1908. 3:904. nom
- Laue, Charles with Nathan Gordon et al. Madison av, Nos 1454 and 1456, s w cor 100th st, 50x100. Agreement modifying terms of mort. Aug 17. Aug 21, 1908. 6:1605. nom
- Levenstein, Abraham and Max Tarshes to Sarah E Fernald and ano exrs and trustees of Francis P Fernald. Christopher st, No 98, s s, 97.11 w Bleecker st, 24.11x70x26.2x65.3. Aug 20, due Aug 25, 1913, 5%. Aug 25, 1908. 2:588. 20,000
- Lempit, Jacob to TITLE GUARANTEE & TRUST CO. 114th st, No 74, s s, 30 w Park av, 37.6x100.11. Aug 21, due, &c, as per bond. Aug 24, 1908. 6:1619. 25,000
- McCann, John to Lion Brewery. 9th av, No 883. Saloon lease. Aug 21, demand, 6%. Aug 26, 1908. 4:1067. 1,500
- Meehan, John A to Edw E Black, of Yonkers, N Y. 84th st, No 67, n s, 94 w Park av, 18.6x102.2. Aug 26, 1908, due &c as per bond. 5:1496. 2,000
- Meyer, Louis to Sarah Freed and ano. 30th st, No 147, n s, 140 w 3d av, 26.8x98.9. P M. Prior mort \$45,000. Aug 21, due Jan 1, 1910, 6%. Aug 22, 1908. 3:886. 3,250
- Mulligan, Eliz to Chas A Robinson and ano as trustees for benefit Geo H Robinson will Agnes H Robinson. 129th st, No 617, n s, 275 w Broadway, 25x199.10 to s s 130th st, No 622. P M. Aug 21, 1 year, 6%. Aug 22, 1908. 7:1996. 1,000
- Mulligan, Eliz to Jennie C Ryan. 129th st, No 617, n s, 275 w Broadway, 25x199.10 to 130th st, No 622. P M. Aug 21, 1908. 3 years, 5 1/2%. 7:1996. 3,000
- Marraffino, Michele to Hermann G Klotz. 2d av, No 800, e s, 40.5 s 43d st, 20x81. Aug 20, 5 years, 5 1/2%. Aug 21, 1908. 5:1335. 13,000
- Meister, Rosa widow Jos A, Christian J, and Tecla E. of Paterson, N J, and Edw A Meister, of Hoboken, N J, to Bella Fsher. 28th st, No 243, n s, 75 w 2d av, 25x74. Aug 20, 3 years, 5%. Aug 22, 1908. 3:909. 4,000
- Meyn, Henry to George Ehret. Roosevelt st, No 127, and Front st, No 290. Saloon lease. Aug 21, demand, 6%. Aug 24, 1908. 1:108. 3,500
- McCarthy, Catherine to THE NEW YORK SAVINGS BANK. Lexington av, No 1840, s w cor 114th st, 20.11x73.10. Aug 24, 1908, due, &c, as per bond. 6:1641. 2,000
- McAfee, James R to LAWYERS TITLE INS & TRUST CO. 23d st, Nos 311 and 313, n s, 175 e 2d av 37.6x98.9. Aug 22, 3 yrs, 5%. Aug 24, 1908. 3:929. 20,000
- Same and Leo C Stern with same. Same property. Subordination agreement. Aug 22. Aug 24, 1908. 3:929. nom

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Mann, David with Rhinelander Mfg Co. Av C, Nos 201 and 202, and Broome st, n e cor Allen st, 22.4x75. Extension mort. Aug 14. Aug 22, 1908. 2:382, 395 and 414. nom

Miller, Adolph S to Samuel Lacs. 117th st, Nos 15 and 17, n s, 265.7 w 5th av, 34.8x100.11. Prior mort \$23,500. Aug 26, due July 15, 1909, 6%. Aug 27, 1908. 6:1601. 1,000

Mosher, Martha B and Chester A her husband to St Lukes Hospital. Broadway, Nos 3550 to 3554, e s, 24.11 s 146th st, 75x100. Aug 25, 5 years, 5%. Aug 27, 1908. 7:2077. 75,000

Mulhern Steam Heating Co to The City Mortgage Co. Audubon av, s w cor 178th st, 94.11x100. Subordination agreement. Aug 26. Aug 27, 1908. 8:2133. nom

McGowan, James to Wm P Rooney. 129th st, No 249, n s, 481.3 w 7th av, 18.9x99.11. Prior mort \$7,000. Aug 27, 1908, 1 year, 6%. 7:1935. 1,000

Mager, Morris to John Moss. 117th st, Nos 527 and 529, n s, 285.6 e Pleasant av, 37.6x100.10. P M. Prior mort \$31,500. Aug 24, due Aug 1, 1913, 6%. Aug 25, 1908. 6:1716. 8,500

Same to same. 117th st, Nos 523 and 525, n s, 248 e Pleasant av, 37.6x100. P M. Prior mort \$31,500. Aug 24, due Aug 1, 1913, 6%. Aug 25, 1908. 6:1716. 8,500

Neville, Samantha M to Maurice Nagler. 94th st, No 35, n s, 300.4 w Central Park West, 19.8x100.8. Prior mort \$17,000. Aug 18, due Sept 1, 1909, 6%. Aug 25, 1908. 4:1208. 5,000

Overlander, Rufus M to Augustine F Hughes. 137th st, No 310, s s, 148 w 8th av, 16x99.11. All title. Prior mort \$7,000. Aug 1, due &c as per bond. Aug 26, 1908. 7:1960. 1,000

Oppenheim, Louis, Isabella and Milton I Hessberg, Nandor Klein with Catherine F Morss and ano trustees John B Morss. 127th st, No 227, n s, 273.6 e 3d av, 27x99.11. Subordination agreement. July 30. Aug 25, 1908. 6:1792. nom

Osmer, Theodore to George Ehret. 126th st, No 130 East. Saloon lease. Aug 19, demand, 6%. Aug 21, 1908. 6:1774. 1,000

Ording, Charlotte to Lena W F Vogel. 134th st, No 132, s s, 205 e 7th av, 30x99.11. Prior mort \$19,000. Aug 21, due, &c, as per bond. Aug 22, 1908. 7:1918. 2,000

Polstein, Isaac to Annie Newman. 111th st, Nos 106 to 110, s s, 52.6 e Park av, 52.6x100. P M. Prior mort \$—. Aug 1, 2 years, 6%. Aug 21, 1908. 6:1638. 4,000

Petzold, Edwin to Lion Brewery. 2d av, No 1084. Saloon lease. Aug 17, demand, 6%. Aug 22, 1908. 5:1350. 4,838.46

Podolsky, Abraham to Saml Rosenberg. 100th st, No 221, n s, 325 e 3d av, 25x100.8. Prior mort \$10,000. Aug 24, 3 years, 6%. Aug 25, 1908. 6:1650. 2,000

Paterno Bros, a corpn, to ALBANY SAVINGS BANK. 116th st, No 610, s s, 175 w Broadway, 50x100.11. Aug 26, 3 years, 5%. Aug 27, 1908. 7:1896. gold, 140,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 27, 1908. 7:1896. —

Rodgers, Wm A to THE MANHATTAN LIFE INS CO. 3d av, No 1925, n e cor 106th st, Nos 201 and 203, 25.2x110. Aug 25, due, &c, as per bond. Aug 26, 1908. 6:1656. 55,000

Rosenwasser, Isaac and Herman Weissberger to Moses J Berger. Broome st, No 58, n s, 75 w Lewis st, 25x75. Aug 24, due May 4, 1910, 6%. Aug 26, 1908. 2:327. 2,000

Rodgers, Wm A and Jacob K Levy with THE MANHATTAN LIFE INS CO. 3d av, No 1925, Subordination agreement. Aug 25. Aug 27, 1908. 6:1656. nom

Rosen, Hyman to Levy Sobol. 2d st, No 124, n s, 316.11 e 1st av. 24.8x121.11. Aug 25, 1908, 3 years, 6%. 2:430. 8,000

Roberts, Mollie wife Eugene P to MUTUAL LIFE INS CO of N Y. 53d st, No 318, s s, 212.6 w 8th av, 20.10x75.5. Aug 25, 1908, due, &c, as per bond. 4:1043. 6,000

Rabbe, Frederick to Eliz Sherwood et al exrs, &c. James D Sherwood. Bedford st, No 44, s e cor Leroy st, No 38, 20x45; Leroy st, No 34, s s, 60 e Bedford st, 18x60; Leroy st, No 36, s s, 45 e Bedford st, 15x20. P M. Aug 19, 5 years, 5%. Aug 21, 1908. 2:586. 13,000

Schreiber, Isaac to Clarence E Cate. Allen st, No 17, n w cor Canal st, No 73, 75x22.6. Aug 19, 18 months, 6%. Aug 21, 1908. 1:300. notes, 1,711.44

Strumpf, Louis and Morris Haber to LAWYERS TITLE INS & TRUST CO. 1st st, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st x w 24.6 to beginning. Aug 20, 5 years, 5½%. Aug 21, 1908. 2:456. 20,000

Same to Jacob Rieger. Same property. Prior mort \$20,000. Aug 17, due Sept 17, 1909, 6%. Aug 21, 1908. 2:456. 2,000

Same and Jeannette Weil with LAWYERS TITLE INS & TRUST CO. Same property. Subordination agreement. Aug 6. Aug 21, 1908. 2:456. nom

Schillinger, Fredk J to TITLE GUARANTEE & TRUST CO. 63d st, No 206, s s, 105 e 3d av, 25x100.5. Aug 13, due, &c, as per bond. Aug 21, 1908. 5:1417. 20,000

Same to Grand Central Building & Construction Co. Same property. Prior mort \$20,000. Aug 13, 3 years, 6%. Aug 21, 1908. 5:1417. 3,250

Silverman, Samuel, of Brooklyn, N Y, to Max Schenkman. 75th st, No 228, s s, 259.7 w 2d av, 20.4x102.2. Aug 19, due Sept 19, 1910, 6%. Aug 21, 1908. 5:1429. 1,600

Silverman, Samuel to Max Schenkman. 75th st, No 228, s s, 259.7 w 2d av, 20.4x102.2. Prior mort \$10,000. Aug 19, due Feb 19, 1910, 6%. Aug 21, 1908. 5:1429. 2,500

Sturges, Stephen P with Morris J Hirsch. 113th st, Nos 349 to 353, n s, 100 w 1st av, 50x100.11. Agreement as to share ownership in mort. Aug 20. Aug 21, 1908. 6:1685. nom

Sanders, Jane to Fanny R G Ely. Nassau st, No 61, w s, 75 n e Maiden lane, runs s 23.4 x n w 47.11 x n e 23.4 x s e 47.11 to beginning. Prior mort \$34,000. Aug 18, due Aug 1, 1909, 6%. Aug 21, 1908. 1:65. 6,000

Stalder, Herman to Jacob Ruppert. 44th st, No 341, n s, 250 e 9th av, 25x100.5. Aug 27, 1908, demand, 6%. 4:1035. 1,800

Staple Realty Co to Emanuel L Spellman and Justus Oesterlein firm of E L Spellman & Co. Washington st, Nos 792 and 794, w s, 77.6 n Jane st, 39x69.10. Prior mort \$13,500. Aug 26, demand, 6%. Aug 27, 1908. 2:642. 5,000

Stewart, Theodore, a corpn, to Louis M C Kohler. Warren st, No 8, n s, abt 140 w Broadway, 25x100. July 1, 1 year, 6%. Aug 25, 1908. 1:135. 7,500

Scott, John D and Edw C Van Alena by attorney with Pauline Starr. 75th st, No 309 West. Agreement as to purchase of mort, &c. Aug 22. Aug 26, 1908. 4:1185. nom

Starr, Pauline to Francis P Bent. 75th st, No 309, n s, 142 w West End av, 18x102.2. Prior mort \$23,000. June 6, 2 years, 6%. Aug 26, 1908. 4:1185. 2,000

Swidorski, Adolf to Christina Herrlich. Av A, No 1604, e s, 127.2 n 84th st, runs e 98 x n 1 x w 20 x n 24.6 x w 78 to av x s 25.6 to beginning. P M. Aug 20, 5 years, 5%. Aug 21, 1908. 5:1581. 15,000

Same to same. Same property. P M. Prior mort \$15,000. Aug 20, 5 years, 6%. Aug 21, 1908. 5:1581. 6,000

Solomon, Annie with TITLE GUARANTEE & TRUST CO. 114th st, No 74 East. Subordination agreement. Aug 20. Aug 24, 1908. 6:1619. nom

Teitlebaum, Henry with Solomon Hudes and David Linzer. 75th st, No 231, n s, 230 w 2d av, 25x102.2. Extension mort. July 20. Aug 25, 1908. 5:1430. nom

Thorn, Wesley, of Plainfield, N J, to Mary W Umlerfield. 105th st, No 302, s s, 100 w West End av, 20x100.11. P M. Aug 24, due, &c, as per bond. Aug 25, 1908. 7:1891. 28,000

Toplitz, Harry L to Carrie Kauffmann. Front st, No 124, w s, 72.1 n Wall st, runs w 72.1 x n 18.2 x e 0.6 x n 0.8 x e 74.6 to Front st x s 18.4 to beginning. Aug 24, due, &c, as per bond. Aug 25, 1908. 1:38. 31,500

Trial Realty Co to Alexander Pfeiffer. Audubon av, No 80, n w cor 169th st, No 551, 26.7x100. Aug 24, due Feb 24, 1909, 6%. Aug 25, 1908. 8:2126. 14,000

Same to same. Same property. Certificate as to above mort. Aug 24. Aug 25, 1908. 8:2126. —

UNION SQUARE SAVINGS BANK with American Pastry & Mfg Co. 15th st, Nos 629 to 635 East; 16th st, Nos 642 to 644 East. Extension mort \$90,000 at 5½%. Aug 21, 1908. 3:983. nom

Van Schaick Realty Co to ALBANY SAVINGS BANK. 5th av, Nos 80 and 82, s w cor 14th st, No 2, 73.3x107. Prior mort \$700,000. Aug 21, 5 years, 5%. Aug 22, 1908. 2:577. 100,000

Same to same. Same property. Certificate as to above mort. Aug 21. Aug 22, 1908. 2:577. —

Vigorito, Jack, Giuseppe Giuliano and Nicola Capozzoli to Lion Brewery. Pleasant av, No 302. Saloon lease. Aug 21. Aug 26, 1908. 6:1715. 3,048.46

Van Schaick Realty Co with ALBANY SAVINGS BANK. 5th av, Nos 80 and 82, s w cor 14th st, No 2, 73.3x107. Extension mort. Aug 21. Aug 25, 1908. Also recorded in Conveyances. 2:577. nom

Wilcox, Eliz A and Bloodgood Realty Co to City Real Estate Co. 31st st, No 12, s s, 197 w 5th av, 28x98.9. Aug 24, due, &c, as per bond. Aug 26, 1908. 3:832. 170,000

Wright, Lizzie W to American Mortgage Co. 67th st, No 36, s s, 350 w Central Park West, 25x100.5. Aug 25, 1908, 3 yrs, 5½%. 4:1119. 20,000

Wallenstein Co, a corpn, with Herbert S Brussel as guardian Adolph B and Marion Lichtenstein. 173d st, No 564, s s, 137.6 w Audubon av, 37.6x100. Subordination agreement. Aug 24. Aug 26, 1908. 8:2129. nom

Williams, Louise L to J Harvey Ladew. 69th st, No 161, n s, 145 w 3d av, 25x105.5. 1-3 part. Aug 25, 1 year, 5%. Aug 26, 1908. 5:1414. 10,000

Westing (Theo) Co to Max Schlesinger. 41st st, Nos 449 to 455 West. Certificate as to mort dated Aug 12, 1908. Aug 27, 1908. 4:1051. —

Washington Heights Development & Construction Co to City Mortgage Co. Audubon av, s w cor 178th st, 94.11x100. Aug 26, due, &c, as per bond. Aug 27, 1908. 8:2133. 100,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 27, 1908. 8:2133. —

Weinstein, Abraham D to Amelia Steinam. 95th st, No 31, n s, 327 w Central Park West, 17.6x100.8. P M. Aug 26, 3 years, 5%. Aug 27, 1908. 4:1209. 15,000

Wolt, Betsie to TITLE GUARANTEE & TRUST CO. 24th st, No 230, s s, 195.2 w 2d av, 24.4x98.9. Aug 20, due, &c, as per bond. Aug 21, 1908. 3:904. 18,000

Whiton, Frederic J to FARMERS LOAN & TRUST CO. 74th st, No 253, n s, 110 e West End av, 20x102.2. Aug 21, 5 years, —%. Aug 22, 1908. 4:1166. 16,000

Watson, Johanna to Zachariah Jellison. 118th st, No 442, s s, 170 w Pleasant av, 17x100.11. Aug 21, 2 years, 6%. Aug 22, 1908. 6:1711. 2,000

Zinstein, Annie to LAWYERS TITLE INS & TRUST CO. 31st st, Nos 306 and 308, s s, 122.6 e 2d av, 45x98.9. Aug 21, 3 years, 5½%. Aug 22, 1908. 3:936. 45,000

Same and Moritz Gruenstein with same. 31st st, Nos 306 and 308 East. Subordination agreement. July 30. Aug 22, 1908. 3:936. nom

BOROUGH OF THE BRONX.

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

Andre, Margt M and John her husband to Henrietta E T Anderson, of Nueva Gerona, Isle of Pines. Echo pl, No 250, s s, 115.10 w Anthony av, 20.10x100, with strip adjoining 7-100 of a foot wide and 100 feet in depth. May 1, 3 years, 6%. Aug 26, 1908. 11:2809. 100

Ambriolo, Gaetano to Geo E Stonebridge. Hughes av, e s, 190 n 189th st, 25x87.6. P M. Prior mort \$6,500. Aug 18, due, &c, as per bond. Aug 21, 1908. 10:2745. 700

Abbott, Nathaniel B, of Hartsdale, N Y, to Beadleston & Woerz. 3d av, No 3038. Saloon lease. Aug 17, demand, 6%. Aug 21, 1908. 9:2363. 2,065.55

Ashman, Ellen A to THE EXCELSIOR SAVINGS BANK of City of N Y. Jerome av, e s, 96 s 184th st, 100x195, except part for av. July 30, 2 years, 5½%. Aug 27, 1908. 11:3187. gold, 20,000

*Bronx Estates, a corpn, to Hugh Dolan. Gleason av, s e cor 173d st, 50x106.8. Aug 21, due, &c, as per bond. Aug 24, 1908. 900

Same to Patrick Lenihan. Gleason av, s w cor 173d st, 50x106.8. Aug 21, due, &c, as per bond. Aug 24, 1908. 900

Bolton, Lavinia M to LAWYERS TITLE INS & TRUST CO. Vyse av, w s, 186.9 n Boston road, 50x144.11. Aug 26, 5 years, 5½%. Aug 27, 1908. 11:2992. 7,000

*Breault, Edward to Chas T Marvin. Classon av, w s, 50 s Tacoma st, 25x100. Aug 20, 3 years, 5½%. Aug 21, 1908. 2,500

DYCKERHOFF PORTLAND CEMENT

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E. THIELE, Sole Agent,
99 John St., New York.

- Becker, Philip and Frank to Mary E Garniss. Tremont av, No 753, n s, 44 w Prospect av, 25x95. Aug 24, 3 years, 5%. Aug 25, 1908. 9,000
- *Broschart, D and J H Sielken as co-partnership to Emma Norden. Lot 217 map of property of Hudson P Rose as Sec No 4 St Raymond Park. Aug 25, 1908, due Feb 25, 1910, 5%. 300
- Brown, Isaac to Prospect Investing Co. 167th st, n s, 100 w Prospect av, 120x125. Aug 21, due May 1, 1909, 6%. Aug 22, 1908. 60,000
- Barnett, Augustus E and Annie E to Robert Morrison. St Georges Crescent, e s, lot 620 map No 926 property of Geo F and Henry B Opdyke, 20x70x39.11x71.6; St Georges Crescent, e s, at n s lot 622, runs n 19.8 x e 71.6 x s e 30 x s w 38.4 x w 67, being lot 621 same map; also land in Westchester Co. Aug 22, 3 yrs, 6%. Aug 26, 1908. 12:3313. 2,000
- Brennan, John J to TITLE GUARANTEE & TRUST CO. Tinton av, No 698, s e cor 155th st, 26.6x—x12.8x101.11. Aug 25, due, &c, as per bond. Aug 26, 1908. 10:2665. 6,000
- Crusius, Meta to Christopher Weight. Burnside av, No 213, n s, 57.11 w Anthony av, 18.8x75.9x18.3x81.9. Aug 24, due Jan 1, 1912, 6%. Aug 26, 1908. 11:3156-3161. 4,000
- Cipriani, Orlando to Harry P Clary. Hughes av, w s, 203 s Pelham av, 50x87.6. P M. Aug 24, 2 years, 5½%. Aug 26, 1908. 11:3078. 2,530
- *Country Club Land Assoc to Stephen C Clark. Lots 18, 20, 22, 23, 24, 32, 33 and 35 map No 1061 subdivision of property of Country Club Land Assoc at Westchester; also parcel bounded n partly by line 5 ft s from s s land estate Lorillard Spencer and partly by c l the North road adjacent to lots 36, 37 and 38, w partly by lot 35 and partly by c l of the East road and the c l of the North road, s partly by the c l of the North road and partly by north line of lots 3 and 4 and e partly by high water mark L I Sound and partly by land now or formerly Janet R C Hoyt; also tract on said map, being bounded n by North road, e by the West road, s by the South road and w by the e s Eastern Boulevard; also Eastern Boulevard, e s, extends from the South road to line 5 ft n from n s Laytin estate; also all title to land under water Pelham Bay. Aug 26, 1908, due &c as per bond. 130,000
- Chiocchi, Antonetta to Alfred B Booth. Crotona av, No 2145, w s, 211.5 n 181st st, 26.11x165.7x26.5x160.5. P M. Prior mort \$3,500. Aug 20, 3 years, 6%. Aug 22, 1908. 11:3083. 2,400
- Cohen & Eckman Corp to Thos C Stephens. Grant av, e s, 182.8 n 165th st, 25x101.8x25x101.9. Aug 20, 5 years, 5½%. Aug 21, 1908. 9:2448. 7,500
- Same to same. Same property. Certificate as to above mort. Aug 20, Aug 21, 1908. 9:2448. —
- Same to same. Grant av, No 1058, e s, 207.9 n 165th st, 25x101.5 x25x101.1. Aug 20, 5 years, 5½%. Aug 21, 1908. 9:2448. 7,500
- Same to same. Same property. Certificate as to above mort. Aug 20, Aug 21, 1908. 9:2448. —
- Clarke, Nellie wife of and Harry F to Chas J Perry. Perry av, e s, 20.5 n 205th st, 25x100. Prior mort \$3,500. Aug 20, due Feb 1, 1910, 6%. Aug 21, 1908. 12:3346. 2,000
- City Mortgage Co with Stuyvesant Mortgage Co. 143d st, s s, 100 e College av, 100x100. Subordination agreement. Aug 1, Aug 25, 1908. 9:2323. nom
- Costello, Mary A to Charles A Robinson and ano as trustees Agnes H Robinson for benefit Chas A Robinson. 206th st, s s, 287.10 w Perry av, 50x100. Prior mort \$—. Aug 21, 1 year, 6%. Aug 24, 1908. 12:3341. 1,000
- Costello, Mary A to Central Mortgage Co. 206th st, s s, 287.10 w Perry av, 2 lots, each 25x100. 2 mort, each \$5,000. May 1, 3 years, 5½%. Aug 24, 1908. 12:3341. 10,000
- Church of Our Lady of Mercy to EMIGRANT INDUSTRIAL SAVINGS BANK. Marion av, e s, 250 n 189th st, runs e 112.1 x s 21.5 x e 113.9 to w s Webster av x n 50 x w 100 x n 150 x n e 125 x w 18.6 x s 25.1 x w 19 x s 54.8 x w 125 to Marion av x s 225 to beginning; Thomas av, e s, 240.11 s Kingsbridge road, runs e 119.8 x n 50.3 x w 121 to av x s 50.2 to beginning. Aug 24, 1908, 5 years, 5%. 11:3026-3033. 100,000
- *Dannies, Anna to Joseph Stovasser. Boston road, s w cor Cedar st, 59x67x50x90. Aug 25, due July 1, 1911, 6%. Aug 27, 1908. 1,100
- Dauere, Pauline to THE BRONX SAVINGS BANK. Dawson st, n s, 150 w Leggett av, 16.8x74.7x16.10x72.4. Aug 24, 3 years, 5½%. Aug 25, 1908. 10:2687. 4,000
- Dauere, Pauline and THE PUBLIC BANK with THE BRONX SAVINGS BANK. Dawson st, No 685, n s, 150 w Leggett av, 16.8x74.7x16.10x72.4. Subordination agreement. Aug 24, Aug 25, 1908. 10:2687. nom
- *Dwyer, Thomas to Bankers Realty & Security Co. Robin av, e s, 350 s Tremont road, runs e 100 x s 51.7 x w 24.8 x n 3.11 x w 75.5 to av x n 50 to beginning. P M. July 29, 2 years, 5%. Aug 25, 1908. 1,000
- *Di Paola, Silvia and Vitangela Mucciacciaro to A Shatzkin & Sons, Inc. 211th st, n s, 150 w Maple av, 50x100. P M. July 8, due Nov 15, 1908, 5½%. Aug 22, 1908. 127.85
- Davis, Elwood C to Elise Levy. Briggs av, No 2976, s s, 345.4 e Southern Boulevard, 50x110. P M. Prior mort \$4,500. Aug 20, due, &c, as per bond. Aug 21, 1908. 12:3298. 2,500
- Donovan, Bartholomew to Park Mortgage Co. Kingsbridge road, s w s, 98 s Heath av, 40x89.9x45.5x68.1. Aug 21, 3 years, 6%. Aug 22, 1908. 11:3240. 2,000
- *Dannenfelser, Henry and Kilner Newman with Geo Helfrich et al. Av B, e s, 83 s 13th st, 25x105, Unionport. Agreement as to sewer, &c. Aug 5, Aug 26, 1908. nom
- Epstein, Morris and Robert Joselovsky, Norwalk, Conn, and Saml Joseloff, of N Y, to THE SOUTH NORWALK TRUST CO. 201st st, s w cor Webster av, 46.1x112.11x58.5x100.8. Aug 6, installs, 6%. Aug 22, 1908. 12:3279. 3,000
- Erskine, John K Jr to Mary E McDonough. Van Cortlandt av, s s, 600 w Spuyten Duyvil road (Park av), 35x150. ¼ part. P M. July 29, due Sept 1, 1911, 5%. Aug 27, 1908. 13:3417. 625
- Same to Martin J McDonough guardian Catherine J McEnroe. Same property. ¼ part. P M. July 29, due Sept 1, 1911, 5%. Aug 27, 1908. 13:3417. 625
- Same to James W McDonough. Same property. ¼ part. P M. July 29, due Sept 1, 1911, 5%. 13:3417. 625
- Same to Martin J McDonough. Same property. ¼ part. P M. July 29, due Sept 1, 1911, 5%. Aug 27, 1908. 13:3417. 625
- *Fuchs, Daniel to POUGHKEEPSIE TRUST CO. Mary st, n s, 122 e Main st, 25x91x—x—. Aug 27, 1908, 3 years, 6%. 3,500
- *Farago, Maria to William Lloyd and Elizabeth Cummings exrs Henry Lloyd. Grant av, s s, 250 e Garfield st, 25x100. Aug 24, due Sept 1, 1911, 5½%. Aug 25, 1908. 4,000
- Finland, Eliz G to Hester J Morrison. Nelson av, n w s, 40(?) n 170th st and at s cor plot 10 map Claremont, 57x102.6x73.6x166, except part for av. Aug 25, 3 years, 6%. Aug 26, 1908. 9:2521. 2,500
- Gingold Realty Co to UNION SQUARE SAVINGS BANK. Simpson st, w s, 39 n Home st, 38x110.10x38.3x106.5. Aug 25, 5 years, 5%. Aug 26, 1908. 11:2974. 26,000
- Same to same. Same property. Certificate as to above mort. Aug 25, Aug 26, 1908. 11:2974. —
- Greenberg, Nathan and Morris and Norton A Kent with LAWYERS TITLE INS & TRUST CO. Fulton av, No 1779. Subordination agreement. July 27, Aug 26, 1908. 11:2930. nom
- Geisler-Haas Realty Co to Smith Williamson. Shakespeare av, No 1300, e s, 139.9 s 170th st, 20x114. P M. Aug 21, due Jan 1, 1912, 5½%. Aug 26, 1908. 9:2506. 4,000
- Same to same. Same property. Consent to above mort. Aug 17, Aug 26, 1908. 9:2506. —
- Geiger, Monika to Church E Gates & Co. 160th st, s s, 105 e Union av, 67.9x39.2. Aug 20, due Feb 20, 1909, 6%. Aug 21, 1908. 10:2666. 2,000
- Grant, Zay H to Frederick P Forster and ano. 261st st, n s, 48.10 e Spencer av, 37.6x89. P M. Aug 20, 3 years, 5½%. Aug 21, 1908. 13:3423. 1,687.50
- *Gelula, Bertha to Land Co A of Edenwald. Jefferson av, n s, 25 w Wilder av, 50x100, Edenwald. P M. Aug 20, 3 years, 5½%. Aug 21, 1908. 400
- Galiani, Giosue to Ella F Chatain. Mapes av, w s, 140.2 s 180th st, 2 lots, each 22x100. 2 mort, each \$11,000. Aug 20, 5 years, 5½%. Aug 22, 1908. 11:3109. 22,000
- Galiani, Giosue to Anna L Plummer. Mapes av, No 2077, w s, 118.2 s 180th st, 22x100. Aug 20, 5 years, 5½%. Aug 21, 1908. 11:3109. 10,000
- *Graham, John F to The Lohbauer Park Impt Co. Eastern Boulevard, s e cor Fairmount av, 25x100. June 18, due Aug 24, 1911, 5½%. Aug 25, 1908. 775
- Goldberg, Joseph E and Louis Kramer to Henry Metzler. 146th st, s s, 281.6 w Brook av, 33.6x100. Prior mort \$21,000. Aug 22, due Aug 25, 1911, 6%. Aug 27, 1908. 9:2290. 11,500
- Same to same. 146th st, s s, 248.4 w Brook av, 33.2x100. Prior mort \$21,000. Aug 22, due Aug 25, 1911, 6%. Aug 27, 1908. 9:2290. 11,500
- Galiani, Giosue to John J Bell. Mapes av, w s, 118.2 s 180th st, 66.6x100. Prior mort \$32,000. Aug 27, 1908. 11:3109. 2,700
- Hirsch, Louis to John Miller. Eastburn av, No 1693, w s, 106.8 s 174th st, 25x95. P M. Prior mort \$5,000. Aug 26, 2 years, 6%. Aug 27, 1908. 11:2794. 1,000
- Hebert, Lulu N to BRONX SAVINGS BANK. Tiebout av, e s, 326.4 n 184th st, 25x107.1. Prior mort \$5,700. Aug 26, due June 24, 1910, 5½%. Aug 27, 1908. 11:3022. 800
- Howell, Martha W and Alexander her husband to Catherine Solomon. 239th st, n s, 280 e Keppler av, 2 lots, each 20x100. Aug 15, due Feb 15, 1909, 5%. Aug 24, 1908. 12:3380. 5,000
- Houlihan, Edward to BRONX SAVINGS BANK. 179th st, late Lebanon st, n s, 100 w Clinton av, 25x100. Aug 20, 3 years, 5½%. Aug 22, 1908. 11:3095. 4,000
- Jacob, August to LAWYERS TITLE INS & TRUST CO. 179th st, n s, 143.9 e Morris av, 16.3x99.10. Aug 22, due Aug 24, 1911, 5%. Aug 25, 1908. 11:2807. 6,000
- Same to same. 179th st, n s, 111.3 e Morris av, 16.3x100. Aug 22, due Aug 24, 1911, 5%. Aug 25, 1908. 11:2807. 6,000
- Same to same. 179th st, n s, 95 e Morris av, 16.3x100. Aug 22, due Aug 24, 1911, 5%. Aug 25, 1908. 11:2807. 6,000
- Same to same. 179th st, n s, 127.6 e Morris av, runs n 100 x e 7.1 x s 0.1 x e 9.1 x s 99.10 to st x w 16.3 to beginning. Aug 22, due Aug 24, 1911, 5%. Aug 25, 1908. 11:2807. 6,000
- *Kenny, Wm F to Ida Maurer. Av B, s e cor 14th st, 33x100. Aug 26, due, &c, as per bond. Aug 27, 1908. 2,500
- *Kugelman, Marie to Katharina Gass. Commonwealth av, e s, 75 n Merrill st, 25x100. Aug 19, 2 years, 6%. Aug 21, 1908. 500
- Krabo, Marie and Henry A Schwicardi to James G Wentz. 182d st, s w cor Hughes av, 50.4x80x48.8 to av x66.11. Building loan. Aug 21, demand, 6%. Aug 22, 1908. 11:3070. 19,000
- *Kress, Johanna with Max Borchardt and ano. St Lawrence av, No 203. Extension mort. Aug 13, Aug 21, 1908. nom
- Large, Richard to TITLE GUARANTEE & TRUST CO. Tinton av, No 875, w s, 21 n 161st st, 28.5x26.6. Aug 26, 1908, due &c as per bond. 10:2658. 1,000
- *Lynch, Martin to Richard Sullivan and ano. 9th st, s s, 105 e Av D, 100x108, Unionport. Aug 21, 5 years, 5½%. Aug 22, 1908. 3,200
- *Same to Katharina Gass. 14th st, s s, 105 w Av D, 25.6x108. Unionport. Aug 21, 2 years, 6%. Aug 22, 1908. 600
- Louis Realty Co to Rockland Realty Co. 153d st, n s, 232.6 w Elton av, 37.6x100. Prior mort \$30,000. Aug 21, 1908, 2 years, 6%. 9:2375. 9,500
- Same to same. Same property. Certificate as to above mort. Aug 21, 1908. 9:2375. —
- Levenstam, Fannie to Albert H T Banzhof. Brook av, n w cor 156th st, No 449, 100x23.9x99.11x24.11. Prior mort \$29,500. Aug 17, due Mar 26, 1909, 6%. Aug 21, 1908. 9:2364. 1,200
- Levenstam, Fanny to Jacob Freeman. 156th st, No 739 East. Assigns rents to secure 5 notes each for \$100. Aug 17, 5 months, 6%. Aug 24, 1908. 9:2364. nom
- Lyons, Anabel with Louise F and Robt J Mahoney. Agreement as to payment of interest on mort, &c. Valentine av, w s, 76 s 182d st, 200x200 to Ryer av. Aug 11, Aug 24, 1908. 11:3149. nom
- *Luke, Eliz wife Joseph C to William Spahlholz. Columbus av, s s, 20 w Louise st, 25x100. Aug 22, due, &c, as per bond. Aug 24, 1908. 4,500

<p>GERMAN AND AMERICAN</p> <p>Sales Offices 45 B'way, N. Y. City</p> <p>WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs</p>	<p>ALSEN</p>	<p>"THE ABSOLUTELY SAFE CEMENT"</p>	<p>This Brand</p> <p>of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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Marks, Harry F to Moritz L and Carl Ernst. Concord av, No 325, w s, 40 n 141st st, 20x80. P M. Aug 1, 3 years, 5½%. Aug 24, 1908. 10:2573. 5,500

Same to same. Same property. P M. Prior mort \$5,500. Aug 1, 5 years, 6%. Aug 24, 1908. 10:2573. 1,000

MacCracken, Henry M with SEAMENS BANK FOR SAVINGS in City N Y. University av, n e s, 147.4 e Sedgwick av, runs s e 298.8 to w s Oxford pl x n e 237.7 x n w 194 x s w 100.2 x n w 142.9 to Sedgwick av x s w 127 x s w 112.11 x s w 83.8 to beginning. Extension \$35,000 mort at 4½%. May 30. Aug 22, 1908. 11:3223. nom

Morris, Simon and Max Sussman to Stuyvesant Mortgage Co. 143d st, s s, 100 e College av, 50x100x50x—, Aug 20, due Aug 24, 1913, 5½%. Aug 25, 1908. 9:2323. 35,000

Same to same. 143d st, s s, 150 e College av, 50x100. Aug 20, due Aug 24, 1913, 5½%. Aug 25, 1908. 9:2323. 35,000

Morris, Simon and Max Sussman, and Isaac Hoft, Samuel Williams and Samuel Grodzinsky with Stuyvesant Mortgage Co. 143d st, Nos 294 to 300 East. Subordination agreement. Aug 21, Aug 25, 1908. 9:2323. nom

*McCarthy, Samuel to Isidor Buchmeier. Gleason av, n s, 75 e Hammond av, 25x100. Aug 26, 3 years, 5½%. Aug 27, 1908. 3,500

*Majewski, Sophie to James G Wentz. 226th st, s s, 305 e 2d st, 50x114, Wakefield. Building loan. July 21, demand, 6%. Aug 22, 1908. 7,000

*Morstatt, Valentine to Irving Realty Co. Grace av, w s, 251.2 s Boston road, 50x95. P M. Aug 20, 3 years, 5%. Aug 21, 1908. 630

*Same to same. Same property. P M. Prior mort \$630. Aug 20, 3 years, 5%. Aug 21, 1908. 220

McConochie, John W to NORTHERN BANK of N Y. College av, No 1312, e s, 693.1 s 170th st, 16.8x100. P M. Aug 8, installs. 6%. Aug 22, 1908. 11:2783 and 2785. 1,000

Minzie, Phoebe to Moritz L Eckstein exr Robert Kennedy. Concord av, No 341, w s, 140 s 142d st, 16.8x100. Aug 1, 3 years, 5%. Aug 22, 1908. 10:2573. 5,000

*McCulloch, Alexander to Caroline Ritter. Penfield av, s s, lots 148B and 149A map subdivision of part of Penfield property, 50x 100.8x50x100.3 w s. Aug 20, due Jan 1, 1912, 6%. Aug 21, 1908. 3,000

*Maurer, Ludwig, of Guilford, Conn, to John T Hewitt. White Plains road, w s, 100 s w Morris Park av, 25x45. Aug 1, 3 yrs, 6%. Aug 21, 1908. 1,000

Montgomery, John J to Mrs Meta Crusius. Burnside av, No 213, n s, 57.11 w Anthony av, 18.8x75.9x18.3x81.9. P M. Prior mort \$4,000. Aug 25, 2 years, 6%. Aug 26, 1908. 11:3156-3161. 700

*Maidhof, Henry S to Charlotte Maidhof. Tremont av, n e s, 123.8 n w Commonwealth av, runs e 13.10 x n 25 x w 72.8 to Tremont av x s e 63.11 to beginning. P M. Aug 24, 3 years, 6%. Aug 26, 1908. 1,000

Nestrock, Wm H to David G Baird. Jackson av, No 821, w s, 180.5 n 158th st, 18x75. Aug 21, 1908, 1 year, 6%. 10:2637. 750

*Porter, Josephine F B to Helen F Rossman. Newman av, s w cor 150th st, 100x100. P M. Aug 22, 3 years, 5½%. Aug 24, 1908. 1,800

*Roeder, Mary L to Eliz Binner. Plot begins 61 from n w cor of Main and Prospect sts, runs n 19.6 x w 100 x s 19.6 x e 100 to beginning, City Island, except part for Main st. June 20, 2 years, 6%. Aug 21, 1908. 1,500

Robinson, Robert and Davis Klein to Seligman Solomon Society. Clinton av, No 1999, s w cor 179th st, 20x100x20.4x100. Aug 20, 3 years, 6%. Aug 25, 1908. 11:3092. 4,000

Shepherd, John E of Cryders Point, L I, to G Harry Lester. Col-

lege av, w s, abt 315.3 n 169th st, 250x92.6. P M. June 1, 2 years, 6%. Aug 26, 1908. 11:2783-2784. 1,887

*Schmidt, Otto F to Alice M Mallon. Briggs av, n s, abt 287 w Paulding av, 26.4x118.10 to Arthur st x 25x127.3, Laconia Park. P M. Aug 20, 3 years, 6%. Aug 26, 1908. 600

*Solner, Rose to Paul Sussman. 232d st, late 18th av, n s, 1,372.10 e White Plains road, 152.1x114, Wakefield. P M. Aug 25, 2 years, 6%. Aug 26, 1908. 3,000

*Seligman, Sophie and Nellie to Adolph Greenbaum. 226th st, late 12th av, n s, 105 e 5th av, 100x114, Wakefield. Aug 7, 2 years, 5%. 400

*Spitaleri, Rosario and Eusebio to Peter Corell. 216th st, n s, 200 w Tilden av, 25x109, Laconia Park. Aug 25, 5 years, 6%. Aug 26, 1908. 4,000

*Sullivan, Richard and Bridget his wife (in bond only) to Meyer and Simon Loeb. 9th st, s s, 105 e Av D, 100x108; and Av D, n e cor 9th st, 100x108, Unionport. Prior mort \$2,185. Aug 24, demand, 6%. Aug 25, 1908. 791

*Singer, Isaac to A Shatzkin & Sons, Inc. 211th st, n s, 150 w Maple av, 50x100. Certificate as to reduction of mort. July 13. Aug 22, 1908.

*Shatzkin (A) & Sons, Inc, to Maxwell R Slutzkin. 211th st, n s, 150 w Maple av, 50x100. July 8, due July 30, 1911, 5½%. Aug 22, 1908. 170

*Same to same. Same property. Certificate as to above mort. Aug 8, Aug 22, 1908.

*Skehan, John to John Haffen and ano. Boston road, w s, 350.8 s Julianna st, 50.1x139x50x137. Aug 18, 2 years, 5½%. Aug 22, 1908. 1,200

Swain, Harold to Annie H Chadwick. Belmont st, n s, abt 100.6 w Eden av, 52.9x124.7x50x142. July 28, due, &c, as per bond. Aug 25, 1908. 11:2823. 2,500

Stuyvesant Mortgage Co with LAWYERS TITLE INS & TRUST CO. 143d st, s s, 100 e College av, 50x100x50x—. Agreement as to share ownership and mort. Aug 24, Aug 27, 1908. 9:2323. nom

Same to same. 143d st, s s, 150 e College av, 50x100. Agreement as to share ownership and mort. Aug 24. Aug 27, 1908. 9:2323. nom

Tremberger, Michael with Solomon Ehrlich. 133d st, n s, 500 e Cypress av, 100x103.5x100x103.6. Extension mort. Aug 20. Aug 22, 1908. 10:2562. nom

Tremont-Webster Building Co to Edgar S Appleby trustee. Tremont av, n e cor Webster av, 32.8x100. Aug 24, 5 years, 5½%. Aug 27, 1908. 11:3027. 45,000

Same to same. Same property. Certificate as to above mort. Aug 24. Aug 27, 1908. 11:3027. nom

Valentine Construction Co to Minnie P Foster. Valentine av, s e s, at n e s 198th st, runs s e 51.8 x n e 92.5 x s e 50 x n e 25 x n w 99.4 to av x s w 130.9 to beginning. P M. Aug 19, 1 year, 6%. Aug 21, 1908. 12:3302. 5,000

Vreeland, Clara D to Eleanor H Warnock and ano. 235th st, s s, 225 e Katonah av, 40x100. Aug 20, 5 years, 5%. Aug 21, 1908. 12:3380. 500

Weinberg, Max to Herbert Zarnikaur. 3d av, e s, 69.6 n 167th st, 25x110.8x26x110.8. Prior mort \$7,500. Aug 20, 2 years, 6%. Aug 22, 1908. 10:2609. 3,000

*Watson, Thos B to Fredk E Wood. Lot 394 map estate Eliz R B King, City Island. Building loan. Aug 13, 3 years, 6%. Aug 21, 1908. 3,500

Yale, Wm H to UNION SQUARE SAVINGS BANK. Warren av, w s, 285.2 s Spuyten Duyvil Parkway, runs s w 204.2 x s w 181.9 x s w 114.1 x s e 188.6 x n e 82.3 x s e 319 x n e 150 x n e 102.6 x n w 105 x s w 48.3 x n 383.6, except part for Johnson av and road. Prior mort \$10,000. Aug 24, 1908, 1 year, 5%. 13:3407. 6,000

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 20.

Hoffman st, n w cor 188th st, 39.7x97.5. Twenty-third Ward Bank of the City of N Y agt William Wainwright et al; Lexow, Mackellar & Wells, att'ys; James T Brady, ref. (Amt due \$4,027.89.)

Aug. 21.

Edgecombe av, Nos 165 and 167. Henry I Goodrich agt Fernando C Candee, Jr; Samuel D Lasky, att'y; Daniel T Kimball, ref. (Amt due \$11,296.25.)

118th st, No 303 East. Lee Kohn agt Max Kessler et al; John H Rogan, att'y; John A Foley, ref. (Amt due \$1,080.16.)

Highbridge st, n w s, part of lot 7, map Claremont, 75x125.

Sherman av, c l, 130 n e c l 166th st, runs n e 50 x n w 130 x s w 50 x s e 130 to beg. Mutual Bank agt John Monaghan; Rushmore, Bisbee, Rogers & Stein, att'ys; Benno Lewinson, ref. (Amt due \$1,364.59.)

Av B, e s, 36 n 17th st, 37.4x100 (action No. 1). Isabel A Lee agt Edw W Leavy et al; Alexander & Green, att'ys; Henry J Goldsmith, ref. (Amt due \$30,987.50.)

Av B, e s, 73.4 n 17th st, 37.4x100 (action No. 2). Same agt same; same att'ys; same ref. (Amt due \$30,987.50.)

Aug. 22.

2d av, No 2071. Kate E Morgan agt Max Davis; Francis L Field, att'y; Wm B F Rogers, ref. (Amt due \$16,963.52.)

2d av, s w cor 127th st, 99.11x230. Guaranty Trust Co agt Nathan Navasky et al; Davies, Stone & Auerbach, att'ys; Ralph D Paoli, ref. (Amt due \$109,164.17.)

Aug. 24.

170th st, n s, 100 w Amsterdam av, 100x100. Robert B Roosevelt Jr agt Aaron S Shapiro et al; Roosevelt & Kobbe, att'ys; Jacob R Schiff, ref. (Amt due \$26,634.72.)

Aug. 25.

137th st, No 243 West. Caroline S Hewlett agt Hermine F Eschen extrx et al; Samuel Campbell, att'y; Wm H Slack, ref. (Amt due \$15,625.00.)

Bainbridge av, s e s, 379.1 s w 196th st, 25.6x 108.9x25.7x106.2. Central Mortgage Co agt Albert Clum; Otis & Otis, att'ys; Warren Leslie, ref. (Amt due \$6,732.19.)

Aug. 26.

136th st, n s, 85 w 5th av, 150x99.11. Meyer Gendel agt Abraham Perlman; Morris Clark, att'y; L E Ginn, ref. (Amt due \$14,137.75.)

Baychester av, w s, 363.4 s Kingsbridge road, 50x100. Gustave Bihldorff agt Martha Will et al; Ferriss & Roesser, att'ys; Francis S McAvoy, ref. (Amt due \$595.76.)

LIS PENDENS.

Aug. 24.

156th st, n s, 300 w Amsterdam av, 39.3x99.11. 156th st, n s, 339.3 w Amsterdam av, 39.3x99.11. Henry Ettelson agt Louise Meryash et al; att'y, J B Stewart.

Fulton st, No 144. County Holding Co agt Eleanor A Capstick et al; att'ys, Merrill & Rogers.

Columbus or Convent av, s e cor 127th st, 25 x75. Julia E Cameron agt Eugene J McCarthy et al; att'ys, De Grove & Riker.

148th st, s s, 405.4 e Park av, 50x100. Emma Levison agt Joseph Winter et al; att'ys, Sternberg, Jacobson & Pollock.

Turnpike rd, e s, adj land of Thomas Wilson, 40x171.4.

Main st, n e s, adj land of Frank Gass, 20x 177.6x20x185, Bronx.

Max Anderson et al, trustee, agt George W Ehr Gott et al; att'ys, W G Loew.

89th st, s s, 106 e 1st av, 40x100.8. Pine-Moon Realty Co agt Isidor I Zeeman et al; att'y, W B Max.

Aug. 25.

3d av, s w cor 111th st, 100x100. Marcus Buda agt Virginia Wood et al; action to foreclose mechanics' lien; att'y, J Pawel.

115th st, No 321 East. Marcus Buda agt Antonio Capo et al; action to foreclose mechanics' lien; att'y, J Pawel.

9th st, s s, 258 e Av C, 25x93.11. Katharina Pullman et al, exrs, agt Katharine Pullman et al, indiv and admsrs; partition; att'ys, Bonvier, Dugro & Doyle.

Southern Boulevard, w s, 50 n Penfold av, 50 x100. Geo T Davis agt Ida L Terwilliger et al; specific performance; att'y, J A Flannery.

Aug. 26.

Wilkins pl, e s, 281.6 n Jennings st, 53.5x100. John Graham agt Martha Graham et al; action to recover 1-10 part; att'y, H Swain.

Madison av, No 64. Emma M Whittemore agt Fanny L Campbell et al; partition; att'y, H G Sanford.

Aug. 27.

117th st, No 413 East. Antonio Russo agt Donato Gerardo; action to declare deed void; att'y, G A Knobloch.

Broadway, s e cor 40th st, runs s 51.3 x e 102.11 x s 49.4 x e 100 x n 98.9 x w 216.8 to beg. Richard W Freedman trus agt Al Hayman et al; partition; att'y, H Thompson.

78th st, No 118 West.

79th st, No 150 West.

Annie L Fitz Gibbon agt John A Parker et al; action to rescind mortgage; att'y, H E Parker.

164th st, n s, 102.10 w 3d av, —x100x11.1x100. Louis E Levy agt Chas A Hoffmeister et al; action to determine claim, &c; att'y, L Sachs.

Aug. 28.

54th st, n s, 81.3 e 8th av, runs e 131.3 x n 100.5 x w 112.6 x n 13.10 x w 20 x s 23.8 x e 1.3 x s 62.11 to beg. Keasbey & Mattison Co agt Automobile Club of America et al; action to foreclose mechanic's lien; att'y, R B Aldcroft, Jr.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

FORECLOSURE SUITS.

Aug. 22.

Lenox av, s e cor 138th st, 99.11x100. Lafayette Trust Co agt Silberberg & Saul, Inc, et al; att'y, A R Latson.
 Monroe st, n w cor Montgomery st, 48x75. Wolf Brand agt Isadore Leipzig et al; att'y, S Schack.

Aug. 25.

3d av, s e cor 170th st, runs e 322 x s w 120 x s w 50 x n w 109.1 x n e 50 x n w 209 x n 89 to beg.
 Fulton av, n w s, 103.9 s w 168th st, runs n w 195.1 x e 103.6 to 168th st, x s e 133.5 x s w 28.3 x s e 69.8 x s w 74.11 to beg.
 Two actions. Mutual Life Ins Co agt Louis A Scheuch et al; att'y, J McKeen.
 135th st, No 563 East. Charles Schaefer agt Leopold Kaufmann et al; att'ys, H W Webster.
 2d av, e s, 20.11 s 112th st, 20x80. Emigrant Industrial Savings Bank agt John Kindergan et al; amended; att'ys, R & E J O'Gorman.
 170th st, n s, 95 w Fort Washington av, 97.6x100. Knickerbocker Trust Co agt Webster Realty Co et al; att'ys, Davies, Stone & Auerbach.
 9th av, No 152, leasehold. Hyman Cantor agt Philip Cantor, action to restrain, &c; att'y, H M Spiegelgass.
 80th st, No 230 East. Isidor Leipzig agt Anna Orenstein et al; att'ys, Freiman & Dobroczynski.

Aug. 26.

102d st, Nos 313 and 315 East. Harry Charnas agt Simon Goodman et al; att'y, M A Rabinovitch.
 Ryer av, w s, 164.11 s 182d st, 25.2x253.1x25x255.6. N Y Skin & Cancer Hospital agt Hester P Lord et al; att'y, T W Foster.
 3d av, No 1751. Jonas Weil et al agt Harris Beckelman et al; att'y, M Sundheimer.
 Jackson st, n w cor South st, 104.4x50. Bernard Mayer agt Aaron Drusin et al; att'y, I S Heller.
 108th st, s s, 100 e 2d av, 39.3x125. James Bloch et al agt Salvatore Lopez et al; att'y, M Silverstein.

Aug. 27.

Park av, n w cor 106th st, 75.11x25. Lawyers Title Ins & Trust Co agt Isaac Helfer et al; att'y, P S Dean.
 Rivington st, n e cor Chrystie st, 25x100. Ida Burnofsky agt Louis Morrison et al; att'ys, Abramson & Potter.
 47th st, s s, 216.8 e 7th av, 70.10x100.5. Title Guarantee & Trust Co agt Realty Investment Corporation of N Y City et al; att'ys, Bowers & Sands.
 Bryant av, w s, 100 s 172d st, 125x100. Jackson Construction Co agt Davis & Silverman; att'ys, Menken Bros.
 105th st, No 311 East. James Madigan agt Walter Cook, Jr, trustee et al; att'y, P Condon.
 Av A, No 264. William Steinberg agt Sadie Kornbluth et al; att'y, J J Kramer.

Aug. 28.

Sherman av, e l, 130 n e l 166th st, runs n e 50 x n w 130 x s w 50 x s e 130 to beg. Henry Roberts agt John Monaghan et al; att'ys, Appell & Taylor.
 18th st, Nos 532 and 534 East; two actions. Thomas Crump et al agt Walter J Salomon et al; att'y, A A Hovell.
 2d av, n w cor 119th st, 40.10x80.
 119th st, n s, 80 w 2d av, 38.4x100.10.
 Two actions. Esther Grossman agt Emil Adler et al; att'ys, Jacobs & Livingston.
 63d st, s s, 287.6 e West End av, 37.6x100.5. M Edward Kelley agt Jacob Bolton et al; att'y, I S Heller.
 103d st, Nos 231 and 235 East. Barbara Tischler agt Joseph Fuchs et al; att'y, A Kalisky.
 3d av, No 3909. David Greenfield agt Charles Kroetz et al; att'y, A Knox.
 65th st, s s, 255 w 2d av, 25x100.5. Chas A Kip agt James P Duffy et al; att'ys, De Witt, Lockman & De Witt.
 Lots 77 and 80, map of portion of Hunt Estate, Van Nest Station, Bronx. John Haffen et al agt George Muller et al; att'y, S P Goldman.
 97th st, n s, 100 e Madison av, 62.6x100.10. Nathan Cohen et al agt Minnie Greenberg et al; att'ys, J J & A Lyons.
 107th st, s s, 175 w 1st av, 37.6x100.11. Harris Mandelbaum et al agt Benjamin Harris et al; att'ys, Eisman, Levy, Corn & Lewine.
 26th st, No 151 East. Joseph L Buttenwieser agt Sarah Kovner et al; att'ys, M S & I S Isaacs.

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.
 22 Aron, Joseph L—J S Bailey & Co...\$298.31
 22 Alpert, Max & Clayton Mfg Co—Coal & Iron National Bank of City of N Y...449.51
 24 Arken, Reuben—S Kaplan et al...12.41, 67.41

24 Automobile Exchange & Storage Co—P Zucker, Trustee...63.79
 24 Adams, Albert J, Jr—M M Plechner...963.62
 24 Am Fidelity Co—R Foster et al...4,001.69
 25 Adler, Louis—C A Hauck...77.70
 25 Arken, Isaac D—Thatcher Furnace Co...330.34
 25 Alifeld, Rudolph—L Goldsmith et al...105.60
 25 Ahnstrom, John—J Fanning et al...costs, 118.18
 26 Atwell, Geo J—Bonker Contracting Co...500.54
 27 Anderson, Edward—D Mayer...119.60
 27 Ann, Jane—M De L Cody...1,303.98
 28 Arnheimer, Louis—J C Fargo...195.17
 28 Altieri, Carmine, Nicholas Conforti, Joseph Paolantonio and White Hod Elevator Co—O J Stephens (Inc)...185.97
 28 Allen, Samuel—Wright Indian Vegetable Pill Co...101.90
 24 Benincasa, Michael—C E Dowall...79.31
 24 Bracco, Alphonso—The Max Cork & Seal Co...374.98
 24 Baumell, John—J Deshel et al...231.59
 24 Bartel, Max—L Bartel...420.41
 24 Bensamson, Max—E Cahn...51.41
 24 Barker, Frederick W—B De Jong...452.21
 24 Bernstein, Joseph—J Rand et al...70.72
 24 Brous, Philip—J Samuels et al...91.66
 24 Breuer, Elizabeth—S F Fromme...243.81
 25 Berman, Samuel L & Becky—A Bayer et al...89.56
 25 Butters, Pauline—Saks & Co...130.09
 25 Barton, Theodore V—J Applegate & Co...246.46
 25 Bellows, Philip & David T Lewis—Barclay Realty Co...113.81
 26 Buckley, Dennis & Ida—S E Fitchett et al...387.66
 26 Boothroyd, James T—Steel Ores Co...1,488.15
 26 Balick, Morris & Max Flaumenbaum—J Zucker...771.75
 26 Beebe, Franklin, Geo W & Allen M—G H Sisco...2,669.31
 26 Brod, Ignatz—City of N Y...196.81
 26 Barton, Theo V—G E Barton et al...273.10
 26 Bichorah, Joseph—E H Mansour et al...94.02
 26 Bichorah, Joseph—E H Mansour et al...94.02
 27 Berliner, Julius & Max Greenberg—H Kantrowitz...353.20
 28 Budnitsky, Samuel—S Geltman et al...377.80
 28 Bernstein, Joseph—A A Solomon, Jr, & Co...78.51
 28 Boyd, John—J Hart et al...657.91
 28 Biskinty, Constantine—E V High et al...96.70
 28 Bausch, Valentine & Marie—I Fine...61.60
 28 Bach, Myer—B E Messler...30.07
 28 Blackman, Fannie—H Heide...68.18
 22 Coumeigt, Jean—N Y Cab Co...49.41
 24 Carlise, Charles—E V Pescia...175.65
 24 Clayton, Frank F—Acker, Merrill & Condit Co...286.89
 24 Cohen, Abner—Man Shoe Co...96.41
 24 Creter, George—D J Gilhuly...129.91
 24 Crockett, Savannah—H D Downs...179.67
 24 Converse, Maschil D—L Wirth...51.40
 26 Cairo, Leonardo—L E Dodd...534.67
 26 Cohen, Rachel & Davis—H M Slickerman et al...774.87
 26 Cohn, Anna & Lester Realty Co—New Netherland Bank of N Y...10,624.09
 27 Clark, Chas A—N Y City Ry Co...144.25
 27 Cunningham, Martha—the same...107.75
 27 Clayton, Frank F—A Rosendahl...355.01
 27 Cox, James A—J P Nolan...304.91
 28 Cronin, John J—New England and Collapsible Tube Co...86.37
 28 Campi, Mitchell & Carlo Barbella—People & Co...500.00
 28 Cosok, Isaac—J Nugeboren et al...40.38
 22 Dattoli, Vincent—J Moehn...58.85
 22 Doreck, Frank H—P F Schmidt...271.30
 24 Dietrich, Tater—Ragus Tea & Coffee Co...35.41
 24 Dinkelmeyer, John—A C Rothstein et al...36.99
 25 Doncaster, Daniel—I Sommers...335.49
 25 De Luna, William—Saks & Co...288.55
 26 Doerner, Max—Mutual Milk & Cream Co...43.07
 26 Domshot, August—J Tancer et al...101.40
 26 Difrance, Constantino—P Passananti...64.41
 27 Denningan, Michael, Michael Dooner and James Owen—D J Kerin et al...404.95
 27 Doyno, Paul—H G Silleck, Jr...225.42
 27 Donner, John, gdn—N Y City Ry Co...107.00
 27 Duffy, James—the same...107.00
 27 Dowst, Arthur A—City of N Y...218.35
 27 Droscher, Robert—the same...218.35
 27 Dixon, Thomas H—F Forman et al...732.57
 28 Dunn, Wm S—American Radiator Co...170.84
 28 Donohue, Wm H—American Florist Co...189.11
 28 Dreese, Joel J—J Abraham...69.93
 25 Essenson, Samuel J—J Benjamin...101.65
 27 Eaglan, John gdn—N Y City Ry Co...110.50
 25 Eisler, Isaac—L Laubheim...373.24
 27 Fritz, Fannie—S Goldberg...30.61
 24 Foard, Robert J—Williamsburgh Trust Co...151.20
 24 Fritzel, George L—G L Steinmel...39.19
 24 Fish, Frederick K, Jr—Eureka Milling Co...552.56
 25 Fusco, Frank—D Feinberg...45.80
 25 Flood, Timothy & Patrick Ryan—Russell & Erwin Mfg Co...1,128.89
 25 the same—Roebeling Construction Co...753.32
 25 Fritzel, Geo L—Godfrey Co...95.13
 26 Feldman, Max—W Elson et al...214.41
 26 Fulton, Robert C—Hotel St James (Inc)...188.23
 28 Fritzel, William—J P Meerbeck...113.47
 28 Freund, Samuel—G H Horth...111.91
 28 Felluris, John—P Carrides gdn...120.40
 28 the same—P Carrides...165.90
 28 Francolini, Antonio—C M Biddle et al exrs...95.49
 28 Freeman, Edward—J Bealy...40.91
 28 Frascolla, Alex—I Cohen...26.73

28 Fritzel, William—A Berliner et al...659.32
 22 Griffith, Jane V, admx—City of N Y...20.16
 22 Griffin, Patrick H—F P Weaver Coal Co...339.09
 22 Grdozsky, Charles—M Hoffman et al...120.00
 22 Goldsmith, Simon—Ivy Courts Realty Co...229.41
 24 Groefsky, Bertha—J Heit et al...168.20
 24 Greenberg, Abraham—N Y Tel Co...131.66
 25 Goldzweig, Michael—V Skrwaneck...35.34
 25 Green, Edwin S—Saks & Co...54.22
 25 Glibirti, Frank—H Bohme et al...136.80
 25 Gehlhaus, Charles—G Ten Eick...488.96
 25 Grantz, Aaron, Isaac Rosenwasser & Herman Weisberger—M J Berger...4,685.33
 26 Goldstein, Samuel—L Robinson et al...112.68
 26 Gutman, Henry—Fourteenth Street Bank...177.44
 26 Greenberg, Joseph—I Davega, Jr...192.88
 27 Graham, Samuel—Union Ry Co of N Y City...107.00
 27 Gerask, Annie—the same...113.64
 27 Garland, Julius—N Y City Ry Co...106.75
 27 Gomprecht, Charles—H W Singhi...267.05
 28 Gaylord, Eugenie A—Corn Exchange Bank...126.50
 28 Greenberg, Jacob—C M Biddle et al exrs...363.88
 28 Ginsberg, Elias, Harris Hoffman and Max Rubinstein—I Wieder...388.95
 28 Guden, Wm C—Simpson-Crawford Co...98.45
 28 Griffith, Geo W—C H Adams...134.55
 28 Gennovario, John—N Serracino...89.31
 22 Hayes, Frank J, Francis J Sullivan & Estate of William A O'Neil—City of N Y...19.21
 25 Haines, Samuel B & Franklin—G H Sar-gent et al...863.34
 25 the same—the same...1,171.29
 25 Hopkins, Mary—C Bochdam...444.20
 26 Hoyt, Stephen M—City of N Y...499.10
 26 Harley, Peter S—T C Edmond...40.69
 26 Horton, Webley—P W Eng & Sons...76.26
 27 Hollinger, Emil—N Y City Ry Co...costs, 107.00
 27 Hirsch, Julius—D Meyrowitz et al...31.72
 28 Hawes, John B—Simpson-Crawford Co...154.52
 28 Hogan, James—Crandell & Godley Co...160.55
 28 Iverson, John—City of N Y...218.35
 22 Iles, Wm A—the same...58.53
 26 Ireland, John D—J Gensler...54.72
 27 Interranto, Matilda—Barrett Nephews & Co et al...591.51
 22 Jacobson, Morris—City of N Y...218.35
 22 Johnson, Oscar—the same...218.35
 22 Johnson, James R—the same...218.35
 22 Joseph, Charles—the same...306.90
 22 Jones, Robert H—the same...403.00
 24 Junger, George L—Gambrinus Brewing Co...203.67
 24 Jabine, John N—M Rock...259.04
 25 Jaffe, Sigmund—L Goldberg...134.55
 26 Joseph, Max—City of N Y...114.70
 26 Jones, Edward G—the same...114.70
 26 Jones, Pringle C—A L Otterson...319.91
 27 Jennings, James and Irene M—H E Walter et al...53.11
 28 Jorrich, Jennie—P Dressner...133.17
 24 Kaish, Philip—Frederick Hollender & Co...54.29
 24 Karp, Isaac & Nathan—S Lindenborn...252.98
 25 Kallman, Michael M—E E Carpenter...169.82
 25 Katz, Samuel—A Donnelly...142.81
 25 Krone, Joel—G Sohn et al...129.91
 25 Kaufman, Richard S—B Drachenberg...137.15
 25 Kelly, Manie—Met Life Ins Co...costs, 23.08
 26 Kreiger, Abraham & Bertha—R Kamholtz...31.72
 26 Keller, Josephine—City of N Y...57.03
 26 Kaliski, Leo—the same...32.44
 26 Kavanagh, John—the same...218.35
 26 Krohman, William—the same...37.81
 26 Kirk, Robert—the same...218.35
 26 Knapp, Clifton H—the same...218.35
 26 Kramer, Louis—the same...218.35
 26 Kirtland, Francis—the same...218.35
 26 Kloetzer, Otto—the same...218.36
 26 Kidston, Wm J—the same...210.80
 26 Kosower, Abraham & Samuel—B Siegel...216.56
 26 Kaliski, Louis—Welsbach Gas Lamp Co...119.34
 26 Kluber, John C—City of N Y...218.35
 26 Kelly, William—the same...218.35
 26 Kaufman, Kalman—the same...76.25
 26 Kinsella, Wm J—City of N Y...218.35
 26 Krakower, Nancy—the same...118.44
 26 Kip, Robert W—the same...218.35
 26 Komp, Albert—the same...218.35
 26 Kenna, Timothy—the same...218.35
 26 Konrump, Adolph—the same...218.35
 26 Kusy, Sigmund—the same...210.80
 26 Kloppenberg, Henry G—the same...218.35
 26 Kelly, Malach, exr—the same...96.10
 26 Karp, Osias & Michael—J Weil et al...857.88
 26 Knapp, Oscar—L Gloeckner...529.41
 27 Koenig, Samuel—Theo H Gray Co...33.61
 28 Kleinfeld, Bessie—J Neugeboren et al...256.95
 28 Keeley, Joseph P—T J Roberts...326.10
 24 Lenestasky, Louis & Samuel Gold—J Bleiberg...89.65
 24 Lakachman, Hyman & Samuel—N Y Tel Co...43.89
 24 Lovejoy, Frederick W—Ragus Tea & Coffee Co...12.57
 24 Lindheimer, Samuel—J L Snedecor & Sons...158.01
 24 Little, R Forsyth or R. Forsyth, Jr—W H Smith...3,671.23
 25 Livingston, Lillian—L Meyers...66.06
 26 Langan, Patrick—A Dryfoos et al...241.04
 26 Lentini, David—Grassi Bros...429.41
 27 Linder, Adolph—Union Ry Co of N Y City...106.75
 27 Linder, Charles—the same...106.75
 27 Lane, Edgar—City of N Y...218.35
 27 Lamont, Horace G—the same...218.35



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.

27 Lawson, Jacob—the same.....	218.35
27 Larson, Victor—the same.....	37.81
27 Lang, Leopold—the same.....	114.70
27 Lambert, Otto—the same.....	38.56
27 Landau, Jacob—the same.....	218.35
27 Lanning, Jephah H—the same.....	218.35
27 Lamb, James—the same.....	37.81
27 Lewis, Alex—the same.....	306.90
27 Leiber, Chas A—the same.....	403.00
27 Levien, Douglas A—the same.....	218.35
27 Levy, Sigmond—the same.....	114.70
27 Lavens, James E—the same.....	218.35
27 Lardner, Adelaide L—the same.....	787.40
27 Langler, Lawrence P—City of N Y.....	218.35
27 Landers, Wm T—the same.....	403.00
27 Larkin, James D—the same.....	210.80
27 Landes, Nicholas J—City of N Y.....	306.00
27 Leczinsky, Stanislaus—the same.....	218.35
27 Lang, Frank C—the same.....	299.64
27 Loupy, Spiro J—W T Bull.....	519.65
27 Lillbridge, Ray D—Broadway Building Co.....	216.21
28 Levine, Jennie & Rosie Halbren—S Garber.....	654.19
28 Lahey, Michael—City of N Y.....	218.35
28 Lasperches, Salvatore—the same.....	210.80
28 Lecour, John—the same.....	76.25
28 Landau, Isidore S—the same.....	218.35
28 Lawrence, William—the same.....	218.35
28 Long, Webster—the same.....	218.35
28 Lantzke, Albert—the same.....	403.00
28 Lowe, Chas P—the same.....	787.40
28 Lowenthal, Joseph—the same.....	306.90
28 Liess, Edward—the same.....	218.35
28 Littlefield, James W—the same.....	218.35
28 Levy, Sarah—the same.....	210.80
28 Lyons, John J—the same.....	38.56
28 Livingston, James H—the same.....	787.40
28 Leonard, Edw J—the same.....	210.80
28 Linsky, Patrick—the same.....	210.80
28 Leary, Samuel B—the same.....	595.20
28 Levy, Louis—the same.....	210.80
28 Lopez, Ralph A—City of N Y.....	218.35
28 Lyons, John—the same.....	403.00
28 Lyons, Frederick W—the same.....	48.50
28 Lyons, Frank—the same.....	218.35
28 Lyons, Judah—the same.....	218.35
28 Lachlan, Mrs John M—the same.....	218.35
28 Lanks, Robert—the same.....	418.12
28 Lenister, Muriel E—the same.....	218.35
28 Lane, Garret B—the same.....	218.35
28 Losee, Josephine T—the same.....	118.44
28 Lynch, Edw N—the same.....	218.35
28 Lazarus, Joseph—the same.....	57.03
28 Lott, Carrie B—the same.....	218.35
28 Leonard, Henry—the same.....	218.35
22 Martin, Arthur A—Raphael Tuck & Sons Co, Ltd.....	53.38
22 Martin, John H—H M Warendorf.....	52.70
22 Mazzei, Louis & Carlo Vescio—B K Bloch.....	196.80
24 Milch, David—J Gruber et al.....	79.40
24 Marcus, Frank—D V Picker.....	150.00
24 Maurice, F C Co—J Perry.....	251.27
24 Meineke, Charles A—Apotheker et al.....	46.65
25 Mermod, Mark K—Haeusermann Metal Mfg Co.....	43.51
25 Meeker, Geo R, Chas E Thurston & Arthur E Lihme—L Calvert.....	432.78
25 Mindlin, Joe—J Raben.....	122.15
25 McGowan, Frances—Saks & Co.....	62.67
26 Muller, August M—J F Paulsen.....	112.82
27 Mackintosh, Neal W—J Hart et al.....	82.15
27 Martin, Cincenzi—Union Ry Co of N Y City.....	107.00
27 Maresca, John—B K Bloch.....	137.89
27 Miller, Wm M—W E Parker.....	62.97
27 McGinnis, Nora—Union Ry Co of N Y City.....	108.00
28 Masher, Robert W—New System Napkin Towel Supply & Steam Laundry Co.....	73.50
28 Martin, Harvey—M Krancer.....	62.15
28 Mangam, Wm P—Kate Kelly.....	94.41
28 Marcussou, Samuel—William Bal Inc.....	45.00
28 Mandeville, Ida—C Butler.....	353.09
28 Miller, Edward—Carlos Fernandez & Co.....	29.65
28 McGlone, Geo A, Albert S Meyer and Edw W Yard—E B Hopkins.....	167.14
24 N Y & Harlem R R Co, N Y C & H R R R Co—W S Anderson et al.....	441.68
26 Neumann, Max—F W Brooker.....	182.27
26 Nassauer, Gustav & Trent Import Co—J W Hoey.....	522.71
27 Norton, Michael—I Sommers.....	518.85
27 Nassauer, Gustav—Styles & Cash.....	324.18
28 Newson, Everett H—Simpson-Crawford Co.....	73.25
22 Osborn, Robert A—H R Lawrence et al.....	255.67
22 Oestreicher, Ceba & Morris—A C Rothstein et al.....	46.86
25 Oesterling, Philip & Geo R Langer—Ross Lumber Co.....	358.87
25 Osgoodby, Alfred B—W N Perrin.....	117.68
26 Oddie, Albert—M J Mandelbaum.....	33.06
27 Oliver, Thomas—L J Bachmann.....	42.23
27 O'Brien, Kate—Inter R T Co.....	107.00
28 O'Donnell, Wm J—T Cunningham.....	119.31
28 Osk, Abraham B—J S Friedman et al.....	181.74
25 Preninger, Judel—J Benjamin.....	92.88
25 Paul, William—Standard Plumbing Supply Co.....	74.57
25 Peters, Frederick—M A Whiteman.....	573.85
25 Perlman, Victor—J C Denner.....	794.82
25 Petelli, Frank—G Miglionico et al.....	59.41
25 Parsley, Frank E—M Samlovitz.....	111.91
25 Pacht, Harry—Francis H Leggett & Co.....	305.30
26 Powell, J Howard & Wilbur H Kron—American Letter Co.....	70.41
26 Pulling, Harry S—City of N Y.....	27.52
26 Pell, Mary H—McIlvaine & Baldwin.....	207.22
22 Rothwell, Henry C—J H Mink.....	53.95
22 Richard, James A—J H Mink.....	53.95
24 Rinaldini, Fedele—M M Plum.....	85.65
24 Rohl, Frederick W—T J Lock et al.....	30.21
24 Rubenstein, Leon J—F DeFau et al.....	26.66
24 Rubay, Leon—P Zucker, trus.....	4,116.93
25 Rosengarten, Leiser—I Cohen.....	31.81

25 Rosenblatt, Louis & Isidor Finkel—H Seigel.....	144.40
25 Randolph, Frederick P—M G Gennert et al.....	84.90
25 Rolf, Henry J—C L Adams et al.....	196.83
25 Rod, Barnet W—H Greib.....	93.41
27 Rockmore, David W—Edward Thompson Co.....	90.30
27 Ryan, Cornelius—P Ballentine & Son.....	75.18
27 Rowley, J Henry—N Lion et al.....	106.52
27 Roslaw, Aaron—B Berman.....	67.41
27 Rothschild, Edward J Deckman & Co.....	411.31
27 Rosen, Louis—A Meyer.....	90.98
28 Runk, Aurelia E admrx—R Klein.....	521.00
22 Spadafora, Frank—Kaufman & Strauss Co.....	37.77
22 Schaefer, Emil—J C Bushby.....	99.91
22 Swift, Wm S—Associated Merchants of N Y.....	294.76
22 Stevens, Wm H—Mark Cross Co.....	123.50
24 Selsman, John—J Schenkel.....	647.49
24 Sperry, Dora M C—N Y Tel Co.....	174.57
24 Stember, David L—J Deshel et al.....	85.41
25 Saylor, Rebecca M—American Exchange National Bank.....	30.96
25 Schwartz, Edward & Michael Friedberg—P Feldman et al.....	26.15
25 Simonowitz, Tovia & Tauba—A Gash.....	151.64
25 Stein, Nathan—N Grinowsky.....	60.89
25 Sobowitz, Charles—S Hanales.....	20.25
25 Schaefer, Henry—N Y Infant Asylum.....	23.08
25 Smith, James W—T P Duffy et al.....	141.46
26 Sinker, Joseph—B K Bloch.....	142.97
26 Saenger, Paul—John A Roebeling Sons Co of N Y.....	48.15
26 Sloan, Todd—L Haufer.....	39.31
26 Silas, Edmund C, Henry & Adeline H—C R Clifford et al.....	42.85
26 Schlessel, Nathan—N Whiteman et al.....	951.13
26 Sonin, Benjamin—M Gorin et al.....	121.21
26 Stockman, Samuel—J Talcott.....	553.18
27 Stryker, Mary—N Stuart.....	444.01
27 Shea, Frank—I Sommers.....	77.25
27 Strazzo, Giovanna—M Rosen.....	74.15
27 Smith, Frank C—Union Ry Co of N Y City.....	113.75
27 Smith, William—N Y City Ry Co.....	107.75
28 Stillings, Almyra M—G E Stillings.....	24.45
28 Salerno, Nicola—R Hill.....	84.57
28 Sherwood, William—H C Schaefer.....	69.32
28 Sullivan, John & Mary—T Kuehn.....	26.37
28 Smith, Michael—J Rubin.....	397.17
24 The John Eichler Brewing Co—B B Wilson.....	664.88
24 the same—W M Wilson.....	4,184.68
24 Thall, Harry—H Lavers.....	61.41
27 Totten, Frank—C B Morris et al.....	348.97
27 Tierney, John J, Sam Blum and Louis Cohen—Bogen, Berman & Co.....	91.37
28 Trainor, Delia—I Lincoln.....	94.72
28 Till, Samuel—E Silberman.....	43.81
27 Unger, Wm J—H Hein.....	48.22
27 Unterberger, Esther—N Y City Ry Co.....	108.00
24 Von Wien, Maurice—L Joseph et al.....	88.64
24 Von Erlenbell, Walter—R M Kendall, trus.....	148.57
25 Volkenberg, Joseph—H Lanz.....	106.88
26 Van Norden, Ruth—City of N Y.....	268.80
27 Vose, Ehrlich—I Sommers.....	75.80
27 Viscericksky, Joseph—N Y City Ry Co.....	88.25
24 White, George A—T Danielson.....	53.59
24 Wallach, Will—R K Whittemore.....	44.41
24 Wepler, Bolivar C—D T McPhail.....	3,500.00
24 Wheeler, Everett P—W S Anderson et al.....	380.00
25 Woodhouse, V Hartland—Saks & Co.....	168.12
25 Wallack, Willy R—the same.....	134.37
26 Wechsler, Leon—N Whiteman et al.....	2,572.14
26 Witte, Nellie—W F Unger.....	224.35
27 Weiman, Chas R—I Sommers.....	282.02
27 Wormser, Maurice S—W Levy.....	1,530.70
27 Watson, Mabel—M Lewis.....	106.69
28 Watson, Jesse—Keller-Farmer Co.....	5,661.95
28 Zuber, August W—T J Roberts.....	30.02

CORPORATIONS.

22 Joyce Trucking Co—City of N Y.....	114.30
22 Sanitary & Municipal Supply Co—B Nicoll.....	1,160.17
22 Williamsburg House Wrecking & Constructing Co—John L Roper Lumber Co.....	332.25
22 Wood Mantel & Pier Mirror Co—Eustace Conway.....	439.09
24 Kirke Stopper Co—E A Gibbons Co.....	129.01
24 Electric Perfect Filter Co—C W Yochum.....	509.09
25 Wm H Bingham Plumbing & Contract Co—F W Geiler.....	86.41
25 Emporium Co (Inc)—Tower Mfg Co & Novelty Co.....	121.29
25 French Steam Laundry Co—Arabol Mfg Co.....	190.89
25 Friberg Iron Foundry—T P Kelly.....	440.70
25 Seaboard Rubber Co—Bear Mile Mfg Co.....	84.04
25 City of N Y, Board of Education—Twelfth Ward Bank of City of N Y.....	12,367.20
26 Frank Gerstle Contracting Co (Inc)—Reis & ODonovan (Inc).....	92.05
26 Kruse Sewing Machine Co—City of N Y.....	499.10
26 National Tinsmith & Roofing Co—City of N Y.....	42.36
26 Pas-Avena Chemical Co—J O Hunicke.....	13,802.76
27 Chandler Non-Skidding Chain Co—F Hartwell.....	60.17
27 Fountain Inn Mfg Co—E A Walsh.....	5,219.94
27 Lawyers Process Service Ass'n—City of N Y.....	37.81
27 Ladyware Co—the same.....	403.00
27 Mechanics Institute—National Blue Print Co.....	35.59
27 Mercantile Lumber Co—Hawkinsville Stave & Lumber Co.....	397.07
27 City of N Y—L Pollock.....	214.32

27 Ribbed Concrete Building Co—Chemical Engraving Co.....	316.48
27 Vaudeville Real Estate Investors Co—M Libien.....	24.17
27 Cuba Eastern R R Co—Mottley, Green & Co.....	877.07
28 Wyandansh Pressed Brick Co—Improved Property Holding Co.....	145.47
28 Atlantis Construction Co—Number One Hundred & Eleven Broadway.....	1,362.45
28 Bartels Tin Mining Co—Improved Property Holding Co of N Y.....	145.47
28 Hillside Realty Construction Co—J Pritz.....	32.22
28 Kings County Metallic Bedstead Co—Key-stone Varnish Co.....	107.40
28 Loop the Loop Co—City of N Y.....	37.81
28 Manhasset Realty Corporation—C M Butler.....	46,794.86
28 A Van Vechton Co—City of N Y.....	101.38

SATISFIED JUDGMENTS.

Aug. 22, 24, 25, 26, 27 and 28, 1908.	
Alexander, Leon—Cudahy Packing Co.....	1899.
Same—George Hotchkiss & Co, Ltd.....	1899.
Bachrach, Abraham—Empire State Surety Co.....	1908.
Congro, Frank—J Roth.....	1908.
Cozzens, Henry E—American General Engineering Co.....	1908.
Campbell, Alexander J—Standard Plumbing Supply Co.....	1908.
Dibs, Nicola—S D Merhige.....	1908.
Doyle, Katherine L—Oppenheim, Collins & Co.....	1908.
Donovan, Bartholomew—J A Cantor et al.....	1904.
Ferri, Caroline—G Carson.....	1908.
Galgano, Nicholas—City of N Y.....	1908.
Goodman, Morris—J Levi.....	1908.
Hano, Philip—C A Stein.....	1908.
Helm, Bruno M—Curtis Blaisdell Co.....	1908.
Hertzberg, Samuel H—J W Kenny.....	1908.
Jones, John S—W E Guy et al.....	1907.
Jackson, Edgar R—M B Ault.....	1904.
Kohn, Sarah, Nathan Kohn and Isaac Kohn—J W Moore.....	1908.
Kirschenbluth, Pincus—S Tishman.....	1908.
Kirschenbluth, Pincus—C A Abrahms.....	1908.
Kirby, Emma F—S Rosen.....	1908.
Lawrence, Thomas H—O Simmons et al.....	1903.
Lyon, Edward—Lord & Taylor.....	1907.
Leizerkowitz, Philip—W O Fredenburg et al.....	1908.
May, Henry B & Alfred C Hessel—Federal Varnish Co.....	1908.
Mooney, Thomas J—E Farry.....	1904.
*North, Wm H D—Builders League of N Y.....	1902.
Padernacht, William and Sam Jaretski—S Schwartz.....	1908.
Rothermel, Arthur—Pietrowski & Konap Co.....	1908.
Schmidt, Otto C—P Norton.....	1908.
Schlesinger, Max—McDougall & Potter Co.....	1908.
Stokes, Wm E D—Dunbar Box & Lumber Co.....	1908.
Solomon, Harris, Isaac Slater et al—J Rubin.....	1907.
Schaefer, Andrew M—M Ederheimer et al.....	1899.
*Salvin, Paul—S Williams.....	1897.
Weinstein, Charles I & Benjamin Bomstein—B Sel & Co.....	1908.
Walker, J Berrian & Lazare—E J Wyle.....	1900.
Warshawer, William—W Schreiber.....	1908.
*Zosterling, Philip & George R Langer—Ross Lumber Co.....	1908.

CORPORATIONS.

*New York Contracting Co, Pennsylvania Terminal—M Watson.....	1907.
Knepper Realty Co & Maurice M Greenstein—L Von Knoblauch.....	1907.

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Aug. 22.	
133—7th av, s e cor 111th st, —x—, Anton Larsen agt Green Court Building Co.....	\$450.00
134—Division st, No 36, Luis Krause agt Rose Herzberg and A Karpink.....	78.05
135—45th st, No 49 West, A Ciccarone & Co agt Joseph Kenn and Levin & Levin Contracting Co.....	4,345.00
136—Essex st, No 108, Morris Rabinowitz agt Rachel Landsman.....	37.50
137—Broadway, No 3507, Miller Cohn & Co agt T J McLaughlin Sons.....	800.00
138—Broadway, Nos 1451 and 1453.....	
7th av, Nos 583 to 587.....	
41st st, Nos 157 to 159.....	
Herring-Hall-Marvin Safe Co agt Commercial Trust Co of N Y.....	5,900.00
139—Inwood av, No 1360, Bronx Sash & Door Co agt Mrs Mary McKiernan and John L Cotter.....	370.91
140—German pl, No 658, Edward Waixel agt F Schuessler.....	31.00
Aug. 24.	
141—38th st, No 339 West, Alberene Stone Co agt Philip Lieberman, Hyman Shapiro and George Fox.....	295.00



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142-129th st, No 56 West. William Kirkpatrick agt John Doe, James O'Connell and M. C. M. Jones.....54.24
143-Morningside av, No 16. George Carroll agt Rose Cohn.....33.25
144-Edgecombe av, No 58. Nathan Zolinsky agt Grace L Cloos Longo.....55.55
145-Bryant av, w s, 100 s 172d st, 120x100. Hubbell, Hall & Randall Co agt Davis & Silverman300.00
146-Same property. Same agt same...2,700.00
147-141st st, No 311 West. Louis Sulianer agt J R Adams Realty Co and Morris Wine.....15.00

Aug. 25.

148-Roosevelt st, Nos 121 to 125.....
Water st, No 319.....
Samuel Rosenberg agt Isaac Nacht and Rabinowiyz & Kantrowitz485.00
149-77th st, No 172 West. Adolf Grant & Co. agt Theodore Prince100.00
150-109th st, No 62 East. Markus Rotholz agt Herman Shapiro and Jacob Kaplan...54.00
151-Decatur av, w s, 350 s Woodlawn road, 54.4x122.11x33x120. Herman Karnikofsky agt Henrietta C Schroeder and Max Newman9.90
152-3d av, Nos 2692 to 2696. Bernhard Voss agt Adolph Becker3,825.00
153-6th st, No 528 East. Philip Levitt agt John & George Kronester, Jonas King and William Salkin200.00

Aug. 26.

154-Broadway, s w cor 111th st, 100.10x175. J L Mott Iron Works agt Moses Sahlein and G J Essig100.25
155-Morningside av, No 16. Hyman Schuman agt Rose Cohen30.50
156-Central Park West, No 409. Thomas A S Sheridan agt Nathan Marks and John Corrigan, Jr50.50
157-98th st, n s, 125 e Riverside drive, 75x 100. Same agt John M A Griswold and George Valente81.00
158-64th st, No 54 East. Johnson Service Co agt R J Jenks and John Boyd.....200.00
159-131st st, No 229 West. Richard G Hach agt Pauline Miebling and Edward Miebling.....370.55
160-80th st, Nos 505 and 507 East. Rogers Terra Cotta Co agt Uhlfelder & Weinberg and M Perlman160.66

Aug. 27.

161-Roosevelt st, Nos 121 to 125.....
Water st, No 319.....
Wm A Thomas Co agt Isaac Nacht, Jonah Kantrowitz and Nathan Rabinowitz...279.40
162-53d st, Nos 114 and 116 West. John J Dinneen agt Estate of J W Schuewisse and Eugene Blumhime, att'y.....190.00
163-Eastburn av, e s, 188.4 n 174th st, 50x75. Joseph Kelly agt Sarah Cohen, Herman Knepper, Belmont Bond & Mortgage Co. and John Kelly225.00
164-Decatur av, w s, 350 n Woodlawn road, 54.4x122.11x33x120. Frank Tricomo agt Estate Henrietta Schroeder and Max Neuman.....37.00
165-Henry st, No 62. John F Cronin agt Harris Brown, I Glassmann and M Zack.....161.66
166-Willett st, No 33. Morris Krumholz agt Israel Safer and Meyer V Turchin.....85.00
167-Elizabeth st, w s, 159 s Houston st, 95.8 x86.10xirreg. Jacob A Rice agt Henry Painsky102.00

168-100th st, n s, 227.6 w Lexington av, 51 x100.11. Same agt J R Adams Realty Co.....50.00
169-Pitt st, Nos 48 and 50. Herman Schmitt et al agt H Greenberg and R H M Talsky.....50.00

Aug. 28.

170-Av B, n e cor 10th st, 50x100. Manchester Marble Co agt Samuel Golding and Eastern Marble Co.....530.00
171-Edgecombe av, Nos 145 to 171. Switkes & Sons agt Jerome Kohn and Morris Tolkow.....200.00
172-50th st, No 45 West. Edwin Dumble agt Arthur P Howard (renewal)1,663.15
173-214th st, No 728 East. Raphael Salzano agt Rosie Amelio992.50
174-Decatur av, n w s, 350 s w Woodlawn road, 54.4x111.10xirreg. Rothman & Zalevsky agt Charles Schroeder and Miller & Brown250.00
175-Concord av, n w cor Westchester av, 46.2 x175 to Jackson av, x148.3x86x176. Samuel Shanker agt Max Versheiser and Nathan Kohlreiter960.00

BUILDING LOAN CONTRACTS.

Aug. 24.

206th st, s s, 287.10 w Perry av, 50x100. Central Mortgage Co loans Mary A Costello to erect a -sty building; - payments \$10,000
5th st, Nos 819 and 821 East.....
Lewis st, Nos 185 and 187.....
Michael Coleman loans Hubert B McLellan and James Fogarty to erect a -sty building; - payments29,000

Aug. 25.

Parker av, n e s, 187.3 s e Castle Hill av, 25x100. G De Witt Clocke loans Salvatore Vinciguerra to erect a 3-sty dwelling; 3 payments4,000.00

Aug. 27.

Tremont av, n e cor Webster av, 32.7x100. Edgar S Appleby trustee loans Tremont Webster Building Co; to erect a 3-sty store and vault; - payments.....45,000
Audubon av, s w cor 178th st, 94.11x100. City Mortgage Co loans Washington Heights Development & Construction Co; to erect a 6-sty apartment; 15 payments.....100,000

SATISFIED MECHANICS' LIENS.

Aug. 22.

Tiebout av, w s, 37 n 182d st. Carter, Black & Ayers agt Wm P Hagerman et al. (Aug 12, 1908)\$148.75
57th st, 58th st, Broadway and 8th av, the block. Isaac Goldberg agt Columbus Circle Arcade Co et al. (Oct 12, 1907).....3,500.00
Bryant st, w s, 100 s 172d st. Jacob Boyas-sky agt Herman Davis et al. (Aug 12, 1908)64.36
Whitlock av, w s, 50 s Tiffany st. Pietrowski & Konap Co agt Albert Rothermel. (Mar 6, 1908)1,691.17

Aug. 24.

27th st, No 46 West. H H Upham & Co agt Jefferson D Thompson. (Aug 19, 1908).....213.50

Aug. 25.

Valentine av, No 2055. August H M Spring-horn agt John Peters. (Aug 17, 1908).....25.00

172d st, n s, 373 e Av A. Columbia Mantel Co agt Bohemian Workmen's Gymnastic Ass'n, &c, et al. (Aug 18, 1908).....76.00
Lyon av, s s, 52 w Parker av. Zambetti Bros agt Amalia Stehmets et al. (Aug 12, 1908)1,155.60
Same property. Same agt Marcus Nathan et al. (Aug 20, 1908).....1,155.60

Aug. 26.

Bleecker st, No 317. G Ferrando agt Louis Sroka. (Dec 21, 1907).....200.50
12th st, Nos 712 and 714 East. Marks Mendelson agt Susmann Reinhardt et al. (Aug 7, 1908)49.78
13d av, No 1925. Abraham Lerman agt Wm A Rodgers et al. (Jan 10, 1908).....33.75

Aug. 27.

5th av, Nos 954 and 956. Caroline Haas agt J Horace Harding et al. (Oct 15, 1907).....225.00
Same property. E G Hantsche & Co agt same. (Dec 2, 1907).....5,434.42
Lyon av, s s, 52 w Parker av. Zambetti Bros agt Joseph Newman. (Aug 14, 1908).....1,155.60

Aug. 28.

Bryant av, w s, 100 s 172d st. Max Sasberg agt Davis & Silverman. (Aug 14, 1908).....250.00
St Nicholas av, n w cor 172d st. Thomas Brown agt Alonzo B Kight et al. (Jan 30, 1908)525.00
Union av, s w cor 158th st. William L Phe-lan agt Max H Newman. (Nov 29, 1907).....1,200.00
214th st, No 752 East. Bronx Sash & Door Co agt Mary Capodilupo et al. (Oct 29, 1907)190.00
Same property. Thompson & Schneider agt same. (Nov 18, 1907).....275.00
214th st, s s, 250 ft w Barnes av. New Eng-land Mantel & Tile Co agt Frank Capo-dilupo et al. (Sept 4, 1907).....65.00

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

ATTACHMENTS.

Parker, Susan Day; Webb & Prall; \$10,000;
Stetson, Jennings & Russell.
Atlantis Construction Co; Frank L Blue; \$2,-
196.77; D Hyams.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Aug. 21, 22, 24, 25, 26 and 27, 1908.

Freedman & Metz. 94th st and Riverside Drive..Abendroth Bros. Range. 672
Graham, M. Chrystie and Rivington..A Spiro. 500
Chandeliers, Tubs, etc.
Homewood B Co. 67th st near 15th av (Bklyn)..Abendroth Bros. Range. 240
Laskow, L. 166 Madison..M Barfiel. Range. 80
Boiler, etc.
Marx, J. 4428 3d av..Abendroth Bros. Ranges. 37
Nieberg, B. 133d st and Madison av..Aben-droth Bros. Ranges. 970
Quick, S. 218-220 E 80th..C Mendelson. Chandeliers, etc. 1,000
R & W Realty Co. Brook av near 167th st..Abendroth Bros. Ranges. 649

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