

REAL ESTATE RECORD & BUILDERS GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST.

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C. W. SWEET

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IN considering the prospects of the real estate and building market for the coming year, it looks probable that an increasing activity in real estate would be accompanied by a lessening activity in building; and the reasons on which this prediction are based are both obvious and convincing. The year which is now drawing to its close has witnessed a remarkable and in its amount a wholly unexpected revival in building. The plans filed for new construction to be erected in Manhattan and the Bronx call for an expenditure of over \$125,000,000, against a projected expenditure of only \$63,000,000 during the corresponding period last year. The Brooklyn figures for the same period are about \$38,000,000 for 1909, against \$19,000,000 for 1908. Thus, in the three largest boroughs, twice as much money is being invested in building as there was a year ago. Still more remarkable is the fact that the figures named above are larger than those for the corresponding period of 1906, and are about equal to those of 1905, which was the biggest year in the history of the city. On the other hand, real estate has shown no corresponding increase in activity. The number of conveyances of Manhattan and Bronx real estate recorded up to date show an augmentation of only about seven per cent. over the figures for the corresponding period in 1908, and in Brooklyn the proportion of increase is still smaller. The totals, instead of being about equal to those of the record year of 1905, are only about half what they have already been. Hence, it will be seen that the revival of activity has taken place rather in building than in real estate, and there are good reasons for believing that conditions during the coming year will tend both to a large speculative and investment business in real estate and a somewhat smaller volume of new construction.

THE reasons which lead one to expect a diminishing volume of building lie upon the surface. The huge amount of new construction undertaken during the current year was due to a combination of favorable general and local conditions. Money was plentiful, after a prolonged period of stringency. Building materials were cheap. Contractors early in the year had comparatively little to do, and were willing to make low bids merely for the purpose of keeping their business alive. Then there had been a couple of years of comparatively moderate building. There was room on Washington Heights for a large number of new flats; and there was a demand in the new wholesale district for a large number of new loft buildings. The more expensive grade of apartment houses were also renting well and could be erected in considerable numbers. During the coming year many of these favorable conditions will be modified. In all probability money will still be abundant, but it may not be quite so abundant as it has been recently. Building materials are increasing in price, and as a consequence of the general constructional activity may well go higher. Contractors have plenty of work, and will no longer underbid, in order to get a prospective job. The cost of building, consequently, will probably be some ten or fifteen per cent. higher, while at the same time the local opportunities for profitable speculative enterprises are likely to be smaller. A very large proportion of the new construction now under way is going up between Twenty-third and Forty-second streets. During the coming year there will be a diminution of building in this section. The movement will not, of course, entirely cease;

but the enormous coming increase in rentable space will have to be partially occupied and digested by business before builders will feel justified in proceeding as rapidly as they have done in the past. A somewhat similar condition will determine the amount of new construction undertaken on Washington Heights. That section will have to submit to the increasingly severe competition of New Jersey and Long Island. This competition will not be sufficient to put a stop to new building on the Heights, because there is no other district in Manhattan in which any room exists for improvement with medium-priced flats; and the Heights, consequently, gets the benefit, not only of whatever increase in population Manhattan is retaining, but also of the process which is taking place in certain parts of Harlem of crowding out higher-priced tenants by an inferior class of settlers. Hence, there will undoubtedly be leeway for a good deal of new building on the Heights and at Inwood; but not for as much as has been projected in 1909. Altogether it is probable that the amount invested in new building projects may well be smaller by a quarter or a third than the sum now being spent on new construction.

THE reasons which make an increase in real estate activity very probable are equally obvious. As we have already seen, the current year has been a comparatively dull one in real estate. The buying which has been undertaken for building purposes on Washington Heights and in the new wholesale district has not been accompanied by any considerable revival of speculation. On the contrary, purely speculative purchases of real estate have not been very numerous, and speculative advances in price either widespread or considerable. The professional operations have been content to sit tight and to hold on as best they could. But during the coming year many of them will be supplied with funds by their ability to refund their mortgages on better terms; and the general atmosphere of prosperity will tempt them to look around more sharply for real estate that has some chance of increasing in value. Moreover, we believe that they will be encouraged to do so by an increasing investment demand for improved properties. The Record and Guide pointed out last week some of the reasons which made such an increasing investment demand very probable. Well improved real estate looks like a better income-producing form of property than good stocks and bonds. This present week the papers report that business men have been selling stocks purchased at lower prices, because they needed the money to meet the demands of an increasing business. If any further rise of prices takes place in the fall, as may well be the case, many investors will adopt a similar course; and real estate is bound to get the benefit of the release of this capital. Of course, nothing of the kind is to be expected in case there is a break in the price of good securities, or in case the rates for money go up. In the former event the shrewd investor will wait for the better price, which he is pretty sure to get, and in the latter case, he will probably expect that cash may be more valuable than either stocks or real estate. But assuming a moderate advance in the price of securities next Fall and continued ease of money, a very considerable investment demand for real estate is most probable. It is a curious fact but true that at no single moment since the business revival of 1901 have the conditions been favorable for the widespread purchase of real estate merely as an investment. As soon as prosperity came in 1901 and in 1905 the capital of the country was immediately required to finance its business expansion. Real estate was purchased largely for use, and great increases in prices have taken place for that reason; but conditions have never been favorable for a large investment demand. It is at least possible that they will be more favorable than for many years during 1910, and in any event there is sure to be a considerable expansion of purely speculative activity.

IN a current magazine article Controller Metz predicts that New York will have a population of 4,700,000 in 1910 and of over 6,000,000 in 1920. It seems to the Record and Guide that these figures are rather an underestimate than an overestimate. They are based on the percentage of increase in population which New York attained during the decade between 1890 and 1900; but the ten years between 1900 and 1910 will be years of greater industrial activity and urban growth than the ten preceding years. Assuming that the population of the whole country will augment at about the same ratio as it did during the preceding decade,

a larger proportion of this augmentation will seek residences in the cities; and every indication points to the fact that New York has secured more than its fair share of the increase in urban population. We should not be at all surprised in case the census of 1910 gives New York a population of almost 5,000,000—say about 4,800,000 and over, and in that case the number of people resident in New York in 1920 would be nearer 6,500,000 than 6,000,000. But taking even the more conservative figures of the Controller, the population of the city must now be increasing at the rate of almost 150,000 a year, whereas ten years ago its rate of increase was not much more than 100,000 a year. The number of additional people who must be provided with places in which to live, to work and to have a good time is fifty per cent. greater than it was in 1900. Every three years New York adds to its population a city as large as Buffalo; every five years a city larger than the greater Boston, and every ten years one about as large as Chicago, and even these figures do not tell the whole story, because there are two or three counties across the Hudson River in New Jersey whose inhabitants should really be reckoned as inhabitants of New York. Many of them transact their business, make their purchases and take their pleasure in Manhattan, and if the increase of these counties in population were added to the totals already given, one would be justified in saying that every five years Greater New York adds almost a Philadelphia to its population. In five years that is, almost a million more people, no matter whether they live, in the Bronx, Long Island or New Jersey, will be by their business or their amusements contributing to the value of real estate centrally situated in Manhattan. Why not buy some?

ACTUAL BUILDING OPERATIONS in the metropolitan district, judged by the amount of employment for mechanics and by the condition of the material markets, are increasingly heavy. Plan filings continue numerically few, but this is not viewed as an adverse circumstance when the number of projects already in hand are considered. Besides, this is the vacation season for the investing public; it is a season when many operations are being hurried to completion for the Fall renting, and when business plans for new enterprises have not been fully matured. Pretty much everything is as it ought to be—"present or accounted for." The prices of a few materials that were depressed are again in the ascending scale, but prices as a whole are favorably disposed toward the builder. There is a speculative profit to be made from the certain advance in the future of building costs alone, irrespective of the increment in property values generally. Working forces are fairly well distributed over the city, with the exception of the financial district, where there are this year fewer operations than usual. Millions upon millions of dollars are going into new apartment houses on Washington Heights. Building is also active on Morningside Heights, where a particularly high grade of houses is being reared. In the midtown sections an exceptionally large number of lofts are rising. The Hunt's Point section of the Bronx, Queens, Brooklyn and the Jerseys are other busy parts of the great territory embraced within the metropolitan district. Mr. Harriman's return from abroad has been an important event of the week for all business lines. His very presence restores confidence.

EVERY MAN engaged in an industry allied to building construction in its various forms should realize and take advantage of the knowledge that another business boom has set in. As something more than an era of prosperity is meant, the term "boom" is used. Under the existing monetary laws business activity does not pursue a regular course. No one would have it stay at a dead level of uniformity, but the extreme fluctuations that culminate in panics could be prevented. The last session of Congress did nothing to change fundamental conditions, and business men, learning from recent experience, should plan to take the utmost advantage of the prevailing forces and then in due time to protect their interests from the consequences of the "after-cure." Fundamentally, the city and country will have prosperity for a period of years, swelling after awhile into a "boom," which may culminate in a severe "break," and be followed by a spell of depression or "after-cure." The extremes are usually about ten years apart. A plethora of money furnishes the energy, and later on the exhaustion of the money market chokes off constructive activities. In spite of everything, the whole business structure of the country is subject to this fluctuation, and has become more or less a speculative proposition. The wise thing to do is to turn this fact to account individually. Set your "clutch" into the forward movement; invest your capital where it will work for you to the best advantage. The "boom" ahead will probably be the biggest the country has ever had, and the city will see a wonderful growth, in which Long Island, Westchester County and the Jerseys will participate. Select your locality, your investment, your line, and plant your capital—now.

WHY THERE IS BUT LITTLE BUILDING IN THE MIDDLE BRONX.

To the Editor of the Record and Guide:

In relation to your article of August 14, 1909, regarding the proposed opening of the Grand Concourse and Boulevard:

What would you think of a builder who would open an apartment hotel for business through a side door and leave the main entrance unfinished?

Had Borough President Haffen completed the Grand Concourse five years ago, as might have readily been done, there would now be surrounding that great drive a growing community of splendid houses comparing favorably with the East and West sections of the Bronx. This central section is the best located land topographically in the Bronx, all things considered; but owing to the checking-up treatment of Borough President Louis N. Haffen and Topographical Engineer J. E. Briggs it is to-day the only quiet location fit for a cemetery in Bronx Borough. For this we are indebted to the two gentlemen above named, who may have both been on their jobs politically, but in the sense of a proper development this Middle Bronx section has been deliberately HELD BACK for reasons that we do not see. Now an effort is made to spoil the Grand Boulevard by an entirely inferior method of approach.

If the Record and Guide will publish the original plans of Louis Risse, former chief topographical engineer, who planned the Grand Boulevard, you will understand that the changes indicated by Mr. Briggs are either made from professional jealousy or from a quite inadequate grasp of the situation as relating to a city of over four million people. There has been considerable quiet comment that the Grand Boulevard contractors were allowed to work as they pleased, without proper supervision and without proper results. This may yet develop on lines quite unsatisfactory to those in authority.

Again, it is one of the extraordinary methods of modern engineers to build great public works, bridges, etc., WITHOUT ADEQUATE MEANS OF APPROACH. Perhaps Mr. Briggs, in his Grand Boulevard methods is only following out what the engineer of Delancey Street Bridge did; also what the engineer of the Blackwell's Island Bridge did: Provide a large public work, then wait for the future, with the Lord's help, to provide a method of getting at it.

ISOLATED HOMES AND FARM LAND.

To understand how the Middle Section of Bronx has been neglected, I ask a real estate comparison of 161st st and Broadway, 161st and Walton av, and 161st st and 3d av. This middle section in the Bronx is isolated homes and farm land, and I beg to advise Messrs. Haffen and Briggs that the garden truck grown up in 161st st and Gerard av is of very excellent quality, brings in good prices, but the returns are hardly great enough to pay for the taxes on the property.

Destiny cannot be thwarted even by a Borough President and a complaisant engineer; and 161st st is destined to be one of the main streets, running east and west, of Bronx Borough. About every half mile in New York City there is a cross street where values are excellent, and where both trade and travel are of considerable magnitude. This is not an absolute rule, but with exceptions it is generally true. In the Bronx we have as cross streets of considerable importance, now and in the future, 138th street, 149th st, 161st st, 177th st, Kingsbridge road and 190th st, and it would seem good municipal practice to develop the east and west cross streets at the earliest opportunity; then improvements would filtrate through the district tributary thereto.

Why should the residents and property owners of this section of Middle Bronx be treated as the "poor whites" of New York City? Presumably they are intelligent enough to protest, but that they do not is simply because of a fear of higher taxes and because they have lived so long on HOPE it has become a steady diet to them, and some people get more out of anticipation than from actual realization.

As a practical real estate man, interested in housing the very considerably augmenting population of the metropolis, I think the neglect of this Middle Bronx by Borough President Haffen and Topographical Engineer Briggs is a plain proof of their incapacity to consider the situation except in an entirely local way. Bronx values and taxes are City values and City taxes. If the Bronx is not an integral part of the City, then Bronx Borough President Haffen and Engineer Briggs are right.

I consider a city of over four million inhabitants requires men of large ideas and executive force to develop their respective spheres of action, in harmony with the methods of Greater New York. While they may be local, they may not be parochial and small. My own opinion is that the layout of the Bronx and its development is too big a job for Messrs. Haffen and Briggs. Consequently, the residents of that borough are working for its best interest by DEMANDING A COMPLETION OF WORK ALREADY IN HAND ACCORDING TO ORIGINAL PLANS, and not in a small, petty or mean way. The methods and development should be in harmony with the original plans, and in my judgment Bronx Borough as planned should be, in completion, New York's greatest borough ultimately.

REAL ESTATE OWNER.



CONSTRUCTION



DETERIORATION OF APARTMENT HOUSES

Probable Duration of High Class Buildings—What Percentage
for Depreciation Should An Owner Charge Off Annually?

QUESTIONS concerning the deterioration of office buildings on Manhattan Island were recently propounded to a number of experts—architects, builders and managers—with the object of obtaining for the real estate public the benefit of the opinion of the highest authorities. Messrs. D. H. Burnham, Ernest Flagg, Henry Ives Cobb, Charles S. Brown, Douglas Robinson Company, E. A. Tredwell and A. L. A. Himmelwright participated in the discussion in the pages of the Record and Guide.

The prevailing opinion seemed to be that every proposition must be considered separately, but that there is a certain percentage of economic deterioration and also a certain percentage of physical deterioration annually, and that an amortization or sinking fund plan should be provided in the case of every large office building.

Mr. Burnham calculated that four to six per cent. should be charged off annually for the depreciation in the value of office buildings from both physical and economic causes. Mr. Tredwell's view was that the physical deterioration in office buildings amounted to 1 per cent. to 2 per cent. per annum, and the economic depreciation $1\frac{1}{2}$ per cent. to 2 per cent.

THE CASE OF MODERN APARTMENT HOUSES.

Questions like these are being raised more and more every day, in Manhattan, because real estate and building activities are being reduced more and more to an exact science. The desirability of possessing a rule for estimating the deterioration, or of having reduced to a single expression or figure the views and estimates of experts, is obvious.

The inquiry was confined at that time for reasons of precision to but one class of buildings, for a starting point—the modern steel frame office and loft structure, presumably fireproof, and situated in the Borough of Manhattan, because buildings go out of fashion and are superseded by more advanced types more rapidly in this borough than elsewhere. The limitations of ground area and the rarity of vacant land here puts property under constant pressure, to be put to its highest economic use.

A similar series of questions, made applicable to high class apartment houses, has been propounded to experts in that department. The replies received are enlightening.

QUALITY AND MANAGEMENT.

The head of one of the most prominent firms of building operators, in discussing the matter for the Record and Guide, said that although they had built houses with the intention of holding them, they had never held any piece of property longer than five years, and this he said, was entirely too short a time to judge of the different kinds of deterioration. In order to go into the matter carefully, he said he would require statistics from offices older and more experienced than theirs. But anonymously he would say that the physical deterioration of a modern apartment house depended, in his opinion, on quality and care in management. And he added:

"The difference between the deterioration of a well constructed building and a poorly constructed one is probably more than any of us are willing to make allowance for; the same can also be said of the difference in deterioration due to proper or improper management. It has always been our endeavor to avoid this deterioration by liberal expenditure when occasion required, and we feel sure that the buildings which we sold were in better condition at the time of the sale than they were when our management department first took them over, and this even in the case of buildings which we built ourselves.

"A non-fireproof building, even when properly constructed requires considerable overhauling at the end of the first year, due to shrinking of beams, lath, etc., even if there be no settlement of the walls. Furthermore, the class of work in non-fireproof buildings has, as a rule, been inferior to fireproof buildings and, therefore, the deterioration on this account would be greater. As to fireproof buildings, of which there have heretofore been, comparatively speaking, very few, the deterioration in the building itself we believe to be extremely small. Everything seems to hold up better in a fireproof building. There is practically no warping, very little vibration and usually no appreciable settlement at all.

MUCH DEPENDS ON THE SITE.

"The economic deterioration depends a great deal upon the care with which the site was originally selected. If the builder was far-sighted enough to see what might happen in any particular location, and wished to maintain the economic value of the apartment house itself, he would naturally build opposite

a park or parkway, or in front of some open space where the inroads of business would be less apt to occur, and where the light and air would always make the locality desirable for an apartment house; and if the builder put together a little better house than the neighborhood required, so that the property would get the benefit of the general improvement in most locations, there would take place an economic increase instead of a deterioration. We believe, however, that WHEREVER THERE HAS BEEN ECONOMIC DETERIORATION, THE VALUE OF THE LAND FOR OTHER USES HAS RISEN ENOUGH TO COVER NOT ONLY THE ECONOMIC BUT ALSO THE PHYSICAL DETERIORATION. But this has nothing to do with the matters that are being discussed.

"There is, however, another sort of deterioration which you have not mentioned, and that is, the UNDESIRABILITY OF OLD APARTMENTS in not being adjusted or capable of adjustment to new ideas. As our civilization advances we require more comforts and luxuries and an apartment cannot possibly be laid out in advance to cover the numerous requirements of generations to come. At the present time in a well equipped apartment we need more baths than we ever thought of putting in formerly; likewise washstands, fireless cookers, garbage receptacles, vacuum cleaners, service as well as passenger elevators, washing and drying rooms, laundries, filtered water, etc. Who knows what we may need in the future? Perhaps a landing station in each apartment for our airships, as well as space for our automobiles, and perhaps some other things that we do not even dream of. Our best built private houses are now filtering their air.

WHEN A SINKING FUND IS UNNECESSARY.

"In spite of the foregoing, however, we know that the vast majority of apartments which have become antiquated rent for as much, if not more, to-day than they did when they were built. This is due to the general rise of rents in Manhattan, and to the general improvement which is taking place in all neighborhoods. OUR CONCLUSION, therefore, is that an owner need not create a sinking fund TO TAKE CARE OF EITHER PHYSICAL OR ECONOMIC DEPRECIATION, PROVIDED THE PROPERTY IS PROPERLY MANAGED AND REPAIRS ARE LIBERALLY MADE, AND THIS IS PARTICULARLY SO IN THE CASE OF FIREPROOF HOUSES.

Mr. Oscar Lowinson, of 18-20 East 42d st, a very active and successful architect of apartment houses, answered the Record and Guide's query, with reference to the life of the modern apartment house, by saying that this would depend primarily on the way the building has been constructed, and this surely influenced the opinion as to its durability. He added:

"In a general way I should say in answer to the question, that a building properly constructed will remain physically efficient for an indefinite period. There is no reason why, proper attention having been given to a building, it should not remain physically efficient forever. The materials entering into the construction are not subject to decay unless construction has not been proper and influences working toward decay or disintegration should be permitted to operate.

ECONOMIC DURATION.

"The building should remain economically sufficient AS LONG AS THE NEIGHBORHOOD WILL WARRANT THE TYPE OF BUILDING.

"Physical deterioration is brought about by the elements, primarily wetting and freezing, which attack both woodwork and mason-work, carelessness in repairing leaks, neglecting pointing up and the repair of the installations; and on the other hand, attention to these matters will retard deterioration. There is a slight danger of oxidation by reason of electrolysis."

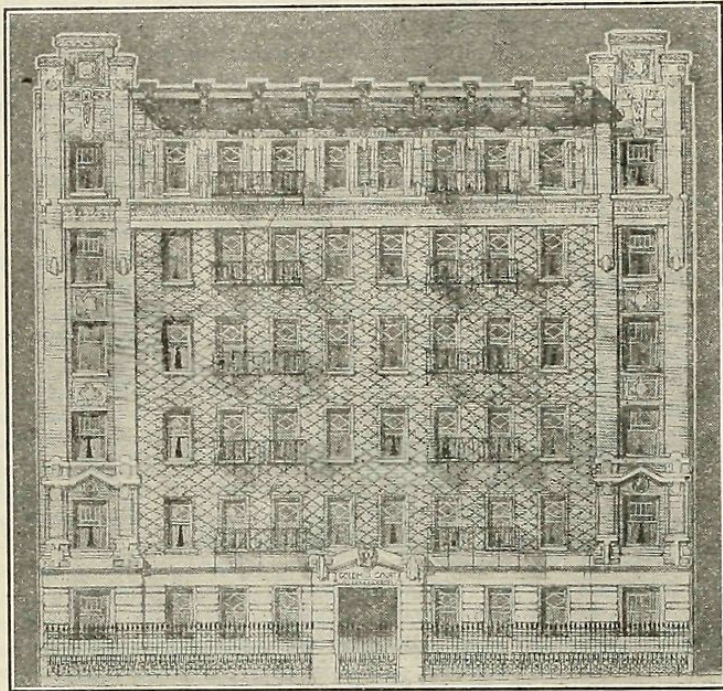
In connection with the lightly constructed steel buildings and the heavier structures, Mr. Lowinson said there should be no difference, because the structure has been designed primarily for the load it is to carry and the wear and tear to which it is to be put; consequently, it would be very difficult to determine whether any difference exists between the two. We do not construct buildings stronger than is necessary, and it is doubtful if this is ever done.

Shifting business and residential centres are the main determining elements of economic deterioration, Mr. Lowinson considered. With reference to an amortization plan for a sinking fund, he thought it should be adopted if possible, and for this purpose the per cent. should be determined by the individual case.

FINE CONSTRUCTION FOR THE BRONX.

The new elevator apartment being erected at No. 827 Union av, opposite the Prospect av station, is particularly interesting, as it is probably the first example in the Bronx of a polychromatic treatment. The first story is of Indiana limestone and the upper stories are laid out in two shades of brick, harmoniously arranged in patterns, relieved by polychromatic terra cotta and ornamented with Moravian tiles. This treatment in connection with an oxidized copper cornice gives a color effect to the building in pleasing contrast to the monotonous fronts usually seen in our streets.

The entrance to the building, as will be seen by the first story floor plan, is through a covered passage into an open court and thence into a reception room. This open court is treated in

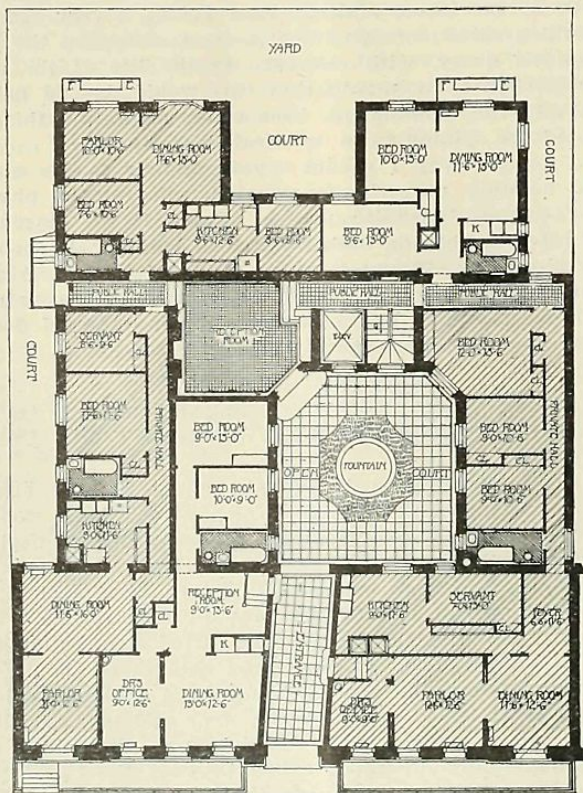


GOLDHILL COURT APARTMENTS.

Emery Roth, Architect.

the same manner as the exterior, with front brick laid in a pattern and decorated with Moravian tiles. The upper portion of this court is built of white enamel brick. The court is laid out in grass plots, and in the centre is an artistic fountain of white marble, with a statue specially designed and executed for this building.

The treatment of the entrance passage and of the reception room and foyer is also special, they being decorated with Hartford Faience tile. A pictorial frieze is the main feature of this decoration. The apartments consist of five, six and seven rooms and bath and one apartment of three rooms and kitchenette.

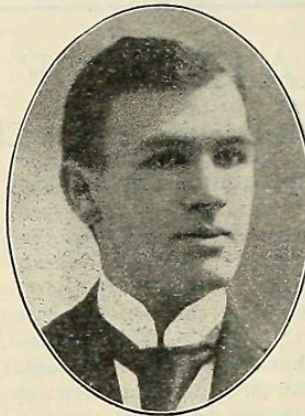


SHOWING OPEN COURT WITH FOUNTAIN.

This kitchenette carries the kitchenette idea further than any previously planned, inasmuch as it provides wash tubs in addition to all other necessary kitchen fixtures, also cabinets, drawers, etc. The building was designed by and is being erected under the supervision of Emery Roth, Architect.

FUTURE OF PORTLAND CEMENT.

WE have had a Stone Age, a Bronze Age, an Iron Age, and we are now truly in the dawn of the Cement Age. In fact, it is more than dawn, as the light is fairly strong. In support of this we need only refer to the production of the



DR. H. E. KIEFER.
(Chemist for the Edison
Cement Company.)

United States, which in round numbers amounted to about one-half million barrels in 1892, and about fifty-one million barrels in 1908. A production of over one hundred times greater at the end than at the beginning of a sixteen-year period is unparalleled in the great industries. At the beginning of this period there were perhaps forty or fifty distinct uses for it, while at the present time it would not be a hard matter to enumerate one thousand uses, and the list is still growing.

For eighty years the growth was comparatively slow, as Portland cement was used by contractors and engineers only in heavy work. It is only in comparatively recent years that it has been recognized as suitable for sidewalks, yet in this short time it has taken the lead in this respect with scarcely a competitor, and the numerous precautions recommended for its use a few years ago are now looked upon as ridiculous by even the most ignorant workman.

When engineers of a mathematical turn of mind began to investigate its possibilities and tests were made in a scientific way, the industry received the recognition it deserved, and a rapid growth was the only logical result.

It is not to be supposed that concrete will ever replace iron and steel, but neither have stone and bronze been replaced. Each has its legitimate field and instead of retarding the growth of the use of Portland cement, iron and steel have greatly aided it, inasmuch as reinforced concrete is one of the most prominent features in engineering of the present time.

A prominent engineer of middle age only recently remarked that he could no longer afford to take vacations, as all his spare moments were devoted to figuring how much steel to put in his reinforced concrete. In his college days fifteen years ago, the engineering schools paid no attention to this feature of construction, yet now no institution is without a special course in it.

Portland cement will continue to grow in use—

1st—FOR HEAVY WORK, owing to its adaptability and its increasing availability.

2d—FOR LIGHT WORK, owing to the elasticity in design and low cost.

3d—FOR ENGINEERING FEATS, owing to the vast field opened by scientific study of reinforced concrete.

4TH—FOR ORNAMENTAL WORK, and small conveniences about factory, farm, home and garden, owing to the simplicity with which it can be used.

The future is assured owing to its moderate cost, its availability, its adaptability to almost all kinds of work, its cheapness of construction and, above all, its everlasting properties. We know the history of the first eighty years, we know the phenomenal growth of the last seventeen years, but who can prophesy what the next ten years will show? It will be a substantial steady increase, but the most optimistic cannot look for the same rate as recently. The last fifteen years have been the revolutionary period, and from now on comes the uniform growth of the Concrete Era.

H. E. KIEFER.

HOW HARRIMAN PICKS THEM.

One of "the foolish questions" put to Mr. Harriman was in regard to clothes. The railroad king himself was in a blue serge suit, a Panama hat and a ready-made bow-tie tucked under a turn-down collar, such as were worn when he was a boy. A conventional attire, without distinction, but beyond reproach.

"Mr. Harriman," this was the question, "in picking out men of brains to manage your business, do you let the question of clothes enter into your judgment?"

"No," answered Mr. Harriman, "I pick 'em out by the shape of their heads."

The implication was that some employers select their lieutenants on account of the clothes they wear. Maybe they do in some lines, but most often it is in a way the reverse of what seems to be a very general notion. If Mr. Harriman ever gives the matter a thought, it must be that he prefers his employees to dress like railroad men.

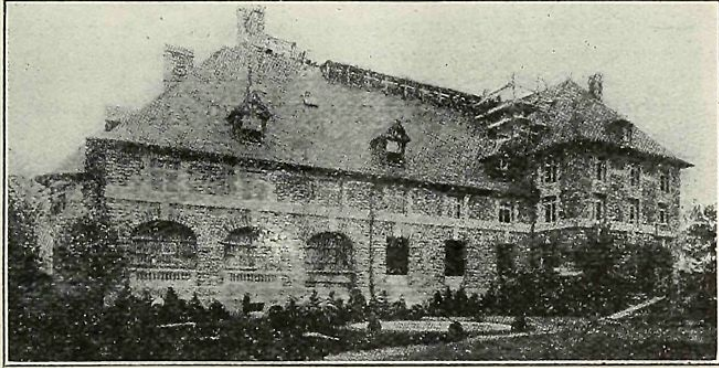
—The best thing to do when white finish turns yellow is to purchase from a reputable paint manufacturer pure French zinc, ground in paste form in the best white damar varnish, thin it with pure spirits of turpentine to the right flowing consistency and apply it over the finish that has yellowed off.

THE COUNTRY HOMES OF MONEY KINGS.

The New Houses of Messrs. Harriman and Rockefeller Probably Mean that Many Other City Business Men Will Follow Their Example and Establish Fine Estates in the Commuting Zone.

PUBLIC attention has been directed this week to the new house which Mr. E. H. Harriman is building at Arden on the Erie. Millions of business people followed him in their thoughts on his journey by rail to that home upon his return from the other side. No other unofficial citizen was ever before made the object of so much solicitude, such being his importance to business interests and the supposed uncertainty of his health.

For several years Mr. Harriman has been building in his own way a mansion in Orange County on "Tower Hill," the nearest railroad station to which is called "Arden." There is nothing

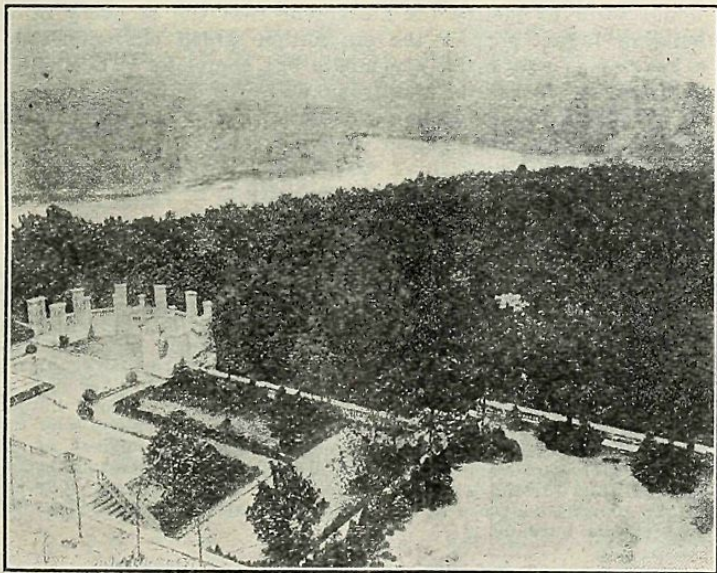


MR. HARRIMAN'S NEW HOUSE.

Arden, Orange County, N. Y. Carrère & Hastings, Architects.

at Arden that does not belong to Mr. Harriman. The cottages of some of his employees are there, and also a few of his barns. The house where he formerly lived, and which Mrs. Harriman thinks she prefers to the new palace, is hidden among the trees up the hill.

"Tower Hill" is a height which in time of inland war would be fortified. If the place were in any European country it would have been crowned by a castle these thousand years. It looks down into a plaza among the mountains where three valleys converge. It is natural for Mr. Harriman to choose the best strategical position. Tower Hill by reason of the peculiar topography of Southern New York is like a sentinel at a gateway to the metropolis. An army could not flank it. Try to drive to the city from any town up the State west of the Hudson without passing within range of Mr. Harriman's battlements—and see if you can get through. Mr. Harriman owns thousands of acres in these mountains, which are a section of the Appalachian range. Other thousands are owned by the Government and the Tuxedo association. There are over thirty farms on the estate, and miles of forests, which were acquired with the object of preserving the natural beauty of the country. Far from being a wilderness, it is one of the oldest settled sections in the country, the famous milk-and-butter lands of



THE PROSPECT FROM MR. HARRIMAN'S HOUSE.

Old Orange County. In the valleys are thriving villages—Central Valley, Woodbury, Highland Mills, Monroe, Chester, Goshen and Warwick; and in the mountains are famous fishing lakes.

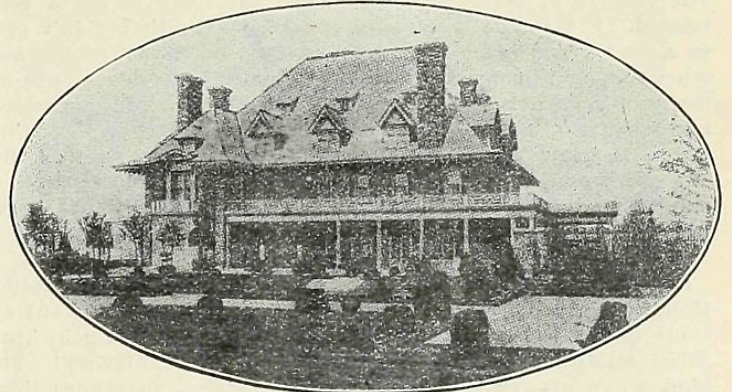
New York business men have had homes in these valleys for generations. The Tuxedo colony is a modern instance. All the Erie railroad stations, both on the main line and the Short Cut, have their regular commuters. It is a little outside of the regular commuting district as yet, but there is a growing de-

mand for acreage, and more cottages are under construction this year than ever before, especially along the "Short Cut."

Mr. Harriman's house is mostly a county product, with the exception of the plans. The craftsmen of the neighborhood have built it by day's work. It is four years since the plans were drawn, and it will be several years more before the house is finished. As long as Mr. Harriman lives there are likely to be improvements going on, as he takes keen pleasure in beautifying the estate. The house has a hundred rooms, only thirty of which are finished. A "straightforward" American home, Mr. Harriman desired it to be, not highly ornamented, but spacious, substantial, comfortable.

Until now Mr. Harriman has lived in an old Colonial house nearer the railroad station. It is a house of about the same quality as Mr. J. Pierpont Morgan's at Highland Falls, in the same county. The desire to have on this estate a family home of permanent and unburnable material was no doubt Mr. Harriman's primary motive in building the new house. In the natural course of events a gentleman of his standing collects many objects which he prizes beyond estimate, and he dreads to think of them exposed to destruction by fire.

Mr. Harriman's new house is reached either by road or more directly by a cable car up a steep incline. The car is drawn up by a steam windlass. The house is built of blue granite quarried on the estate, but for the interior stone decorations a buff-colored stone from Utah has been used. There are terrace walls of granite, a swimming pool, a stone court yard with a marble fountain, and in various ways a large use has been made of stone. The main entrance hall is 30x60 ft., and lofty. It has a marble floor and is wainscoted to a height of forty feet with oak cut from the estate, and the ceiling is supported by carved oak trusses. Out of this entrance hall leads a corridor



MR. ROCKEFELLER'S MANSION AT TARRYTOWN.

Delano & Aldrich, Architects.

with a vaulted ceiling; the principal rooms open off the corridor. The woodwork everywhere is heavy with mouldings and rich in carvings. At the foot of the hill is a turning-shop, where a score of carvers and turners are busy on the finer trim.

In the kitchen and pantry the walls are tiled all the way to the ceiling, and the shelves are of glass. Hot-water heating and refrigerating systems are features of the equipment. Every bedroom has a fireplace. There are accommodations for thirty-five servants in the east wing. On the second floor there is a small dining-room which the family is using temporarily. The library wing has not yet been started, and the west side of the house is still in the hands of the plasterers.

FORCE OF EXAMPLE.

Of recent years there has been a marked revival of the old feeling of preference among people of large wealth for country estates. Newport and its imitators seem to be losing something of their drawing power, and the Hudson River region to be regaining a little of the prestige it had in Andrew J. Downing's and N. P. Willis's time. Business men are inclined to follow good examples, and those which Messrs. Harriman, Rockefeller, Morgan and Ryan have set are certain to have their effect upon men who rely implicitly upon the judgment of the great leaders in other respects. Homes on the Erie and the New York Central lines within sight or reach of the Hudson, and near enough to New York to combine city and country life, seems to be the coming style.

Mr. Rockefeller has recently completed a new house on his estate in the Pocantico Hills near Tarrytown, where he has two thousand acres. The house would not in Europe rank as a "palace," or as a "show house" even; but it is, like those of the other gentlemen named, a "straightforward American home." Men with not one-tenth of the money of either have built have more pretentious houses. From all sides the Rockefeller mansion presents a beautiful appearance. By the careful selection of materials the appearance of mellow age has been given to a new construction.

The roof is covered with green slate and the greenish stained stones of which the walls and terraces were constructed were picked for color and blending from old stone walls on the estate. On the north side the house is six stories high, on account of the sharp sloping away of the ground there, but on the south front the main floor of the residence opens directly to the level of the gardens.

The interior has been decorated and furnished in eighteenth century English styles. Thus, Chippendale has been used in one room, Hepplewhite in another, Sheraton in a third and the brothers Adam in others. Most of the rooms are finished in white panel woodwork that has been fashioned in keeping with the furnishings. Architraves, entablatures and mouldings are beautiful. Mr. Rockefeller's office is finished in dark oak and upholstered in red. Fine engravings of noted financiers are on the walls.

On the lower floor on the north side of the house (two stories below the main floor) there is a suite of rooms set aside for the implements of sports. They have direct egress to the private links of Mr. Rockefeller, and have been fitted with the conveniences of a golf club. As such it contains baths, lockers and lounging rooms. The remaining part of this floor and the whole floor above are devoted to the household service. On the main floor, two stories above, which opens onto the gardens of the south side, are the drawing room, Mr. Rockefeller's office, the hall and music room combined, library and dining-room. All of these rooms have direct openings to the broad terraces that surround the house. Above are ten masters' sleeping rooms and eleven servants' rooms.

SAVING AT THE SPIGOT AND LOSING AT THE BUNG.

By C. M. RIPLEY.

A Comedy in Two Acts and Two Scenes. Dramatis Personae:
Office Manager, Downtown. Superintendent—At the.
Property. A Solicitor.

ACT 1.

Office Manager: "Yes, we know how to practice economy. The records of office expenses show that there is not a cent wasted. See that pile of note paper? Well, that didn't cost us a cent. You see we get a lot of mail here, advertising and otherwise, and in my odd moments I slit the envelopes open all the way round and the side right back of the address makes real good note paper. There isn't any estate in New York City which is being administered with as much care as this one. We are proud to report to the heirs at the end of each year, and they can see for themselves how their interests are being guarded."

ACT 2.

Superintendent (overheard talking over 'phone): "Hello! Hello! Is this the Calumet Coal Company? Well, we want six loads to-day sure. Yes, 59th street. What kind? Buckwheat. What KIND of buckwheat? Why, just BUCKWHEAT! The kind we've always bought—the young lady stenographer there knows, and we want it to-day sure. Now don't fail. Goodbye!" Then turning to a solicitor at his elbow he said: "Now, my good man, I can't spend any more time talking to you, these buildings are being run as cheaply as they can be, and there isn't any saving to be made in our coal bill, so you must excuse me." (Exit.)

Solicitor (soliloquizing as he goes out): Well, well, well! There is 85 cents a ton difference in the price of different kinds of buckwheat coal. These buildings use in the neighborhood of 15,000 tons a year. And yet this man doesn't know what kind of buckwheat he is buying, and therefore is ignorant of a possible variation in expenditures of over \$12,000 a year.

FUTURE OF THE LUMBER TRADE.

DURING the recent discussions anent the revision of the building code, the keynote was the fireproof building. The sentiment was conspicuous that wood should be barred from all structures purporting to be fireproof, and the question was asked: "What is to become of the lumber business of New York?"

It is apparent that with improvement in building construction and the introduction of compositions designed to take the place of wood, whether for trim, doors, door frames, window frames and even of flooring, lumber, as an integral part of a modern office, mercantile or industrial building, hotel, theatre or residence, is being slowly relegated to the rear. But while this is in part true, it is not entirely so.

All the legislation that a municipal body could enact in extending fireproof construction would not cripple the local companies to the extent of driving them from business; neither would it have any greater depreciatory effect upon lumber interests than they have already sustained. Any lumber man will say that the day of big profits in lumber have passed; that is, in so far as city business is concerned. Even in the country districts it is not the remunerative enterprise it once was reputed to be. Competition with fireproof materials is responsible for this change.

What is the stock almost universally carried to-day? True, there is some of the old stock that had been carried for years, like clapboards, rafters, etc. Lath is carried in much less quantity. Where these used to be piled high there are to-day stored huge piles of 12x12 timbers and sizes in that range, while there are tremendous stocks of pine of the long-leaf yellow variety of 1-inch boards and 1 1/4-inch and 2-inch boards. Shingles were almost a negligible quantity. All of this plank is dressed on one side only. There is, however, usually to be found a good supply of hardwoods for flooring purposes.

Reinforced concrete is the savior of the lumber trade to-day. When it is considered that a building of ordinary size being erected at 5th av and 17th st required \$35,000 worth of lumber for bracing and making concrete moulds for reinforced concrete flooring and other concrete work, it shows why 2 and 1-inch planking is so much in demand. In some cases this can be used over again, but usually it costs more to reshape the moulds with old lumber than it does to break up and sell the old moulds and buy new for new jobs.

In reinforced concrete work the popular lumber is 1 1/4-inch and 2-inch spruce planks dressed on one side. In New York, where a large percentage of reinforced concrete work is for floors, 1-inch North Carolina pine is generally used.

Without doubt the future of the lumber business in or near this city is in the suburbs. New Jersey offers a good field, because its building laws are not so insistent upon the absence of wood in ordinary types of fireproof construction, but, on the other hand, the field is well covered, by hustlers who are developing their trade there in exact proportion with the growth of the municipalities.

FLOOD TIDE OF PROSPERITY.

The Thompson-Starrett Company, which some weeks ago announced that it had more business on its books than ever before in its history, continues to book contracts with steady regularity. At a meeting of the company's finance committee, held Thursday, the 19th instant, Vice-President Horowitz, in submitting new contracts for approval and ratification, stated that during the past five or six weeks the volume of business had been augmented to the extent of \$3,500,000, and that the company's estimating department, both in New York and in the various branch offices, is working under high pressure figuring new work.

The new contracts include the following:

- 14-sty apartment house building, 61st st and Park av, New York.
- 12-sty office building, 123 to 133 William st, New York.
- 12-sty loft building, Broadway and 4th st, New York.
- 15-sty bank and office building, "Old National Bank of Spokane," Spokane, Wash.
- Warehouse building, Seattle, for the American Steel & Wire Co. (branch of U. S. Steel Corporation).
- 10-sty office building, for the People's Natural Gas Co., Pittsburgh, Pa.
- Annex to dry goods store building, for the Bee Co., Omaha, Neb.
- Alterations to dry goods store building, for the Joseph Horne Co., Pittsburgh, Pa.
- Alterations to residence of Hon. Morgan J. O'Brien, New York.
- Residence at Southampton, L. I.
- Residence for L. S. Sadler, Esq., Carlisle, Pa.

The indications are that this company's work on hand will shortly pass the \$20,000,000 mark, as it is at present on the eve of signing up several big contracts. Such epoch-making figures, and the continued favorable outlook for additional business, would seem to justify the statement that the recovery of the building industry from the stagnation which characterized it a year or so ago is not spasmodic but complete. The building industry, of course, is analogous with the railroads in so far as it reflects general business conditions, and the figures above quoted, taken in conjunction with the recent announcements of heavy railroad expenditures, may be taken as still one more indication that the flood tide of prosperity is at hand.

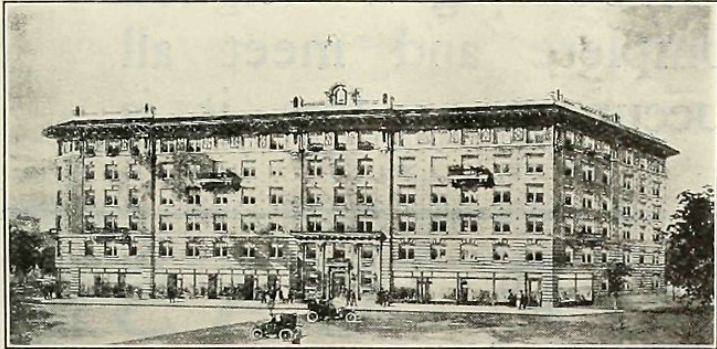
NOTES OF INTEREST.

—Borough President Haffen of the Bronx is pressing for a new Borough Hall. He says: "The present Borough Hall is entirely inadequate, and it is absolutely impossible to enlarge or adopt it for properly carrying out the administrative work of the borough. The building was constructed before the establishment of borough autonomy. It was primarily intended to house the various bureaus of the Commissioner of Street Improvements. We have long outgrown its facilities. Borough bureaus and branch offices of city departments crowd on each other. None of them possess the room and facilities for the business which devolves upon them. It is necessary to rent quarters in scattered buildings to accommodate several of the bureaus."

—Authorization has been given for paving Broadway, between West 230th st and the city line, at an estimated cost of about \$250,000. The regulating and grading of Tremont av, between the Bronx River and the Eastern Boulevard, is practically completed, with the exception of the portion between the Bronx River and the bridge over the New York, New Haven & Hartford Railroad, where a change of grade has necessitated a material amount of additional work. This should be completed during the present summer. The regulating, grading, &c, of City Island av, from the bridge approach to Long Island Sound, will probably be completed during the present season. The estimated cost is \$77,082. The paving of Morris Park av, from West Farms road to Bear Swamp road, has been placed under contract at an estimated cost of \$90,780, and work has been begun by the contractor.

LARGEST APARTMENT HOUSE IN THE BRONX.

The new apartment house situated in the south side of 163d st, from Simpson st to the Southern Boulevard, the Bronx, which is now nearing completion, will be the largest elevator apartment house in this borough. It is on a somewhat more luxurious scale and in a more expensive location than most other buildings of this character. Its working out and arrangement have been along lines of ampler space and comfort. The block front which the building covers measures 185.10x37x200 x83x irregular in dimensions. As designed by Messrs. Buchman & Fox, of 11 East 59th st, there are six stories and apart-



BIG BRONX APARTMENT SOON TO OPEN.

J. F. Meehan Const. Co., Builder. Buchman & Fox, Architects.

ments for one hundred families, with twenty stores on the ground floor, three electric passenger elevators, two large entrances, the main entrance hall of which measures 28x56 ft. in size, and is lined completely with white marble. The exterior is of limestone for two stories, and the rest of tapestry brick and terra cotta of varied shades, with a Spanish tile and copper roof. The building is now enclosed and is to be completed by October. The cost is estimated at more than half a million dollars and is being erected for the Henry Morgenthau Company, 165 Broadway, of which Henry Morgenthau is president. The James F. Meehan Construction Co. is the builder.

A BIG HOUSE WITH BIG ROOMS.

The "Belnord," that vast and wonderful apartment house which the George A. Fuller Company is completing, and which covers the whole square bounded by Broadway, Amsterdam av, 86th and 87th sts, is open for inspection, but a large force of mechanics is still at work on the premises. It is yet too early for all the features of the building to be apparent, but there is enough finished from which to judge that the tenants will have a very choice house to live in, with apartments exceptionally spacious, most conveniently assembled, and equipped with every facility for making housekeeping easy and luxurious. It is as if floors out of an old country mansion had been transported and converted somehow into suites for this great building, so commodious and numerous are the rooms in the choice apartments. The heating system, with radiator inclosures under the window-sills, the refrigerator boxes, with their ice-making coils, the hardwood floors, doors and trim, especially the mahogany and oak, and the ornamental plaster-work, with the evidence of handsome decorations to come, are a fine recognition of the demand for apartments of finer conveniences and choicer finish than New York people were for a long period accustomed to. The gardens and walks in the court have scarcely been started yet, but there is enough to give assurance that this interior park will be a highly enjoyable feature of life at the "Belnord."

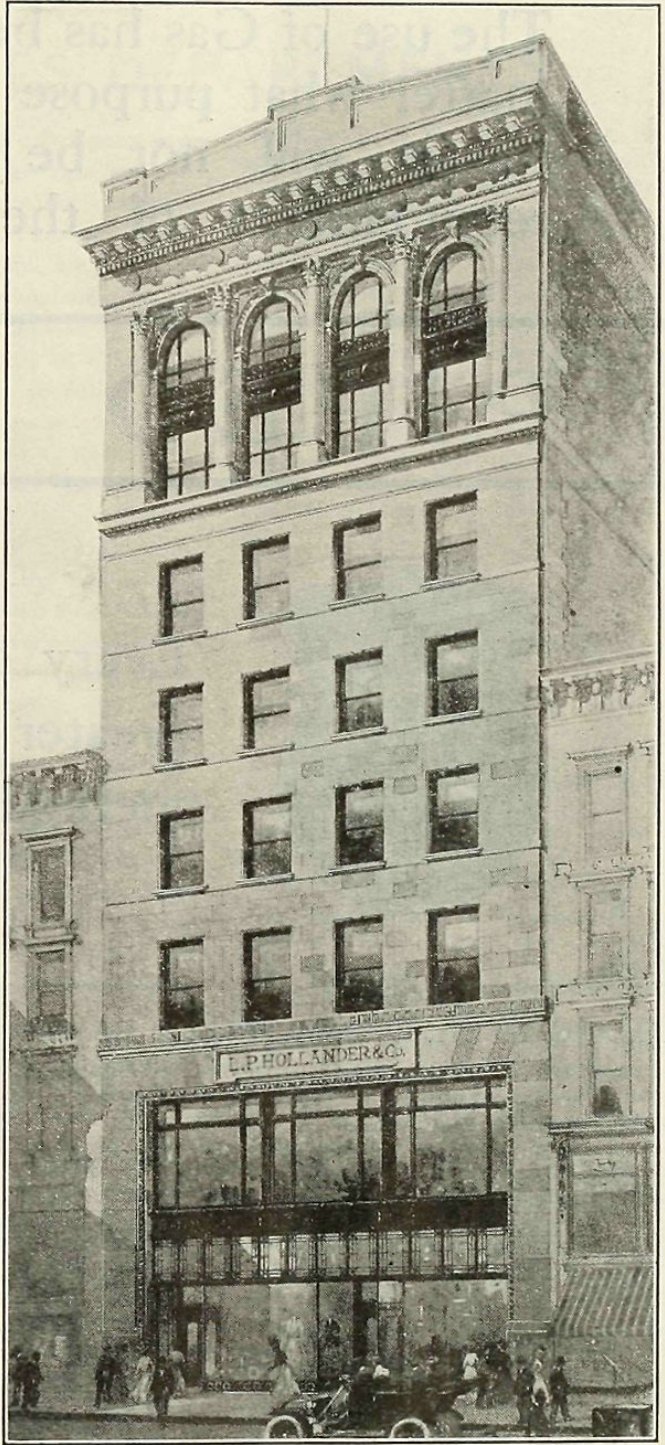
LONG ISLAND RAILROAD IMPROVEMENTS.—The building "boom" on Long Island has only begun. What has been done thus far will seem small in comparison ten years hence, when the Long Island Railroad's betterments are all finished. The corporation is now making arrangements to borrow \$16,000,000, which will be required during the next three years for construction work and for equipment necessary to continue the improvements which have been begun and on which large sums of money have been expended. Among the larger items of work the company has planned are:

Main line improvement between Woodhaven and Jamaica.	\$2,000,000
Jamaica terminal	1,000,000
North side improvement, double track and electrification..	1,000,000
Bay Ridge improvement—elimination of grade crossings..	1,000,000
150 new motor cars	2,750,000
Various freight delivery yards, passenger stations, sidings, double track, grade crossings, etc.....	912,662
Electrical equipment of tracks and sub-stations.....	800,000
Glendale cutoff	309,382
Advances to subsidiary companies for extensions.....	327,600
Montauk freight cutoff.....	287,400
Completion of Atlantic av improvement.....	100,000

—What we have done in the past may, perhaps, be forgotten for the sake of what we will do in the future.

A COMING FIFTH AVENUE BUILDING.

The new business building for L. P. Hollander & Co. (ladies' tailors), No. 222 5th av, and Boston, Mass, under course of construction at Nos. 550-552 5th av, is now well under way. The structural iron work is completed and the exterior stone work is now going through the fifth story. As planned by Messrs. Buchman & Fox, 11 East 59th st, this building will contain



HOLLANDER BUILDING.

Hedden Construction Co. } Builders. Buchman & Fox, Archts.
Hinkle Iron Company. }

many attractive features of importance. The entire facade will be made up of blue Indiana limestone, including all of the cornices. Special attention has been devoted to the interior and exterior treatment of the store arrangement, the entire floor span of which will be free from any obstruction. There will be two electric elevators and a sidewalk lift, an electric lighting plant, vacuum cleaning system, drinking fountains on every floor, and a lunch room and kitchen on the sixth floor, for employees of Hollander & Co., who will occupy six floors of the building. The Montross Gallery (works of art) will occupy the two top floors. The approximate cost of the building is about \$250,000. The Hedden Construction Co., 1 Madison av, has the mason and carpenter work, and the Hinkle Iron Works, the iron.

AUTOMOBILE LAMPS.—Round lamps designated as "Automobile Headlight," "Automobile Sidelight" and "Automobile Taillight," respectively, have been designed with stocky, strongly-mounted filaments in order to withstand the shocks and jars incident to automobile service. They are used in connection with storage cells not only on electric vehicles but on automobiles in general, independent of the source of motive power. It is recommended by illuminating engineers that a voltage of six (the approximate potential of three cells in series) be adhered to when installing automobile lamps.

Mr. Real Estate Man and Messrs. Architect-Owner-Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

BUILDING TO TAKE 45,000 CU. FT. OF STONE.

Considerable interest is manifested among building stone men in the contract awarded last week for the stonework on the building in course of erection at 334 Fourth av for Joseph Millbank, by the Andrew J. Robinson Co., general contractors, of 123 East 23d st, from plans by George B. Post & Sons, the architects, of 345 5th av. The specifications call for 45,000 cu. ft. of what is known as "Royal Blue" limestone, which will be brought from the Bedford (Indiana) quarries.

When Mr. Homer Foot, of the real estate firm of Horace S. Ely & Co., of 27 West 30th st, directed Mr. Millbank's attention to this investment, Mr. Millbank made one specific order that has stood out prominently among other instructions, that nothing but the best material that the market afforded was to go into this building. It was decided to construct the entire 19-story exterior of stone, and in consequence stone men watched for the awarding of this contract with great interest.

The award went to Henry Hanlein & Son, and as soon as the contract to supply the raw material reached the wholesaler, orders were at once sent by telegraph to the quarries and something like a record was made, it is said, in the matter of prompt shipments, rapidity of operation characterizing the entire award.

The telegram was sent out at 5 p. m. on Thursday evening and on Friday a wire was received by Arlando Marine, 5 East 42d st, the wholesale dealer who will supply the stone, stating that three cars containing the first shipment had started that day for New York, and that on the following day, Saturday, four more would follow. Within 60 days the entire shipment will have been made from Indiana and will be held subject to the cutter's demand at Weehawken.

The same stone that will be used in this structure was used on the St. Paul Building, Sherry's Hotel at 44th st and Broadway and in Capt. De LaMar's house at 37th st and Madison av, in which building nearly 36,000 cu. ft. were used. It is considered a coincidence that the same builder, the same architects, the same stone contractor and the same material that was used on the St. Paul Building are associated with the present operation.

In connection with the awarding of the stone contract the fact that an unusual arrangement of numerous large exterior columns in three 8-ft. sections each, measuring 4 ft. in diameter is specified. These will be set 32 ft. from centre to centre instead of the usual 22 ft. These will be set under the eaves and are placed so as to give the greatest possible light to the upper floors, and at the same time permit of the carrying out of the Italian Renaissance architecture.

REINFORCED CONCRETE TESTS.

The increasing use of reinforced concrete as a building material has led to numerous investigations of its strength when variously prepared and when subjected to various conditions. Perhaps the most elaborate series of tests is that now being carried on by the United States Geological Survey, which has recently published (Bulletin 344) a preliminary report on the subject. A full report, with a thorough analysis of the results, will be published after the 52-week tests are completed.

The attempt has been made to bring out the comparative value of gravel, granite, limestone and cinders for use in concrete, and the effect of age and consistency on the strength and on the stiffness.

No attempt has been made in this preliminary report, however, to generalize the results of the tests, or to draw any conclusions, however warranted they may appear from an examination of the test data. It is hoped that the matter presented will provoke discussion, and in order to promote this end extended expressions of opinion or attempted applications of theory to results have been avoided. A running commentary on the results of the tests, however, emphasizing matters of particular interest and indicating a few points that might lead to interesting analyses, is included.

The bulletin, which is by Richard L. Humphrey, may be had free of charge on application to the Director, United States Geological Survey, Washington, D. C.

NEW IDEA IN ROAD TREATMENT.—A section of a State road in Orange County, now under repair, has been treated with a brand new solution for the preservation of good roads. The process is the invention of J. P. Sweeney, of Rome, N. Y., and was put on under his supervision by the authority of the State Highway Commission. The section treated is about 300 feet long. The process is called the glue treatment, and consists of boiling two pounds of glue to a square yard of road in a sprinkler of water, using steam from the road roller; to this is added a certain proportion of formaldehyde and gypsum, the first to hold the glue solid after the water evaporates so that future wettings from the weather does not affect it, and the latter to cause it to set quickly so the roadway can be used within twenty-four hours. The treatment forms a hard crust several inches thick, and the inventor claims that it will last indefinitely, holding the surface hard and smooth. The section so treated looks fine, and so far appears to bear out all the claims.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily **READ INTO THESE NEWS ITEMS**, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing \$35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problem-

atic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. **THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS.** Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

178TH ST, s s, 100 e St. Nicholas av, two 5-sty brick and stone tenements, 75x82.10; total cost, \$150,000; owner, John Glass, 104 West 42d st; architect, J. C. Cocker, 2017 5th av. Plan No. 658.

Corrects error in last issue, when distance from corner was 275 e St. Nicholas av.

PINEHURST AV, s e cor 178th st, three 5-sty brick tenements, 51x76, slag roof; cost, \$220,000; owner, Peto Realty Co., 207 E. Broadway; architect, Adolph Mertin, 33 Union sq. Plan No. 669.

119TH ST, s s, 150 e Amsterdam av, 6-sty brick and stone tenement, 125x87.11, tin roof; cost, \$150,000; owner, Ira Realty Co., 430 West 119th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 673.

Dr. Ph. Murowitz, 430 West 119th st, president and treasurer.

58TH ST, Nos. 116-120 East, 9-sty brick and stone apartment house, 57x85.1, slag roof; cost, \$150,000; owner, Fullerton-Weaver Realty Co., 475 5th av; architect, J. E. R. Carpenter, 475 5th av. Plan No. 665.

Wm. E. Bloodgood, 475 5th av, will superintend.

Stores, Offices and Lofts.

4TH AV, n e cor 18th st, 18-sty brick and stone store and loft building, 102x218, tile and slate roof; cost, \$1,800,000; owner, The Pocono Building Co., 126 5th av; architects, R. H. Robertson & Son, 160 5th av. Plan No. 664.

J. Clifford Woodhull is president, The Seaboard Realty Co., 320 5th av, has general contract.

BROADWAY, s w cor 42d st, 30-sty brick and stone office and store building, 86.2x49.4x51.3, slag roof; cost, \$800,000; owner, The 1465 Broadway Co., 59 Wall st; architect, Henry Ives Cobb, 42 Broadway. Plan No. 668.

C. L. Gray Const. Co., 42 Broadway, has general contract.

Hospitals and Asylums.

LEXINGTON AV, No. 661, 9-sty and basement brick and stone dispensary and dormitory, 20x55.4, tile roof; cost, \$50,000; owner, Babies Hospital City of New York, Lexington av and 55th st; architects, York & Sawyer, 156 5th av. Plan No. 662.

John Sherman Hoyt, 101 East 65th st, president, Dr. L. Emmett Holt, 14 West 55th st, physician; Miss M. A. Smith, superintendent. No contract let.

Hotels.

DELANCEY ST, No. 134, 3-sty brick and stone hotel and cafe, 25x47.8; cost, \$6,500; owner, George Seaman, 252 Broome st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 656.

Corrects error in last issue, when this building was reported as 178th st, s s, 100 e St. Nicholas av, etc.

Factories and Warehouses.

22D ST, Nos. 541-543 West, 4-sty brick and stone warehouse, 50x98.9, tar and felt roof; cost, \$50,000; owner, Margaret MacNutt, 17 Broadway; architect, Paul C. Hunter, 17 Broadway. Plan No. 666.

John Kennedy & Son, 103 Park av, have contract.

Schools and Colleges.

1ST AV, No. 433, 6-sty brick and stone school, 24.8x100, tar and gravel roof; cost, \$65,000; owner, New York University, Washington Sq East; architects, Cady & Gregory, 6 West 22d st. Plan No. 674.

No contract has yet been issued.

Theatres.

39TH ST, n s, 100 e Broadway, 7-sty theatre and studio building, 59x90.9; cost, \$125,000; owner, 39th Street Theatre Co., on premises; architect, W. A. Swasey, 47 West 34th st. Plan No. 672.

Miscellaneous.

PITT ST, e s, 150 s Delancey st, —sty steel and concrete advertising fence, 3.6x67.6; cost, \$1,500; owner, S. Mandelbaum, care D. M. Ottarsh, 385 South st; architect, David M. Ottarsh, 385 South st. Plan No. 661.

45TH ST, n s, west of Lexington av, Grand Central Station yard, 1-sty steel shelter for passengers, 200.8x405; cost, \$6,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architect, C. A. Reed, Scarsdale, N. Y. Plan No. 663.

Terry & Tench, builders.

PRIVATE PARK, Fort Washington road, between Lafayette Boulevard and 196th st, 1-sty stone swimming pool, 126.4x48; cost, \$30,000; owner, C. K. G. Billings, premises; architect, Guy Lowell, 225 5th av. Plan No. 667.

J. Figlinolo, 719 Union av, mason work; J. W. Bishop Co., 345 5th av, carpenter work.

33D ST, No. 320 East, 1-sty brick out-house, 7x18.2; cost, \$800; owner, Catherine E. Bruning, 2006 Washington av, Bronx; architect, Thomas W. Lamb, 224 5th av. Plan No. 670.

Broadway, s w cor 156th st, —sty brick and stone society building, 64.11x124.9, slag and copper roof; cost, \$250,000; owner, The American Geographical Society of America, 15 West 81st st; architect, Chas. P. Huntington, 18 West 31st st. Plan No. 671.

J. C. Udall, 29 West 34th st, has general contract. Archer M. Huntington, president; Chandler Robbins, 35 West 48th st, and Archibald Russell, 30 Pine st, board members.

MANHATTAN ALTERATIONS.

BANK ST, s w cor 4th st, toilets, partitions to 6-sty brick tenement; cost, \$50; owner and architect, Chas. M. Straub, 147 4th av. Plan No. 1929.

DELANCEY ST, No. 136, vent shaft, to 5-sty brick and stone tenement; cost, \$500; owner, Sarah Grozkey, 136 Delancey st; architect, J. C. Cocker, 2010 5th av. Plan No. 1950.

ESSEX ST, No. 47, partitions, toilets, windows, piers to 5-sty brick tenement; cost, \$2,000; owner, Francis O'Neill, 9 W. 28th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1944.

GRAND ST, No. 323, partitions, windows, to 4-sty brick store; cost, \$1,000; owner, Elizabeth A. Vail, 45 West Carroll st, City Island; architects, Pell & Corbett, 122 East 25th st. Plan No. 917.

GREENWICH ST, No. 318, partitions to 5-sty brick and stone tenement; cost, \$1,000; owner, D. R. Morrison, 1402 Broadway; architect, John H. Knubel, 318 W. 42d st. Plan No. 1947.

GREENWICH ST, No. 150, toilets, partitions to 5-sty brick tenement; cost, \$1,500; owner, Edward Smith, care J. J. O'Keefe, 1 Hague st; architect, A. V. Bourke, 220 Broadway. Plan No. 1932.

J. J. O'Keefe, 1 Hague st, has contract. HENRY ST, Nos. 299-301, partitions, columns, to two 3-sty brick club; cost, \$500; owner, Henry Street Settlement, 265 Henry st, and Miss Helen McDowell; architect, John H. Duncan, 208 5th av. Plan No. 1920.

HOUSTON ST, No. 352 East, partitions, windows, toilets, stairs to 3-sty brick dwelling; cost, \$2,500; owner, Mrs. Rubin, 352 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1940.

MADISON ST, No. 33, partitions to 4-sty brick tenement; cost, \$400; owner, Josephine M. Nicholas, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 1930.

MADISON ST, No. 256, partitions, windows, wall to 6-sty brick store and tenement; cost, \$2,000; owner, Mrs. Mary O'Neill, 157 East Broadway; architect, H. Horenburger, 122 Bowery. Plan No. 1948.

RIVINGTON ST, Nos. 100-102, toilets, partitions to 6-sty brick tenement; cost, \$150; owner, Hirsh Robinowich, premises; architect, M. A. Contor, 521 W. 144th st. Plan No. 1931.

SUFFOLK ST, No. 68, partitions, windows, plumbing, skylights, to 5-sty brick store and tenement; cost, \$2,500; owners, Max Meyer & Samuel Ginsburg; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1952.

SUFFOLK ST, No. 21, alter stairs to 4-sty brick meeting hall; cost, \$250; owner, Max Schuen, on premises; architect, Louis A. Sheinart, 1496 Bryant av. Plan No. 1921.

WASHINGTON ST, Nos. 507-509, steel girders to 5-sty brick stable and storage; cost, \$1,200; owner, not given; architect, Parfitt Bros., 26 Court st, Brooklyn. Plan No. 1928.

Perkins, Goodwin & Co., 72 5th av, lessees.

WASHINGTON SQ, No. 11, elevator shaft to 5-sty brick residence; cost, \$6,000; owner, Mrs. Robert R. Livingston, premises; architects, Parish & Schroeder, 12 W. 31st st. Plan No. 1934.

2D STS, Nos. 222-224 East, partitions, windows, to two 5-sty brick tenements; cost, \$1,000; owner, Margaret Folsom, Lenox, Mass.; architect, M. Zipkes, 353 5th av. Plan No. 1922.

5TH ST, Nos. 426-428 East, partitions, windows, toilets, to two 5-sty brick tenements; cost, \$2,000; owner, Roman Catholic Church of St. Nicholas, 135 2d st; architects, B. W. Berger & Son, Bible House. Plan No. 1960.

6TH ST, No. 408 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,500; owner, M. Josephsohn, 105 Stanton st; architect, O. Reissmann, 30 1st st. Plan No. 1964.

12TH ST, No. 277 West, partitions, toilets, skylights, to 4-sty brick and stone tenement; cost, \$500; owner, E. & M. Crumley, 279 West 12th st; architect, A. Balschun, 402 East 136TH ST. Plan No. 1957.

17TH ST, No. 502 East, Av A, Nos. 272-274, partitions, windows, piers to 5-sty brick tenement; cost, \$7,000; owner, Estate Wm. Klumpf, 242 East Houston st; architect, H. Regelman, 133 7th st. Plan No. 1967.

18TH ST, No. 425 East, partitions, windows to 5-sty brick tenement; cost, \$2,000; owner, Pasquale Munziate, 113 Mulberry st; architect, L. De Lorenzo, 418 E. 14th st. Plan No. 1943.

26TH ST, Nos. 25-27 West, add 2-stys, partitions, elevator shaft, store front, to 5-sty brick apartment house; cost, \$40,000; owner, John Jacob Astor, 23 West 26th st; architect, Wm. A. Boring, 32 Broadway. Plan No. 1918.

32D ST, No. 35 East, plumbing, alter driveway to 2-sty brick stable; cost, \$3,000; owner, A. T. Stewart Estate, 62 Cedar st; architect, Robt. H. Costigan, 247 W. 125th st. Plan No. 1926.

Wm. N. Burritt, Carnegie Hall, lessee. 33D ST, No. 46 West, partitions, columns to 3-sty brick and stone manufactory; cost, \$200; owners, Lane & Marks, 46 W. 33d st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1927.

36TH ST, Nos. 327-333 East, partitions, windows, toilets, piers, to four 4-sty brick tenements; cost, \$7,000; owner, Mrs. Anna Jones, 381 East 8th st; architect, H. Regelman, 133 7th st. Plan No. 1968.

41ST ST, No. 338 East, partitions, windows, to 3-sty brick tenement; cost, \$1,200; owner, Jacob F. Oberle, 12 Prospect pl; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1916.

42D ST, No. 107 West, toilets, partitions, to 5-sty brick store and loft; cost, \$2,500; owner, Michael Gilhuly, 107 West 42d st; architect, Louis Falk, 2756 3d av. Plan No. 1924.

50TH ST, No. 124 West, alter walls to 2-sty brick garage; cost, \$350; owner, not given; architect and builder, James F. Egan, 5-7 E. 42d st. Plan No. 1946.

Singer Sewing Machine Co., 145 Broadway, lessee.

59TH ST, n s, 245 e Amsterdam av, beams, alter floors to —sty brick and stone College of Physicians and Surgeons; cost, \$3,000; owner, Trustees Columbia College; architect, Henry Lee Norris, 1120 Amsterdam av. Plan No. 1935.

63D ST, No. 41 West, elevator shaft, cut walls, 3-sty brick rear extension, 12x12, to 3-sty brick and stone garage; cost, \$2,000; owner, Fiss, Doerr & Carroll Horse Co., 153 East 24th st; architect, David M. Ach, 1 Madison av. Plan No. 1969.

C. H. Lang, 500 5th av, has contract.

64TH ST, No. 102 East, 3-sty brick rear extension, 8.9x16, partitions, walls to 5-sty brick dwelling; cost, \$450; owner, Nicholas Biddle, 102 E. 64th st; architect, James McWalters, 2434 Broadway. Plan No. 1936.

66TH ST, Nos. 3-17 West, platforms to 6-sty brick and stone riding academy; cost, \$1,500; owner, Durland Co., on prem-

ises; architect, D. M. Ach, 1 Madison av. Plan No. 1956.

72D ST, No. 303 West, vault, windows, to 5-sty brick dwelling; cost, \$4,000; owner, F. V. Underwood, 303 West 72d st; architect, E. Rossbach, 2010 Broadway. Plan No. 1951.

73D ST, No. 220 East, partitions, toilets, windows, to 5-sty brick and stone tenement; cost, \$2,000; owner, Mrs. M. E. Sutro, 2030 Broadway; architect, G. Haug, 103 Park av. Plan No. 1966.

75TH ST, No. 337 East, alter roof, to 5-sty brick and stone stable and factory; cost, \$100; owner, George F. Droste, 332 East 75th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1958.

76TH ST, No. 10 East, erect pent house to 4-sty brick and stone dwelling; cost, \$1,500; owner, J. C. Brady, on premises; architects, Schwartz & Gröss, B. N. Marcus, 347 5th av. Plan No. 1914.

63D ST, s w cor 3d av, toilets, partitions, windows, to 4-sty brick and stone store and tenement; cost, \$5,000; owner, Anna E. Maginn, 206 West 80th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1913.

Barr & Gruber, 210 Bowery, have contract.

79TH ST, No. 208 West, 1-sty brick and stone rear extension, 10x12, windows, piers, walls, to 3 and 4-sty brick dwelling; cost, \$1,800; owner, A. C. Clarkson, 208 West 79th st; architects, Thom & Wilson, 1123 Broadway. Plan No. 1923.

80TH ST, No. 248 West, partitions to 5-sty brick and stone garage; cost, \$480; owner, Thomas Dimond, 20 West 73d st; architect, W. M. Farrar, 45 West 34th st. Plan No. 1961.

113TH ST, No. 85 East, toilets, partitions, windows, chimney, to 5-sty brick and stone tenement and store; cost, \$2,000; owner, Christiano Ogle, 1314 Clay av; architect, Frank Hausle, 81 East 125th st. Plan No. 1959.

AV A, No. 75, alter show windows to 4-sty brick and stone dwelling; cost, \$500; owner, Max Bierman, 75 Av A; architect, O. Reissmann, 30 1st st. Plan No. 1954.

AV A, No. 179 partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Daniel J. O'Connor, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 1963.

AV B, s w cor 11th st, show windows to 5-sty brick tenement; cost, \$450; owner, Mrs. Annie Miner, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1933.

BOWERY, No. 313, shaft, partitions, windows, to 6-sty brick tenement; cost, \$2,500; owner, Estate J. Weeks Cornwell, 69 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 1953.

BROADWAY, n w cor 60th st, 1-sty brick rear extension to 2-sty brick office building; cost, \$1,000; owner, Peter Vogler, 341 E. 10th st; architect, Henry Regelman, 133 7th st. Plan No. 1939.

GREENWICH AV, No. 45, partitions, windows to 4-sty brick tenement; cost, \$1,500; owner, Nathan Glassheim, Riverside Drive; architect, G. M. McCabe, 96 5th av. Plan No. 1945.

GREENWICH AV, No. 29, partitions, windows, to 3-sty brick store and tenement; cost, \$800; owner, Nerg Realty Co., 160 Broadway; architect, Henry J. Feiser, 150 Nassau st. Plan No. 1915.

W. G. Green, 160 Broadway, builder.

LEXINGTON AV, No. 1034, 1-sty brick rear extension, 17x45.7, alter floors to 3-sty brick residence; cost, \$5,000; owner, Philip Lewisohn, 88 5th av; architect, Harry Allen Jacobs, 320 5th av. Plan No. 1937.

PARK AV, No. 1611, partitions, windows, alter vent shaft, to 5-sty brick tenement and store; cost, \$450; owner, Frances Scholz, 465 East 143d st; archi-

tect, Frank Hausle, 81 East 125th st. Plan No. 1919.

WEST END AV, Nos. 50-52, partitions, toilets, windows, skylights, to two 5-sty brick tenements and stores; cost, \$500; owner, Union Construction & Realty Co., 129 Park Row; architect, David Davies, 129 Park Row. Plan No. 1955.

1ST AV, s w cor 73d st, partitions, stairs, windows, columns to 4-sty brick store and tenement; cost, \$2,500; owner, Alfred Weiss, 219 6th av; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 1925.

1ST AV, No. 1353, chimney, toilets, to 4-sty brick tenement; cost, \$2,000; owner, H. Mandelbaum, 1229 Park av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1962.

2D AV, No. 180, 3-sty brick and stone rear extension, 9x8.4, alter roof, partitions, windows, stairs, to 4-sty brick and stone dwelling; cost, \$18,000; owner, Standly Prus, 567 2d av; architect, A. F. Leicht, 7-9 West 42d st. Plan No. 1949.

2D AV, No. 1071, partitions, windows to 4-sty brick store and tenement; cost, \$500; owner, Bertha Mager, 1071 2d av; architect, John H. Knubel, 318 W. 42d st. Plan No. 1942.

2D AV, No. 875, dumb waiter shaft to 5-sty brick tenement; cost, \$200; owner, Adam Roland, 875 2d av; architect, O. Reissmann, 30 1st st. Plan No. 1941.

5TH AV, No. 487, partitions, show windows, to 7-sty brick and stone bank and office building; cost, \$2,500; owner, Estate Augustine Pottier, 62 Cedar st; architects, Claflin & Kent, 84 East 77th st. Plan No. 1965.

Empire Trust Co., 487 5th av, lessee.

6TH AV, No. 514, partitions, dumb-waiter, to 3-sty brick dwelling and store; cost, \$600; owner, Sophie Junker, on premises; architect, Frank Massam, 29 West 34th st. Plan No. 1970.

12TH AV, n e cor 56th st, partitions, stairs, stalls, windows to 3-sty brick shop and stable; cost, \$3,000; owner, City of New York, City Hall; architect, Alexander Stevens, 157 E. 67th st. Plan No. 1938.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

FOREST ST, w s, 67.6 n West Farms road, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner, Jas. F. Clancy, 674 Van Nest av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 951.

234TH ST, n s, 206 e Carpenter av, 2-sty frame dwelling, tin roof, 22x56; cost, \$5,000; owner, Frank Pieper, 376 East 154th st; architect, Gustav Schwarz, 302 East 158th st. Plan No. 955.

BRONXDALE AV, w s, 152 s Rhineland av, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Edw. J. Cahill, Wickham av; architect, T. J. Kelly, 782 Morris Park av. Plan No. 958.

ST. RAYMONDS AV, s s, 250 e Green lane, 2-sty frame dwelling, tin roof, 21x52; cost, \$5,000; owner, Wm. Cleary, 2433 St. Raymonds av; architect, B. Ebeling, 1136 Walker av. Plan No. 957.

COSTER ST, e s, 200 s Spoffard av, eighteen 2-sty brick dwellings, tin roof, 20x55; total cost, \$102,600; owner and architect, Henry J. Feiser, 150 Nassau st. Plan No. 961.

237TH ST, s s, 100 e Martha av, 2-sty frame dwelling, shingle roof, 29.10x27.10; cost, \$2,200; owners, Hupfel & Mott, 856 Eagle av; architect, Edwin W. Crumby, 376 Fort st. Plan No. 962.

240TH ST, n s, 100 e Martha av, three 2½-sty frame dwellings, shingle roof, 20x40; total cost, \$13,500; owner, Ernest Keller, 100 East 176th st; architect, J. J. Vreeland 2019 Jerome av. Plan No. 964.

BYRON AV, No. 4231, 2-sty and attic frame dwelling, shingle roof, 21x28; cost, \$3,000; owner, Mrs. R. C. Holmstrom, 4237 Byron av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 965.

BASSETT AV, w s, 246.6 s McDonald st, 2-sty frame dwelling, tin roof, 21x50; cost, \$4,500; owner, B. S. Gunderson, McDonald st; architect, P. J. Gunderson, McDonald st. Plan No. 966.

Apartments, Flats and Tenements.

161ST ST, n s, 120 w Prospect av, two 6-sty brick tenements, tin roof, 50x83.1; total cost, \$90,000; owners, Polatschek & Spencer, 108 West 141st st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 954.

183D ST, n s, 325 w Webster av, 3-sty brick tenement, tin roof, 20x55; cost, \$9,000; owner, John J. Donovan, 424 Tremont av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 956.

WEBSTER AV, n e cor 187th st, 5-sty brick tenement, plastic slate roof, 37.2½x90; cost, \$45,000; owner, John Rindall, 879 East 162d st; architects, Koppe & Daube, 830 Westchester av. Plan No. 959.

3D AV, w s, 150 s 171st st, 5-sty brick tenement, slag roof, 50x97.4; cost, \$40,000; owner, John D. Crimmins, 624 Madison av; architect, John H. Friend, 148 Alexander av. Plan No. 952.

BECK ST, w s, 53.2 s Intervale av, 4-sty brick tenement, plastic slate roof, 38x69; cost, \$20,000; owners, Winnie Const. Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 960.

182D ST, n s, 95.10 w Washington av, three 4-sty brick tenements, plastic slate roof, sizes irregular; total cost, \$60,000; owner, Wilhelmina Streetler, 1822 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 963.

Churches.

HOME ST, n w cor West Farms road, 1-sty stone church, slate roof, 63.4x51; cost, \$25,000; owners, Church Extension Committee of the Presbytery of New York, Rev. Jos. Sanderson, 264 West 131st st, secretary; architects, Crow, Lewis & Wickenhoefer, 160 5th av. Plan No. 953.

Office and Loft Buildings.

Garrison av, s w cor Hunts Point road, 2-sty brick stores and office, plastic slate roof, size, irregular; cost, \$5,500; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 967.

Miscellaneous.

BATHGATE AV, No. 1587, 2-sty brick market and loft, tin roof, 25x100; cost, \$8,000; owners, Wolf & Nathan, 419 East 3d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 968.

BRONX ALTERATIONS.

MAIN ST, n w cor Vreeland av, 1-sty brick extension, 13x42, to 1-sty brick tank house; cost, \$1,000; owners, Standard Oil Co., 26 Broadway; architect, R. W. Smith, 242 East 51st st. Plan No. 368.

WILKENS PL, w s, 46 n Freeman st, 1-sty brick extension, 35.11x23, to 1-sty brick amusement hall; cost, \$5,000; owners, H. Morgenthau Co., 165 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 371.

216TH ST, n s, 100 e Bronxwood av, 2-sty frame extension, 19x13, to 2½-sty frame dwelling; cost, \$900; owner, G. Burkley, on premises; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 363.

CASTLE HILL AV, e s, 100 s Parker av, 1-sty frame extension, 25x37.8, to 3-sty brick store and dwelling; cost, \$400; owner, Felix De Canio, 98 Castle Hill av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 361.

COLLEGE AV, w s, 270 s 169th st, move 3-sty frame dwelling; cost, \$2,000; owner, Harry L. Harrison, on premises;

architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 366.

COLLEGE AV, w s, 270 s 169th st, move 2-sty frame workshop; cost, \$400; owner, Harry L. Harrison, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 373.

GRAND AV, No. 2593, 1-sty frame extension, 21x6, to 2½-sty frame dwelling; cost, \$500; owner, Mr. Van Deusen, on premises; architects, Serviss & Glew, 961 East 217th st. Plan No. 364.

KINGSBRIDGE ROAD, s s, 36.9 e Webster av, 1-sty frame extension, 30.2x14.5, to 2½-sty store, office and dwelling; cost, \$500; owner, Jos. P. Reed, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 360.

OGDEN AV, w s, 125 n 166th st, new foundation to 2-sty frame dwelling; cost, \$300; owner, John J. McLaughlin, on premises; architect, J. I. Campbell, 976 Woodycerest av. Plan No. 372.

PELHAM ROAD, s s, 346.3 w Eastern Boulevard, 1-sty frame extension, 25x20, to 2½-sty frame hotel and dwelling; cost, \$8,500; owner, Harry Westfield, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 369.

SO. BOULEVARD, No. 1285, new show window to 4-sty brick stores and tenement; cost, \$75; owner, Morris Feldman, 98 Belmont av, Jersey City; architect, Chas. M. Straub, 147 4th av. Plan No. 362.

WALTON AV, Nos. 251-3-5-7-9, new doors, new partitions, to 2 and 5-sty saloon and factory; cost, \$200; The Francis Bacon Piano Co., W. P. H. Bacon, on premises, president; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 370.

3D AV, No. 4195, new piers, new skylight, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Louis E. Levy, 164th st and 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 367.

3D AV, No. 4754, 1-sty frame extension, 25x32, to 3-sty brick store and dwelling; cost, \$500; lessee, Francisco Ammirato, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 365.

ADVANCE REPORTS.

J. T. Brady & Co. to Erect Duke Residence.

5TH AV.—The old Cook homestead, situated at the northeast corner of 5th av and 78th st, which was recently purchased by James B. Duke, the tobacco king, is to be replaced with a handsome new residence from plans by Horace Trumbauer, of Philadelphia. The general contract was awarded during the week to John T. Brady & Co., of 103 Park av. At the southeast corner of 5th av and 89th st his brother, B. N. Duke, has erected a 6-sty mansion from plans by C. P. H. Gilbert. (See issue Jan. 9, 1909.)

"Pabst's" Harlem to be Improved.

125TH ST.—Important changes are about to be made to "Pabst's" Harlem restaurant and cafe, Nos. 256-258 West 125th st, which is owned by Henry Morgenthau, Jr., Co., of 95 Liberty st. The old 2-sty structure which measures 50x200 ft. will be extensively remodeled with new grille rooms, and the first story front will be improved. The plans have been prepared by Oscar Lowinson, 18 East 125th st. S. L. Waller is the general contractor.

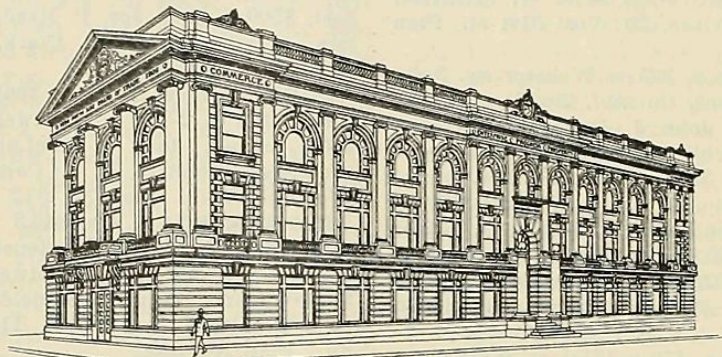
Warehouses for Lower West Side.

NORTH MOORE ST.—Louis C. Maurer, architect, 1495 Broadway, is preparing plans and will be ready for estimates by Sept. 15 for two 6-sty brick and stone warehouses, 50x100 and 33x100 ft., containing electric elevators, plastic slate

roofs, to be erected at Nos. 56-62 North Moore st and 178-180 Franklin st, at a total cost of \$120,000. Messrs Uhlfelder & Weinberg, 132 Nassau st, are the owners. No contracts have yet been issued.

Bronx Board of Trade Building.

BRONX.—Plans for the new building for the North Side Board of Trade in the Bronx, to be erected at Lincoln and 3d avs, and 137th st, will be put out for bids about Sept. 1. As planned by Architect Albert E. Davis, 258 East 138th st, the building will contain a large hall and



BUILDING FOR NORTH SIDE BOARD OF TRADE.

gallery, with offices, to seat about 1,200 people, and a bank on the first story. There will be 3-stys and the building will have ground dimensions of 40x175 ft. The materials will be granite, light brick and terra cotta. The cost is placed at about \$100,000. Mr. J. Clarence Davies, is a member of the building committee.

St. Nicholas Av. and 183d St. Corner.

ST. NICHOLAS AV.—Plans have been prepared by Geo. Fred Pelham, 507 5th av, for the improvement of the southwest corner of St. Nicholas av and 183d st with a 6-sty apartment house, 104x150 ft., to cost in the neighborhood of \$200,000. The Napoleon Construction Co., 209 Broadway, will erect the building, and are now about ready for figures on various contracts. Aaron M. Janpole is president and Louis Werner, secretary, of the company.

Storage Warehouse for Kingsbridge Avenue.

BRONX. — James Ames, contractor, Kingsbridge, N. Y., will soon begin the erection of a fireproof 5-sty brick and terra-cotta storage warehouse, 49x65 ft., on the east side of Kingsbridge av, 140 ft. south of 236th st, the Bronx. Plans are now being completed by Messrs. Schaefer & Jaeger, 461 Tremont av, Bronx.

Eight-Story Apartment for 35th St.

35TH ST.—Messrs Lawlor & Haase, architects, 69 Wall st, have completed plans for an 8-sty elevator apartment house, measuring 77x78.9 ft., to be erected in the north side of 35th st, 145.4 ft. east of Lexington av. The Poterfield Construction Co., 50 Church st, will erect the building. Estimated cost, about \$275,000.

New Factory for Brooklyn.

BROOKLYN.—A. Vollweiller, 696 Bushwick av, Brooklyn, is ready for figures for a brick and limestone factory, 6-stys, 95x139 ft. (mill construction) for Sundell Hyman 2069 5th av, Manhattan, to be erected at the southeast corner of Metropolitan and Bushwick avs, Brooklyn, to cost about \$50,000.

Excavating for Milk Bottling Plant.

BROOKLYN.—Excavating is now under way for the 2-sty brick milk bottling plant, 85x115 ft., which the Alex Campbell Milk Co., 802 Fulton st, Brooklyn, will erect in the east side of Adelphi st, 132 ft. south of Fulton st, to cost about \$45,000. A. Hedman, 371 Fulton st, Brooklyn, has prepared the plans.

Apartments, Flats and Tenements.

LAFAYETTE ST.—Daniel D. Bailey, White Plains, N. Y., will erect a 6-sty flat, 25x91 ft., at 218 Lafayette st, to cost \$25,000. C. M. Straub, 147 4th av, has prepared plans.

HOBOKEN, N. J.—Hyman Rosensohn, architect, of Newark, has plans for two apartment houses to be erected at the Boulevard and Lake st, Hoboken, to cost \$30,000 each.

RIVERSIDE DRIVE.—Plans have been completed by Schwartz & Gross, 347 5th av, for two 12-sty elevator apartment

houses, 62.6x81 ft., for the M. E. Paterno Realty Co., 15 Claremont av, to be erected on the east side of Riverside Drive, 100 ft. south of 119th st, to cost a total of \$360,000.

MORRIS PARK AV.—Chris F. Lohse, 627 Eagle av, Bronx, has completed plans and wants figures for a 4-sty brick and stone tenement house, 25x84 ft., for Antonio Lignori, 427 East 115th st, to be erected on the east side of Morris Park av, 25 ft. north of Garfield st, Bronx, to cost \$16,000.

Churches.

ASBURY PARK, N. J.—Father Roche, rector, of the Roman Catholic Church, Asbury Park, has completed arrangements for the erection of a new edifice to cost \$90,000.

CORTLAND, N. Y.—Work on the new St. Mary's Catholic Church, to be erected at Cortland, at a cost of \$100,000, will be begun about Sept. 1. Wm. P. Cinter, of Akron, Ohio, is the architect. Rev. Father P. Donohoe is pastor. The material of which the church will be constructed will be of gray Gouverneur granite.

Competitions.

NEW LONDON, CONN.—The Common Council has decided to call for competitive plans from local architects for the proposed changes to the city hall building in Main st, New London.

NEW HAVEN, CONN.—Competitive plans will be received by Thomas D. Bradstreet, Comptroller, until Sept. 14, for the erection of the proposed addition to the chemical laboratory at the Connecticut Agricultural Experiment station. The building will be of brick, costing about \$30,000. Further information may be obtained at the Comptroller's office in Hartford.

Dwellings.

GARRISONS, N. Y.—Jackson & Brown, 500 5th av, Manhattan, have plans ready for a 2½-sty residence, 16x32 ft., to be erected at Garrisons on the Hudson by Wm. M. Benjamin.

MOUNT BEACON, N. Y.—Two cottages are to be erected shortly on the summit of Mount Beacon by Mrs. Anna R. Shaw and her nephew, of Newburgh. Contractor Henry E. Post, of Matteawan, will have charge.

WHITE PLAINS, N. Y.—Jackson & Brown, 500 5th av, Manhattan, have completed plans for a 2½-sty residence, 32x55 ft., for Louis H. Holloway, to be erected at White Plains, to cost about \$10,000.

H. H. Vought & Co., 103 Park av, Manhattan, is the builder.

JAMAICA, L. I.—Bates & Howe, architects, 25 West 42d st, Manhattan, have prepared plans for a 2½-sty frame and stucco residence, 50x50 ft., for L. Fox, to be erected at the Jamaica Estates, Jamaica, L. I., costing about \$20,000. The architects will soon take bids.

FAR ROCKAWAY.—Fleischmann Bros., 507 5th av, Manhattan, have received the general contract to erect the 2½-sty frame and brick residence, 50x40 ft., for Chas. A. Brodek, lawyer, 220 Broadway, at Far Rockaway, L. I., to cost about \$12,000. Shire & Kaufman, 110 East 23d st, Manhattan, are the architects.

Factories and Warehouses.

LAKE VIEW, N. J.—The P. S. Van Kirk Co., of Paterson, has received the general contract to erect the new Doherty mills at Lake View. The cost is estimated at \$139,000.

NIAGARA FALLS, N. Y.—The Niagara Electro Chemical Co. is taking figures for two laboratory and factory buildings 52x118 ft. and 40x104 ft., 2-stys each, brick, reinforced concrete and structural steel. Robert C. Fayfield, 880 Ellicott Square Building, Buffalo, is architect.

BROOKLYN.—Contracts are now being made for the 10-sty warehouse, 200x206 ft., which the Jay Street Terminal Co. is about to erect at Jay and John sts, Brooklyn, from plans by Wm. Higginson, 21 Park Row. The cost is estimated at \$650,000. Figures on reinforced concrete work will be taken about Sept. 15.

SCHENECTADY, N. Y.—Oren Finch, 437 State st, Schenectady, has prepared plans for the Climax Specialty Co., who will build a plant on Albany road for the manufacture of plumbers' supplies. A foundry 40x146 ft., a machine shop 40x200 ft. with L and an office building 35x35 ft. brick and structural iron, concrete floors.

BRIDGEPORT, CONN.—Work will be started on the factory which J. H. S. Jones will build on Noble av to replace the one recently destroyed by fire, the plans have been prepared by A. S. Meloy. An 80 H. P. boiler and a 50 H. P. engine will be installed for power, and the whole plant will be equipped with automatic sprinklers. The work on the building will be done by the day.

POUGHKEEPSIE, N. Y.—Plans are now in the hands of contractors for the new automobile plant to be erected at Poughkeepsie for the Fiat Automobile Co. The main building is to be 3-stys, 120x265 ft., with five 1-sty additions, having a total size of 400x700 ft. The total amount of floor space will be over 350,000 sq. ft. Construction will be of steel and concrete, with a rough cast finish to the exterior. Hedman & Schoen, 25 West 42d st, are the architects and W. P. Seaver consulting engineer. The company expects to start construction by Sept. 10. The approximate cost is \$600,000.

Halls and Clubs.

MONTICELLO, N. Y.—A Masonic Hall is to be erected by the F. and A. M., of Monticello, to replace the hall recently destroyed by fire. Charles S. Starr is chairman of the building committee. The architect has not yet been selected.

NEW LONDON, CONN.—Architect Dudley St. Clair Donnelly is preparing plans for the new building for the local order of Odd Fellows. It will be a brick structure, 40x128 ft., arranged for two stores on the ground floor, with lodge rooms above. The cost will be about \$25,000.

HOLYOKE, MASS.—Contractors are figuring plans of Architect W. B. Reid for a new club house to be erected at Lyman and Union sts by the Kosciusko Club. It will be 50x100 ft., 3-stys, con-

structed of light face brick, Indiana limestone trimmings, gravel roof, metal cornice, steam heat, metal ceilings, etc. There will be four stores on the first floor and the club rooms on the upper floors.

Hotels.

NEW LONDON, CONN.—Sketches are being prepared for a new hotel at Ocean Beach for Messrs. Armstrong, Smith & Brown, of New London. Work on the structure will not be started until the present season closes, but it is planned to erect a frame building, containing 50 rooms. Further details will be announced later.

NEW LONDON, CONN.—Preliminary plans are being prepared for enlarging the Hotel Griswold at Eastern Point, and it is expected that work will be started some time this fall. A large frame addition will be built on, which will provide 80 additional rooms, and materially increase the capacity of the hotel. Address manager, Hotel Griswold, New London, Conn.

NEW HAVEN, CONN.—Architect, L. D. Bayley, 839 Main st, Hartford, has completed plans for changes to the Commercial Hotel in Meadow st, owned by Walter R. Garde, of Hartford. Many interior changes will be made and new plumbing and steam heating systems will be installed. Mr. Garde has entire charge, and all communications should be addressed to him or the architect.

MERIDEN, CONN. — The Highland Country Club, with which has been merged the Meriden Golf Club, has leased for a long term of years the Highland Hotel property at Westfield, and will remodel the hotel and outbuildings for the uses of the club. Plans are now being prepared by C. S. Palmer, of Meriden. Frank E. Sands has charge of the matter and the work will be done under the direct supervision of the architect.

SPRINGFIELD, MASS.—Plans are being completed for the new Hotel Kimball, to be erected by W. W. Kimball and C. T. Shean. It will front 120 ft. in Chestnut st and 185 ft. in Bridge st, 8-stys, constructed of red brick, with Ohio sandstone and marble trimming, copper cornices, skylights, steam heat, private electric light and refrigerating plants, two passenger and one freight elevators, tile floor and glazed brick walls in the kitchen. There will be 300 rooms, each with private bathroom, also 25 rooms for commercial travelers. Samuel M. Green, of Springfield, is the architect.

Miscellaneous.

ORANGE, N. J.—Bids will be received by the City Council until Sept. 13 for the erection of a new almshouse at the poor farm in Irvington from plans of J. J. & F. T. Marsh, 17 Cone st, Orange.

HOBOKEN, N. J.—At Hoboken bids will be received until Sept. 2 for erecting a building to be used for a recreation building on the Jefferson st playground. Max J. Beyer, Second National Bank Building, is architect.

BRIDGEPORT, CONN.—Architect C. T. Beardsley, Jr., has plans for some interior changes to the banking rooms of the Connecticut National Bank. A new lavatory will be fitted up and some other minor improvements made.

JOHNSTOWN, PA.—C. Wellesley Smith, 1123 Broadway, Manhattan, has prepared plans for a power station and car-barn for the Johnstown & Gallitzin R. R. Co., at Johnstown, Pa., to cost \$60,000. No bids have yet been taken.

HOLYOKE, MASS.—The General Engineering Co., 90 West st, Manhattan, has prepared plans and will erect a new foundry building for the Holyoke Motor Foundry Co. in Commercial st. It will be about 80 ft. square, 1-sty high, constructed of steel and concrete.

Municipal Work.

MANHATTAN.—The Fire Commissioner will receive bids Sept. 7 for alterations and additions to repair shop, northeast corner of 12th av and 56th st, Manhattan.

BROOKLYN.—Bids will be opened by the Fire Commissioner Sept. 7 for repairs to quarters of Engine Company 140, located on Prospect av, near Greenwood av, Brooklyn.

MANHATTAN.—Bids will be received by the Park Board Thursday, Sept. 2, for furnishing and delivering Roa Hook gravel or gravel of equal quality on parks and parkways, Manhattan.

QUEENS.—At Flushing, the Fire Commissioner will open bids Sept. 7 for labor and material required to excavate a ditch on the easterly margin of Mill Creek, 200 ft. east of Remson av, Flushing, Queens.

MANHATTAN.—The Department of Public Charities will receive estimates until Tuesday, Aug. 31 for the installation of electric lighting and for making general repairs to the steamboat "Thomas S. Brennan."

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Thursday, Sept. 2, for preparing for and laying iron slag block and granite pavement on portions of marginal streets between Whitehall and Broad sts, East River, and granite block pavement between Albany and Liberty sts, North River, and between West 30th and West 33d sts, North River, and for laying a granite crosswalk along the southerly line of West 22d st, North River.

BRONX.—The Park Board will open bids Sept. 2 for furnishing and delivering 800 cubic yards broken stone of trap rock and 1,000 cubic yards screenings of trap rock (No. 3, 1909, Botanical Garden), for parks, Bronx. No. 2. For furnishing and delivering vitrified stoneware drain pipe (No. 1, 1909) for parks, Bronx. No. 3. For furnishing and delivering 1,000 linear feet one-pipe iron fence and 1,000 linear feet two-pipe iron fence (Botanical Garden), for parks, Bronx.

Office and Loft Buildings.

WOONSOCKET, R. I.—Proposals will be received Sept. 28 for the construction of a U. S. postoffice building at Woonsocket, R. I. Plans and full information can be obtained from James Knox Taylor, supervising architect, Washington, D. C.

LONG ISLAND CITY.—Bids are all in for the fireproof office building, 5-stys, 75x100 ft., brick and limestone, which Stuart Hirschmann, 200 Broadway, will erect at Court Square, Long Island City, to cost \$125,000. Floyd Y. Parsons, 1135 Broadway, Manhattan, is architect.

5TH AV.—Work has been started tearing out for improvements to the 4-sty lavatory and studio building No. 549 5th av, owned by Thomas T. Eckert, 38 West 86th st, from plans by J. H. Ellingsgard, 148 West 4th st, to cost \$20,000. Chas. Van Aiken, 148 4th av, has the general contract.

87TH ST.—Charles Stegmayer, 168 East 91st st, has taken bids on the general contract for the 6-sty store and loft building, 50x97 ft., which Greenwald Bros., 1550

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LIME
RECOGNIZED STANDARD

ROCKLAND-ROCKPORT

Selected Finishing
350 Lb. Bbl. Guaranteed

Rockland-Rockport Lime Co.
Morgan Ave. & Meserole St. Fuller Building
BROOKLYN NEW YORK
Manufacturers of the LIME OF QUALITY
ESTABLISHED OVER A CENTURY

OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

RAYMOND CONCRETE PILE COMPANY

NEW YORK, 140 Cedar Street
CHICAGO, 135 Adams Street
PITTSBURGH, Union Bank Building
PHILADELPHIA, Land Title Building
BALTIMORE, Pratt and Concord Sts.
ST. LOUIS, 620 Chestnut Street
NEW ORLEANS, 204 Perrin Bldg.

A GOOD SOAKER

is not the kind of front brick for you to use if you want the front of your building to keep clean. Buy the impervious kind. The bricks that stay clean because they don't absorb dirt and water.

HOUGHTALING & WITPENN
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Revolving Doors

HALF THE WORRY OF A CONTRACTOR

IS IN WAITING FOR LUMBER AND MATERIALS
15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J

**TENEMENT HOUSE LAW
PARTITION WINDOWS
FURNISHED AND SET**

Fred C. Sumner Doors, Window Frames, 244 CANAL STREET
Sash and Glass Telephone, 1173 Franklin

3d av, will erect in the north side of 87th st, 100 ft. west of 3d av, to cost approximately \$50,000. The construction will be non-fireproof, brick and terra cotta.

Power Houses.

IRVINGTON, N. J.—Bids will be received until Sept. 7 by Geo. M. Wills, chairman Town Council, for installing a municipal electric lighting plant at Irvington.

ORANGE, N. J.—The City Council on Aug. 16 approved plans presented by Runyan & Carey, of Newark, for the proposed electric light plant, and bids for the construction will be received Sept. 20. Probable cost, \$65,000 to \$76,000.

ATLANTIC CITY, N. J.—The Atlantic City Electric Co., Atlantic City, N. J., intends to erect a new power plant at an estimated cost of \$150,000. As yet plans have not been completed. The construction will be under the supervision of L. W. Byers, general manager of the company.

Schools and Colleges.

COLLINGSWOOD, N. J.—The issue of \$50,000 bonds for three school houses has been sold. The Board of Education has awarded the contract for the buildings to J. Steelman, of Bridgeton, N. J.

BRADLEY BEACH, N. J.—Bids will be received by the Board of Education, Bradley Beach, N. J., until Tuesday, Sept. 7, for the erection and for the heating and ventilating of a new 12-room brick school building with an assembly room. Clarence W. Brazier, 1133 Broadway, New York City, or 504 5th av, Asbury Park, N. J., is the architect.

Stables and Garages.

50TH ST.—Doe & Whittier, 95 Liberty st, Manhattan, have received the general contract to erect the 2-sty brick and blue-stone stable, 50x98 ft., which Peter J. McGovern, 612 West 51st st, will erect in the north side of 50th st, 300 ft. east of 12th av, costing \$12,000. J. W. Cole, 403 West 51st st, prepared the plans. The building will contain 64 stalls.

BROOKLYN.—Excavations have been made in the south side of Bergen st, 54 ft. west of Franklin st, Brooklyn, for the 2-sty brick garages, 25x97 ft., which Fred Albert, 942 Bergen st, is to erect from plans by Charles Werner, 26 Court st, to cost \$10,000. M. Armendinger & Son, 1153 Myrtle av, have the general contract. L. Abel, 327 Irving av, has the carpenter work.

Theatres.

BUFFALO, N. Y.—The Co-operative Amusement Co., Dr. J. Grafton Jones, president, 473 Virginia st, will build a 1-sty and gallery theatre, 55x135 ft. Cost, \$41,000. Henry L. Spann, 413 West Delavan av, is architect. The general contract has been let to Metz Bros., 1295 Fillmore av, Buffalo, N. Y.

ALBANY, N. Y.—The Bunting-Bull Co., 1 Madison av, Manhattan, and 402 Fidelity Building, Buffalo, has received the general contract for the construction of a fireproof theatre building, 76x125 ft., 3-stys, of terra cotta, brick, concrete, steel and stucco. It is to be erected at Clinton av and Pearl st for H. R. Jacobs. Cost, \$60,000. A. W. Johnson, 710 Spitzer Building, Toledo, Ohio, is architect.

(Continued on page 422.)

Brief and Personal.

Builders have been large buyers of hardware for many weeks past.

An office which is finished in mahogany cost \$1,600. The estimate for quarter sawed oak was \$1,500, and for birch \$1,450.

Don't sit on your money; let it work for you. If it is not doing enough, make it

do more. This is the time to invest it right.

William R. Williams, representing the Mackie Lumber Co., manufacturers of hardwood lumber at Piedmont, W. Va., is visiting this city on business.

The Tomkins Cove Stone Co., Tomkins Cove, on the Hudson, has begun the construction of a new plant which will use Edison rolls and an extensive system of belt conveyors.

If the boss wants a certain line of work pushed, push it, even if his way does not seem logical. The chief value of a foreman, agent or manager lies in his ability to help his principal make money.

Mr. A. C. Pieper, one of the associate partners of the firm of Bruce & Cook, of Water st, sheet metal dealers, left the city this week for a vacation in the Adirondacks. He is expected back on or about September 15.

A conference of the Mason Contractors' Association and the Realty Operators and Builders' Association, to arrange a mutual arbitration agreement, will be held at the Building Trades Association office, No. 1133 Broadway, on Tuesday, Aug. 31, 1909, at 4 P. M.

The Universal Portland Cement Company, Chicago, Ill., is increasing the capacity of its plant No. 5, at Universal, Pa., from 4,550 to 10,000 barrels per day. All the new buildings except the stock house and the finishing mill are practically completed and will be ready for occupation by Jan. 1.

Frank Q. Barstow, East Orange, N. J., who died suddenly Aug. 19 on a railroad train near Utica, N. Y., on his way from the Thousand Islands to New York, was for more than 30 years a director of the Standard Oil Company. He was also a director of the Thompson-Starrett Company, building construction.

The contract for the New York, West Chester & Boston elevated track and bridge work, 20,000 to 22,000 tons, is reported to have been awarded to the American Bridge Company. The fabricated steel for the Twenty-second Regiment Armory, 1,200 tons, will be furnished by the Pennsylvania Steel Company.

Water motorists (sometimes called "yachtsmen") complain of many timbers floating in the Harlem and Hudson rivers opposite this city. Either the Dock Department or the Police Department ought to see about it. The rivers should be made as safe as the roads. The gasoline engine has conquered the water and the air, as well as the land.

The Maryland Portland Cement Company, Baltimore, Md., intends to double the capacity of its plant by the erection of additional buildings and the installation of new machinery. Plans for the enlargement have not been completed and it is not likely that details will be in shape before October 1. The plant is located at Security, Md., and the plans contemplate increasing the output from 800 to 1,800 barrels of Portland cement a day.

Orders will probably be placed with New York machinery houses within the next few days for a large quantity of machinery to equip the new plant of the Fiat Automobile Company at Poughkeepsie, N. Y. The company is going ahead with its plans to establish its plant as fast as possible, and it is learned that the machines to be purchased have been practically decided upon and that the formal orders will likely be signed at an early date.

J. Johnston, 35 Nassau st, corner of Liberty, is making a specialty of building loans in the mortgage department of his real estate business, which is under the management of W. M. Pawley. Mr. Johnston states that money is in good supply

for building loans in all amounts, large or small. Some authorities have said that small loans are harder to obtain than large sums, but Mr. Johnson has found no difficulty in providing money in any sum, large or small, on approved property.

Averill Harriman, eighteen years old, son of E. H. Harriman, has started to learn the railroad business from the ground up. He is making his start by carrying the chain in a surveying gang on the Oregon Short Line, in Idaho. When his father went to Europe in search of health Averill had his choice of how he would spend the summer. He declared that he wanted to learn something about how railroads are built. Asked if he wanted to start at the bottom, as any other boy would have to, he replied that he did.

Schedules filed in the United States Circuit Court by John F. Cockerill, doing business under the firm name of "Thomas Cockerill & Son," builders, at 147 Columbus av, show liabilities of \$500,213 and assets of \$394,038, of which \$437,863 are secured. Among the creditors secured by bond and mortgage are the Title Guarantee and Trust Company, \$56,000; West Side Bank, \$72,525; Commercial Trust Company, \$30,000; Andrew J. Phillips, \$25,000; Germania Life Insurance Company, \$20,000; National Surety Company, \$16,000. The concern also owes Blake & Williams \$33,326; Candee, Smith & Howland Co. \$31,309, and John Perki Iron Works, Brooklyn, \$18,036, secured by liens. There are sixty-three other creditors, whose claims amount to from a few dollars to \$6,000. Included in the assets is real estate valued at \$350,000; bills, promissory notes and securities, \$835, and debts due on open account, \$30,250, including a claim against the City of New York for \$20,000 for work done on Bellevue Hospital and another for \$8,051 for work done for the Department of Water Supply.

Present Condition of Country's Forest Resources.

The forests of the United States now cover about 550 million acres, or about one-fourth of the land of the whole country. The original forests covered not less than 850 million acres, or nearly one-half.

The forests owned by the Government cover one-fourth of the total forest area, and contain one-fifth of all timber standing. Forests privately owned cover three-fourths of the area, and contain four-fifths of the standing timber. Besides having three times the area and four times the forests, the timberland privately owned is generally more valuable.

Forestry, or conservative lumbering, is practised on 70 per cent. of the forests publicly owned and on less than one per cent. of the forests privately owned. This covers the country's forest resources as they stand to-day. Senator Smoot, chairman of the section of forests of the National Conservation Commission, in outlining the future, has said:

"By reasonable thrift we can produce a constant timber supply beyond our present need, and with it conserve the usefulness of our streams for irrigation, water supply, navigation and power."

"Under right management, our forests will yield over four times as much as now. We can reduce waste in the woods and in the mill at least one-third, with present as well as future profit. We can perpetuate the naval stores industry."

"We shall suffer for timber to meet our needs until our forests have had time to grow again. But if we act vigorously and at once we shall escape permanent timber scarcity."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Markets Firm—Prices Advancing.

The building material market was much improved this week, firmness characterizing all branches. Prices had an upward tendency. The demand for brick improved a little, but the change was due more directly to manufacturers checking shipments. Hudson River hard brick is quoted at \$5.25 to \$5.75. Cement is selling at \$1.43, but an advance of another five cents is momentarily expected. It is due on or about September 1. Iron was firm and steady. Beams and channels moved up five cents. Solders advanced a quarter of a cent. North Carolina yellow pine jumped from five to ten per cent. Stone is stiffening, but the market is still only fair. Local business is improving. Hardwoods advanced, owing to continued scarcity of raw and finished material. Maple flooring is selling at \$5.50 over former prices. Practically all interests agree that the building situation is getting into shape for at least a "good" fall.

Sick Brick Market Convalescing.

The situation in the brick market is clarifying, owing to the fact that manufacturers are not shipping in such large quantities with prices at their present position. The demand shows a slight improvement, although dealers are still stacking. The latter say that inquiries are good, but that the consumption has shown only a slight change for the better. One firm sold 8,000,000 last week, and another reported a transaction involving "several millions." These were taken as evidence of a general recovery.

Manufacturers complain that with prices where they have been practically all summer, they have not found business to be such as to warrant a continuance of manufacture upon the scale heretofore adhered to. Labor is becoming more scarce all the time up the river, and the lot of the manufacturer, altogether, has not been one of an encouraging nature. The indications at the week-end were for a continued improvement in demand and advancing prices.

Arrivals for the week ending August 21 were 68, sales were 67. Holdovers on August 16 were 5, and holdovers August 23 were 6. The records of the previous week were: Arrivals, 71; sales, 77; holdovers for week beginning August 9, 11.

BIG DEMAND FOR RARITAN RIVERS.

The demand in New Jersey Raritan River hard brick was good. The Sayre & Fischer Co. expects a busy fall, and such is its confidence in the continued improvement of its market that the orders are taken at present quotations only for thirty days. Shipments extending up to December 1 are contingent upon higher market prices. It points to the fact that Jersey customers are stacking as an indication of even better market conditions. Rumors of labor troubles in Essex County did not interfere with inquiries toward the week-end. Deliveries were somewhat delayed last week by reason of the fact that it required nearly all the latter part of the week to dry out following the storm of Monday and Tuesday.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River, Common.....	\$5.25@ \$5.75	
Hudson River, Light Hard.....	4.25 4.75	
Hudson River, Pale.....	3.25 4.75	
Raritan River, Hard.....	5.25 5.75	
Croton Point—Brown, f. o. b.....	12.50	
Croton Point—Dark and red.....	12.50	
Cartage and dealers' profits must be added to above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.).....	22.00	28.00
Greys, various shades & speckled.....	27.00	31.00
White No. 1.....	26.00	35.00
White No. 2.....	25.00	31.00

Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	21.00	
Enameled:		
English size	70.00	75.00
American size	62.00	68.00
Seconds, etc.	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	@ \$0.75
Rockland-Rockport, Com., per bbl. ....	.92
Rockland-Rockport, L., per bbl.	1.02
Rockland-Rockport, special, 320 lbs.	1.37
Select finish, per 350 lbs., net.....	1.60

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	1.40
New Milford Lime.....	1.30
New Milford (small barrel).....	1.00

PLASTER PARIS.

Calclned, ordinary city, in barrels	
250 lbs.	1.25
In barrels, 320 lbs.	1.60
In bags, per ton.....	\$8.50 10.00
Calclned, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.	1.85
Neat wall plaster, in bags, per ton.	9.25
Wall plaster, with sand, per ton.....	5.25
Browning, in bags, per ton.....	4.25
Scratch, in bags, per ton.....	

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Screened Cow Bay sand.....	\$0.30 cu. yd.
Screened Cow Bay gravel.....	.50 cu. yd.
White quartz roofing grit.....	1.50 cu. yd.

Cement Prices May Go Up.

A gradual improvement is noted in cement. This is probably due to the reports received in the offices of the various licensees during the week that a further advance of five cents is imminent. It is due September 1 or thereabouts, but whether it be founded upon fact or not there was a better feeling in the trade. Should the advance come this week, as some hoped, it will make the advance in the price of cement fifteen cents since July 1. It may also permit of shipments over the present 30-day limit.

CEMENT.*

Portland, Domestic, in cloth*	\$1.43
Rosendale or Natural, per bbl. ....	.90
(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cts., or 50 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 figure given:

Alsen's (American) Portland.....	\$1.43@	....
Atlantic brand	1.43	....
Atlas Portland	1.43	\$1.53
Bath Portland	1.43	....
Dragon Portland	1.43	1.53
Edison Portland	1.43	....
Lehigh Portland	1.43	....
Trowel Portland	1.43	....
Vulcanite Portland	1.43	....
Alsen's (German) Portland.....	2.43	....
Dyckerhoff (German) Portland.....	2.43	....

Iron Orders Increasing.

All through the week pig iron had a good market. The demand improved considerably, with prices remaining firm, although an upward movement is looked for. The inquiry is encouraging, and on deliveries shipments extend up to January 1, with some extending over into the first half of next year. These are taken on the basis of a higher market. Most of this week's transactions were based upon previous quotations.

STRUCTURAL STEEL IN DEMAND.

The demand for structural steel continues. Steel bars were quoted at \$1.40, Pittsburgh, Pa., but \$1.35 prevailed. The local market is reasonably active, but does not yet harmonize with the activity reported at the mills. Big orders for steel cars and rails are partly responsible for this. The mills continue somewhat behind in deliveries, and New York is getting the benefit of it. Beams and channels moved up five cents.

Among the big contracts awarded this week was one to Post & McCord for the building at 334 Fourth av, southwest corner of 25th st, which is being erected by

Joseph Millbank. This represented 3,700 tons. All the fabricating plants are busy.

SHEETS FIRM, WITH GREATER DEMAND.

Continued improvement is noted in sheets. The prices remain firm, and an advance is near. Solder went up a quarter of a cent, making half and half in cases 20 cents and open, 21 cents, while No. 1 in case is quoted at 17½ and open at 17¼. Lead is more active, with some inclination to buy for forward delivery. The market is firm.

Northern:

No. 1 x Jersey City.....	\$17.75@ \$18.25
No. 2 Foundry x Jersey City.....	17.25 17.75
No. 2 plain	16.75 17.25

Southern:

No. 1 Foundry, steamship dock....	17.75 18.25
No. 2 Foundry, spot.....	17.25 17.75
No. 3 Foundry	16.75 17.25

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	
Beams and Channels, 15-in. and under	\$1.56
Angles	1.56 1.61
Tees	1.61 1.66
Zees	1.61 1.66

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1½, base price.....	1.80
¾ and ⅝ in.....	1-10c. extra

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price	1.80
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4½ to 6 in. x 1½ to 1½.....	4-10c extra
Norway Bars	3.30
Norway Shapes	3.30
Burden Best Iron	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base.	1.80
Soft Steel Bars, base or ordy. sizes.	1.80
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.

¾ and heavier	2.10
3-16	2.20
No. 8	2.30
Blue Annealed.	
No. 8	2.30
No. 10	2.30
No. 12	2.35
No. 14	2.40
No. 16	2.50

	One Pass. Cold Rolled.	Cleaned American.
No. 16	\$2.40	\$3.30
No. 18		
No. 20	2.70	3.35
No. 22	2.75	3.40
No. 24		
No. 26		
No. 27	2.80	3.45
No. 28	2.90	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	

Metal laths, per sq. yd.....	22 24
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GALVANIZED STEEL.

Nos. 14 and 16.....	per lb. \$2.85
" 18 and 20.....	" " 3.00
" 22 and 24.....	" " 3.20
" 26	" " 3.40
" 27	" " 3.60
" 28	" " 3.75
" 30	" " 4.40
No. 20 and lighter, 36 ins. wide, 25c. higher.	

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24.....	per lb. \$5.75
" 26	" " 6.25
" 28	" " 7.25

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh No. 27 approved 6 ft. span, f. o. b. dock, N. Y.....	\$1.05 per 100
"Triangle" Mesh No. 26 approved 8 ft. span, f. o. b. dock, N. Y.....	\$1.29 per 100

SOLDERS.

Half and half	Case. Open.
No. 1	20 @ 21
	17½ 17¾

TERNE PLATES.

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

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

PIG LEAD.

Ton lots	4½@ 5
Less	5 5½

ZINC.

Sheet, oask lots	per lb. 8
Sheet	per lb. 8½

COPPER.

Sheet Copper, hot rolled, 16 oz.....	per lb. 18@19
Sheet Copper, hot rolled, 14 oz.....	per lb. 19 20
Sheet Copper, cold rolled, 1c per lb above hot rolled.	
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.	
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.	

Lumber Active—Yellow Pine Up.

The feature of the active market in lumber this week is the advance from five to ten per cent. in long-leaf yellow pine flooring. Hardwoods are much higher, with maple flooring up \$5.50. Oak also has advanced, due to a scarcity of raw material and of finished product. The demand for hardwoods is severely taxing the mills, and the demand shows no sign of abating. Maple, based on 2½ face, clear, f. o. b. New York, is quoted at \$42.50; No. 1, 2½, face, \$38.00; and factory, \$25.50. The new quotations for hardwoods are herewith given. One big order of maple flooring closed this week was for the building at Irving place and 16th st, which is being erected from plans by J. Reilly Gordon, the architect, of 402 5th av. This operation will take 375,000 square feet of clear-grade maple flooring, which will be supplied by the Strasburg Manufacturing Co., of 12 West 31st st.

YELLOW PINE MAY GO EVEN HIGHER.

The advance heretofore noted in long-leaf yellow pine flooring follows a constantly increasing demand reported from time to time in the Record and Guide. This is partly due to the more general use of this kind of wood for mould work in reinforced concrete construction, which has brought about a drain on the mills, thus bringing about a shortage of flooring, coupled with an abnormal demand for flooring. There is every indication that the prices of this kind of flooring will go even higher before it finds its natural level.

ANOTHER BIG MAPLE ORDER.

Collins & Lavery, lumber dealers, of 30 Church st, Manhattan, and Jersey City, have closed for a half million feet of maple flooring for the Lorillard Tobacco Factory that is being erected in the west end of Jersey City at a cost of \$800,000, without finishing, there being other contracts still to let.

SPRUCE CONTINUES IN DEMAND.

The demand for spruce shows no sign of abatement, the active market being ascribed to a desire upon the part of dealers to cover before prices advance, the work having already gone out through the Record and Guide and other sources that such action is advisable.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)
2 inch cargoes \$22.00@26.00
6 to 9 inch cargoes 24.00 26.00
10 to 12 inch cargoes 27.00 30.00

LATH.

1½ in. round wood lath 3.50 3.60
Eastern spruce, slab 3.75 4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$20.50 per M. West Virginia Hemlock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.

(Rough or dressed.)
Good Uppers, 4-4, 5-4 and 6-4 per
1,000 feet \$94.00@95.00
Selects, 4-4 82.00 84.00
Selects, 5-4 82.00 84.00
Selects, 6-4 83.00 84.00
Selects, 8-4 82.00 84.00
Shelving, No. 1, 1 x 10 in. 47.00
Shelving, No. 2, 1 x 10 in. 40.00 41.00
Cutting up, 5-4, 6-4, 8-4, 1sts. 57.00 62.50
Cutting up, 5-4, 6-4, 8-4, 2ds. 46.50 52.50
No. 1 Dressing boards 47.00 50.00
5-4, 6-4, 8-4 54.00 56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except ¾-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

NO. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called ¾. Standard widths of face, 2, 2½ and 2½ ins.

PRICES.

Clear quarter sawn White Oak \$84.00
Clear quarter sawn Red Oak 84.00
Select quarter sawn Red and White Oak 55.00
Clear plain sawn White Oak 55.00
Clear plain sawn Red Oak 55.00
Select grade Red and White Oak 45.00
No. 1 Common Red and White Oak 33.00
No. 2 Common or Factory Red and White Oak 23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3½ ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called ¾. Standard widths, 2, 2½ and 3¼ ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2½-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37½%; 2½-in. face, 30%; 2½-in. face, 33¼%; 3¼-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2½-in. face:

Clear \$42.50
No. 1 38.00
Factory 25.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

QUARTER SAWN:

4/4 1st and 2ds \$85.00
5/4 89.00
4/4 No. 1 common 55.00
5/4 57.00

PLAIN SAWN:

4/4 1st and 2ds \$50.00
5/4 52.00
4/4 No. 1 common 36.00
5/4 No. 1 common 38.00
4/4 No. 2 common 22.50
5/4 No. 2 common 24.50

SHINGLES.

(New York Lighterage Limits.)

6 x 18 No. 1 Heart Cypress \$8.00@
6 x 18 No. 1 Primes for A's 7.50
"Perfection" 18 in. Red Cedar 4.50 4.75
"Eureka" Red Cedar 4.15
Extra Clears, 4-in. Count 3.60 3.65

HARDWOOD.

Ash 1 in., 1st and 2ds (white) \$50.00@52.00
Ash, 1 in., No. 1 common (white) 35.00 38.00
Ash, 1 in., 1st and 2ds (brown) 51.00 52.00
Ash, 1 in., No. 1 common (brown) 35.00 36.00
Basswood, 1 in., 1st and 2ds 40.00 42.00
Basswood, 1 in., No. 1 common 30.00 31.00
Birch, 1 in., 1st and 2ds (red) 48.00 50.00
Birch, 1 in., 1st and 2ds (white) 36.00 38.00
Birch, 1 in., No. 1 common (red) 28.00 34.00
Birch, 1 in., No. 1 common (white) 25.00 27.00
Chestnut, 1 in., 1st and 2ds 46.00 48.00
Chestnut, 1 in., No. 1 common 36.00 38.00
Cherry, 1 in., 1st and 2ds 95.00 100.00
Cherry, 1 in., No. 1 common 54.00 60.00
Cypress, 1 in., 1st and 2ds 49.00
Cypress, 1 in., shop 33.00
Gum, 1 in., 1st & 2ds (red) (Hazel) 37.00 39.00
Gum, 1 in., No. 1 common (red) 30.00 32.00
Maple, 1 in., 1st and 2ds 30.00 32.00
Maple, 1 in., No. 1 common 23.00 25.00
Oak, 1 in., 1st and 2ds (plain) 47.00 50.00
Oak, 1 in., No. 1 common 38.00 40.00
Oak, 1 in., 1st & 2ds (quartered) 80.00 84.00
Oak, 1 in., No. 1 com. (quartered) 50.00 55.00
Poplar, 1 in., 1st and 2ds 56.00 58.00
Poplar, 1 in., No. 1 common 36.00 38.00
Walnut, 1 in., 1st and 2ds 100.00 105.00
Walnut, 1 in., No. 1 common 55.00 65.00

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16
x 2½, counted 1 x 3 \$51.00@54.50
"B" Heart rift, D. & M., 13-16
x 2½, counted 1 x 3 51.00 52.00
"C" Heart rift, D. & M., 13-16
x 2½, counted 1 x 3 34.50 37.00
"A" Rift, D. & M., 13-16, counted
1 x 3 46.50 48.50
"B" Rift, D. & M., 13-16, counted
1 x 3 42.00 44.00
"C" Rift, D. & M., 13-16, counted
1 x 3 30.00 32.50
"A" Flat, D. & M., 13-16, counted
1 x 3 31.50 33.50
"B" Flat, D. & M., 13-16, counted
1 x 3 28.00 31.50
No. 1 Com., D. & M., 13-16,
counted 1 x 3 24.00 25.00
No. 2 Com., D. & M., 13-16,
counted 1 x 3 17.00 18.00
"A" Heart Rift, 13-16 x 3¼,
counted 1 x 4 55.00 57.00
"B" Heart Rift, 13-16 x 3¼,
counted 1 x 4 48.50 51.00
"C" Heart Rift, 13-16 x 3¼,
counted 1 x 4
"A" Rift, 13-16 x 3¼, counted 1x4 43.00 45.50
"B" Rift, 13-16 x 3¼, counted 1x4 40.00 41.00
"C" Rift, 13-16 x 3¼, counted 1x4 30.00 32.50

"B" Flat, 13-16 x 3¼, counted 1x4. 28.00 30.00
No. 1 Com., 13-16 x 3¼, counted
1 x 4 24.00 25.00
No. 2 Com., 13-16 x 3¼, counted
1 x 4 17.00 18.00
No. 1 barn boards, 8-in. 39.00 40.50
10-in. 42.50
12-in. 49.50 52.50
No. 2 barn boards, 8-in. 36.00 37.00
10-in. 39.00 40.00
12-in. 44.00 48.00
No. 3 barn boards, 8-in. 33.00
10-in. 34.50 35.00
12-in. 37.00 39.00

Stone Holding Its Own Again.

The development of Fourth av into an uptown "skyscraper row" has put the stone market on its feet, some important contracts having been let recently or are about to be let. This will include granite, sand and limestone. Conspicuous among these is the contract for stone for the loft building that is being erected by the Andrew J. Robinson Co., from plans by George B. Post & Sons, the architects. This contract was awarded to Henry Hanlein & Son, of 103d and 104th sts and the East River. About 45,000 cubic feet will be used on this building. "Royal Blue" Indiana limestone will be used on this building from sidewalk to roof. It will be supplied to Messrs. Hanlein by Arlando Marine, from the Bedford, Indiana, quarries.

While there is a scarcity of exterior marble work in this city at present, marble men are hopeful of better things, as the present building activity progresses. Marble quarries are busy with out-of-town work, however.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone \$0.80@1.00
Longmeadow freestone85 .90
Brownstone, Portland, Conn.60 1.25
Scotch redstone 1.05
Lake Superior redstone 1.05
Granite, Maine50 .75
Granite, grey60 1.00
Granite, black 1.00 2.00
Granite, Milford pink 1.00
Granite, Picton Island red 1.00
Granite, Picton Island pink 1.00
Granite, Westerly, red 1.00 3.00
Granite, Westerly, blue 1.18 3.50
Limestone, buff and blue80 1.00
Kentucky limestone90
Caen 1.25 1.75
Portage or Warsaw stone90 1.00
Vermont white building marble 1.00 1.50
South Dover building marble 1.25 1.50
Bennington building marble 1.25
Georgia building marble 1.40 2.00
Tennessee marble 2.35 2.50
Wyoming bluestone80 .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 \$4.90@5.65
No. 1 Chapman 5.25 6.00
No. 1 Red 10.00 12.00
Brownville and Monson Maine 6.50 8.00
Peach Bottom 6.90 7.50
Unfading Green 4.90 5.00

Roofing Economy vs. Roofing Extravagance.

Nowhere does the old adage, "The best is the cheapest," hold more true than in the choice of roofing materials. Every builder knows that the best economy is that which buys the best in the beginning. Conditions change. Materials that years ago stood the wear and tear for years will not retain their protective qualities one-half the time they formerly did. Scientists say that it is because there is more smoke being consumed to-day; therefore more deteriorating gases fill the air, detracting from the life of the materials.

Keasbey & Mattison, specialists in asbestos, are pushing their "Century" Shingles which, according to various authorities are practically non-wear-out-able. They are made from asbestos. Therefore they are fireproof, gases cannot affect them, they are light and their cost is not great. The fact that they are exactly sized makes it possible to lay them with as great artistic effect as is possible with wooden shingles or slate. They do not need paint, it is said, and further, dampness improves them. The Keasbey-Mattison Company at Ambler, Pa., is ready and willing to go into further details with those interested.

Strike Breaking by Automobile.

Messrs. D. B. Collins and G. C. Lavery, of the widely known lumber firm of Collins & Lavery, which has offices at 30 Church st. and yards and box factories in Jersey City, demonstrated several new and novel methods of breaking strikes this week, and in consequence the entire body of employees of the box mill who struck for higher wages, although, according to a member of the firm, they were getting more than similar operatives in competing mills, are back again at the old basis of wages.

The strike was already in progress for one week when, after other overtures had failed, the two young men decided to "pump a little ginger into the situation and fight." The company's automobiles were put into use. The entire office force was bundled into these machines and rushed into the mill. There bookkeepers worked on the benches from 6 A. M. until 5.30 P. M. Mr. Lavery ran the nailing machine and assembled at the benches. Mr. Collins manipulated the planer and looked after the shipments. Every member of the clerical department pitched in, and in consequence the firm not only kept up with its orders but made up shipments that had been held up the week before, the drivers having stood by the firm, as did one mill hand.

Nine loads a day went out of all sizes, and when the strike pickets saw that the company was able to keep up with its shipments, overtures followed and peace was established upon the old scale.

A Difficult Flooring Contract.

One of the largest and most difficult granolithic flooring contracts that has ever been let in this city is nearing completion in the New Theatre of which Carrière & Hastings are architects and Marc Eidlitz is the general contractor. This work is being done by Ronald Taylor, of 520 East 20th st, whose father perfected the present system of granolithic flooring and who has continued the business for thirty years. Already the work is attracting considerable attention, although it is several months from completion, because of its novelty and intricate design. The entire flooring, side walls and borders, covering an area of 200,000 square feet, is being done in three colors, combining geometric figures in complicated array. Squares are worked over and in circles, and vice versa, while diamonds and other angles and combination of angles produce a surface of striking novelty and beauty. Even the sidewalk, which Mr. Taylor is also doing, is being done in the same style. It is said that this is the only flooring design of its kind in the city, and will cover all foyers, corridors, promenades, orchestra pit and reception halls. All foundations for pumps, fans, hoisting machines, dynamos, and other appurtenances are being done in concrete by Mr. Taylor.

The floor composition widely known as "Taylorite," is being installed in many institutions and residences by Mr. Taylor. This is a material that when laid resembles red concrete, but is soft and pliable; tacks can be driven into it for carpets, it does not give out a fine dust with wear, and it can be laid upon wood floors or over old floor boards that have been worn unevenly, without the necessity of removing them. The floor and baseboard is one piece, thus insuring sanitary and clean conditions.

In recent years Mr. Taylor has executed some of the largest contracts for the installation of this flooring, among them being those in connection with the following named buildings: The Women's Hospital, 110th st and Amsterdam av, 100,000 sq. ft. of flooring and 22,000 lin. ft. of base; the Manhattan Eye, Ear and Throat Hospital, 60,000 sq. ft. of flooring and 10,000 lin. ft.

of base; Industrial Home for Girls, Trenton, N. J.; Yale Infirmary, New Haven; the Colgate residence, Sharon, Conn.; the home of Mr. L. B. Miller, Elizabeth, N. J.; the First Presbyterian Church, Elizabeth, N. J., and the home of Miss Helen Gould at Irvington-on-Hudson, New York. There are many other buildings where this floor is in use, including 60,000 sq. ft. for the store of Abraham & Straus, Brooklyn. An added feature of this kind of flooring is that it is fireproof.

Besides the foregoing installations, Mr. Taylor will supply his granolithic flooring in the new chapel, gymnasium, officers' quarters, chaplain's quarters and six other buildings now being built by Charles T. Wills (Inc.) at West Point. Granolithic flooring may be seen in more than twenty-five of the city's skyscrapers.

Demand for Onyx Increasing.

Marble dealers who also handle onyx say they have noted a great increase in demand for onyx not only for bank and office building vestibule, desk and wainscoting work, but for private houses. The statement was made by Mr. Zicher, of the firm of Cork & Zicher, marble workers and onyx importers, of 325 to 327 East 94th st. That this improvement was due to the present popularity of green as a decorative color and also to the fact that while onyx is somewhat more expensive than marble, its lasting qualities are considerably better was not denied. For bank decoration and embellishment, Mr. Zicher thought that there is nothing to excel it for beauty and permanency of effect.

Four years ago onyx was comparatively out of use in this city. It was found, then, of course, but it was a novelty. To-day it is the most popular and richest of interior decorating stones.

The establishment of Messrs. Cork & Zicher is complete with power machinery for cutting and polishing. This company supplied the onyx for the Greenwich Bank, at 35th st and 6th av, and is supplying marble for an apartment house that the West Side Construction Company is building at 96th st and Riverside Drive, and other big jobs.

American Steel & Wire Co. Busy.

All departments of the American Steel & Wire Co. report conditions which bespeak a busy Fall. Usually from six to eight carloads are held in the Waverly, N. J., storehouse of the Carnegie Steel Co., but at present there are only four on hand. The company's local representatives say that it is from four to five weeks behind on shipments, which is due entirely to the large demand. Business is continuing in good volume, although mill conditions are beginning to operate to the disadvantage of the local end. It has placed specifications with the mill within the last forty days approximating the total of last year's tonnage and it is now thought that this year's increase will be in excess of 400 per cent. over last year.

Taking Care of Fire Escapes.

When a fire-escape or shutter is needed, it is needed badly. It should not therefore be allowed to rust or corrode or become insecurely fastened to walls. Tin roofs also need constant care or their life is considerably lessened. The New York Roof Paint Co., of 100 William st, makes a specialty of taking care of these appurtenances under guarantee. In case of an emergency, such as a leaky roof, or a shutter working loose or fire-escape damaged or wrenched in some way, it might be a good thing to know that John 4599 is a telephone call that will bring an expert who will repair the defect and keep it in condition. Fences are also looked after by this company.

Use of Soapstone Increasing.

According to the statements made by some local dealers in marble, slate and soapstone, the percentage of increase in general use of the three materials named is greatest in soapstone, in spite of the fact that it is more expensive than slate for lavatory purposes. There has also been a noticeable improvement in demand for interior marble and slate, but not so extensive as in the material heretofore mentioned. Mr. Cross, of the Artistic Marble Co., of 310 to 316 East 75th st, attributes this to the fact that soapstone being non-absorbent is particularly sanitary when used for urinal stalls and toilet-room partitions. For that reason it is being used in liberal quantities in public schools and other municipal buildings.

The Artistic Marble Co. reports an increasing demand for colored marbles for apartment - house work, particularly "Breche violete," a French product, and also for several Norwegian types. It is preparing large quantities of these marbles now for apartment-house operations in the Bronx, among them being one at 141st st and Broadway, from plans by Summerfield & Steckler, and another from plans by Messrs. Schwartz & Gross at 147th st and Convent av. This company's plant is equipped with modern power machinery, including compressed-air equipment, and it makes a specialty of "rush" jobs, whether it be plain or ornamental work.

Prevailing Rate of Wages.

This schedule is issued by the Building Trades of New York City and vicinity, through the office of the Consolidated Board of Business Agents of the Building Trades, Office and headquarters, Groll's Hall, 145-147 East 53d st, New York City. (Phone 336 Plaza.) Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can arrange through the office named by applying to the Board Secretary, Roswell D. Tompkins.

Asbestos Workers, Boiler Felters, Pipe Coverers, Insulators, \$4.50; Asbestos Workers' Helpers, \$2.80; Bluestone cutters, Flaggers, Bridge and Curb Setters, \$4.50; Bluestone Helpers, \$3; Boiler Makers and Iron Shipbuilders, \$5; Boiler Makers' Helpers, \$3; Carpenters and Framers, \$5; Cabinet Makers, \$4; Cement and Concrete Masons, \$5; Cement Concrete and Asphalt Laborers, \$3; Derrickmen and Riggers, \$3.75; Elevator Constructors and Millwrights, \$4.50; Elevator Constructors' Helpers, \$3; Electrical Workers, \$4.50; Electricians' Helpers, \$2.20; Electrical Fixture Workers, \$4.50; Engineers (Portable), \$27.50 per week, by the day, \$5.50; House Shorers, Movers, Sheath Pilers, \$3.50; House Shorers' Helpers, \$2.65; Housesmith, Bridgemen, Iron Workers, \$4.80; Metallic and Wood Lathers, \$4.50; Marble Cutters and Setters, \$5; Marble Carvers, \$5.50; Marble Polishers, \$4; Sawyers, \$4.25; Bed Rubbers, \$4.50; Marble Cutters' Helpers, \$3; Mosaic Workers, \$4.25; Mosaic Workers' Helpers, \$2.75; Machine Stone Workers and Rubbers, \$4.00; Machine Stone Workers' Helpers, \$2.75; Machinists of all descriptions, \$4.50; Plasterers, Plain and Ornamental, \$5.50; Plasterers' Laborers, \$3.25; Plumbers and Gas Fitters, \$5; Painters, \$4; Decorators and Gilders, \$4.50; Riggers on Machinery, Dynamos, Boilers, etc., \$3.50; Roofers, Tar, Felt, Composition, Damp and Waterproofers, \$3.75; Sheet Metal Workers, Coppersmiths, Tinsmith, Metal Roofers, \$4.50; Stone Cutters, \$5; Stone Setters, \$5.50; Steam and Hot Water Fitters, Hydraulic, Pneumatic Tube, etc., \$5; Steam and Pipe Fitters' Helpers, \$3; Tile Layers, Ceramic, Marbleitic, Rubber, Glass, Encaustic, \$5; Tile Layers' Helpers, \$3; Terra Cotta Workers, Chippers, Cutters and Fitters, \$3.60; Upholsterers of all descriptions, \$4.08; Wire Workers on Screens, Guards, Grills, etc., \$4.50.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board

of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest charge at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

210TH ST.—Opening and extending of East 210th st, from Jerome av to Wayne av; Wayne av, from Reservoir Oval West to Gun Hill road; Tryon av from Reservoir Oval West to Gun Hill road. Notice is given by the commissioners in this proceeding, Peter J. Everett, August Gross and Harold C. Knoepfel, that the abstracts of estimate of damage and of assessment for benefit in this proceeding, together with the damage and benefit maps, and also all the affidavits, estimates, proofs and other documents used by the Commissioners of Estimate, and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department, Nos. 90 and 92 West Broadway, Manhattan. They will remain at that place for inspection until Sept. 9. Unless objections are filed the reports as to awards and as to assessments for benefit herein will be presented for confirmation to the Supreme Court on Nov. 18.

ASSESSMENTS.

158TH ST.—(Cedar pl) Paving the roadway and setting curb in East 158th st, from Cauldwell av to Jackson av, and from Forest av to Union av, and from Jackson av to Forest av. Area of assessment: Both sides of East 158th st, from Cauldwell av to Union av, and to the extent of half the block at the intersecting avs. Assessment confirmed by the Board of Assessors Aug. 24, 1909, and entered on Aug. 24, 1909, in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents. Unless the amount assessed for benefit of any person or property shall be paid within 60 days after the date of said entry of the assessment interest will be

collected thereon, as provided in section 1019 of said Greater New York Charter. The section referred to provides, in part, that "If any such assessment shall remain unpaid for the period of 60 days after the date of entry thereof in the said Record of Titles of Assessments, it shall be the duty of the officer authorized to collect and receive the amount of such assessment to charge, collect and receive interest thereon at the rate of 7 per centum per annum, to be calculated to the date of payment from the date when such assessment became a lien, as provided by section 159 of this act." Section 159 of this act provides * * * "An assessment shall become a lien upon the real estate affected thereby ten days after its entry in the said record." The above assessment is payable to the Collector of Assessments and Arrears, Municipal Building, 3d av and 177th st. All payments made thereon on or before Oct. 23, 1909, will be exempt from interest, as above provided, and after that date will be subject to a charge of interest at the rate of 7 per centum per annum from the date when the above assessment became a lien to the date of payment.

THE CARE OF ROOFS.—Observing persons must admit that many owners of buildings in the outskirts of New York City have neglected taking proper care of their roofs. It may well be said that the roof is in many respects the most important part of a building. No matter how substantial the walls nor how fine the interior, if the roof of a structure leaks it soon becomes a pretty bad mess, and practically worthless unless attended to. One of the best coverings for roofs is the slate shingle. Although costing more than the wood shingle slate is far more durable when carefully applied. The increase in the production of slate is said to be due almost entirely to its enormous demand for roofing purposes, which furnishes additional proof of its growing popularity where buildings are concerned.

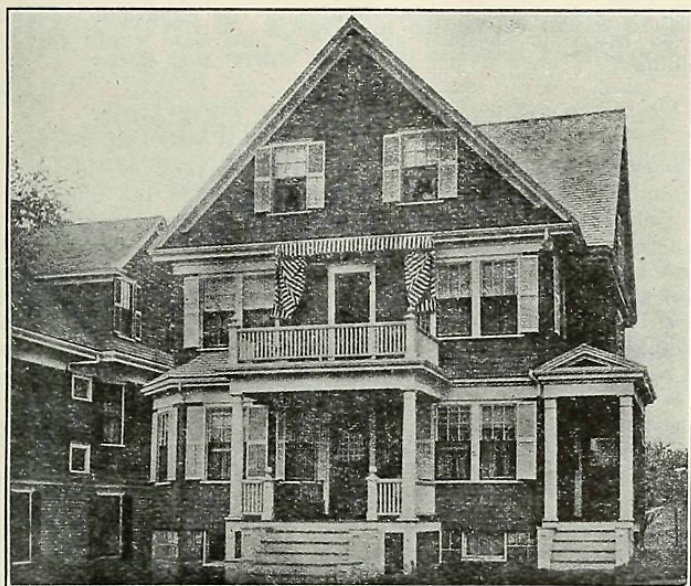
AN ATTRACTIVE DWELLING.

Each year tenants are becoming more and more exacting in their demands, and the result has been that many have purchased plots in the territory surrounding New York City and have erected their own houses, to suit their individual tastes. Many of these suburban investors would never have considered the proposition of leaving town had they been able to satisfy their wants within the city proper. Probably the principle fault is found with the size of the average apartment-house room. While certain conveniences exist in buildings of this character, nevertheless, the rooms are small and a general air of oppression prevails.

The man who has a little ready cash turns to the country and purchases one or two lots on easy installments and commences the erection of a home. A difficult problem for him to face is what kind of a building to build? As a rule, he is not able to pay the sum necessary to run an establishment all his own, therefore the two-family house has become popular.

There are many problems to face in constructing a building of this character, not the least of which is privacy. Many plans have been published from time to time, but in the majority of cases the fault lies in the attic floor. This top floor, as a general thing, is divided between the two families.

An interesting plan is published in Shoppel's Owners' and Builders' Magazine which illustrates this feature. The extra rooms for the first floor are located on the second floor, and are reached by a private stairway.



A COMFORTABLE COUNTRY HOME.

Under this arrangement the entire attic floor is devoted to the sleeping rooms for the occupants of the second flat, making this part of the house very similar to what would be found in a single house. No stairway from cellar to roof is used in common by both families, and each family has a separate entrance for itself, both front and rear. The isolation of each from his neighbor is as absolutely complete as can be secured under one roof.

As will be seen by the perspective, this modern two-family house is very attractive to the eye. For the lower floor a comfortable porch is provided, and above this a balcony for the upper-floor family, which is also provided with a smaller porch for its front entrance.

A cellar extends under the entire house and is divided into two compartments, front and rear. A liberal-sized hot-air furnace is placed in each of the divisions, and coal bins are furnished each, with a cold room for the convenience of the housewife.

The apartment of the first floor consists of six rooms, and that on the second floor of eight rooms. The rooms on the first floor are a parlor, a sitting room, a dining room, a kitchen, a pantry and a sleeping chamber. The bathroom is located between the parlor and dining room, and is entered from the hall. It is fitted with all modern appliances.

The second floor is practically a duplicate of the first, but sleeping rooms are furnished for the family occupying it in the attic. The chamber on this floor is designed for the use of the family on the first floor, and is reached by a private staircase, so that there is no necessity for members of the two families to come into personal contact with each other.

The cost of erecting a house of this kind can, of course, be made to vary, according to the taste and financial capability of the builder. Much will depend upon the locality of the site selected, the richness of the finish applied and the expense of the plumbing fixtures. It is an unusually pretty and convenient two-family house, and one which tenants will hasten to secure, which is the main qualification required by the modern builder of residential houses.

THE CHEAPEST RECORDS are always the most costly. That it is an epigram, but, unlike many epigrams, it is true. The Realty Records Co. does not publish cheap records.

APARTMENT HOUSE VACANCIES.

There probably never has been a year in the history of Manhattan when such a large variety of apartments, of the better class, were vacant. This is due to the vast number of recently completed structures, which the owners are anxious to get tenanted. Every year houses are being built to satisfy the wants of the tenants, though rentals have not increased in proportion. Builders take the stand that if the number of vacancies can be reduced, it will be a paying investment to spend an additional outlay at the start.

Vacancies are expensive luxuries. Owners have found this out to their sorrow. In a house accommodating twenty families, if there are two vacancies, ten per cent. of the gross rental is gone. The owner generally figures on this amount. But when the number of empty apartments exceeds this figure, the net income derived by the owner is considerably impaired.

Many high-class apartment houses have recently been completed on the West Side, especially on Morningside and Washington Heights. The general allowance to a tenant is one month's rent and the decorations to suit his taste. Next year the time allowance will, in all probability, be discontinued, or considerably cut down.

The work of the prospective apartment tenant is considerably lightened this fall, due to the large number of vacancies at the present time. It is the consensus of opinion among the van men that there will be more removals this fall than for many years past. Certain sections of the city, where the building boom has been in progress, are almost unrecognizable to former residents. The entire character of certain streets have changed completely. Take for example upper Broadway, on Washington Heights. This avenue has been practically built up during the past two years from 135th st to 165th st, where formerly there was block after block unimproved. This is only one of many instances which could be given.

The appended table will give some idea of what is on the market at the present time, together with the rental asked.

LIST FOR YOUR CARD INDEX.

SHOWING WHAT CAN BE HAD IN DESIRABLE WEST SIDE APARTMENT HOUSES.

Riverside Drive, n e cor 127th st.....	3 to 7 rooms	\$480 to \$1,300
Riverside Drive, near 127th st.....	4 to 8 rooms	550 to 1,350
Broadway, n w cor 140th st.....	4 to 7 rooms	750 to 1,200
Broadway, n w cor 112th st.....	5 to 7 rooms	600 to 1,300
Broadway, n w cor 144th st.....	5 to 7 rooms	600 to 1,300
7th av, n w cor 121st st.....	7 to 8 rooms	900 to 1,000
Broadway, s w cor 140th st.....	8 rooms	1,000 to 1,600
113th st, No 611 West.....	5 to 7 rooms	660 to 1,300
St. Nicholas av, s e cor 114th st.....	6 rooms	420 to 540
St. Nicholas av, cor 113th st.....	6 rooms	420 to 600
Broadway, s e cor 133d st.....	4 to 6 rooms	432 to 696
96th st, No 44 West.....	6 rooms	900 to 1,100
Riverside Drive, cor 98th st.....	6 to 14 rooms	1,500 to 2,500
111th st, No 603 West.....	8 rooms	1,400 to 1,800
Morningside av West, No 100.....	4 to 6 rooms	480 to 840
Broadway, s e cor 56th st.....	8 rooms	1,000 to 1,800
Park av, s e cor 63d st.....	8 rooms	1,000 to 1,600
Central Park West and 102d st.....	8 rooms	800 to 1,000
Park av, n w cor 96th st.....	8 rooms	1,000 to 1,400
2d av, n w cor 11th st.....	7 to 9 rooms	900 to 1,000
59th st, Nos 218-220 West.....	8 rooms	1,100
57th st, Nos 438-440 West.....	8 rooms	540
Manhattan av, No 481.....	3 rooms	330
144th st, Nos 510 to 560 West.....	2 to 7 rooms	360 to 930
Broadway, n w cor 163d st.....	4 to 8 rooms	480 to 1,300
Broadway, s w cor 164th st.....	4 to 7 rooms	480 to 1,000
86th st, Nos 202-204 West.....	8 rooms	1,200 to 1,400
119th st, No 86 West.....	7 to 9 rooms	720 to 1,250
105th st, No 230 West.....	7 rooms	600 to 780
Broadway, s e cor 147th st.....	5 to 7 rooms	600 to 1,000
115th st, No 403 West.....	4 to 7 rooms	510 to 900
Broadway, No 2790.....	8 rooms	1,000 to 1,200
Riverside Drive, n e cor 112th st.....	7 to 8 rooms	1,500 to 2,300
Morningside av West, No 54.....	7 to 8 rooms	900 to 1,400
115th st, No 415 West.....	5 to 6 rooms	510 to 840
71st st, No 171 West.....	7 rooms	2,400
75th st, No 181 West.....	6 to 8 rooms	780 to 1,500
West End av, No 495.....	5 to 9 rooms	1,000 to 3,000

MICHIGAN INSURANCE REPORT.

The thirty-ninth annual report of the Commissioner of Insurance, of the State of Michigan, which takes in the business year ending December 31, 1908, is just off the press. Wynkoop, Hallenbeck Crawford Co. were the printers.

In addition to a statement by James V. Barry, the commissioner of insurance, much information is given about companies doing business in that State. This volume includes exhaustive statistical tables, abstracts, compiled from the annual statements of the various companies, showing their condition on December 31, 1908, besides abstracts of application statements of companies admitted since the first of the current year.

VAGARIES OF BUYERS.—There are three classes of real estate buyers, said a downtown operator lately. 1. The man who wants a property. 2. The man who thinks he wants it. 3. The man who buys it because somebody else tells him to do so. If a man really wants a property, whether for a home, investment or for speculation, he is comparatively easy to deal with, for he is usually ready to go a little more than half way in making the deal. There are many violent exceptions to this rule, however.

A COVENANT EXPLAINED.

By WILLIAM GRETZINGER.

A covenant is an agreement between two or more persons, entered into in writing and under seal, whereby either party stipulates for the truth of certain facts, or promises to perform or give something to the other, or to abstain from the performance of certain things. (2 Bl. Com. 303 and 304; Bac. Abr. Covenant; 4 Cruise 446; Shep. Touch. 160; 1 Harr. 151, 233; 1 Bibb 379; 2 Bibb 614; 3 John 44 20 Johns 85; 4 Day 321.)

In a promise or contract not under seal, a consideration must be shown; in a covenant under seal, no consideration is necessary to give it validity, even in a court of equity (Plowd 308; 7 T. R. 447; 4 Barn & Ald 652; 3 Bing 111).

The general requisites to a covenant are:

- 1st. Proper parties.
- 2d. An agreement.
- 3d. A legal promise.
- 4th. That it be properly executed.

FIRST. The parties must be such as by law can enter into a contract. If, either for want of understanding (as in the case of an idiot or lunatic; or in case of an infant (under 21 years of age) where the contract is not for his benefit); or where there is understanding, but, owing to certain causes (as covertures in the case of a married woman (except where Acts of Assembly have conferred separate power upon the wife), or duress, in every case), the parties are not competent, they cannot bind themselves.

SECONDLY. There must be an agreement. The assent or consent must be mutual; for the agreement would be incomplete if either party withheld his assent to any of its terms. The assent to the contract necessarily supposes a free, fair, serious exercise of the reasoning faculty. Now, if from any cause, this free assent be not given, the contract is void.

THIRDLY. A covenant against any positive law, or public policy, is generally void. (Shep. Touch. 163.) As an example of the first is a covenant by one man that he will rob another; and of the last, a covenant by a merchant or tradesman that he will not follow his occupation or calling. This, if it be unlimited, is absolutely void; but if the covenant be that he shall not pursue his business in a particular place, as that he will not trade in the City of Philadelphia, the covenant is no longer against public policy. (See Shep. Touch. 164.) A covenant to do an impossible thing is also void. (Ibid.)

FOURTH. To make a covenant, it must, according to the definition above given, be by deed, or under seal. The law does not seem to have appropriated any set of words as absolutely required in creating a covenant. Any words which manifest the intention of the parties to perform an act are sufficient. (Bouv. L. D. See numerous examples in Bac. Abr. Covenant, A; Selw. N. P. 469; Com. Dig. Covenant, A 2; 3 Johns 44; 5 Munf. 483.) In Pennsylvania, Delaware and Missouri, it is declared by statute that the words "grant, bargain and sell," shall amount to a covenant that the grantor was seized of an estate in fee, free from all encumbrances done or suffered by him, and for quiet enjoyment against his acts. But it has been adjudged that those words in the Pennsylvania statute of 1715 (and the decision will equally apply to the statutory language of the other two States) did not amount to a general warranty, but merely to a covenant that the grantor had not done any act, nor created any encumbrance whereby the estate might be defeated. (2 Binn 95; 4 Kent. Com. 460.)

NO PARTICULAR FORM REQUIRED.

Covenants are express or implied. First. An express covenant, or a covenant in fact, is one expressly agreed between the parties and inserted in the deed. The law does not require any particular form to create an express covenant. The formal word "covenant" is therefore not indispensably requisite. (2 Mod. 268; 3 Keb. 848; 1 Leon 324; 1 Binn 433; 8 J. B. Moore 546; 1 Ch. cas. 294; 16 East 352; 12 ibid 182n; 1 Bibb 379; 2 ibid 614; 3 Johns 45; 5 Cowen 170; 4 Day 321; 4 Com. 508; 1 Harr 233.) The words, "I oblige," "agree" (1 Ves. 516; 2 Mod. 266); or "I bind myself to pay so much a day, and so much such another day" (Hard 178, 3 Leon 119 pl 199), are held to be covenants; and so are the words of a bond (1 Ch. cas. 194). But words importing merely an order or direction that other persons should pay a sum of money are not a covenant (6 J. B. Moore 202n (a)).

DEFINITION OF A COVENANT.

A covenant in law, is one which the law intends and implies, though it be not expressed in words. There are some words which of themselves do not import an express covenant, yet, being made use of in certain contracts, have a similar operation, and are called covenants in law. They are as effectually binding on the parties as if expressed in the most unequivocal terms. (Bac. Abr. COVENANT B.) A few examples will fully explain this. If a lessor demise and grant to his lessee a house or lands for a certain term, the law will imply a covenant on the part of the lessor that the lessee shall during the term quietly enjoy the same against all encumbrances. (Co. Litt. 384.) And the words "yielding and paying" in a lease imply a covenant, on the part of the lessee, that he will pay the rent. (9 Verm. 151; 3 P. & W. 461, 464.)

PROFIT IN PURCHASING OLD HOUSES.

Buying old apartment houses with the view of renovating is a business by itself. It is being followed by numerous property owners in New York City, especially in the upper section of Manhattan. An expert in this branch recently recited one of his experiences which serves to illustrate how quickly the rent roll of a building may be increased by the exercise of good judgment in effecting sensible changes.

The structure was an 8-sty affair, part of which had been given over to other uses than regulation apartments. On the upper floor three apartments had been altered into something resembling a ball room. On the lower floor eight apartments had been sacrificed to the convenience of a kitchen and dining-room, and a few others were devoted to housing the help required in the space mentioned, which was operated at a loss. In addition, two separate apartments were offered for rent notwithstanding that the toilet in each bathroom had been removed. All the vacant apartments were in a dilapidated state, and the prospective tenant was given the promise that "the owner would decorate to suit."

The owner estimated at the time that the rent roll was \$33,000, of which \$4,000 was a clear loss by reason of the presence of the dining-room and kitchen. Upon obtaining possession, he at once restored the original plan of the house, thereby reclaiming the loss referred to. Through making other necessary repairs, the rent roll was finally increased to a sum exceeding \$38,000. Thus, in a comparatively short time order was brought out of chaos, so to speak, and the new owner was able to credit his rental account with the handsome advance of 33 per cent., besides creating a new sale value for his holding.

THE HOUSE BEAUTIFUL.

Every housewife appreciates the advantages of decorative harmony in her home, and to procure this, in the upholstery as well as the woodwork, is a problem, according to Shoppell's Owners' and Builders' Magazine, which is often very troublesome in the solution. Beautiful colors and combinations are admired, but very few appear to know the proper use of color. As a rule, the architect can suggest the proper coloring and shading, so that it will conform to the general surroundings; but as in all other things, experts do not always agree, because it is a matter of artistic taste rather than of mechanism. Experience gained in this line, however, has proved that certain effects will blend in harmony with certain colors, and it is by reference to this experience that harmonious decoration is secured.

If the fittings and cabinet work of a room are of light oak, soft greens, blues, or deep reds may be used properly in the decoration, but never purple. With the medium dark oaks, dark greens, rich reds, and the lighter tones of blue will prove most acceptable to the eye. For an effect of metallic relief, old Italian bronze or gold will combine well.

Where light colored woods are used, ivory tints, grays and old rose of modified color may harmonize, and silver or gold may be used in metal ornamentation. Empire green, ivory tints and old rose are appropriate with rosewood, and rich gold, yellow and bright reds combine well with ebony. White woods should have a combination of the light tints of ochre and blue or green, softened with raw umber. Delicate light blue shades, or pink and gold blend satisfactorily with enamel or ivory-white finish. Walnut, being dark, requires the old blues and reds, with deep yellows or gold, and with mahogany furniture deep olive greens or rich deep reds should be used, and the metal ornaments should be rich gold.

THE INEXPERIENCED BUYER.

The inexperienced buyer needs considerable coaching in these days before he can safely proceed where real property is concerned. One of the problems that will confront the uninitiated is, where is the best section to buy, and what is the safest class of property to acquire for a quick rise in value?

Several of these questions were answered some months ago by a prominent student of conditions. He said that a private dwelling should pay 8 per cent. of the cost of value; a modern flat house, with the latest improvements, such as steam heat, hot water supply and open plumbing, should pay 10 to 12 per cent., and a cold water flat or tenement house from 12 to 15 per cent., according to the class of the investment, and cost of maintenance. In the purchase of real estate in the outlying districts the same authority advised extraordinary care; that the investor should know with whom he is dealing, and the exact nature of the conditions mentioned in any agreement of sale. To use his own language: "It is not an exceptional thing when some of these long named companies' principal assets are their stock and printed matter and they actually do not own one inch of the land or hold title to anything except, perhaps, articles of incorporation, which can be procured for a few dollars. These companies themselves sometimes enter into a long term contract for the purchase of land, paying down on a contract the smallest possible amount of cash

HAROLD J. GROSS, JAMES H. HURLEY & E. TUDOR GROSS, AUCTIONEERS

AUCTION SALE

Friday, September 3, 1909, at 2 o'clock P. M.

450 ACRES of LAND on NARRAGANSETT BAY

with two and one quarter miles of shore front

to be sold in TWO PARCELS

at Steamboat Landing of the Providence, Fall River & Newport Steamboat Co.

Conanicut Park, Town of Jamestown, Conanicut Island, R. I.

PARCEL No. 1 comprises the property known as CONANICUT PARK and contains 1,579 building lots, mostly 50 x 100 feet each. With streets, parks, unplatted land. In all about 385 acres of land with about two miles of shore front, with riparian rights, water system, waiting station and two houses.

PARCEL No. 2. FARM of about 67 acres of land, adjoining parcel No. 1 on the south. High land overlooking the water on both sides of the island. Level and ready for platting into sites for Summer homes.

CONANICUT PARK is in the Town of Jamestown and comprises the entire northern end of the island of Conanicut, which is situated in Narragansett Bay, between Newport and the Island of Rhode Island on the east, and the mainland of Rhode Island on the west. The island is about nine miles long and separates the bay into the east and west passages. On the island are located the Summer homes of many people from all sections of the United States. The view from the Park, which includes a view of the City of Newport, Wickford, and Hope, Patience, Gould and Dutch Islands, comprises a marine landscape of unusual beauty. From the higher parts of the Park practically all of Narragansett Bay can be seen. All of the water traffic entering and leaving Narragansett Bay passes within sight of this

property. Newport Harbor and Dutch Island Harbor are the favorite rendezvous of the United States Navy vessels, the naval vessels of foreign countries, the New York Yacht Club fleet, and the pleasure craft of the entire Atlantic seaboard. The waters of the bay furnish unsurpassed facilities for bathing, yachting, and fishing. The air is pure, soft and restful, making Conanicut Park an ideal location for Summer homes.

The property is offered in two parcels, large enough to enable an investor to devote his time and thought to its development and insuring him a handsome return.

The property must be sold. An absolute sale to the highest bidder. Two thirds of the purchase price may remain on mortgage. A special steamer will leave Newport on Day of Sale.

For descriptive catalogue with plat and time tables apply to

G. L. & H. J. GROSS, Managers of Estates, 170 Westminster Street, PROVIDENCE, R. I.

DISPOSSESS, OR SUMMARY PROCEEDINGS.

The following is a very general statement of the Summary Proceedings for the recovery of real property particularly applicable in the Borough of Manhattan.

A tenant may be removed, if without the permission of his landlord he continues in possession of the demised premises after the expiration of the term of his lease or if, without permission, he remains in possession after default in payment of the rent, after a demand has been made or at least three days' notice in writing requiring the payment of the rent or the possession of the premises, has been served on him, or if the premises are used for illegal purposes.

Unless, however, the term expires on the first day of May, a monthly tenant in the City of New York shall not be removed from the premises demised to him unless, at least five days before the expiration of the term, a notice in writing is served on him stating that the landlord wishes to terminate the tenancy, and that unless the tenant removes on the day on which his lease expires summary proceedings will be resorted to in order to remove him from the premises.

WRITTEN PETITION NECESSARY.

The application for the removal of the tenant, if made to a District Court, must be made to the court in the district in which the property or part of it is situated; must be made by the landlord or lessor of the premises; must be a written verified petition describing the premises of which possession is claimed, and describing the interest of the petitioner therein. It must also state the facts which authorize the application and the removal of the person from possession, naming or designating the person against whom the proceeding is instigated, and requesting an order that he be removed accordingly.

If premises are used for certain immoral purposes, an owner or tenant of the neighborhood may notify the owner of the premises so used, or his agent, in writing, to have the person using the premises removed, and if an application for removal is not made within five days the person who gave the notice may apply for the dispossession of the person using said premises, stating in his petition the facts which entitle him to make the application.

The justice to whom a petition as before mentioned is made must issue a precept requiring the person mentioned in the petition as being in possession of the property to remove forthwith, or to show cause before him, at a time stated, why possession of the property should not be delivered to the petitioner, or, as the case may be, to the owner or landlord.

WHEN PRECEPT IS RETURNABLE.

The precept must be returnable not less than three nor more than five days after it is issued, except in a case begun to remove a tenant who continues in possession after his term expires, and the application is made on the day of expiration, or the next day thereafter, when it may be returnable on the same day on which it is issued at any time after 12 o'clock noon and before 6 o'clock in the afternoon, but in this instance it must be served at least two hours before the hour at which it is returnable; in every other case it must be served at least two days before the day on which it is returnable.

The precept, generally speaking, must be served by delivering a copy to the person to whom it is directed, and at the same time showing to him the original.

OTHER RULES TO BE FOLLOWED.

Other rules must be followed if the precept is directed to a corporation, or if the person to whom it is directed is absent from his dwelling, or if he cannot be found with reasonable diligence.

At the time when the precept is returnable, if sufficient cause is not shown, the justice must make an order awarding to the petitioner the delivery of the possession of his property, except in the case where the petition was made as herein stated by a person residing in the neighborhood of property used for certain immoral purposes. In that case the order must direct the removal of the occupant.

The petitioner, in either of these cases, is entitled to costs unless, of course, the decision is in favor of the person answering, in which case costs are awarded such person.

Although the issuing of a warrant for the removal of a tenant annuls the relation of landlord and tenant, it does not prevent the landlord from recovering any sum of money due as rent under the lease at the time the precept was issued.

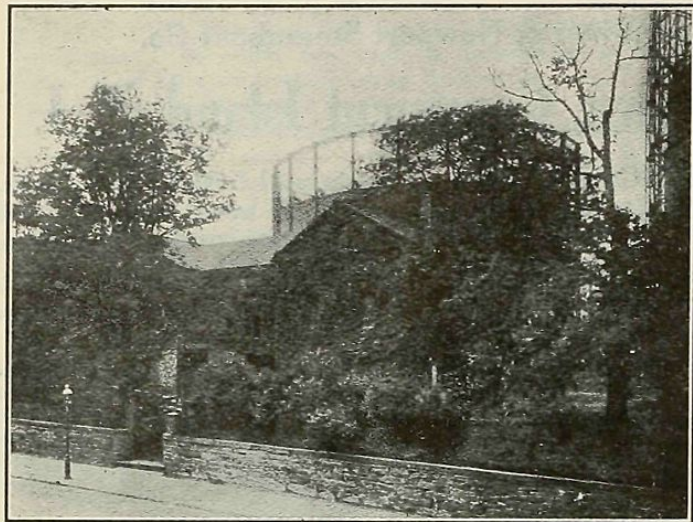
In certain cases a warrant may be stayed by payment of rent and costs, or by giving an undertaking to the effect that the rent and costs will be paid in ten days.

TO FASTEN WOODWORK TO CEMENT.—Occasionally it becomes quite a problem to attach woodwork to cement, especially where it is necessary to place window casings in cement block buildings. One method that is recommended is as follows: Make all the sills and caps two inches narrower to allow a 2x4 or 2x8, according to the thickness of the cap or sill, to be inserted in the wall the same as would be done with cut stone. Also make the water tables the thickness of the wall in one solid piece 4 feet long, with spaces cored out for the joists.

AN INTERESTING LANDMARK.

Among the sixties, or, to be more precise, on the north side of East 61st st, between Avenue A and First av, there stands an old-fashioned brick domicile, which for more than a century has remained one of the interesting landmarks on the middle East Side. Years ago this venerable old residence stood quite alone, but the march of progress has defaced its once-beautiful surroundings, and now ugly gas tanks and noisy tenements hem it in on all points of the compass. It is recorded that in 1799, when Colonel William Stephen erected the building, there was no more romantic spot on Manhattan Island. The house was intended by Smith to be used as a stable, his own dwelling, a large wooden dwelling, being located on the other side of the highway.

Colonel Smith was one of General Washington's personal staff during the Revolution, and after the war was appointed Secretary of the Legation in London, where John Adams was



QUAINT RESIDENCE ON EAST SIDE.

Minister. Miss Adams, the Minister's only daughter, became infatuated with Smith, who was envied as a dashing soldier and a brilliant conversationalist, and they were married in England.

Henceforth the history of the place is a less interesting recital. The New York Press lately related them. Smith, it seems, was extravagant and careless, and shortly came to grief.

When the break-up commenced the residence, which was styled "Smith's Folly," fell into the hands of strangers, and after being used for a long period as a school, was finally destroyed by fire. The old stable eventually became the residing place of Dr. Jeremiah Towle, whose two daughters lived there for 75 years, notwithstanding many offers of purchase. They held out against all these offers until within a few years ago, when they accepted that of the Standard Gas Light Co. "It is perhaps just as well that the quaint old landmark fell into the hands of its present owners," observes Gas Logic, "since it has resulted in an additional extension of life. Eventually, however, the old structure will probably have to make way for improvement, as have many of our famous hostleries and other revolutionary landmarks."

GOOD RULES FOR THE BROKER.

Brokers frequently lose a commission by hounding their client to death, so much so that confidence is entirely shattered. Once let a prospective buyer get the idea that the broker is anxious to make a sale, for the sake of the commission, and the deal is as good as killed. A regular campaign of education must be inaugurated with each new customer. He must be taught that the broker is honest and reliable and is working for his interest—even though he receives his pay from the other party to the transaction. Great care should be taken that every statement made is absolutely truthful and in no way an exaggeration, for should the broker be caught misrepresenting any detail, the chances of making the sale will be greatly diminished.

Brokers are prone, in many cases, to overvalue the property to be sold. They think if they can show that a great bargain is being purchased everything will be smooth sailing. The result is that appraisals are made by brokers, who have no positive knowledge on the subject. It is far better to inform the client that he has no opinion of the value of the property offered, but will investigate and tell him the result. Of course before a parcel is offered, a careful investigation should be made, and its true worth ascertained. Credit will be built up if a broker takes a customer into his confidence, while if this is not done the reverse will be true.

Without exaggeration the possibilities of the parcel offered should be thoroughly gone into and dwelt upon, not only as to the present condition, but also what the probable future of the section will be. Many a deal nearing the closing point has been spoiled by the broker favoring one side or the other. This

is particularly true when both parties are present. Great care and diplomacy must be exercised at this point, for it is the crucial moment, and a slight slip would be apt to spoil all the work done.

A good rule for a broker to follow is to get the views of his client. Find out what kind of a proposition he is looking for, and endeavor to suit him. The mistake of arguing is continually made, and the client is inclined to leave in ill-humor.

It is advisable for a broker to have a list of "prospects" always on his desk, where they may be readily referred to. A notation should be made as to what particular kind of property is wanted, and then when a suitable parcel comes to the notice of the broker, steps should be immediately taken to properly present it. Personal interviews are always the more preferable, for even though the property offered might not suit, much information can be gathered which will materially aid in closing another deal.

In walking the streets particular notice should be given to all houses where a sign is displayed. If it is "to rent" or "for sale," the owner should be written to or seen, and the full particulars obtained. A mistake often made is that incomplete data is obtained, and nothing is done to procure what has been omitted, until an inquiry is received, and then it is too late.

Dilapidated buildings are a good source of revenue of the real estate man, though many do not take the trouble to follow up this class of property. In nearly every instance, a building in poor repair is on the market for sale, and many real bargains are obtained in this way. The owners are unwilling or unable to properly take care of their holdings, and are often willing to take a low price, especially if cash is offered. A judicious expenditure of a little money on the part of the buyer, is usually well invested, for the building is immediately placed upon a different renting basis.

The auction market should be carefully watched by every real estate man. This is specially true in the case of withdrawals. As a rule the owners are willing to take a fair price, and in many instances bargains can be secured.

The death column in the papers should be scanned daily, and when the demise of a realty owner is noted, a broker should immediately find out what holdings he has, and what disposition is going to be made of the estate. Many commissions are made in this way. Only a small percentage of the men in the real estate business follow up this kind of "lead," though in the long run it will be found profitable.

When it is noted that a property owner has disposed of one of his properties, it is the business of the broker to find out what other holdings he has for sale, or if he is in the market to purchase. Naturally he has a certain amount of cash from his sale, and he might be willing to reinvest it in realty. Certainly he is worth trying out.

Get the client's confidence by honest dealing and success is assured, for he will be the best possible advertisement.

WHEN RENTS ARE RAISED.

Speaking of the reasons for raising rents, a prominent broker recently said:

"We have so many tenants tell us in advance that they understand we are going to raise the rent. In order to make it more plain for our tenants to understand our methods of doing business, will say, that we make it our aim to take the very best care of our tenants and to treat them the very best we possibly can and that we will treat them strictly on business principle and will not take advantage of them in any way. We regulate our rents according to conditions and expense of the property. All of our rents are subject to a raise or a reduction at any time unless tenants have a lease.

"We appreciate tenants' favors to us and to show our tenants that we will always give them a square deal and treat them the same we expect to be treated, whenever we decide to raise the rent we will give each tenant, as near as we can a sixty-day notice, so as to give them sufficient time to look around to get another place, if they can better themselves and care to do so. We will notify our tenants personally, and until they receive a written notice from us to that effect, we request them not to listen to any idle gossip along this line. We run our own business and deal direct with each tenant personally."

EMPLOY COMPETENT LABOR.

The present is a good time to install steam heating plants. Lower figures may now be obtained for work of this character than during the early fall. Before awarding a heating contract make sure that your steam fitter is an experienced mechanic, else your troubles will be largely multiplied. When a plant of this type is first put into operation listen for objectionable pounding in the pipes. No system of steam heating should be accepted as satisfactory in which water hammer or snapping in the pipes and radiators persist after they have become thoroughly warmed up. In fact, even when steam is first turned into a cold radiator there should be but a slight disturbance, if any. The chance of hammering will be practically eliminated if the main returns are sealed. To do this properly they should run near the basement floor below the water line of the boiler so that they will remain filled with water at all times.

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 of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. for Manhattan.....	107	Total No. for Manhattan.....	120
No. with consideration.....	11	No. with consideration.....	9
Amount involved.....	\$280,700	Amount involved.....	\$199,125
Number nominal.....	96	Number nominal.....	111
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. for the Bronx.....	112	Total No. for the Bronx.....	85
No. with consideration.....	1	No. with consideration.....	4
Amount involved.....	\$30,000	Amount involved.....	\$15,450
Number nominal.....	111	Number nominal.....	81
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. Manhattan, Jan. 1 to date.....	7,467	Total No. Manhattan, Jan. 1 to date.....	6,461
Total No. with consideration, Manhattan, Jan. 1 to date.....	605	Total No. with consideration, Manhattan, Jan. 1 to date.....	449
Total Amt. Manhattan, Jan. 1 to date.....	\$35,529,750	Total Amt. Manhattan, Jan. 1 to date.....	\$23,031,432
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. for the Bronx.....	112	Total No. for the Bronx.....	85
No. with consideration.....	1	No. with consideration.....	4
Amount involved.....	\$30,000	Amount involved.....	\$15,450
Number nominal.....	111	Number nominal.....	81
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. The Bronx, Jan. 1 to date.....	4,911	Total No. The Bronx, Jan. 1 to date.....	5,197
Total Amt. The Bronx, Jan. 1 to date.....	\$2,781,338	Total Amt. The Bronx, Jan. 1 to date.....	\$3,757,370
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. Manhattan and The Bronx, Jan. 1 to date.....	12,378	Total No. Manhattan and The Bronx, Jan. 1 to date.....	11,658
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$38,311,088	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$26,788,802

Assessed Value Manhattan.

CONVEYANCES.			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. with consideration.....	11	Total No. with consideration.....	9
Amount involved.....	\$280,700	Amount involved.....	\$199,125
Assessed value.....	\$251,500	Assessed value.....	\$179,000
Total No. nominal.....	96	Total No. nominal.....	111
Assessed value.....	\$4,501,500	Assessed value.....	\$6,614,000
Total No. with consid., from Jan. 1 to date.....	605	Total No. with consid., from Jan. 1 to date.....	449
Amount involved.....	\$35,529,750	Amount involved.....	\$23,031,432
Assessed value.....	\$28,621,000	Assessed value.....	\$18,074,600
Total No. nominal.....	6,952	Total No. nominal.....	5,012
Assessed value.....	\$377,243,720	Assessed value.....	\$308,154,400

MORTGAGES.

MORTGAGES.			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	93	Total number.....	99
Amount involved.....	\$1,960,120	Amount involved.....	\$762,245
No. at 6%.....	38	No. at 6%.....	89
Amount involved.....	\$229,140	Amount involved.....	\$192,306
No. at 5%.....	2	No. at 5%.....	29
Amount involved.....	\$90,000	Amount involved.....	\$239,188
No. at 5%.....	18	No. at 5%.....	19
Amount involved.....	\$367,980	Amount involved.....	\$175,550
No. at 4%.....	14	No. at 4%.....	2
Amount involved.....	\$888,500	Amount involved.....	\$115,000
No. at 4%.....	21	No. at 4%.....	12
Amount involved.....	\$384,500	Amount involved.....	\$155,200
No. above to Bank, Trust and Insurance Companies.....	30	No. above to Bank, Trust and Insurance Companies.....	17
Amount involved.....	\$1,299,000	Amount involved.....	\$206,300
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No., Manhattan, Jan. 1 to date.....	8,481	Total No., Manhattan, Jan. 1 to date.....	5,806
Total Amt., Manhattan, Jan. 1 to date.....	\$214,148,066	Total Amt., Manhattan, Jan. 1 to date.....	\$195,049,502
Total No., The Bronx, Jan. 1 to date.....	5,123	Total No., The Bronx, Jan. 1 to date.....	4,778
Total Amt., The Bronx, Jan. 1 to date.....	\$44,079,225	Total Amt., The Bronx, Jan. 1 to date.....	\$25,275,982
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	11,604	Total No., Manhattan and The Bronx, Jan. 1 to date.....	10,584
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$258,227,291	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$220,325,484

EXTENDED MORTGAGES.

EXTENDED MORTGAGES.			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	15	Total number.....	3
Amount involved.....	\$321,692	Amount involved.....	\$5,100
No. at 6%.....	4	No. at 6%.....	2
Amount involved.....	\$48,692	Amount involved.....	\$1,100
No. at 5%.....	5	No. at 5%.....	1
Amount involved.....	\$108,000	Amount involved.....	\$4,000
No. at 4%.....	3	No. at 4%.....	1
Amount involved.....	\$87,000	Amount involved.....	\$1,000
No. with interest not given.....	8	No. with interest not given.....	1
Amount involved.....	\$80,000	Amount involved.....	\$1,000
No. above to Bank, Trust and Insurance Companies.....	6	No. above to Bank, Trust and Insurance Companies.....	1
Amount involved.....	\$179,000	Amount involved.....	\$1,000
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No., Manhattan, Jan. 1 to date.....	1,259	Total No., Manhattan, Jan. 1 to date.....	893
Total Amt., Manhattan, Jan. 1 to date.....	\$57,406,357	Total Amt., Manhattan, Jan. 1 to date.....	\$3,164,185
Total No., The Bronx, Jan. 1 to date.....	1,652	Total No., The Bronx, Jan. 1 to date.....	1,652
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$60,570,542	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$3,164,185

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1909.		1908.	
Aug. 21 to 27, inc.		Aug. 22 to 28, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	19	Manhattan.....	42
The Bronx.....	40	The Bronx.....	26
Grand total.....	59	Grand total.....	68

Total Amt. New Buildings:

Total Amt. New Buildings:			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan.....	\$3,704,800	Manhattan.....	\$991,700
The Bronx.....	448,300	The Bronx.....	231,300
Grand total.....	\$4,153,100	Grand total.....	\$1,223,000
Total Amt. Alterations:			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan.....	\$163,230	Manhattan.....	\$53,910
The Bronx.....	20,775	The Bronx.....	11,225
Grand total.....	\$184,005	Grand total.....	\$65,135
Total No. of New Buildings:			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan, Jan. 1 to date.....	753	Manhattan, Jan. 1 to date.....	418
The Bronx, Jan. 1 to date.....	1,695	The Bronx, Jan. 1 to date.....	1,087
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan, Jan. 1 to date.....	2,448	Manhattan, Jan. 1 to date.....	1,505
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$101,287,915	Manhattan, Jan. 1 to date.....	\$54,170,846
The Bronx, Jan. 1 to date.....	27,430,660	The Bronx, Jan. 1 to date.....	9,931,575
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Manhattan, Jan. 1 to date.....	\$128,718,575	Manhattan, Jan. 1 to date.....	\$64,102,421
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan, Jan. 1 to date.....	\$9,476,839	Manhattan, Jan. 1 to date.....	\$8,433,916

BROOKLYN.

CONVEYANCES.

CONVEYANCES.			
1909.		1908.	
Aug. 19 to 25, inc.		Aug. 20 to 26, inc.	
Total number.....	392	Total number.....	409
No. with consideration.....	24	No. with consideration.....	24
Amount involved.....	\$237,441	Amount involved.....	\$153,745
Number nominal.....	368	Number nominal.....	385
1909.		1908.	
Aug. 19 to 25, inc.		Aug. 20 to 26, inc.	
Total number of conveyances, Jan. 1 to date.....	19,153	Total number of conveyances, Jan. 1 to date.....	17,648
Total amount of conveyances, Jan. 1 to date.....	\$9,513,238	Total amount of conveyances, Jan. 1 to date.....	\$13,161,735

MORTGAGES.

MORTGAGES.			
1909.		1908.	
Aug. 19 to 25, inc.		Aug. 20 to 26, inc.	
Total number.....	398	Total number.....	313
Amount involved.....	\$2,034,146	Amount involved.....	\$1,705,402
No. at 6%.....	216	No. at 6%.....	201
Amount involved.....	\$982,250	Amount involved.....	\$961,009
No. at 5%.....	35	No. at 5%.....	77
Amount involved.....	\$184,440	Amount involved.....	\$382,683
No. at 5%.....	129	No. at 5%.....	25
Amount involved.....	\$629,870	Amount involved.....	\$338,585
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$3,700	Amount involved.....	\$4,000
No. at 4%.....	17	No. at 4%.....	9
Amount involved.....	\$233,886	Amount involved.....	\$19,125
No. with interest not given.....	17	No. with interest not given.....	9
Amount involved.....	\$233,886	Amount involved.....	\$19,125
1909.		1908.	
Aug. 19 to 25, inc.		Aug. 20 to 26, inc.	
Total number of Mortgages, Jan. 1 to date.....	17,610	Total number of Mortgages, Jan. 1 to date.....	17,155
Total amount of Mortgages, Jan. 1 to date.....	\$71,106,758	Total amount of Mortgages, Jan. 1 to date.....	\$63,652,156

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
No. of New Buildings.....	246	No. of New Buildings.....	199
Estimated cost.....	\$1,827,450	Estimated cost.....	\$1,328,240
Total Amount of Alterations.....	\$69,167	Total Amount of Alterations.....	\$47,595
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. of New Buildings, Jan. 1 to date.....	7,142	Total No. of New Buildings, Jan. 1 to date.....	3,271
Total Amt. of New Buildings, Jan. 1 to date.....	\$38,737,561	Total Amt. of New Buildings, Jan. 1 to date.....	\$19,784,013
Total Amount of Alterations, Jan. 1 to date.....	\$3,125,963	Total Amount of Alterations, Jan. 1 to date.....	\$3,915,237

QUEENS.

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
No. of New Buildings.....	53	No. of New Buildings.....	81
Estimated cost.....	\$222,450	Estimated cost.....	\$237,075
Total Amount of Alterations.....	\$4,325	Total Amount of Alterations.....	\$5,520
1909.		1908.	
Aug. 20 to 26, inc.		Aug. 21 to 27, inc.	
Total No. of New Buildings, Jan. 1 to date.....	3,057	Total No. of New Buildings, Jan. 1 to date.....	1,000
Total Amt. of New Buildings, Jan. 1 to date.....	\$10,921,445	Total Amt. of New Buildings, Jan. 1 to date.....	\$3,000,000
Total Amount of Alterations, Jan. 1 to date.....	\$508,814	Total Amount of Alterations, Jan. 1 to date.....	\$1,000,000

THE WEEK.

THE market was exceedingly quiet, though this condition is a perfectly normal one at this time of year. So many investors and monied men spend a large part of each week out of town, and are unwilling to devote the small amount of time at their disposal in looking for some desirable parcel to buy. The result is that sales are few and far between. Naturally the brokers complain, but the majority feel that there will be an active winter and spring. Prior to July 4 the number of sales reported weekly was satisfactory, but it seemed as though everyone, by common consent, decided not to buy further, and business dropped to practically nothing. Many men, conversant with the present situation, think that Labor Day will witness the revival. It is not unreasonable to expect two full months of dullness, during the heated spell. Another reason

for the quietness of the market lies in the fact that both the Board of Estimate and Apportionment and the Aldermanic Board have adjourned for the summer, and but little in the way of public improvements is started. The work being pushed forward at the moment was commenced several months ago. Undoubtedly a large amount of work on the public highways will be started before many weeks, unless all traditions are upset. The city election always brings occupation to the laboring class, and this year will hardly be an exception to the rule. The professional speculator is very apt to wait until the taxes become a lien on the property before buying, so as to be relieved from having to pay out this additional amount. It will be remembered that the taxes are payable on the first Monday in October, which happens to fall upon the fourth this year.

Brokers are still devoting much of their time to the leasing end of the business. A number of important transactions were reported, including that of the 5-sty apartment house Nos. 25 and 27 West 26th st, 50.2x82, and owned by John Jacob Astor. The present structure is going to be raised seven stories in height, and a new facade erected at the cost of about \$40,000. The lease runs for a term of fifteen years at an aggregate rental of about \$250,000. A large number of dwellings were also reported leased to private individuals for occupancy.

The sale of the three 4-sty private dwellings Nos. 5, 7 and 9 West 37th st, occupying a plot 75x98.9, was among those reported. It is said that this property was held at \$400,000. The announcement is made that a new 12-sty mercantile building will be erected on the site. The entire operation involves an outlay of \$750,000. The seller purchased, under contract from various owners these houses, one of the stipulations being that title would not pass before the first of October. Under the resale, title will immediately be transferred to the recent buyer. This section of the city is experiencing a wonderful transformation. A large number of buildings are undergoing alterations, or new structures erected in their stead. Evidently the parties in the present deal do not consider that there is an overproduction as yet, and are anxious to get their building completed and tenanted before that condition becomes realized.

A sale of considerable importance was consummated in the Bronx. It involved a tract of fourteen lots on the east side of Coster st, 200 ft. south of Spofford av, in the Hunt's Point section. It is planned by the buyers to erect eighteen two-family houses on the property, each to have twelve rooms and bath. The Board of Education recently bought eight lots, 200x200, adjoining. It is contemplated erecting a school on this site. The Bronx has been exceedingly inactive during the past few months, though there have been occasional sales of importance reported. This immediate section has had at least four sales worthy of note, including the American Bank Note Co.'s purchase of a large number of lots some months ago. The southeast corner of Grand Boulevard and Concourse and 165th st, a plot of about thirteen lots also changed hands. At present there is a large dwelling on the property, which will be used by the new owners as a young ladies' school.

THE AUCTION MARKET

LEGAL sales continue to hold what little attention is being bestowed on sales at public auction. There have been no voluntary offerings for several weeks past, and none of importance will be held until September is well under way. The market, at the present time, is very dull, the attendances at the various sales being principally confined to those interested in the various sales and a few "regulars" who pride themselves on the fact that they "never miss a sale." It was difficult for the auctioneers to get bids, and almost without exception the properties were knocked down by the plaintiff. In fact, during the first three days of the week there was only one parcel sold to outside interests.

The property referred to is known as No. 353 Pleasant av, located on the west side of that thoroughfare, 67.7 ft. south of 119th st. It is a 3-sty dwelling, 16.8x75. Steven H. Jackson was announced as the buyer and the purchase price \$6,410. The sale was the result of a suit in foreclosure brought by Ludwig Riederer et al against Mary Altieri et al. The amount of the judgment was \$6,052.08; taxes and other charges amounting to \$130.98. It will be seen that the parcel was knocked down for approximately the charges. Joseph P. Day conducted the sale.

At the same stand the 6-sty tenement and store Nos. 98 and 100 Thompson st, 50.3x94.6x irregular, located 226 ft. south of Prince st was sold to the plaintiff for \$66,909. The property was subject to two mortgages aggregating \$64,000; a judgment of \$4,186.91, besides the cost of sale. No. 256 Cherry st, a 6-sty tenement and store, 26.3x96.2, also went to the plaintiff for \$60,365. The amount of the prior mortgages was \$54,000; the judgment \$10,122.42 and the taxes and the other charges \$99. The property known as No. 547 Riverside Drive, a 6-sty high class apartment house was to have been sold on Tuesday to satisfy a judgment of \$64,126.66, but was adjourned until Thursday last when a further adjournment to Aug. 31st was ordered. It is encumbered with mortgages amounting to \$200,000, besides taxes, etc., aggregating \$3,671.77.

LAW DEPARTMENT

TO SETTLE A DISPUTE.

To the Editor of the Record and Guide:

Does not the City of New York own the sidewalks? And, if this is the case, why are property owners obliged to keep the sidewalks in repair at their own cost and expense?

A PROPERTY OWNER.

Answer.—The question is too wide for a yes or no answer. A municipal corporation acquires street rights, or the actual land for a street, as the case may be (including usually the sidewalk), by user, by dedication, by grant, by the exercise of the right of eminent domain, and by other means. In the old portion of New York City ownership of the whole, or to the centre, of the street very generally remains in the lot owner, the streets having first grown from original user or by the acts of lot owners adjoining, such as wording of deeds and the like. In the upper portion of the city the title to the land as well is very generally in the municipality, the streets having been acquired and laid out by legislative or derivative court processes, with compensation to the adjacent property owners. The right to require repair of sidewalks by adjacent lot owners is founded on constitutional and charter provisions by which individuals are bound either by having voted for them, or as constituting part of the minority bound by the act of the majority.

Thus by logical sequence it becomes as easy and correct for a municipality to require adjacent lot owners to repair sidewalks (or be assessed for the doing of it by others), as to require them to be cleaned of snow.—Editor.

RELEASE OF MORTGAGE.

To the Editor of the Record and Guide:

Will you kindly answer the following questions: 1. What is the definition of a "release of mortgage"? 2. Why is a "release of mortgage" recorded under conveyances? Would not the logical place of record be under mortgages?

INTERESTED.

Answer.—A "release of mortgage" is a document properly drawn, and signed and acknowledged by the holder of a mortgage, to enable it to be recorded, for the purpose of releasing part of the premises included in the mortgage from further lien.

The Recording Acts provide for sets of books—one for "conveyances absolute" and the other "for mortgages, or conveyances intended to operate as such." A release of mortgage properly comes within the first-named class.—Editor.

COLLECTING RENTS.

To the Editor of the Record and Guide:

Would you kindly state in your paper what is the price for renting in New York City and how it is usually made up or figured out; also kindly mention the rate for collecting?

SUBSCRIBER.

ANSWER.—The commission for collecting rents for a property owner by a renting and collecting agent varies from 3 to 5 per cent. on the rents collected, though it is a matter of agreement usually between the parties. As with doctors and lawyers the cheapest are not always the most to be sought after in the long run, but the most attentive and conscientious, and by that we mean agents who do not eke out unsatisfactory commissions by "knock-downs" with trades folk employed for necessary repairs.—Editor.

THE "HOFMAN" RULE.

The question is so frequently asked "What is the Hofman rule?" that the Record and Guide reprints this method of determining the value of a given lot.

This rule was first published by Judge Murray Hofman in his "Digest of the Charters, Statutes and Ordinances of the City of New York," in 1866.

The rule is based on a lot having a frontage of 25 feet and a depth of 100 feet. The lot is divided into cross strips, the first one being ten feet wide and the others five feet each. The value of the full lot is based on \$1,000. On this basis the value of the lot by strips would be as follows:

		per cent.	of the full lot or	\$100
25 x 10 feet.....	16	"	"	235
25 x 15 feet.....	23.50	"	"	310
25 x 20 feet.....	31	"	"	370
25 x 25 feet.....	37	"	"	440
25 x 30 feet.....	44	"	"	500
25 x 35 feet.....	50	"	"	560
25 x 40 feet.....	56	"	"	615
25 x 45 feet.....	61.50	"	"	670
25 x 50 feet.....	67	"	"	715
25 x 55 feet.....	71.50	"	"	760
25 x 60 feet.....	76	"	"	800
25 x 65 feet.....	80	"	"	840
25 x 70 feet.....	84	"	"	875
25 x 75 feet.....	87.50	"	"	910
25 x 80 feet.....	91	"	"	935
25 x 85 feet.....	93.50	"	"	960
25 x 90 feet.....	96	"	"	980
25 x 95 feet.....	98	"	"	1,000
25 x 100 feet.....	100	"	"	

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Loft Building Sold.

GREENE ST.—The Strauss Building & Realty Co. sold 213 Greene st, a 6-sty loft building, 27x100.

WEST ST.—In exchange for 161 West 133d st, Messrs. Dime and Vollmer gave to Mrs. Hayback 206 West st, south cor of Harrison st, a 4-sty hotel, 24x74, leasehold.

In the Lower East Side.

WILLETT ST.—The Sun Construction Co. sold to an investor the 6-sty store and tenement 91 Willett st, 30x100. The seller bought this property, together with 89 adjoining, a similar structure, from Heiman Glasser on Oct 2, 1908, subject to a mortgage of \$70,000. The combined property is assessed at \$84,000. On January 29, 1906, a contract of sale affecting these houses was recorded. The purchase price at that time was \$91,000. The house in the present deal is 83 ft. deep and is located bet Rivington and Stanton sts. Hamilton Fish Park is one block to the north.

Mercantile Building Changes Hands.

16TH ST.—Rudolph and Grace Schirmer sold to George Leerburger and Zade Metzler the 6-sty store and loft building 108 East 16th st, 33x103. The building is located just east of Union sq, diagonally opposite the building to be erected for George Borgfeldt & Co., and a few feet west of the 12-sty and basement building being erected by the Kips Bay Realty Co. The property has been held at \$130,000. The building is 91 ft. deep. Abutting on 15th st is a 10-sty mercantile structure, 50x103.3. The Corn Exchange Bank is located at the southeast cor of Union sq East.

17TH ST.—Emile Lutil, of Pau, France, sold 228 West 17th st, a 5-sty building, 25x84, to an investor. The structure is 69 ft. deep. Across the st is a building in the course of construction.

19TH ST.—Chas. R. Faruolo bought from Kate Williams and Mrs. McCay the 5-sty tenement at 231 West 19th st, 25x95.8, built 75 ft. deep.

27TH ST.—The James Livingston Construction Co. sold 28 to 32 West 27th st, a 12-sty building, 58.6x98.9, to Thomas A. Sperry.

34TH ST.—The Rupp estate sold 406 West 34th st, a 3-sty building, 20x98.9, 80 ft. west of 9th av.

Another Projected Office Structure.

37TH ST.—Tucker, Speyers & Co. sold for Samuel K. Jacobs, represented by E. Louis Jacobs, as attorney, the three 4-sty dwellings 5 to 9 West 37th st, 75x98.8. The price is reported to have been \$400,000. The new owner will erect on the site a 12-sty mercantile building, the entire project involving about \$750,000. Mr. Jacobs, who is believed to have made a handsome profit in the deal, acquired the three houses several months ago from the various owners under a contract which provided for the passing of title in October.

49TH ST.—Tucker, Speyers & Co. sold for the Chas. E. Blaney Amusement Co. to Samuel K. Jacobs 108 to 112 West 49th st, three 4-sty dwellings, 64x100.5. Mr. Jacobs recently acquired the adjoining house, 114, through the same brokers, and now controls a frontage of 85.4 ft. The property adjoining to the west was bought a few weeks ago by Edward B. Corey for improvement with an apartment house.

Sale and Resale Reported.

53D ST.—Isidor Blumenkrohn and Leo W. Vogel bought from the Kolb estate 312, 314 and 316 East 53d st, three 4-sty flats, 65x100.5, and have resold to Charles Wirsing 316 East 53d st, a 4-sty flat, 29x100.5.

55TH ST.—Pease & Elliman sold for Mrs. H. Bramhall Gilbert 14 East 55th st, a new 5-sty American basement dwelling, 23x100.5, to a client for occupancy.

BOWERY.—Dr. Beekman and the Cohen Estate sold to Wm. H. Lyons the 5-sty business building 266½ and 268 Bowery.

NORTH OF 59TH STREET.

West Side Dwellings in Demand.

70TH ST.—David Belasco, the playwright, sold his residence at 247 West 70th st, a 3-sty dwelling, 19.5x100.5, to Dr. J. B. Rae, who will occupy it.

76TH ST.—F. R. Wood & Co. sold for the estate of Thomas Marshall Stewart 164 West 76th st, a 4-sty dwelling, 20x102.2, to Dr. Lewis M. Mooney.

77TH ST.—J. J. Radley sold 148 West 77th st, a 5-sty American basement dwelling, 18x102.2, to a physician for occupancy.

Investor Buys Apartment House.

81ST ST.—Wm. M. Bengier sold the 5-sty apartment house 176 West 81st st, 37.6x102.2, to an investor.

92D ST.—Emma Hebert sold 64 West 92d st, a 3-sty dwelling, 20.4x100.8.

Realty Market for Apartments.

92D ST.—In exchange for 28-32 West 27th st, Mr. Sperry gave to the James Livingston Construction Co. the two 6-sty elevator apartment houses, 75x140.10x irregular, at 292 and 294 West 92d st.

98TH ST.—Delia Doyle sold 46 West 98th st, 25x100.11, with a partly constructed building.

107TH ST.—The Liquid Carbonic Co. sold 110 West 107th st, a 3-sty stable, 25x100.11, to E. P. McDougall.

118TH ST.—The Armor Realty Co. bought 17 West 118th st, a 5-sty flat, 25x100. A plot of 48 lots at Jackson Park, N. J., was taken in part payment.

127TH ST.—Harry A. Florsheim bought from the Marquise Co. the 6-sty apartment house 409 and 411 West 127th st, 50x99.11.

127TH ST.—Benjamin Nieberg sold the 6-sty apartment house 132 East 127th st, 37.6x99.11.

Buys Dwelling for Occupancy.

131ST ST.—Porter & Co. sold for Stella Volk to O. Charles Meyer the 3-sty brownstone dwelling 202 West 131st st, 16.8x99.11.

133D ST.—Robert Levers sold for George Doctor to a client the dwelling 209 West 133d st, 20x100.

133D ST.—Eugenia Hayback sold 161 West 133d st, a 5-sty flat, 25x99.11, to Gustave X. Dime and John Vollmer.

Quick Resale of Astor Plot.

AMSTERDAM AV.—Irving Judis, President of the Irving Judis Realty & Construction Co., who recently purchased the Astor plot on the southwest cor of Amsterdam av and 109th st, 100.11x100, with the intention of improving, has just resold to the Lloyd Construction Co., of 215 West 125th st, who will at once start building operations.

LEXINGTON AV.—Schmeidler & Bachrach sold the 5-sty tenement with stores 1795 Lexington av, 27x73.

2D AV.—Amoruso & Alessi, in conjunction with Vito Bonomo, sold to a client the 4-sty brick flat 2085 2d av.

5TH AV.—Chas. M. Rosenthal bought from J. Charles Weschler the southwest cor of 5th av and 126th st, a 4-sty dwelling, 20x85.

WASHINGTON HEIGHTS.

Will Improve Another Heights Corner.

182D ST.—Adolph Miller sold 75x79.9 on the north side of 182d st, 125 ft. east of St Nicholas av, to a builder for improvement.

BRADHURST AV.—Solomon Solovinsky is reported to have sold the 6-sty apartment house 49.11x100 at the southeast cor of Bradhurst av and 147th st.

Builder Sells Elevator House.

EDGEcombe AV.—The Jos. H. Davis Building Co. sold to Wm. L. O'Connell, of the National Elevator Co., for investment, the new 6-sty elevator apartment house, 130x100, on the west side of Edgecombe av, 229 ft. north of 145th st.

BRONX.

Important Sale in the Bronx.

COSTER ST.—The Hunts Point Estates, Henry Morgenthau, president, sold to Henry J. Feiser and Joseph Schwartz 14 lots on the east side of Coster st, 200 ft. south of Spofford av, in the Hunts Point section of the Bronx. The buyers will erect 18 2-family houses, each to contain 12 rooms. This property immediately adjoins the plot 200x200 on Spofford av, between Coster and Falle sts, recently purchased by the Board of Education as a school site. It is the fourth large building operation recently undertaken in this section as a result of the purchase of the American Bank Note Co. of a large tract nearby, on which it will build a large model plant, to be ready on October 1 of next year.

KINGSBRIDGE TERRACE.—Mrs. Sarah Christopher sold 2600 Kingsbridge terrace, a 2½-sty dwelling, 50x169. The new owner will occupy the house.

LONGFELLOW ST.—Albert Gerhard purchased a plot at the north-west cor of Longfellow and Freeman sts.

MANIDA ST.—Mrs. Duffrin bought a 2-family brick house on Manida st for occupancy.

Operation to be Immediately Started.

MT. HOPE PL.—F. J. Wood sold for immediate improvement with apartment houses, 50x125, on the south side of Mount Hope pl, about 114 ft. east of Jerome av. Mr. Wood has also secured a building and permanent loan of the property.

DAVIDSON AV.—J. Massimino sold the 4-sty 2-family house at the northwest cor of Davidson av and 177th st to Mrs. Lillian E. Herrmann. This is the sixth house sold in a month of a row Mr. Massimino is erecting on the north side of 177th st, between Davidson and Tremont avs.

Deal for Bronx River Water Front.

EDGEWATER ROAD.—The Hunt's Point Realty Co. sold the plot of 4 lots, 100x145, running through from Edgewater road to the Bronx River, 280 ft. south of Garrison av, to John Gallagher, who owns the 100-ft. frontage adjoining on south.

Large Plot Sold.

GRAND BOULEVARD AND CONCOURSE.—William F. A. Kurz sold the southeast cor of the Grand Boulevard and Concourse and 165th st, extending through to 164th st, a plot of about 13 lots. There is a large dwelling on the property, which will be used by the new owners as a young ladies' school.

JACKSON AV.—Clarence O. Sacks bought the 3-sty and basement single flat, 17.6x87.6, 1060 Jackson av.

POPHAM AV.—Wm. P. Dunn sold to Wm. H. Gunnell for immediate improvement 25x109 on the west side of Popham av, 369 ft. north of 176th st.

TAYLOR AV.—D. Ganache sold 1739 Taylor av, Van Nest, a 2-family dwelling house, to Paul Pieschel.

LEASES.

Ames & Co. leased 251 West 102d st, a dwelling, to Dr. Benjamin Torrens.

G. W. Barney leased in conjunction with Geo. R. Read & Co. the building 7 Worth st.

Wm. R. Mason leased to a client for Marie Necke the private dwelling 240 West 36th st.

Schindler & Liebler leased for Mrs. J. F. Iden the two 3-sty dwellings 238 and 238½ East 83d st.

McKee, Hayward & Co. leased for Geo. W. Taylor the 4-sty dwelling 125 West 97th st for a term of years.

J. B. English leased the 4-sty dwelling at 244 West 52d st for Frances A. Cohen to Christina Brodegaard.

Dr. Hugo Kunz leased 24 West 126th st, from October 1, from Abraham Marks, at a yearly rental of \$1,300.

Senior & Stout rented for the estate of P. J. Schaffner the 4-sty dwelling 70 West 50th st, for a term of years.

Jacob Finkelstein leased to the Lyons Hotel Co. 266½ and 268 Bowery, a 5-sty building, for a long term of years.

Huberth & Gabel leased for James J. Delany the 4-sty building at 212 East 26th st, 25x100, to M. Radl for a long term of years.

Robert Hoe leased the dwelling 13 East 36th st to Alice Swift, interior decorator, now on 33d st, opposite the Waldorf-Astoria.

H. A. Wise, of 20 Broad st, leased 115 West 73d st, from the estate of Edward Corning Clark, from Oct. 1, at \$1,800 a year.

John J. Clancy & Co. leased for the estate of G. E. Fountain the 3-sty dwelling 35 West 60th st, to Mary E. Keogh for a term of years.

Dr. C. H. Delamater has rented 779 Lexington av, a private dwelling, from A. Gertrude Cutter, for \$2,500. The tenant will occupy on Sept. 15.

The Frank L. Fisher Co. rented for Marjorie McAneny 152 West 82d st; for Edward L. Newman, 128 West 95th st; for D. L. Carvaho, 30 West 97th st; for H. Brady, 140 West 85th st.

Prospect Realty Co. leased for J. F. Meehan 851 Prospect av to the Metropolitan Shoe Repairing Co.; also for Mr. Leibertz to Mr. Schroeder cor 165th st and Prospect av for a term of years.

John J. Clancy & Co. in conjunction with S. B. Goodale & Son, leased for Martin F. Huberth to Thos. J. Burton for a term of years 327 West 58th st, a 4-sty dwelling; also for Frank G. Bowling the 4-sty dwelling 36 West 61st st.

The Gross & Gross Co. leased for the Broadway Automobile Exchange the 4-sty building 239 West 56th st, to R. M. Owen & Co. for a term of years. Leased for Nicholas Henry the building 36 and 38 West 60th st to the Broadway Automobile Exchange.

H. C. Senior & Co. leased to I. Henry Harris the 3-sty dwelling 224 West End av; also to Mrs. Theresa A. Kelly the 4-sty dwelling 21 West 91st st, and to Eugene Thalmesniger the 3-sty dwelling 332 West 71st st.

Wm. C. Flanagan & Co. leased the following dwellings: 296 West 137th st, for Richard Freund; 323 West 138th st, for Anna N. MacRae; 268 West 139th st, for the Equitable Life Assurance Society; 302 West 139th st, for Edward A. Price, and 307 West 139th st, for James C. Fargo.

Jesse C. Bennett sublet for S. A. Archambault to Albert R. Keen for 20 years the Hotel Belleclairs, at the southwest cor of Broadway and 77th st, at an annual rental of \$65,000. Mr. Keen has been the manager of the Belleclaire for 3 years. Mr. Archambault took a 21-year lease of the hotel last August.

M. & L. Hess leased to M. A. Steinberg for a term of 15 years the building 25-27 West 26th st, at an aggregate rental of about \$250,00. This building is 5 stories in height, but is to be rebuilt into a 7-sty loft building, with 2 elevators, and will be ready for occupancy Jan. 1, 1910. John Jacob Astor, who is the owner of the building, filed plans during the week with the Building Department for making over the structure. At present it is an apartment house and has a frontage of 50.2 ft. and a depth of 82 ft. In addition to increasing the height of the building 2 stories, a new facade will be erected in the style of the modern Renaissance, finished with bays set between Doris pilasters, and having a cornice and ornamental balustrade. The front will be of brick, with terra cotta trimmings. Wm. A. Biring originated the designs. The improvements will cost about \$40,000. The offices of John Jacob and William Astor estates adjoin on the east.

Jas. N. Wells' Sons leased from the plans for a term of 21 years to Joseph Elias, dealer in plate glass, a 4-sty factory building to be erected by the Moore estate to suit the requirements of the tenant, on a 50-ft. plot at 541-543 West 22d st, near the new Chelsea Docks, plans for which have been filed by Architect Paul C. Hunter. John Kennedy & Son have the general contract, and the building is to be ready for occupancy by Nov. 1. As in the case of the Trinity Corporation, the erection of buildings on their land for tenants is a new departure for the Moore estate, which has for the past 75 years adhered strictly to the policy of leasing land only, and requiring the tenants to erect the buildings thereon themselves. However, the demand for buildings in this section has so increased that plans are now being drawn for buildings on two other plots of 100 and 150 ft. frontage respectively, one of which is to be erected by the estate, and on the other one a building and permanent loan is being made. The first operation of this kind was the recently constructed building at the northeast cor of 21st st and 11th av, directly opposite the new docks, on which a building and permanent loan was arranged with the tenants, who erected the building and sold it before completion. James N. Wells' Sons represented the Moore estate in these various transactions.

UNCLASSIFIED SALES

The total number of sales reported is 58, of which 14 were below 59th st, 23 above, and 11 in the Bronx. The sales reported for the corresponding week last year were 41, of which 5 were below 59th st, 21 above, and 15 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 93, as against 103 last week, and in the Bronx 132, as against 104 last week. The total amount involved is \$2,630,644, as against \$3,896,305 last week.

The amount involved in the auction sales this week was \$553,183, and since January 1, \$45,712,980. Last year the total for the week was \$433,099, and from January 1, \$39,929,914.

MADISON AV.—The famous old Henry G. Marquand mansion at the northwest corner of Madison av and 68th st, was sold for about \$600,000. The buyer intends occupying it. The purchaser's identity could not be learned. The Marquand house is one of the finest private dwellings in the city. It is a 4-sty structure, occupying a plot fronting 43.5 feet on Madison av and 120 feet on 68th st, and was built under his supervision. Mr. Marquand was one of the city's leading bankers and also president of the Metropolitan Museum of Art, and he occupied the house up to the time of his death in 1902. Since then it has been untenanted. A few years ago it was offered at public auction and bid in by the executors of the estate who sold the property to-day.

25TH ST.—The estate of Louis N. Henriques sold to A. Jacobus 255 West 25th st, a 4-sty and basement dwelling, 20.6x98.9.

133D ST.—Eva C. Weber sold the 5-sty double flat 157 West 133d st, 25x99.11.

SUBURBAN.

TARRYTOWN, N. Y.—Duross Co. sold for J. Adriance Travis his house and lot 27 Main st, Tarrytown, N. Y., to a client.

PRINCES BAY, S. I.—The Princes Bay Realty Co. sold for Susan A. Sprague her homestead and acreage at Princes Bay, S. I., to an investor.

PLAINFIELD, N. J.—William Jeffery sold the Jimerson farm, comprising 23 acres, to Wm. H. Donaldson, and has purchased the Darby farm of 300 acres, both properties being near Plainfield, N. J.

STAMFORD, CONN.—S. Osgood Pell & Co. sold for Eloise T. Bloodgood her place at Shippan Point, Stamford, Conn. The property is at the extreme end of the Point. There are about 3 acres of land, with large residence, stable and grounds. It has been held at \$22,000.

BOUND BROOK, N. J.—William Jeffery sold in his Mountain View Park tract, in Bound Brook, N. J., 2 plots to Messrs. Shirley and Johnson and to Allen B. Laing, and 1 plot each to William Birrell and Charles Cretty. All of these purchasers are residents of Plainfield.

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

DUMONT, N. J.—Bert G. Faulhaber & Co. sold for Gordon Park Realty Co. 46 lots at Gordon Park, Dumont, N. J., to a builder, who will improve the same with moderate priced dwellings. This is part of a large tract which is now being improved and will shortly be offered in lots and plots. Bert G. Faulhaber & Co. are the selling agents.

CRANFORD, N. J.—John N. Falkinburg bought a tract of 65 acres of land at Cranford, N. J., on the North side of the Central Railroad tracks and extending 3,300 ft. along Orange av. Mr. Falkinburg has laid out the property in building lots and will conduct an auction beginning Saturday, September 4, and running till September 10. This property is on the edge of Cranford's best developments and is close to the trolley.

GRANTWOOD, N. J.—Columbia Investment & Real Estate Co. sold at Grantwood, N. J., to N. Schlei, 2 lots in the south side of Oakdene av; to R. Barber, a 2-sty and attic dwelling in the north side of Lincoln av; to A. La Salle, 1 lot in the south side of Lincoln av; to F. Merlett, 2 lots in the north side of Lincoln av; to R. H. Dean, 2 lots in the north side of Columbia av; also at Hudson Heights, to the Field Contracting Co., 3 lots in the north side of Prospect av; to F. M. Kippfe, 2 lots in the west side of Hamilton av, and to F. Key, 2 lots in the east side of Hamilton av; also to J. H. Queen, 2 lots in the south side of Edsall av. at Morsemere.

INTERESTING AUCTION SALE.

An auction sale, involving about 450 acres of land on Narragansett Bay, will be held at the steamboat landing of the Providence, Fall River & Newport Steamboat Co., Conanicut Park, Town of Jamestown, Conanicut, R. I. The outlook from this property is exceptionally fine, there being two and a quarter miles of shore front.

The property is going to be offered in two parcels, large enough to enable the purchaser to devote his time and thought to its development and insuring him a handsome return upon his investment. It will be an absolute sale, and the terms agreed upon are very favorable to the buyer. Two-thirds of the purchase price may remain on bond and mortgage. For the accommodation of prospective bidders a special steamer will be run from Newport on the day of sale.

The first parcel is known as Conanicut Park and contains 1,579 building lots, each about 50x100 feet in size, with streets and parks. All told there is about 385 acres in this parcel, with about two miles of shore front, with riparian rights, water system, waiting station and two summer houses.

The remaining parcel is a farm of 67 acres, and adjoins the one just described. The land is all high and has a splendid outlook over the water on both sides of the island. It is level and ready for platting into sites for summer homes.

Harold J. Gross, James H. Hurley and E. Tudor Gross are the auctioneers in charge of the sale.

REAL ESTATE NOTES

William S. Sussman removed his office from 44 Broad st to 45 Cedar st.

Frank B. Goodliffe, of Peekskill, has opened a New York real estate office at 37-39 Liberty st, and will make a specialty of factories and factory sites.

Franklin Seaman, formerly of Jenks & Seaman, is associated with Augustus H. Ivins & Co., with offices at 307 5th av. He will assume charge of the mortgage department.

R. H. Hoadley, of the office of Henry D. Winans & May, denies the reported sale of a lot on the south side of 71st st, west of Madison av. This property is located on the Lenox Library block.

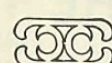
The Whewell Co., real estate and insurance brokers, in conjunction with Charles V. Halley, Jr., attorney and counsellor at law, have removed to their new and spacious offices at the corner of Tremont and Washington avs.

Louis B. Alterman has been appointed by Justice Lehman receiver of the rents of 416 East 123d st, a 4-sty and basement tenement, pending a suit brought by J. Van Vechten Olcott and others, executors, against Morris H. Park and others to foreclose a second mortgage of \$9,000.

The regular monthly meeting of the Real Estate Owners' Protective Association of the 12th and 22d Wards will be held on Monday, Sept. 13, 1909, at Colonial Hall, 101st st and Columbus av. The regular meeting night of this association is the first Monday of the month, but owing to Labor Day falling on this date the meeting will be called one week later. President Schwab states that he personally will propose 37 new members.



WANTS AND OFFERS



IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

MAN, competent, reliable hustler, experienced all branches real estate business, excellent references, desires position with City real estate firm. BOX 40, Record & Guide.

MANAGER WANTED—AGGRESSIVE, EXPERIENCED MAN IN RENTING BUSINESS PROPERTIES, 14TH TO 59TH, TO TAKE ENTIRE CHARGE OF DEPARTMENTS, PROFITABLE AND PERMANENT. AUGUSTUS H. IVINS & CO., 307 5TH AV.

FOR SALE—To Close an Estate For Brick Making or Concrete BLUE CLAY, SAND GRAVEL BROKEN STONE

40 ACRES Near West Shore Depot
Address
M. VAN ORDEN, 176 West Bridge St., Catskill, N. Y.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

Pease & Elliman have been appointed agents for the new 14-sty co-operative studio building recently completed at 44 West 77th st, one of the handsomest buildings on the West Side, and especially suited for artists wishing unobstructed light. It is opposite the Museum of Natural History and Manhattan Square Park.

At the stand of Bryan L. Kennelly on Thursday last the Allaire Hotel, a 3-sty structure located at the northwest corner of Union and Ocean avs, Spring Lake, N. J., was knocked down to Frank Stoors for \$40,000. This building contains 103 rooms. The sale was by order of the executors of the estate of E. M. Richardson.

Suit has been begun in the Supreme Court by the Emigrant Industrial Savings Bank against Joseph E. Schnugg, Mary Schnugg, and others to foreclose a mortgage of \$55,000 on the property at the northeast corner of 3d av and 168th st, 176x337.1x irregular, extending through to Fulton av. The mortgage was made on May 27, 1908.

Edward F. Clark, secretary of the City Investing Co., denies the rumor that there are negotiations under way for the sale of the southwest corner of Broadway and Dey st by that company. The report current was that the Broadway Terminal Co. was the intending purchaser and contemplated the erection of a 20-sty structure on the site.

Joseph P. Day conducted on Saturday, Aug. 21, an auction sale of lots in the Armour Villa Park tract at Bronxville, Westchester County. It comprised 100 lots located on Bronxville road, Wiltshire and Wallace sts and Willett pl. The entire offering was disposed of for about \$25,000. The more desirable parts of the property, along Bronxville road, brought about \$500 a lot. Among the side streets the prices ranged from \$210 to \$400 a lot. Among the buyers were Edward Hassett, T. Driscoll, J. M. Carroll, M. A. Broderick, Frank O. Burnett and Pompeo Chippa.

Negotiations are said to be well advanced for the sale of Glen Island by the estate of John H. Starin to a syndicate headed by Max Marx. Glen Island was developed by the late Mr. Starin into one of the best known day resorts around New York. It was opened about 1880 and was operated during the summer months up to about four years ago, when it was closed and placed on the market for sale. Although known as a single island, the property really consists of five small islands connected by bridges. Mr. Starin spent a large sum in beautifying the place. The islands are a few hundred feet out in the sound, near the southerly boundary of New Rochelle, and not far from the New York Athletic Club's summer home at Travers Island. If the negotiations with Mr. Marx have a successful outcome, it is said that the new owners intend to subdivide the property into villa sites.

—How often during the year are your conveyances posted correctly to date? The Checking Index will keep them to date at a fraction of the present cost; works equally well with street number or block and lot classification.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

160 Broadway, New York

188 Montague Street, Brooklyn.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.
LOUIS V. BRIGHT, Vice-President.
THEORWALD STALLKNECHT, Vice-President.
ARCHIBALD FORBES, Treasurer.
DAVID B. OGDEN, Counsel.

HERBERT E. JACKSON, Comptroller.
WALTER N. VAIL, Secretary.
LEWIS H. LOSEK, Asst. Genl. Manager.
U. CONDIT VARICK, Asst. Treasurer.
GEORGE A. FLEURY, Asst. Secretary.
FREDERICK D. REED, Asst. Secretary.

EXECUTIVE COMMITTEE.

GEO. F. BUTTERWORTH, WILLIAM A. DAY, JOHN T. LOCKMAN,
DUMONT CLARKE, WILLIAM P. DIXON, HENRY MORGENTHAU,
EDWIN W. COGGESHALL, JULIAN D. FAIRCHILD, JAMES M. WALLACE.

BATHROOM CONVENIENCES.

If you are an owner of improved real estate containing old-fashioned plumbing and an antiquated bathroom, then you doubtless have experienced no end of trouble in finding the right purchaser for your holding. Too much importance these days cannot be placed upon the necessity of equipping the bathroom of a private dwelling with sanitary and modern plumbing, as well as practical and up-to-date fittings. Nearly everybody delights in a dainty bathroom, and even the calculating and experienced buyer of dwelling property is not altogether immune from the seductive influence of tempting porcelain ware and bright nickel trimmings that form the principal constituents of the ideal bathroom.

Among the new novelties and improvements is a device that will receive collar buttons, studs, tie and collar which can be attached to the wall for convenience. It has several arms, the center one straight and those on the outside curved, resembling somewhat a lyre when laid flat. At the base of the lyre is a small open box on which to place studs. The tie hangs over the straight bar and the collar or cuffs suspend from the curved bars, forming a convenient hanger.

Another article of merit is a receptacle for sheet toilet paper made of highly polished sheet metal. Then there is an attachment for the tooth brush, the holder itself being funnel shaped and flat, with a little lid on top, and the bottom or point is a catch which takes the tooth brush, holding it more securely than can be done by hand, so that powder cannot possibly be spilled when the revolving handle releases the particles.

Still another improvement worth noting is the perfected bath mat. If it will be remembered, the average bath mat, as most of us know, must be tread upon exactly in the center when either entering or leaving the tub. The new mat is provided with strapped hooks near either end which rest on the sides of the tub in much the same manner as the regulation bath seat, except that the mat rests upon the bottom of the bath tub, and in this position it is quite impossible for the mat to slip. The improved mat will be appreciated by persons whose weight exceeds the normal standard.

RECENT LOANS.

The Title Guarantee & Trust Co. has loaned on first mortgage \$200,000 to the Gross & Herbener Co. on the new 6-sty brick and stone store and apartment building located on the northeast corner of 156th st and Broadway. The size of this plot is 100x100, and this is a building and permanent loan.

The Brook Construction Co. secured from the Manhattan Mortgage Co. 2 building loans aggregating \$80,000 on the property at the southeast corner of Washington av and St. Paul's pl.

The Germania Life Insurance Co. made a building loan of \$170,000 to the Thomas Smith Construction Co. on the property at the southwest corner of St. Nicholas av and 78th st, 94.11x100.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan
and 203 Montague St., Brooklyn

CAPITAL AND SURPLUS,
\$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY, President
JOHN D. CRIMMINS, } Vice-Presidents.
CLINTON R. JAMES, }
CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, } Asst.
EDWIN A. BAYLES, } Sec'y.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Wednesday, Sept. 1.

East 222 st, opening from 7th av to Hutchinson River, at 3 p m.
West 216th st, opening from Broadway to Harlem River, at 3 p m.
Riverside Drive, extension, from 135th st to Boulevard Lafayette, at 11 a m.
Edgewater rd, opening from Garrison av to Seneca av, at 10 a m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Aug. 28 and 30.

No Legal Sales advertised for these days.

Aug. 31.

Concord av, No 331, w s, 100 n 141st st, 20x100, 3-sty brk dwelling. Wm H Hays et al exrs agt Celia Becher et al; Addison Gardner, att'y, 146 Broadway; Chas L Cohn, ref. (Amt due, \$6,325.74; taxes, &c, \$185.47.) Mort recorded May 16, 1907. By Samuel Goldsticker.
122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. Cecelia Kahn agt Harris M Cohn et al; Moses N Schleider, att'y, 103 Attorney

st; Gustavus A Rogers, ref. (Amt due, \$10,820.50; taxes, &c, \$1,415.44; sub to a mort of \$40,000.) Mort recorded May 7, 1907. By Joseph P Day.
Arthur av, No 2115, w s, 134.7 n 180th st, 25 x95, 3-sty frame tenement. Joseph Mussgnug agt Martha Mussgnug et al; Thomas J Bannon, att'y, 5 Beekman st; Maurice S Cohen, ref. (Partition.) By Joseph P Day.
141st st, Nos 212 & 214, s s, 225 w 7th av, 50x99.11, 5-sty brk tenement. Louis Keller agt Herman Aaron et al; Holmes & Rogers, att'ys, 20 Broad st; Edw L Parris, ref. (Amt due, \$19,450.37; taxes, &c, \$—; sub to a mort of \$50,000.) Mort recorded March 31, 1906. By Joseph P Day.
Van Nest av, s s, 26.7 w Van Buren st, 26.7x 54.6x25.1x92.3, Van Nest. Mark P Anson agt John B Marion et al; Martin C Anson, att'y, 115 Broadway; Harry Yarm, ref. (Amt due, \$4,801.36; taxes, &c, \$282.21.) Mort recorded Sept 18, 1906. By Joseph P Day.
Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. Bergen Realty Co agt Nettie A B Weitz et al; Edw L Blackman, att'y, 43 Cedar st; Edgar J Nathan, ref. (Amt due, \$64,126.66; taxes, &c, \$3,671.77; sub to a prior mort of \$200,000.) Mort recorded Feb 4, 1907. By Joseph P Day.
78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title, and interest to 1-3 part. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET
Works: { West 33d Street NEW YORK
{ West 32d Street Tel., 1085 Murray Hill

Broadway; John B Golden, ref. (Amt due, \$1,185.03; taxes, &c, \$69.) Mort recorded Aug 12, 1908. By Joseph P Day.

Sept. 1.

119th st, No 132, s s, 120 w Lexington av, 20x 100, 5-sty brk tenement and store. Maude E Cooke agt Adolph Danziger et al; Miller & Bretzfelder, att'ys, 120 Broadway; Walter A Hirsch, ref. (Amt due, \$17,303.72; taxes, &c, \$460.38.) Mort recorded Aug. 11, 1903. By Joseph P Day.
Bathgate av, No 2341s w cor 185th st, 25x96.6, 185th st { 2-sty frame dwelling and store. John Knobloch agt Henry Schmidt et al; Geo W Simpson, att'y, 90 West Broadway; Henry Hopkins, Jr, ref. (Amt due, \$8,352.05; taxes, &c, \$4,546.23.) Mort recorded Aug 1, 1904. By Herbert A Sherman.
Lafontaine av, No 2009, w s, 75 n 178th st, 36.6 x100, 5-sty brk tenement. Katrine A Henderson agt Stefano La Sala et al; Quackenbush & Adams, att'ys, 25 Broad st; I Maurice Wormser, ref. (Amt due, \$9,204.25; taxes, &c, \$900; sub to a prior mort of \$19,300.) Mort recorded June 18, 1907. By Joseph P Day.

(Continued on page 409.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISE-
MENT IN THE CITY RECORD of August 26 to
September 8, 1909, of the confirmation by the
Board of Assessors, and the entering in the Bureau
for the Collection of Assessments and Arrears, of
assessment for LOCAL IMPROVEMENTS in the
BOROUGH OF THE BRONX:

23RD WARD, SECTION 10, EAST 158TH STREET
(Cedar Place)—PAVING THE ROADWAY & SET-
TING CURB, from Cauldwell avenue to Jackson
avenue, from Forest to Union avenues and from
Jackson to Forest avenues.

HERMAN A. METZ, Comptroller.

City of New York, August 24, 1909.

ATTENTION IS CALLED TO THE ADVERTISE-
MENT IN THE CITY RECORD of August 26 to
September 8, 1909, of the confirmation by the Su-
preme Court, and the entering in the Bureau for
the Collection of Assessments and Arrears of as-
sessment for OPENING AND ACQUIRING TITLE
to the following named street in the BOROUGH
OF BROOKLYN:

29TH & 32ND WARDS, SECTIONS 15 & 24.
EAST 94TH STREET—OPENING, between Sea
View avenue and East New York avenue. Con-
firmed November 9, 1908; entered August 19, 1909.

HERMAN A. METZ, Comptroller.

City of New York, August 19, 1909.

ATTENTION IS CALLED TO THE ADVERTISE-
MENT IN THE CITY RECORD of August 26 to
September 8, 1909, of the confirmation by the
Board of Assessors, and the entering in the
Bureau for the Collection of Assessments and Ar-
rears, of assessments for LOCAL IMPROVEMENTS
in the BOROUGH OF BROOKLYN:

24TH WARD, SECTION 5 and 25TH WARD, SEC-
TION 6, FENCING VACANT LOTS on LINCOLN
PLACE, north side, between Rogers & Nostrand
avenues; on BERGEN STREET, north side, be-
tween Buffalo and Ralph avenues; on ATLANTIC
AVENUE, south side, and on PACIFIC STREET,
south side, between Utica and Rochester avenues;
on ROCHESTER AVENUE, west side, between
Atlantic avenue and Dean street; northeast cor-
ner of ROCHESTER AVENUE & PACIFIC
STREET; northwest corner of ATLANTIC AVENUE
& OLIVE PLACE; north side of PACIFIC STREET,
and south side of ATLANTIC AVENUE between
Ralph and Howard avenues; on ST. MARKS AVENUE,
north side, between Hopkinson and Sara-
toga avenues; on SARATOGA AVENUE, east side,
between St. Marks avenue and Bergen street;
northwest corner of ST. MARKS AVENUE &
SARATOGA AVENUE.

HERMAN A. METZ, Comptroller.

City of New York, August 24, 1909.

ATTENTION IS CALLED TO THE ADVERTISE-
MENT IN THE CITY RECORD of August 26 to
September 8, 1909, 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 QUEENS:

1ST WARD, ELM STREET—REGULATING,
GRADING, CURBING & FLAGGING, from Sher-
man street to the Boulevard. FLAG STREET—REG-
ULATING, GRADING, CURBING & FLAGGING,
from Academy street to 2nd avenue. 14TH AVENUE—
REGULATING, GRADING, CURBING,
FLAGGING & LAYING CROSSWALKS, from
Broadway to Newtown Road. 14TH AVENUE—
GRADING, CURBING AND FLAGGING, from Gra-
ham avenue to Broadway. 2ND WARD, GROVER
STREET—PAVING, from a point about 200 feet
north of Onderdonk avenue to Woodward avenue.
HARMON STREET—REGULATING, GRADING,
CURBING & PAVING, from Grandview avenue to
Kings County Line.

HERMAN A. METZ, Comptroller.

City of New York, August 24, 1909.

PUBLIC NOTICES.

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

BOROUGH OF BROOKLYN.

List 472, No. 1. Constructing sewer in Avenue
G, from Coney Island avenue to Flatbush avenue;
Flatbush avenue, westerly side, from its northerly
intersection with Avenue G, to its southerly
intersection with Avenue G; Avenue G, from
Flatbush avenue to Nostrand avenue; Nostrand
avenue, from Avenue G to Avenue F; Avenue F,
from Nostrand avenue to Paerdegat avenue south-
erly side; Paerdegat avenue, southerly side, from
Avenue F to East Forty-fifth street; East Forty-
fifth street, from Paerdegat avenue, southerly
side, to Avenue G; Avenue G, from East Forty-
fifth street to Paerdegat avenue southerly side;
Paerdegat avenue, southerly side from Avenue G
to Flatlands avenue; Avenue F, from East Twenty-
sixth street to Nostrand avenue; New York ave-
nue, between Avenue C and Avenue D; New
York avenue, between Avenue D and Newkirk
avenue; Newkirk avenue, between New York ave-
nue and Nostrand avenue; Nostrand avenue, be-
tween Newkirk avenue and Avenue F; Nostrand
avenue, between Avenue C and Newkirk avenue;
Brooklyn avenue, between Avenue H and Avenue
J; Avenue J, between Brooklyn avenue and East
Fortieth street; East Fortieth street, between
Avenue J and Flatlands avenue; Flatlands ave-
nue, between East Fortieth street and Paerdegat
Basin; East Thirty-fifth street, from Glenwood
road to Avenue H; East Thirty-fifth street, from
Avenue H to Flatbush avenue; Flatbush avenue,
east side, from East Thirty-fifth street to Avenue
J; Avenue J, from Flatbush avenue to Brooklyn
avenue; East Twenty-ninth street, from Canarsie
lane to Avenue F; Avenue D, from East Twenty-
ninth street to Nostrand avenue; Newkirk avenue,
from East Twenty-ninth street to Nostrand avenue;
East Thirty-first street, between Flatbush avenue
and Glenwood road; East Twenty-eighth street,
from Clarendon road to Newkirk avenue; Avenue
D, from East Twenty-eighth street to East Twenty-
ninth street; Glenwood road, from East Thirty-
fourth street to Brooklyn avenue; with sewer ba-
sins at northeast and southeast corners of Glen-
wood road and Nostrand avenue, and northeast
and southeast corners of Glenwood road and East
Thirty-first street, and all four corners of Glen-
wood road and New York avenue; New York ave-
nue, from Flatbush Water Works to Farragut
road; East Twenty-third street, from Avenue G
to a point about 500 feet north; sewer basins on
Farragut road, at the northwest corner of Flat-
bush avenue; northwest, northeast and southeast
corners of East Twenty-fifth street; all four cor-
ners of Mansfield place; northeast and northwest
corners of Delamere place; all four corners of
Elmore place; northeast and northwest corners of
Kenmore place and northeast corner of Ocean
avenue; northeast and northwest corners of New
York avenue and Avenue H; sewer in Rogers
avenue; between Clarendon road and Flatbush
avenue; Avenue D, between Rogers avenue and
East Twenty-eighth street; Newkirk avenue, be-
tween Rogers avenue and East Twenty-eighth
street; Kenmore place, from Avenue G to the
end of existing sewer north of Avenue G; Brook-
lyn avenue, between Avenue G and Avenue H;
Avenue D, from East Twenty-third street to
Rogers avenue; East Twenty-sixth street, from
Clarendon road to Avenue D; East Twenty-fifth
street, between Clarendon road and Avenue D;
East Thirty-fourth street, from Flatbush Water
Works to Avenue F; East Twenty-second street,
from Avenue G north to the end of the existing
sewer; Flatbush avenue, from Nostrand avenue
to Avenue N; Avenue H, from Flatbush avenue
to East Thirty-second street; East Thirty-second
street, from Flatbush avenue to Avenue H; East
Thirty-fourth street, from Avenue I to Flatbush
avenue; Avenue I, from Flatbush avenue to East
Thirty-fourth street; Avenue K, from Flatbush

PUBLIC NOTICES.

avenue to East Fortieth street; Flatlands avenue,
from Flatbush avenue to East Fortieth street;
Flatbush avenue, east side, from Avenue M to
East Forty-fifth street; sewer basins, north and
south sides of Avenue G, at the Brighton Beach
Railroad; at the northeast and northwest corners
of East Thirty-second street and Avenue D; Far-
ragut road, at the northeast and northwest cor-
ners of East Twenty-eighth street; southeast and
southwest corners of East Twenty-ninth street; all
four corners of Nostrand avenue; southeast and
southwest corners of East Thirty-first street;
southeast and southwest corners of East Thirty-
second street; southwest corner of East Thirty-
fourth street; sewer in Newkirk avenue, between
East Twenty-sixth street and Rogers avenue; East
Twenty-eighth street, between Avenue F and Flat-
bush avenue.

All persons whose interests are affected by the
above-named proposed assessments and who are
opposed to the same, or either of them, are re-
quested to present their objections, in writing, to
the Secretary of the Board of Assessors, No. 320
Broadway, New York, on or before September
21, 1909, 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, Au-
gust 20, 1909. (12928)

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

BOROUGH OF BROOKLYN.

List 639, No. 1. Sewer basins at the north and
east corners of Bay Ridge avenue and Tenth ave-
nue.

List 640, No. 2. Sewer basins at the northeast
and northwest corners of Dorchester and West-
minster roads.

List 648, No. 3. Sewer in Eckford street, be-
tween Engert and Manhattan avenues.

List 652, No. 4. Sewer in Forty-seventh street,
between New Utrecht avenue and Twelfth ave-
nue, with outlet in Forty-seventh street, between
Twelfth and Thirteenth avenues.

List 653, No. 5. Sewer basin at the southwest
corner of Halsey street and Howard avenue.

List 654, No. 6. Sewer basins at the south and
east corners of Hamburg avenue and Grove street.

List 655, No. 7. Sewer basin at the northeast
corner of Gates and Reid avenues.

List 663, No. 8. Sewer in New York avenue,
between Beverley and Clarendon roads.

List 666, No. 9. Sewer basin at the southeast
corner of St. Marks avenue and Rogers avenue.

List 675, No. 10. Sewer basin at the east cor-
ner of Tenth street and Second avenue.

All persons whose interests are affected by the
above named proposed assessments, and who are
opposed to the same, or either of them, are re-
quested to present their objections, in writing, to
the Secretary of the Board of Assessors, No. 320
Broadway, New York, on or before September
28, 1909, 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, Au-
gust 27, 1909.

JOHN C. ORR CO.,
SASH, DOORS, BLINDS
AND HOUSE TRIM

India, Java and Huron Sts. and East River
City of New York, Borough of Brooklyn
Telephone
948 Greenpoint

ADVERTISED LEGAL SALES.

(Continued from page 408.)

Sept. 2.

Broome st, No 113, s s, 125 e Pitt st, 25x100, 6-sty brk tenement and store. Simon Hammerstein agt Joseph Wolf et al; Cohen Bros, att'ys, 346 Broadway; Maurice J McCarthy, ref. (Amt due, \$9,462.33; taxes, &c, \$—; sub to a first mort of \$32,000.) Mort recorded Nov 20, 1906. By Joseph P Day.
Riverside Drive, No 413, e s, 52.7 n 113th st, 50x111.9x50x98.7, 2-sty and attic stone dwelling. Robert E McDonnell agt Winthrop Realty Co et al; Miles M O'Brien, Jr, att'y, 38 Park Row; Henry A Brann, ref. (Amt due, \$14,-

171; taxes, &c, \$807.03; sub to a first mort of \$40,000.) Mort recorded April 20, 1908. By Bryan L Kennelly.
Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. Abraham Roffman agt Helen Trifeld et al; Schenkman & Brown, att'ys, 115 Broadway; Gilbert H Montague, ref. (Amt due, \$5,906.47; taxes, &c, \$550; sub to a first mort of \$14,000.) Mort recorded Oct 2, 1906. By Joseph P Day.
10th av, No 453, w s, 24.8 n 35th st, 24.8x100, 4-sty brk tenement and store.
10th av, No 253, w s, 20, s 25th st, 19.6x75, 4-sty brk tenement and store.
10th av, No 337, w s, 74 s 30th st, 24.8x100, 4-sty brk tenement and store.

Joseph Goggin Jr agt Theodore C Boenau et al; Silas A H Dayton, att'y, 170 Broadway; Algernon S Norton, ref. (Partition.) By Joseph P Day.

Sept. 3.

135th st, Nos 65 & 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. Solmax Realty Co agt Hyman Horwitz et al; Weschler & Rothschild, att'ys, 299 Broadway; Henry J Goldsmith, ref. (Amt due, \$16,579.93; taxes, &c, \$155.) Mort recorded May 18, 1906. By Samuel Marx.

Sept. 4 and 6.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or Adjourned during week ending Aug. 27, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

116th st, No 129, n s, 325 w Lenox av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$6,172.35; taxes, &c, \$168.40.) Withdrawn.
*Thompson st, Nos 98 & 100, e s, 226 s Prince st, runs e 95.1 x s 24.11 x w .05 x s 25 x w 94.6 x n 50.3 to beg, 6-sty brk tenement and store. (Amt due, \$4,186.91; taxes, &c, \$—; sub to two mortg aggregating \$64,000.) John Palmieri. 66,900
*Cherry st, No 256, n e cor Rutgers st, 26.3x96.2x26.3x96.9, 6-sty Rutgers st, Nos 57 & 59, brk tenement and stores. (Amt due, \$10,122.42; taxes, &c, \$99.) Rosie Punch. 60,365
Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75, 3-sty stone front dwelling. (Amt due, \$6,052.08; taxes, &c, \$130.98.) Steven H Jackson. 6,410
*Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69x29.10x72.2, 5-sty brk tenement and store. (Amt due, \$1,210; taxes, &c, \$500; sub to two mortg aggregating \$26,000.) Ruby Schwartz. 28,275
*14th st, No 536, s s, 145 w Av B, 25x103.3, 5-sty brk tenement and store. (Amt due, \$8,009.41; taxes, &c, \$129.30.) Ignaz Reich et al. 24,460
*Vyse av, No 1149, w s, 280 n 167th st, 20x100, 3-sty brk dwelling. (Amt due, \$8,050.40; taxes, &c, \$380.) Alice Powell. 8,000
*Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x109.9, 5-sty brk tenement. (Amt due, \$13,579; taxes, &c, \$—; sub to a prior mort of \$30,000.) Frederick C Oehler. 38,229
*107th st, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement and store. (Amt due, \$7,661.73; taxes, &c, \$332.39; sub to prior mort of \$12,500.) Simon Jarett. 17,125

*Union av, Nos 1185 & 1187, w s, 311.10 n 167th st, 42x91.10, 5-sty brk tenement. (Amt due, \$6,646.80; taxes, &c, \$793.40; sub to a first mort of \$30,000.) Anna M Lehmann. 36,810
*3d av, Nos 1101 & 1103, e s, 87.11 n 64th st, 37.6x105, 6-sty brk tenement and stores. (Amt due, \$21,815.90; taxes, &c, \$2,100; sub to a first mort of \$46,000.) J Eugene McMichael. 54,134
*3d av, Nos 1097 & 1099, e s, 50.5 n 64th st, 37.6x105, 6-sty brk tenement and stores. (Amt due, \$21,827.40; taxes, &c, \$2,100; sub to a mort of \$46,000.) Anna C S Hassey. 55,643
100th st, No 323, n s, 350 e 2d av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$6,673.01; taxes, &c, \$537.79; sub to prior mort of \$18,000.) Lowenfeld & Prager. 24,216
Elizabeth st, No 90, e s, 130 s Grand st, 25x100, 6-sty brk tenement and stores. (Amt due, \$3,287.75; taxes, &c, \$703.08; sub to a first mort of \$32,000.) John Palmieri. 36,110
150th st, n s, 175 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Adj to Sept 27. 25,050
150th st, n s, 100 w 7th av, 75x99.11, two 5-sty brk tenements. (Amt due, \$24,826.13; taxes, &c, \$1,012.50.) Adj to Sept 27. 25,050

PARISH, FISHER & CO.

*Av C, Nos 117 & 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. (Amt due, \$6,025.42; taxes, &c, \$1,187.09; sub to prior mortg aggregating \$61,896.50.) Saul Bernstein. 63,497

SAMUEL GOLDSTICKER.

1st av, No 1895, s w cor 98th st, 25x99.6, 5-sty brk loft and store build- 98th st, No 340 ing. (Amt due, \$16,585.38; taxes, &c, \$980.) Charles E Patterson, party in interest. 25,050

SAMUEL MARX.

Waltonav's e cor 179th st, 50x100, vacant. (Amt due, \$6,636.08; 179th st taxes, &c, \$912.79.) James Welton. 8,000

Total. 553,183
Corresponding week, 1908. 433,099
Jan. 1st, 1909, to date. 45,712,980
Corresponding period, 1908. 39,929,914

REAL ESTATE RECORDS

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 there having been no official designation made of them by the Department of Public Works.

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

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

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

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

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

August 20, 21, 23, 24, 25 and 26. (No. 87.)

BOROUGH OF MANHATTAN.

Attorney st, Nos 5 and 7, w s, 66 n Division st, 50x100, two 3-sty brk tenements and 1-sty frame factory in rear. Maria Hess, EXTRX and TRUSTEE George Hess to Louis Roossin. Mort \$10,000. Aug 18. Aug 20, 1909. 1:314—29 and 30. A \$40,000—\$44,000. 50,000
Attorney st, Nos 5 and 7, w s, 66 n Division st, 50x100, two 3-sty brk tenements and 1-sty frame factory in rear. Release dower. Maria Hess to Louis Roossin. Aug 18. Aug 20, 1909. 1:314—29 and 30. A \$40,000—\$44,000. other consid and 100
Broad st, Nos 109 and 111, n e cor Front st, 66.1x23.8x64.5x24.3, Front st, No 24, 8-sty brk and stone office and store building. Adolph Hollander to City National Realty Co. Mort \$97,500. Feb 11. Aug 26, 1909. 1:7—10. A \$48,500—\$90,000. other consid and 100
Delancey st, No 316, n s, 50 w Goerck st, 24.7x100, 5-sty brk tenement. FORECLOS, Aug 10, 1909. Michael J Scanlan referee to Aaron Zwerdling of Brooklyn. Aug 23. Aug 24, 1909. 2:328—69. A \$13,500—\$30,000. 26,300
Elizabeth st, No 95, on map No 91, w s, 115 s Grand st, 40x94, 6-sty brk tenement and stores. Frank Casper to Henrietta Casper. Mort \$60,500. Aug 19. Aug 20, 1909. 1:238—21. A \$27,000—\$65,000. other consid and 100
Greene st, No 213, w s, 125 s 3d st, 27.6x100, 6-sty brk loft and store building. Strauss Building & Realty Co to Sophie Martinson. Mort \$40,000. Aug 25. Aug 26, 1909. 2:534—29. A \$28,000—\$47,000. other consid and 100

Greenwich st, Nos 481 and 483. Certificate as to payment of \$500 under party wall agreement. Edward D Depew with James H Cruikshank. Aug 24. Aug 26, 1909. 2:594.

Henry st, No 320, s s, 225.7 w Jackson st, 25x95.3x25x95.2, 6-sty brk tenement and store. Emma Meller to Jacob Green. 1/2 part. Mort \$26,800 and all liens. Aug 10. Aug 20, 1909. 1:267—61. A \$16,000—\$30,000. other consid and 100

Ludlow st, No 19, n w s, abt 160 s Hester st, 19x87, 2-sty brk tenement and store. FORECLOS, July 22, 1909. Thos H Baskerville referee to Leonard Weill. Aug 24. Aug 25, 1909. 1:298—24. A \$15,000—\$17,000. 13,300

Mercer st, No 160. The business. Power of attorney. Annie Stambul to Harry Stambul. July 22. Aug 20, 1909.

Madison st, No 310, s s, 105.10 w Gouverneur st, 19.6x110, 6-sty brk tenement and store. Israel D Shlachetzki to Dorothea Libson. July 28. Aug 21, 1909. 1:268—25. A \$13,000—\$33,000. 100

Mott st, No 118, e s, 45.5 n Hester st, runs e 27 x n 9.8 x e 17 x n 17.4 x w 16.10 and 27 to st x s 27.1 to beginning, 4-sty brk tenement and store.

Mott st, No 120, e s, 72.6 n Hester st, runs n 27.6 x e 43.7 x s 26.5 x w 16.10 x n 0.6 x w — to beginning, 4-sty brk tenement and store.

Release claim for note of \$1,700, &c. Italian-American Trust Co to Carmela Lama. Q C. Aug 18. Aug 26, 1909. 1:238—1-2. A \$24,500—\$29,500. 1,581.75

Rivington st, No 156, n s, 104 e Suffolk st, 23x100, 4-sty brk tenement and store and 5-sty brk tenement in rear. Adolf D Lindemann to Joseph S Goldwag. Mort \$33,300. Aug 3. Aug 26, 1909. 2:349—33. A \$23,000—\$30,000. other consid and 100

Spring st, No 150 (132), s s, abt 60 w Wooster st, 20x80, 3-sty brk tenement and store. Jacob Kottek et al to Max Abramson. B & S. Mort \$10,000. May 10. Aug 20, 1909. 2:487—26. A \$19,000—\$20,000. other consid and 1,000

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West st, No 206 | s e cor Harrison st, leasehold, 4-sty
Harrison st, Nos 51 to 55 | brk hotel, West Shore Hotel, at a val-
uation of \$10,000. Sub to mort \$3,000. 1:182-33. A \$29,000
-43,000. CONTRACT to exch for
133d st W, No 161, n s, abt 195 e 7th av, -x-, 5-sty brk tene-
ment, at a valuation of the equity of \$8,000. Sub to mort \$21,-
000. 7:1918-10. A \$11,000-\$22,000.
Gustave X Dime and John Vollmer with Eugenia Haybach. Aug
24. Aug 25, 1909. exch
1st st E, No 56, n s, 250 w 1st av, 20.8x100.4x25.3x100, 6-sty brk
tenement and stores. Annie Rockmore to Dean Holding Co.
Mort \$36,000. Aug 23. Aug 25, 1909. 2:443-49. A \$18,000-
\$37,000. 100
2d st, Nos 137 and 139, s w s, 107 n w Av A, runs n w 43 x s w
70 x s e 21.6 x s w 35.8 x s e 21.6 x n e 105.8 to beginning.
2d st, No 141, s s, 85.6 w Av A, 21.6x105.8.
2d st, No 143, s s, 64 w Av A, runs n w 21.6 x s w 105.8 x s e
5.6 x n e 19.9 x s e 16 x n e 85.8 to beginning.
part 4-sty brk convent.
The Nuns of the Order of St Dominick to the Sisters of the Order
of St Dominic. B & S. Mort \$13,500. Apr 29, 1907. Aug 24.
1909. 2:429-part lot 29. A \$-\$. nom
4th st E, No 81, n e s, abt 155 w 2d av, 25x96.2, 5-sty brk tene-
ment and store. Emanuel A Gardner to Tini Schwartz. Mort
\$35,000. Aug 23. Aug 25, 1909. 2:460-46. A \$17,500-\$32,-
000. nom
4th st E, No 61, n s, 142.5 e Bowery, 25x96.2, 4-sty brk tenement
and store with 1-sty frame extension. Sophie wife Julius Mar-
tinson to Raphael Lahnstein. Mort \$25,400. Aug 25. Aug 26.
1909. 2:460-56. A \$18,000-\$23,000. other consid and 100
3th st E, No 407, n s, 91.5 e 1st av, 21.5x90.10, 4-sty brk tene-
ment and store. Michl Reif to Mathilda, George, Henry, Charles,
Eugene and Emelia Reif. May 26, 1908. Aug 25, 1909. 2:434
-54. A \$14,500-\$18,000. other consid and 100
7th st E, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6, two
5-sty tenements and stores. Isaac Graf to Jos Cohen. Mort
\$28,200. July 28. Aug 26, 1909. 2:390-46 and 47. A \$20,000-
\$32,000. other consid and 100
11th st E, No 338, s s, abt 130 w 1st av, 25x94.9, 5-sty brk tene-
ment and store and 4-sty brk tenement in rear. Antonino Fran-
zone to Antonino Maggio, of Brooklyn. 1-3 part. All title.
Morts \$30,500. Aug 18. Aug 21, 1909. 2:452-26. A \$17,000-
\$30,000. other consid and 100
14th st E, No 308, s s, 91.6 e 2d av, runs s 51.6 x e 8.6 x s 51.9
x e 11 x n 103.3 to st x w 19.6 to beginning, 4-sty stone front
tenement. Caterina Scimeca to Rosina Pinelli. Mort \$18,300.
Aug 25, 1909. 2:455-11. A \$13,000-\$18,000. other consid and 100
16th st E, No 617, n s, 263 e Av B, 25x92, 5-sty brk tenement
and store. FORECLOS, July 19, 1909. Chas L Hoffman, ref to
Chas G Moses. Aug 3. Aug 20, 1909. 3:984-13. A \$7,500-
\$21,000. 19,425
17th st W, No 43, n s, 285 s e 6th av, 25x92, 4-sty and basement
stone front dwelling. John H Cole EXR Emily R M Hewson to
Alice W Tull, of Philadelphia, Pa. Aug 24. Aug 25, 1909.
3:819-15. A \$47,000-\$51,000. 50,250
Same property. Alice W Tull to Samuel P Tull, of St David, Pa.
Mort \$40,000. Aug 24. Aug 25, 1909. 3:819.
other consid and 100
19th st E, Nos 324 and 326, s s, 246.3 e 2d av, 41.10x92, 6-sty
brk tenement. Tini Schwartz to Emanuel A Gardner. Mort \$50,-
000 and all liens. Aug 23. Aug 25, 1909. 3:924-52. A \$21,-
000-\$60,000. other consid and 100
23d st E, Nos 109 to 113, n s, 95 e 4th av, runs n 98.9 x e 5 x n
11.3 x e 56 x s 110 to st x w 61 to beginning, three 3-sty brk
buildings. Emil Gruening to Joseph Milbank, of Greenwich,
Conn. Aug 20, 1909. 3:879-6 to 8. A \$103,500-\$110,000.
other consid and 100
24th st W, No 349, n s, 231.6 e 9th av, 19.6x98.9, 3-sty stone
front dwelling. Elma L Horton to James E Mitchell. Aug 23.
Aug 25, 1909. 3:748-11. A \$9,000-\$13,000. 100
26th st W, No 144, s s, 500 w 6th av, 20.2x-18.3x98.9, 5-sty brk
tenement and store. Sadie Brody to Pauline Schattman. C a G.
Mort \$16,000. July 3, 1902. Aug 26, 1909. 3:801-66. A \$17,-
000-\$26,000. nom
27th st W, Nos 28 to 32, s s, 291.6 e 6th av, 58.6x98.9, 12-sty
brk and stone loft, office and store building, at valuation of
\$430,700, sub to mort \$250,000. 3:828-64. A \$-\$. CON-
TRACT to exchange for 92d st, Nos 292 and 294, s s, 150 w
Broadway, 75x135.10x75.2x140.10, two 6-sty brk tenements. Sub
to mort \$225,000. Equity \$35,000. 4:1239-58 and 59. A
\$80,000-\$130,000. James Livingston Construction Co with
Thomas A Sperry. July 6. Aug 25, 1909 and contracts. nom
27th st W, Nos 12 and 14, s s, 499.6 e 6th av, 25.6x98.9, two 4-sty
brk tenements and stores. Jacob H Schiff et al EXRS, HEIRS,
&c, Solomon Loeb to Jacob H Schiff. ½ part. Oct 19, 1905.
Aug 24, 1909. 3:828-56. A \$57,000-\$65,000. other consid and 100
27th st W, Nos 12 and 14, s s, 499.6 e 6th av, 25.6x98.9, two 4-sty
brk tenements and stores. Jacob H Schiff et al EXRS, HEIRS,
&c, Solomon Loeb to Morris Loeb, Isaac N Seligman and Felix M
Warburg as joint tenants. ½ part. Oct 20, 1905. Aug 24.
1909. 3:828-56. A \$57,000-\$65,000. other consid and 100
Same property. Jacob H Schiff to Charles Kaye. ½ part. July
9, 1909. Aug 24, 1909. 3:828. other consid and 100
Same property. Morris Loeb et al to same. ½ part. July 12,
1909. Aug 24, 1909. 3:828. other consid and 100
30th st E, No 206, s s, 110 e 3d av, 18.9x98.9, 3-sty stone front
dwelling. Josef Klein to James J McGillen. Mort \$8,000. Aug
23. Aug 24, 1909. 3:910-58. A \$8,000-\$12,000. 100
34th st W, No 406, s s, 80 w 9th av, 20x98.9, 3-sty brk dwelling.
John T Bauer et al EXRS Adolph Rupp to Alfred Beinhauer.
Aug 25. Aug 26, 1909. 3:731-50. A \$14,500-\$17,500.
other consid and 100
Same property. Release dower. Frederica W Rupp to Alfred
Beinhauer. All title. Q C. Aug 25. Aug 26, 1909. 3:731. 100
45th st W, No 433, n s, 377.6 e 10th av, 22.6x100.4, 5-sty brk
tenement and store. Thomas Brodmerkel to Edgar J Pitshe.
Mort \$18,000. Aug 23. Aug 24, 1909. 4:1055-16. A \$10,-
000-\$19,000. 100

45th st W, Nos 132 and 134, s s, 365 w 6th av, 35x100.4, 8-sty
brk and stone tenement. Chas F Hoffman et al to Charles Laue.
¾ parts. All title. B & S. Mort \$100,000. July 29. Aug 25.
1909. 4:997-47. A \$75,000-\$140,000. nom
49th st W, Nos 108 to 112, s s, 143 w 6th av, 64x100x64x100.5,
three 4-sty stone front dwellings. Geo N Ballanger to Samuel
K Jacobs. Mort \$90,000. Aug 19. Aug 25, 1909. 4:1001-39
to 41. A \$90,000-\$99,000. nom
49th st E, No 151, n s, 200 w 3d av, 18.6x100.5, 3-sty stone front
dwelling. James A Dolan et al EXRS &c John Burlington to
Milton Goldsmith. June 26. Aug 24, 1909. 5:1304-28. A
\$11,000-\$15,000. 16,900
Same property. Mary A B McTigue et al to same. June 26. Aug
24, 1909. 5:1304. nom
49th st E, Nos 404 to 408, s s, 100 e 1st av, 75x100.5, 3-sty brk
loft and store building. John E Rutzler to Rutzler Realty Co.
Mort \$50,000. Aug 25. Aug 26, 1909. 5:1360-44. A \$23,000-
\$65,000. nom
50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty brk tene-
ment and store. Julius Rosenberg to Harry Schlessinger. Mort
\$23,825. Aug 21. Aug 23, 1909. 4:1078-60. A \$10,000-\$23,-
000. nom
55th st E, No 24, s s, 40.6 w Madison av, 20x80, 4-sty and base-
ment stone front dwelling. Percy W Sherman to Paul L Kier-
nan. Mort \$25,000. Aug 20, 1909. 5:1290-58. A \$45,000-
\$50,000. nom
63d st W, No 137, n s, 327 w Columbus av, 18.6x100.5, 4-sty and
basement brk dwelling. Mary S Torrey and David P Fackler,
EXRS, &c, Susan S Fackler to Martha Freund. Mort \$9,000. Aug
19. Aug 20, 1909. 4:1135-19. A \$8,500-\$14,000. 16,000
65th st W, No 166, s s, 174 e Amsterdam av, 18x100.5, 4-sty and
basement stone front dwelling. Harriet R McKim to Julia K
Wilkins. B & S and C a G. Aug 16. Aug 25, 1909. 4:1136
-57. A \$10,000-\$16,000. other consid and 100
71st st W, No 233, n s, 432 e West End av, 18x102.2, 3-sty and
basement stone front dwelling. Clara Harriman to Katherine C
Percival. Mort \$15,000. July 3. Aug 26, 1909. 4:1163-18. A
\$12,000-\$20,000. 100
77th st E, No 216, s s, 330 w 2d av, 25x102.2, 5-sty brk tene-
ment and store. Julius Hochdorf to Moses Licht. Aug 23. Aug
25, 1909. 5:1431-38. A \$11,000-\$27,000. nom
83d st E, No 602, s s, 81 e East End av, runs e 17 x s 76.4 x w
16 x n 50.5 x n w - x n 25.6 to beginning, 5-sty brk tenement.
Fege Stein to James S Segrave. Mort \$13,000. Aug 24. Aug
26, 1909. 5:1590-16. A \$5,000-\$12,000. nom
85th st E, No 352, s s, 75 w 1st av, 25x102.2, 4-sty stone front
tenement. Isaac Michaels and Emma his wife to Sophie Koch.
All of. Mort \$14,000. Aug 24. Aug 26, 1909. 5:1547-30½.
A \$9,000-\$15,000. other consid and 100
Same property. Sophie Koch to Emma Michaels. ½ part. Mort
\$14,000 on whole. Aug 26, 1909. 5:1547. other consid and 100
85th st W, No 163, n s, 122 e Amsterdam av, 17.6x102.2, 4-sty
and basement brk dwelling. David de L Hendrickson to Albert
F Brugman. Mort \$20,000. Aug 26, 1909. 4:1216-5½. A
\$9,000-\$20,000. other consid and 100
85th st W, No 107, n s, 155 w Columbus av, runs w 19 x n 97.6
x e 19 x s 41.4 x w 2 x s 28.10 x e 2 x s 27.4 to beginning, 4-
sty and basement stone front dwelling.
With all title to interior strip, 155 w Columbus av and 27.4 n
85th st, runs w 2 x n 28.10 x e 2 x s 28.10 to beginning.
Henry A James as TRUSTEE et al to Irving S Haynes.
Aug 13. Aug 21, 1909. 4:1216-26. A \$10,500-\$21,000.
other consid and 100
90th st W, No 139, n s, 546.6 w Columbus av, 26.9x100.8, 5-sty brk
tenement. Albert W J Petrie to August W Mehler, Peter Stumpf
and Geo J Mehler. Mort \$24,750. Aug 23. Aug 24, 1909. 4:1221
-10. A \$13,000-\$28,000. other consid and 100
93d st W, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwell-
ing. FORECLOS, July 30, 1909. John C Gulick referee to
Francis L Madden, of Ossining, N Y. July 30. Aug 21, 1909.
4:1240-60¼. A \$7,500-\$20,000. 22,600
96th st E, Nos 210 and 212, s s, 208.6 e 3d av, 96.6x100.8, two 6-
sty brk tenements and stores. Beke Klein to Beke Schneider.
½ part. All title. July 14. Aug 21, 1909. 5:1541-37 and 39.
A \$38,000-\$126,000. other consid and 100
96th st E, No 174, s s, 100 w 3d av, 30x100.8, 4-sty stone front
tenement. Thomas Conheady to Patrick McKeogh. ½ part.
Mort \$16,750. Aug 23. Aug 25, 1909. 5:1524-41. A \$15,500-
\$24,500. nom
98th st E, Nos 227 to 233, n s, 150 w 2d av, runs n 100.11 x w 50
x s 0.2 x w 25 x s 100.9 to st x e 75 to beginning, two 6-sty brk
tenements and stores. Jos F Keller to Geo N Ballanger. Mort
\$107,500. Aug 24. Aug 25, 1909. 6:1648-16 and 18. A \$26,-
000-\$88,000. nom
98th st E, No 287, n s, 125 w 2d av, 25x100.11, 5-sty brk tene-
ment. David Liebgold to Rudolph Loewenthal. Mort \$17,700.
Aug 2. Aug 20, 1909. 6:1648-19. A \$9,000-\$24,000.
other consid and 100
98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vac-
cant. Max H Ludecke to Louis Cohen. Morts \$11,250. Aug 24.
Aug 26, 1909. 7:1833-51. A \$12,000-\$12,000. nom
100th st E, No 160, s s, 225 w 3d av, 25x100.11, 5-sty brk tene-
ment. FORECLOS, June 29, 1909. Wm C Reddy, ref to Karo-
lina Newman. Aug 20. Aug 21, 1909. 6:1627-46. A \$8,000-
\$18,500. 14,925
101st st E, No 317, n s, 371 w 1st av, 29x100.11, 6-sty brk tene-
ment. Hyman Hiller to Maydan Realty & Construction Co. Mort
\$23,000. Aug 2. Aug 20, 1909. 6:1673-11. A \$8,500-\$35,500.
other consid and 100
105th st E, No 305, n s, 100 e 2d av, 25x100.11, 5-sty brk tene-
ment and store. Rosie Ensler to The Conservative Investors Co.
All liens. Aug 18. Aug 20, 1909. 6:1677-5. A \$7,000-\$23,-
500. other consid and 100
109th st E, No 327, n s, 325 e 2d av, 25x100.11, 4-sty brk tenement
and 2-sty brk tenement in rear. Alfonso Barrata et al to Giu-
seppe Mazzeo. Mort \$14,500. Aug 17. Aug 20, 1909. 6:1681
-14. A \$7,000-\$16,000. other consid and 100

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
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STORES, WAREHOUSES
STABLES AND SMALL
FACTORIES, INSTALLED
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OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

110th st E, No 126, s s, 125 w Lexington av, 25x100, 5-sty stone front tenement. Jennie Kuretsky to Rose Levitt. Aug 17, Aug 20, 1909. 6:1637-61. A \$11,000-\$21,000. other consid and 100

110th st E, Nos 305 and 307, n s, 100 e 2d av, 50x100.11, two 6-sty brk tenements and stores. Rosa Marino and ano to Fredk W and Chas J Kroehle. Morts \$42,000. Aug 26, 1909. 6:1682-5 and 6. A \$14,000-\$46,000. 100

111th st E, Nos 232 and 234, s s, 200 w 2d av, 40x100.11, 6-sty brk loft and store building. Lorimer Realty Co to Dean Holding Co, a corpn. All liens. May 11. Aug 26, 1909. 6:1660-33. A \$13,000-\$31,000. nom

111th st E, No 28, s s, 75 w Madison av, 25.3x100.11, 5-sty stone front tenement and store. Barnet Luftman to Samuel Strausberg. Mort \$23,250. Aug 25, 1900 (?), probably 1909. Aug 25, 1909. 6:1616-60. A \$12,000-\$24,000. other consid and 100

112th st E, Nos 210 to 214, s s, 155 e 3d av, 40.6x100.11, 6-sty brk tenement and stores. Aaron Goodman to Isaac Holtzberg. All liens. June 21. Aug 24, 1909. 6:1661-42. A \$13,000-\$50,000. other consid and 100

113th st E, No 67, n s, 120 e Madison av, 25x100.11, 5-sty brk tenement. Congregation Mt Zion to David Cohen. Mort \$18,000 and all liens. Aug 24. Aug 25, 1909. 6:1619-25. A \$11,000-\$21,000. 26,000

114th st E, No 350, s s, 125 w 1st av, 25x100.10, 6-sty brk tenement and stores. Mishkind-Feinberg Realty Co to Philip Krauss. Mort \$27,900. Aug 18. Aug 24, 1909. 6:1685-34. A \$7,000-\$30,000. other consid and 100

Same property. Philip Krauss to Citizens Holding Co. Mort \$27,900. Aug 18. Aug 24, 1909. 6:1685. other consid and 100

114th st W, No 21, n s, 320 w 5th av, 25x100.11, 5-sty brk tenement and store. Edward Bernstein to Rebecca Bernstein. 1-3 part. Morts \$25,000. July 15. Aug 20, 1909. 6:1598-24. A \$13,000-\$27,000. other consid and 100

121st st E, Nos 221 and 223, on map No 223, n s, 237.6 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Morris W Levine to Myron Ritter. Mort \$47,000 and all liens. Aug 20. Aug 24, 1909. 6:1786-11. A \$21,000-\$62,000. 100

122d st E, Nos 113 to 117, n s, 140 e Park av, 50x100.11, three 3-sty brk dwellings. Release mort. Daniel R Kendall to Louise Fox. July 29. Aug 24, 1909. 6:1771-7 to 8. A \$18,000-\$28,500. 29,166.67

122d st E, Nos 113 to 129, n s, 140 e Park av, 150x100.11, nine 3-sty brk dwellings. Louise Fox to Clara Klingenstein. Mort \$72,000. Aug 24. Aug 25, 1909. 6:1771-7 to 12½. A \$54,000-\$85,500. other consid and 100

124th st W, Nos 511 and 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st x e 53 to beginning, 6-sty brk tenement. Johanna Eberlein to Rosa Wolf. Morts \$89,300. Aug 2. Aug 26, 1909. 7:1979-23. A \$23,000-\$83,000. other consid and 100

127th st W, Nos 141 and 143, n s, 200 e 7th av, 50x99.11, 6-sty brk tenement. Frieda Hart to Herrmann Elkan. Mort \$75,000. Aug 18. Aug 20, 1909. 7:1912-10. A \$24,000-\$80,000. other consid and 100

127th st W, Nos 409 and 411, n s, 118.11 w Convent av, 50x99.11, 6-sty brk tenement. The Marquis Co to Harry A Florsheim. Morts \$59,000. Aug 24. Aug 26, 1909. 7:1967-67. A \$14,000-\$58,000. nom

133d st W, No 210, s s, 250 w 7th av, 42x99.11, 5-sty brk tenement. Henriette M Lowenstein to Maxlow Realty Co. Mort \$37,000. Aug 25. Aug 26, 1909. 7:1938-44. A \$16,800-\$36,000. other consid and 100

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Louise Bosselman to Eugenie Haybach, of Brooklyn. Morts \$21,000. Aug 26, 1909. 7:1918-10. A \$11,000-\$22,000. nom

135th st W, Nos 29 to 33, n s, 326.8 w 5th av, 83.4x99.11, two 6-sty brk tenements and stores. Mishkind-Feinberg Realty Co to Philip Krauss. All liens. Aug 18. Aug 24, 1909. 6:1733-21 and 23. A \$41,000-\$110,000. other consid and 100

137th st W, No 222, s s, 274.6 w 7th av, 16.6x99.11, 3-sty and basement stone front dwelling. Lillie Weiner to Samuel Weiner. Q C. Aug 19, Aug 20, 1909. 7:1942-44½. A \$6,600-\$14,500. 100

137th st W, Nos 263 and 265, n s, 80 e 8th av, runs n 87.5 x e 22.6 x n 12.6 x e 22.6 x s 99.11 to st x w 45 to beginning, 6-sty brk tenement. Sarah Cohen to Betty Lurie. Mort \$67,000. Aug 9. Aug 23, 1909. 7:2023-5. A \$18,000-\$65,000. nom

143d st W, No 274, s s, 75 e 8th av, 25x49.11, 4-sty brk tenement and store. Richard W Walsh HEIR Richard Walsh to Anna H Walsh widow of Richard Walsh. Aug 7. Aug 25, 1909. 7:2028-60½. A \$5,500-\$10,000. nom

Same property. Anna H Walsh to Winifred Harrington, of Yonkers, N Y. Aug 7. Aug 25, 1909. 7:2028. nom

145th st W, No 406, s s, 212.6 e Convent av, 15.6x99.11, 4-sty and basement stone front dwelling. Aaron Simon and ano to Monie Klein. All liens. Aug 12. Aug 25, 1909. 7:2050-50½. A \$4,600-\$13,000. other consid and 100

179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. John D Feldmann to Evangelical Lutheran Church of Our Saviour. Mort \$6,000. Aug 21. Aug 23, 1909. 8:2152-60¾. A \$3,800-\$6,500. other consid and 100

Av A, No 109, s w cor 7th st, 22.11x100, 7-sty brk loft 7th st, Nos 130 and 132, and store building. Harris Mandelbaum et al to Max J Kramer. B & S. Aug 13. Aug 24, 1909. 2:434-29. A \$24,000-\$30,000. other consid and 100

Same property. Max J Kramer to Max J Kramer Co. B & S and C a G. Mort \$67,000. Aug 19. Aug 24, 1909. 2:434. other consid and 100

Av A, No 1325, w s, 20.4 s 71st st, 25x87, 5-sty brk tenement and store. Lorie Guenzberg et al to Eleanor Tobiesen. Mort \$24,000. Aug 24, 1909. 5:1465-27. A \$7,000-\$20,000. 100

Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. FORECLOS, Aug 23, 1909. Augustine R McMahon referee to Saul Bernstein. Mort \$60,296.50. Aug 24. Aug 25, 1909. 2:390-32. A \$30,000-\$60,000. 1,000

Boulevard or Boulevard Lafayette, c l, 392.8 s from n line land Lucius Chittenden, runs s e 280.6 x s w 115.2 x n w 286.9 to said c l x n e 98.2 to beginning, being lot 52 map Lucius Chittenden, except part for Boulevard Lafayette.

Boulevard, c l, at n line land of Lucius Chittenden, runs s e 239.4 x s w 76 x n w 249.11 to said c l x n e 98.2 to beginning, being lot 56 same map, except part for Boulevard Lafayette, vacant. Eugene L Bushe EXR and TRUSTEE and Stephen Fiske as TRUSTEE Frederick Bedford to Cornelius K G Billings. July 22, 1908. Aug 25, 1909. 8:2179. 25,000

Convent av, No 413, e s, 60.3 s 148th st, 20x75, 3-sty and basement stone front dwelling. The Cristel Co to Fanny Henning. Mort \$14,500. Aug 23. Aug 24, 1909. 7:2062-46. A \$5,000-\$17,000. other consid and 100

Edgcombe av, No 114, e s, 66 s 140th st, 17x85, 4-sty and basement brk dwelling. Minnie Elliott to Sylvester H Elliott. Mort \$8,500. June 23. Aug 25, 1909. 7:2042-28. A \$4,800-\$11,000. other consid and 100

Lexington av, No 566, w s, 89 n 50th st, 20x80, 5-sty stone front tenement. Edward F Tierney to Marcus M Marks. Mort \$10,000. Aug 20. Aug 21, 1909. 5:1305-16. A \$14,000-\$20,000. nom

Lexington av, Nos 215 and 217, s e cor 33d st, 50.9x95, 4-sty brk 33d st stable. Abbie W Smith widow and ano to Joseph M Smith, 1-3 part, Mary E McCoun, 1-3 part, and Eudora A Stone, 1-6 part, and Warren H Stone, 1-6 part. All title. Q C. June 10, 1908. Aug 20, 1909. 3:888-57. A \$68,000-\$83,000. nom

Same property. Edith M Smith to same. All title. Q C. June 10, 1908. Aug 20, 1909. 3:888. nom

Lexington av, No 521, e s, 40.5 n 48th st, 20x70, 3-sty brk tenement and stores. Thomas Conheady to Patrick McKeogh. ½ part. Mort \$13,000. Aug 23. Aug 25, 1909. 5:1303-20. A \$11,000-\$13,500. 5,000

Park av, No 721, n e cor 70th st, 22x82, 5-sty stone front dwelling. Christine M Masten to Chas S Bird. July 2. Aug 26, 1909. 5:1405-1. A \$45,000-\$60,000. other consid and 100

Park av, s w cor 104th st, 100.11x32, 6-sty brk tenement and stores. Mishkind-Feinberg Realty Co to Philip Krauss. Mort \$43,000. Aug 18. Aug 24, 1909. 6:1609-38. A \$18,000-\$47,000. other consid and 100

Pleasant av, Nos 437 to 441, w s, abt 25 s 123d st, and 25 n of c l blk bet 122d and 123d sts, 50x100, 6-sty brk tenement and stores. Sunflower Realty & Security Corpn to Jogert Realty Co and Kremruff Realty Co and Eva Weltfisch. Morts \$47,000. Aug 21, 1909. 6:1810-26. A \$13,000-\$54,000. other consid and 100

Riverside Drive, n e cor 181st st, 100x100, vacant. Release mort. 181st st Adele J Buchman to Minoma Realty Co. Q C. Aug 16. Aug 20, 1909. 8:2179-part lot 1. A \$-\$. nom

Same property. Minoma Realty Co to Mitral Realty & Construction Co. Mort \$72,500. Aug 16. Aug 20, 1909. 8:2179-part lot 1. A \$-\$. nom

St Nicholas av, e s, 508.9, s 145th st, 50x100, 6-sty brk tenement. Gracehull Realty Co to Judson Lawson. Mort \$50,000. Aug 25. Aug 26, 1909. 7:2051-33 and 34. A \$10,000-\$-. other consid and 100

2d av, No 2083, w s, 50.1 n 107th st, 25.1x73, 4-sty brk tenement and store. Mary A McGown to Moses S and Sophie E Hyman. Q C. June 23. Aug 20, 1909. 6:1657-23. A \$9,000-\$18,000. nom

3d av, No 1695, n e cor 95th st, 25.8x100, 5-sty brk tenement and stores. Abraham Satzman to Pesse Satzman. Mort \$45,000. Aug 19. Aug 20, 1909. 5:1541-1. A \$28,000-\$43,000. nom

3d av, No 1275, e s, 51.1 n 73d st, 25.6x80, 5-sty stone front tenement and store. Frank Casper to Henrietta Casper. Mort \$20,500. Aug 19. Aug 20, 1909. 5:1428-3. A \$15,000-\$22,500. other consid and 100

3d av, No 297, e s, 25 s 23d st, 21.9x100, 3-sty brk tenement and stores. Henrietta Harris et al to Frederick W Seybel. All title. Mort \$16,000. Aug 16. Aug 20, 1909. 3:903-58. A \$20,000-\$26,000. nom

3d av, Nos 1101 and 1103, e s, 87.11 n 64th st, 37.6x105, 6-sty brk tenement and stores. FORECLOS, Aug 26, 1909. Russell H Robbins, ref to J Eugene McMichael. Aug 26, 1909. 5:1419-48. A \$28,000-\$62,000. 7,400

3d av, Nos 1097 and 1099, e s, 50.5 n 64th st, 37.6x105, 6-sty brk tenement and stores. FORECLOS, Aug 26, 1909. Russell H Robbins, ref to Anna C S Hassey. Aug 26, 1909. 5:1419-3. A \$28,000-\$62,000. 8,900

6th av, No 501, n w cor 30th st, runs w 144 to n s 30th st, Nos 105 to 109, Stewart st, closed, x e — to w s 6th on map Nos 101 to 109, av x s 30 to beginning, 2 and 4-sty stone front tenements and stores and part 1-sty brk stable. Stewart st, closed, n s, 41.5 w 6th av, runs n 99.6 x w 100 x s 99.6 to st x e 100 to beginning, being portion of above st Nos. 1 and 2-sty brk stable. Julia L Butterfield to Henry Morgenthau and Edmond L Mooney. 1-24 part. Sub to life interest of party 1st part. Aug 9. Aug 20, 1909. 3:806-30 and 34. A \$378,000-\$396,000. nom

Same property. Island Realty Co to same. 3-16 parts. B & S. Sub to interests of Julia L Butterfield and all liens. Aug 19. Aug 20, 1909. 3:806. other consid and 100

MISCELLANEOUS.

Copy of last will, &c, of John A Weekes, dec'd. June 18, 1895. Aug 23, 1909.

Deed of guardianship. Edna Freeman widow do commit and dispose her son James Freeman to Wm F Forsyth as GUARDIAN. Aug 20. Aug 24, 1909.

CLEAN TOWELS		PEERLESS TOWEL SUPPLY CO.		99 Chambers St., N. Y.	
4 Towels per week	75c. per month	10 Towels per week	\$1.50 per month	Telephone, 2523 Worth	
6 Towels per week	\$1.00 per month	12 Towels per week	1.75 per month	Including Fine Toilet Soap and the use of Large Ornamental Cabinet with Beveled French Plate Mirror, Hair Brush, Comb, Whisk Broom, Soap Tray.	
8 Towels per week	1.25 per month	SPECIAL RATES ON LARGER ORDERS.			

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

General release. Halversen Balmore Construction Co to Alexander Gerhards. July 28. Aug 24, 1909. nom
 General release of dower. Lena L M Lawson divorced wife of Wm M Lawson to said Wm M Lawson. July 21, 1909. Aug 25, 1909. nom
 Power of attorney. Joseph Schanz to Herman Goldman. June 30. Aug 25, 1909.
 Power of attorney. Marie E De Grauw, of Albany, N Y, to Jos A Oaks of Albany, N Y. Aug 14. Aug 24, 1909.
 Power of attorney. Adolph Scheffel to Edwin K Scheffel. Dec 1. 1904. Aug 24, 1909.
 Power of attorney. Adelaide Hamilton to Marie H Swan of Oyster Bay, L I. Aug 19. Aug 24, 1909.
 Power of attorney. Abraham L Jacobs to Saml F Jacobs. July 28. Aug 24, 1909.
 Power of attorney. Rudolph Knoepfle to Albert Hirsh. Aug 13. Aug 24, 1909.
 Power of attorney. Abraham Gordon to Saml Gordon. Aug 11. Aug 26, 1909.
 Power of attorney. Florence M Myers, ADMRX estate P V Myers to Walter M Chandler. May 4. Aug 26, 1909.
 Revocation of power of attorney. Marie E De Grauw, of Albany, N Y, to Joseph J Close. Aug 12. Aug 20, 1909.

BOROUGH OF THE BRONX.

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

Austin pl s e cor 147th st, runs e 89 to c l Bungay Creek x n 55 147th st to n s 147th st x w 60 to e s of pl x s 60.4 to beginning, vacant. William Mailly to Joseph S Brown, of Brooklyn. Aug 18. Aug 20, 1909. 10:2601. other consid and 100
 *Catherine st, n w s, 200 n 241st st and being lot 250 map of Washingtonville, 50x100. Robert Ghames to Robert Mayer. Aug 25. Aug 26, 1909. other consid and 100
 Elsmere pl, No 791, n s, 350 w Marmion av, 25x100, 2-sty frame dwelling. Edward Slevin to Feodore A Bernhard. Morts \$6,000. Aug 16. Aug 26, 1909. 11:2956. nom
 Faile st, w s, 100 n Lafayette av, 100x100, vacant. Mary Hausstein to Wm R Hausstein. All title. All liens. Aug 20. Aug 21, 1909. 10:2764. 100
 *Herschel st, No 103 (Washington av), s w s, 303.9 s e Halsey pl, 39.5x112.7x27.1x105.9.
 Herschel st, No 105, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x 97.10.
 Herschel st, No 106, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 97.10 to st x n w 25.4 to beginning.
 Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25 x86.11.
 Cebrie Park.
 Chas F Gordes to Roworth Realty Co. Morts \$14,750. Aug 20. Aug 24, 1909. other consid and 100
 *Maple st, n e cor 214th st, 25x114, and being lot 53 map New Village of Jerome. Cennaro Lombardi and Angela his wife and Raffaella Lombardi to Raffaella Lombardi. Mort \$5,000. Aug 17. Aug 21, 1909. nom
 Oliver pl n s, 60.5 e Marion av, runs e 25 to c l Orchard st x n Orchard st 25 x w 25 to w s Orchard st x s 25 to beginning, vacant. Geo V Mullan to Edward J Burdett. Q C. July 30. Aug 20, 1909. 12:3284. nom
 Orchard st, w s, 75 n Oliver pl, runs e 25 to c l said st x n 31.3 x w 25 x s 31.3 to beginning, vacant. Geo V Mullan to Theodore Riehl. Q C. July 30. Aug 20, 1909. 12:3284. nom
 Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Joseph Stromwasser to Abe Rosenberg. ½ part. All title. All liens. Aug 25, 1909. 10:2699. nom
 St Pauls pl, Nos 480 and 490 s e cor Washington av, 140.5x Washington av, Nos 1424 and 1432 123.3x140.2x120.6, three 2-sty frame dwellings; except
 Washington av, No 1424, e s, 40.2 s St Pauls pl, 40.8x100, part 2-sty frame dwelling; also
 Washington av, e s, 80.10 s St Pauls pl, 40.8x100, part 2-sty frame dwelling.
 FORECLOS, Apr 14, 1908. Edward Browne referee to Clara and Della Max. May 8, 1908. Aug 20, 1909. 11:2911. 5,000
 *Tompkins st, w s, 100 n 152d st, 50x100. Samuel Rosemond to Herman G Wittkowsky. Aug 20, 1909. other consid and 100
 *4th st, e s, 165 n Briggs av, and being lot 33 map Briggs estate, Williamsbridge, 60.9x54x94.3x59. Chas J Mooney to Germansky Construction Co. July 29. Aug 24, 1909. 100
 150th st, No 319, n s, 325 w Courtlandt av, 25x118.5, 2-sty frame dwelling in rear. Chas J Brous to Matilda Miller. Correction deed. All liens. Aug 12. Aug 20, 1909. 9:2410. nom
 Same property. Matilda Miller to Arthur E Miller. Mort \$4,000. Aug 16. Aug 20, 1909. 9:2410. nom
 163d st, No 426, s s, 217.9 w Brook av and being lots 21 map of North Melrose, 50x100, 2-sty frame dwelling and vacant. Annie Smith to Benjamin Benenson. Mort \$3,000. Aug 23. Aug 24, 1909. 9:2384. other consid and 100
 169th st, No 896 (1110). begins Intervale av, n w s, 780.7 n e Intervale av. 167th st, runs n w 55 x n 22.5 to s s Home st x e 13 to s w s of the square or junction of 169th st, Home st and Intervale av x s e 62.1 to n w s of Intervale av x sw 25 to beginning, 4-sty brk tenement and stores. Charles Klug to Peter Doelger. Mort \$10,000. Aug 25. Aug 26, 1909. 10:2692. other consid and 100
 180th st, No 779, on map No 777, n s, 97.2 w Mapes av, 24x117.2, 4-sty brk tenement and store. Frederick Meyer to Christiane wife Frederick Meyer. Mort \$19,000. Aug 20. Aug 21, 1909. 11:3110. gift and 100

181st st, No 720, s s, 66.1 w Clinton av, 25x100, 3-sty frame tenement. Amalia Pirk to Johanna and Katie Muller. Mort \$5,250. Aug 12. Aug 21, 1909. 11:3096. 100
 182d st, n s, 100 e Park av, 100x100, vacant. Wilhelmina Streeter to Chas T Streeter Construction Co. Mort \$12,550 and all liens. Aug 11. Aug 20, 1909. 11:3038. nom
 *215th st, late 1st av, s s, 150 e Maple st, and being lot 104 map New Village Jerome, 25x125.
 215th st, late 1st av, s s, east 2 ft of lot 103 same map, 2x125. FORECLOS, Aug 6, 1909. Leslie J Tompkins referee to Ralph W Horne. Mort \$3,500. Aug 12. Aug 24, 1909. 100
 *217th st, n s, 456.5 e White Plains road, 12.6x114.6, Wakefield. John A Blackwood to Annie Moloney. Mort on this and adj lot \$3,800. Aug 18. Aug 20, 1909. nom
 *219th st, late 5th av, n s, 379 e 4th av, and being 25 w lot 286, 25x114, being part lot 324 map (No 143 in Westchester Co) of Wakefield. Angela Passarelli to Tony Neri. Mort \$5,500. Aug 14. Aug 20, 1909. other consid and 100
 *224th st, s s, abt 265 w Laconia av, and being lots 284 to 287 map (No 1114A) of 329 lots part Schieffelin entate, 100x109.6. Release mort. Robert N Quinn to Agostino De Leo, Buonaventura De Leo and Guiseppe Bevacqua. July 15. Aug 20, 1909. 1,750
 *Same property. Release mort. Mark Lurie to Agostino and Buonaventura De Leo and Giuseppe Bevacqua. Oct 2, 1908. Aug 20, 1909. 400
 *228th st, n s, 80 w Prospect terrace, and being w 25 ft of lot 896 map Wakefield, 25x114. Oscar E J Heimstadt to Fridericke C S Heimstadt. Mort \$1,300. May 5. Aug 24, 1909. nom
 *229th st late 15th av, n s, 238.4 w 4th av, 33.4x114, Wakefield. Moses G Wright to Delia B Nevins. Aug 25. Aug 26, 1909. other consid and 100
 239th st, late 3d av, s s, 254.8 w Verio av, late 1st st, 50x100, vacant. Eugene H Hammond to Walter C Hammond of Kingston, Mass. Aug 24, 1909. 12:3392. nom
 *Av A, s s, 119 e White Plains road, 50x100, New Village of Jerome. Angela and Raffaella Lombardi to Angela Lombardi. Mort \$7,000. Aug 17. Aug 21, 1909. nom
 *Ash av, n s, — e 216th st and being lot 50 map (No 981 in Westchester Co.) of Laconia Park. Release mort. The Consolidated Industrial Co to Michele Agugliaro. Aug 24. Aug 26, 1909. 143.16
 *Same property. Release mort. C Temple Emmet to Michele Agugliaro. Aug 23. Aug 26, 1909. 500
 *Same property. Gesue Archoleo to same. Aug 17. Aug 26, 1909. nom
 Andrews av, e s, 460 s Fordham road and being lots 80 to 82 amended map of Cammann Estate at Fordham Heights, —x—, vacant. Release mort. Edwin Mayer et al, TRUSTEES to Henry H and Nathan F Vought. Q C. Aug 17. Aug 20, 1909. 11:3218. nom
 Anderson av, No 958, e s, 365 n Jerome av, 27x137.6x27.1x135.2, 4-sty brk tenement. Kemp-Jones Realty Co to Gretchen Rose-nor. Mort \$17,500. Aug 25, 1909. 9:2504. other consid and 100
 *Amsterdam av, e s, 100 s Madison av, 50x100, Tremont terrace. Bankers Realty & Security Co to Lewis Hoiles. All liens. May 29. Aug 25, 1909. 100
 *Amsterdam av, e s, 225 n Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Henrietta E Hayes. All liens. Aug 10. Aug 21, 1909. 100
 Aqueduct av East, Nos 2336 to 2344, e s, 133.9 s 184th st, 95.9x 94.8x71.2x76.6, five 3-sty brk dwellings. Jos J Cucurullo to Asher-Simon Realty Co. Mort \$31,250. Aug 20. Aug 24, 1909. 11:3209. other consid and 100
 Aqueduct av East, No 2346, e s, 117.6 s 184th st, 16.2x76.6x16x 73.11, 3-sty brk dwelling. Joseph J Cucurullo to Anthony J Griffin. Mort \$3,900. July 20. Aug 26, 1909. 11:3209. other consid and 100
 *Broadway, e s, 300 n Tremont road, 50x100.
 Amsterdam av, w s, 300 n Tremont road, 25x100, Tremont Terrace.
 Ernest Friedrich et al to Elda E Shaffer, of Yonkers, N Y. Mort \$1,000. Aug 24. Aug 26, 1909. other consid and 100
 Bailey av, e s, 416.2 n of an unnamed 20-ft. st at junction of Bailey and Sedgwick avs, 75.3x38.11x75.2x36.11, vacant. Kings-bridge Real Estate Co to Fordham Realty Co. Aug 25. Aug 26, 1909. 11:3237. other consid and 100
 *Baisley av, n s, 75 w Ellsworth av, 50x100. Chas I Hausmann et al to Max Mayer. Aug 24. Aug 25, 1909. nom
 *Brady av, s s, 50 e Bogart av, 25x100. Fidelity Development Co to Joseph H Morris, of Arlington, N J. July 30. Aug 24, 1909. 100
 *Crosby av, w s, abt 229.3 s Middletown road, 101x83.11x100x76.7. Frederick W Koch et al to Oscar L Moses. July 14. Aug 24, 1909. nom
 Crotona av, No 1418, e s, 143.10 n 170th st, 23x100, 2-sty frame dwelling. Margt A wife Leonard Dunkly to Lilian Vion. Mort \$3,000. Aug 21, 1909. 11:2937. nom
 *Crosby av, w s, 153.6 s Middletown road, 25.3x73x25x71.2. Fredk W Koch et al to John Rooney. July 14. Aug 20, 1909. nom
 *Crosby av, w s, 178.9 s Middletown road, 50.6x76.9x50x73. Fredk W Koch et al to Robert Kelly. July 14. Aug 20, 1909. nom
 *Concord av, w s, abt 170 s 237th st, 50x83 and being lots 28 and 29 blk 3 map of Whitehall Realty Co. Benjamin Boas to Rose Boas, of Brooklyn. July 26. Aug 26, 1909. nom
 Clay av, No 1256, e s, 316.3 n 168th st, 40.3x80, 5-sty brk tenement. A J Schwarzer Co to Louis and Kate Waechter. Mort \$21,000. Aug 25. Aug 26, 1909. 9:2427. other consid and 100
 *Dudley av, s s, 126.11 w Gillespie av, 25x95x27.2x95. Margaret Berrian et al to Herman G Volz. July 14. Aug 20, 1909. nom

DEEP WATER FRONT

FREE LIGHTERAGE AND RAIL

FACTORIES, FACTORY SITES, WATER POWERS

CHARLES W. TREMBLEY, 171 Broadway, New York

Tel. 5307 CORT.

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR

LONG ISLAND CITY NEW YORK BUILDINGS

- *Elliott av, e s, 100 s Elizabeth st, 25x125, Olinville. Mary E Hardie to John A Schoen. Aug 24. Aug 25, 1909. nom
- *Elliott av, e s, 100 s Elizabeth st, 50x125, Olinville. James Niland to Daniel Hardie. Q C. July 29. Aug 25, 1909. nom
- *Elliot av, e s, lot 26A map 2 of Olinville, 50x125. Geo W Tower HEIR Caroline H Cobb to Mary Ellen Hardie. Q C. July 26. Aug 25, 1909. nom
- Fulton av, Nos 1571 and 1573, on map No 1571, w s, 256.9 n Wendover av, 50x158.2x50.3x163.1, 5-sty brk tenement. Caterina Scimeca to Rosina Pinelli. 1/2 part. All title. Mort \$51,500. Aug 25, 1909. 11:2929. other consid and 100
- *Gillespie av, n w cor Zulette av, 100x100. Fredk W Koch et al to Henry F Dreyer. July 14. Aug 20, 1909. nom
- *Gillespie av, e s, 175 n Zulette av, 50x82.2x50x85.10. Fredk W Koch et al to Wm H Abbenseth. July 14. Aug 20, 1909. nom
- *Gillespie av, n e cor Zulette av, 25x96.10x25x98.7. Fredk W Koch et al to Fredk A Stinner. July 14. Aug 20, 1909. nom
- *Gillespie av, e s, 50 n Zulette av, 75x89.6x75x94.11. Fredk W Koch et al to Benj M Luther. July 14. Aug 20, 1909. nom
- *Gillespie av, e s, 225 n Zulette av, 50x78.6x50x82.2. Fredk W Koch et al to Christian H F Hasselhoff. July 14. Aug 20, 1909. nom
- *Gillespie av, e s, 110.9 s Middletown road, 75x74.10x75x69.4. Fredk W Koch et al to Henry C W O Steimann. July 14. Aug 20, 1909. nom
- *Gillespie av, w s, 48.5 s Dudley av, 26.11x98.10x25x108.10. Margaret Berrian et al to Emil H Lauterwasser. July 14. Aug 20, 1909. nom
- *Gillespie av, s w cor Dudley av, 21.6x118.11x20x126.11. Margaret Berrian et al to Frieda Schrag. July 14. Aug 20, 1909. nom
- *Gillespie av, w s, 21.6 s Dudley av, 26.11x108.10x25x118.11. Margaret Berrian et al to Frieda Schrag. July 14. Aug 20, 1909. nom
- *Gillespie av, s e cor Dudley av, 15x107.9x55.3x100. Fredk W Koch et al to Fredk K Osborne. July 14. Aug 20, 1909. nom
- *Gillespie av, w s, abt 75 n Harrington av, 26.11x115.11x25x106.6. Margaret Berrian et al to Kate Stein. July 14. Aug 20, 1909. nom
- *Gillespie av, w s, 100 n Zulette av, 50x100. Fredk W Koch et al to Margt A Sullivan. July 14. Aug 20, 1909. nom
- *Gillespie av, w s, 48.5 n Harrington av, 26.11x106.6x25x97.4. Margaret Berrian et al to Margt C Stein. July 14. Aug 20, 1909. nom
- *Gillespie av, e s, 40 s Dudley av, 50x100. Margaret Berrian et al to Chas G Schlette. July 14. Aug 20, 1909. nom
- *Gillespie av, w s, 75.4 s Dudley av, 26.11x88.9x25x98.10. Margaret Berrian et al to Paul Fritz. July 14. Aug 20, 1909. nom
- *Gillespie av, e s, 15 s Dudley av, 125x100. Gillespie av, s w cor Dudley av, 204.6 to Harrington av x80.11x190x151.11, and being lots 148 to 152 and 154 to 162 map (No 1354) of 214 lots Koch Homestead at Westchester; also parts of lots 108, 109, 110, 117 and 153 which lie south of the north boundary line of premises described in mort. Release mort. Title Guarantee & Trust Co to Margaret Berrian, Mary Schuh and William Koch. Aug 16. Aug 21, 1909. nom
- Grand av, w s, 330 s 180th st, 20x100, 3-sty brk dwelling. Release mort. Meyer Katzenberg to John La Spina. Aug 26, 1909. 11:3206. 500
- Heath av, w s, 25 s Knox pl, and being lots 23 and 24 blk 3239 map (No 1187) Bailey estate of 272 lots at Kingsbridge, 50x100, vacant. Kingsbridge Real Estate Co to Fordham Realty Co. All liens. Aug 25. Aug 26, 1909. 11:3239. other consid and 100
- Jackson av, No 1060, e s, 159 s 166th st, 17.6x87.6, 3-sty frame tenement. Lizzie Cahn to Clarence O Sacks. Mort \$6,500. Aug 20. Aug 23, 1909. 10:2650. other consid and 100
- Lafayette av, n s, 50 w Faile st, 50x100, vacant. Katherina Gruber to Mary Hausstein. All liens. Aug 20. Aug 21, 1909. 10:2764. 100
- Morris av or pl, e s, 25 n Bonner pl, runs e 100 x s 25 to n s Bonner pl. Bonner pl x e 100 x n 75 x w 100 x n 75 x w 100 to Morris av or pl x s 125 to beginning, vacant. Ellen McDonnell and John McCafferty et al EXRS, HEIRS, &c, Wm McCafferty to Richard W Buckley. C a G and confirmation deed. All liens. Apr 24. Aug 26, 1909. 9:2423. nom
- *Middletown road, s e cor Gillespie av, 75.9x120.10x75x110.9. Fredk W Koch et al to Stephen Harrington of Croton-on-Hudson, N Y. July 14. Aug 20, 1909. nom
- *Middletown road, s s, 25.3 w Plymouth av, 50.6x107.9x50x114.5. Fredk W Koch et al to Anna A Pierson. July 14. Aug 20, 1909. nom
- *Middletown road, s s, 75.9 e Edison av, 50.6x107.9x50x101. Fredk W Koch et al to Amelia B Paff. July 14. Aug 20, 1909. nom
- *Middletown road, s e cor Edison av, 75.9x101x75x91. Fredk W Koch et al to John Humborg. July 14. Aug 20, 1909. nom
- *Middletown road, s w cor Plymouth av, 25.3x114.6x25x117.10. Fredk W Koch et al to Rose Godfrey. July 14. Aug 20, 1909. nom
- *Murdock av, w s, 113.4 s Kingsbridge road, 50x100, Edenwald. Isidor Bloom to Abraham N Leventhal. Mort \$500. May 1, 1908. Aug 20, 1909. nom
- Montgomery av, No 1701 n w cor 176th st, 48.7x105.2x81.3x100, and 176th st being lots 271 to 273 map (No 1069) of Undercliff terrace at Morris Heights, 2-sty frame dwelling and vacant. Geo D Scott to Catherine T Collier. Aug 23. Aug 24, 1909. 11:2877. other consid and 100
- *Matthews av, w s, 275 s Brady av, lot 36 blk 49 map (No 1138) of sec 1 Morris Park, 25x100. Fidelity Development Co to John F Thorpe. All liens. July 9. Aug 25, 1909. 100
- *Neil av, s s, 50 e Bogart av, 25x100. Fidelity Development Co to Amanda Bernhardt. July 27. Aug 21, 1909. 100
- *Plymouth av, w s, 217.10 s Middletown road, 125x86.10x abt 142.6 x155.7. Fredk W Koch et al to Severin Magda and Rosalie wife Edward Magda. July 14. Aug 20, 1909. nom
- *Plymouth av, n w cor Zulette av, 125x86.10x142x17.9. Fredk W Koch et al to Albert Neller. July 14. Aug 20, 1909. nom
- *Plymouth av, w s, 167.10 s Middletown road, 50x155.7x57x183. Fredk W Koch et al to Wm J Langen. July 14. Aug 20, 1909. nom
- *Plymouth av, e s, 25 n Zulette av, 50x100. Fredk W Koch et al to John J Neller. July 14. Aug 20, 1909. nom
- *Plymouth av, e s, 175 n Zulette av, 50x100. Fredk W Koch et al to John Winton. July 14. Aug 20, 1909. nom
- *Plymouth av, n e cor Zulette av, 25x100. Fredk W Koch et al to Annie Steffens. July 14. Aug 20, 1909. nom
- *Plymouth av, e s, 75 n Zulette av, 50x100. Fredk W Koch et al to Paul Fritz. July 14. Aug 20, 1909. nom
- *Plymouth av, e s, 125 n Zulette av, 50x100. Fredk W Koch et al to Frederick Einberger. July 14. Aug 20, 1909. nom
- Seneca av, n s, 75 e Bryant av, 50x100, vacant. Rachel Walsh to John F Walsh. Aug 17. Aug 20, 1909. 10:2761. other consid and 100
- *St Paul av, w s, 241 n Pelham road, and being lots 7 to 10 map Eliz Schuh at Westchester, 100x109.3x101x96.2. Fredk J Schuh to Fredonia Realty Co. Aug 16. Aug 20, 1909. other consid and 100
- Sedgwick av, w s, 393.10 n of unnamed 20-ft st at junction of Sedgwick av and Bailey av, 75.2x85, vacant. Kingsbridge Real Estate Co to Fordham Realty Co. Aug 25. Aug 26, 1909. 11:3237. other consid and 100
- Sedgwick av, w s, — n Bailey av, —x—, and being lots 16 to 18 and Bailey av, e s, — n Sedgwick av, —x—, and being lots 118 to 120 blk 3237; and Heath av, w s, 25 s Knox pl, 100x100, and being lots 21 to 24 blk 3239 same map, vacant. Release mort. Knickerbocker Trust Co to Kingsbridge Real Estate Co. Aug 24. Aug 26, 1909. 11:3237 and 3239. 7,466.68
- *Turnpike road, from N Y to Boston, s e s, at n e s of Odells or Town Landing road, runs n e along turnpike 396 x s e 280 x again s e 248.3 x s w 335 x n w 414 to Town Landing road x n w 514.7 to beginning, contains 6 303-1,000 acres, Eastchester. John J Brodbeck to August J Herrlich. 3-14 parts. Mort \$24,000. Feb 8, 1907. Aug 23, 1909. nom
- *Theriot av, w s, 100 s McGraw av, and being lots 107 and 108 map 370 lots McGraw estate, Van Nest, 50x100. Alice M Scott to Ida C Mapes. Q C. Aug 16. Aug 20, 1909. nom
- Tinton av, No 1123, w s, 150 n 166th st, 40x127.3, 5-sty brk tenement. Thos J Quinn to Leon A Rains. Mort \$36,000. Aug 3. Aug 20, 1909. 10:2661. other consid and 100
- Tremont av, Nos 749 and 751, n s, 69 w Prospect av, 50x95, two 3-sty frame tenements. Clement H Smith to Minor O Russ. Mort \$20,000. July 15. Aug 20, 1909. 11:3093. other consid and 100
- Same property. Minor O Russ to Clement H Smith. Mort \$22,500. Aug 19. Aug 20, 1909. 11:3093. other consid and 100
- Vyse av, w s, 125 s 173d st, 75x100, vacant. Bernard C Murray to Carmine Cioffi. Aug 19. Aug 21, 1909. 11:2989. other consid and 100
- Vyse av, No 1521 n w cor 172d st, 25x100, 3-sty frame tenement. Nos 951 to 957 ment and store and 2-sty frame dwelling. FORECLOS, June 24, 1909. Denis O'L Cohalan referee to Timothy A Leary. Mort \$11,600. Aug 19. Aug 20, 1909. 11:2989. 3,500
- Walton av, No 2008, e s, 392.1 s Burnside av, 25x100, 2-sty frame dwelling. Henry F Marker to Adeline J and Wilhelmina Jaeger as joint tenants. B & S. Mort \$5,000. Aug 20. Aug 21, 1909. 11:2829. nom
- Walton av, No 2008, e s, 392.1 s Burnside av, 25x100, 2-sty frame dwelling. Adolph S Miller to Henry F Marker. Mort \$5,000. Aug 18. Aug 20, 1909. 11:2829. other consid and 100
- Washington av, No 2084, e s, 160.1 s 180th st, 24.6x95x22.5x95.1, 2-sty frame dwelling. Kath L Elliott widow to William Hinz. Mort \$4,000. Aug 17. Aug 20, 1909. 11:3046. other consid and 400
- Washington av, Nos 1424 and 1432 s e cor St Pauls pl, 120.6x140.2 St Pauls pl, Nos 480 and 490 x123.4x140.5, three 2-sty frame dwellings; except Washington av, No 1424, e s, 40.2 s St Pauls pl, 40.8x100, part 2-sty frame dwelling, and Washington av, e s, 80.10 s St Pauls pl, 40.8x100, part 2-sty frame dwelling. Clara and Della Max to Brook Construction Co. All liens. Aug 7. Aug 20, 1909. 11:2911. other consid and 100
- Washington av s w cor 185th st (Wetmore st), 50.2x92x50x96.6, 185th st except part for av, vacant. Laura A Atwood to Bernard Havanagh. Aug 23. Aug 24, 1909. 11:3039. nom
- Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x109.9, 5-sty brk tenement. FORECLOS, Aug 25, 1909. Frank Hendrick referee to Fredk C Oehler. Mort \$30,000. Aug 25, 1909. 11:2915. 8,000
- *Wright av, e s, 350 n Nelson av, 50x105, Edenwald. Land Co C of Edenwald to Patrick Dee. July 13. Aug 25, 1909. nom
- Webster av n e cor 187th st, 237.2x235.9 to w s Park av x221.1 to Park av n s 187th st x223.4 to beginning, two 2-sty frame dwellings and vacant. C Adelbert Becker to Irvine Realty Co. Mort \$33,000. Aug 6. Aug 20, 1909. 11:3032. other consid and 100
- Webster av, Nos 2380 to 2384 s e cor 187th st, 145.3x100x144.8x100, 187th st, No 400 three 4-sty brk tenements and vacant. John Rendall to C Adelbert Becker. Mort \$94,500. Aug 6. Aug 20, 1909. 11:3031. 100
- Webster av, e s, 134.3 n 173d st and 25 n of s w cor lot 141, 75x155.10 to w s Brook av x 75x157, being part lot 141 map Mt Hope and known as Western Reserve of Upper Morrisania, vacant, two 5-sty brk tenements to be erected. William Steinberg to V Maud Dutton. Mort \$23,500. July 30. Aug 20, 1909. 11:2898. other consid and 100
- Same property. V Maud Dutton to Hierapolis & Co. Mort \$23,500. Aug 14. Aug 20, 1909. nom

WATER-FRONT PROPERTIES
FACTORIES, FACTORY SITES
FLOYD S. CORBIN, 10 Wall St.
 Telephone 1094 Rector

INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

CHAS. H. SPOTTS,

SPECIFICATION AND TECHNICAL PAINTS

Hudson Terminal Building

30 CHURCH ST., N. Y.

Manager Architectural Paint Dept., C. M. Childs & Co.

*White Plains road or Clason Point road, e s, 125 s 150th st or O'Brien av, 75x111.6, Clasons Point. Wm F Gleason to Filomena Salvatore and Rosalia Patraglia. Aug 24. Aug 26, 1909.
other consid and 100
*Waterbury av, e s, 150 n Town Dock road, 50x220x—x215. Ed-ward Brady to Clara A Miller. Mort \$3,290. Aug 24. Aug 26, 1909.
other consid and 100
*Zuquette av, s e cor Gillespie av, 160 to Dudley av x170.7x86.10, gore.
Gillespie av, e s, 125 n Zuquette av, 50x85.10x50x89.5.
Fredk W Koch et al to Basilius Busch. July 14. Aug 20, 1909.
nom
*Zuquette av, s s, 101 w Gillespie av, 146.9x108.6x109.8x96. Fredk W Koch et al to Commercial Finance Co. July 14. Aug 20, 1909.
nom
3d av, e s, 175.2 n 161st st, 25x130.11x25x129.9, vacant. Isabella Denison et al HEIRS, &c, John C Denison to John Whalen. B & S. Mort \$1,700. Dec 3, 1892. Rerecorded from Mar 24, 1894. Aug 24, 1909. 10:2620.
nom
3d av | begins Fordham av, w s, 50 n 183d st, runs w 97 x n Fordham av | 50 x w 20 x n 25 x e 119.11 to w s 3d av x s 75 x w 2.11 to beginning, vacant. Matilda S Jones to Lewis A Mitchell. B & S. Mort \$23,000 and all liens. Apr 26. Aug 21, 1909. 11:3052.
200
Same property. John A Moore to same. Q C. Feb 5. Aug 21, 1909. 11:3052.
nom
3d av, No 4547. | s w cor 184th st, 40x237.9 to Bathgate av, Bathgate av, No 2306. | 2 and 3-sty frame tenement and store and 184th st. | vacant. Mary A Davis et al to Ellen Egan. Aug 24. Aug 26, 1909. 11:3052.
30,000

LEASES

Under this head 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 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Bleecker st, n e cor Grove st, store. Isidore Hammerslough as RECEIVER to Michael McMyler; 1 year, from May 1, 1909. Aug 20, 1909. 2:591.
Canal st, No 255, all. City Real Estate Co to Frank J Britt, Oscar Loeffler, Henry Koster and Jacob Weil; 2 3-12 years, from Feb 1, 1913. Aug 25, 1909. 1:209.
Grand st, No 391, store. Rebecca I Goldsmith to Philip Melnik; 4 9-12 years, from Aug 1, 1909. Aug 23, 1909. 1:313.
Houston st, Nos 161 and 163 West, store and basement. Michael Girardi and ano to John Sinibaldi; 3 years, from Aug 2, 1909. Aug 23, 1909. 2:520.
Hudson st, No 262, store, &c. David Lowenbein EXR A Lowenbein to John Dwyer; 5 years, from May 1, 1909. Aug 23, 1909. 2:578.
Hudson st, Nos 96 to 100.
Franklin st, No 161.
Leonard st, Nos 1 to 5.
Cancellation of lease. Thos J Lipton to Mary E, Chas A and Fredk D Beckstein. Mar 3. Aug 25, 1909. 1:179.
21st st, No 52, s s, 695 w 5th av, 15x92x15.3x92, all. Sarah L Horn to Henry Corn; 20 years, from Oct 1, 1909. Aug 20, 1909. 3:822.
27th st, Nos 39 and 41 West, all. Beverwyck Co to Mary M O'Loughlin; 5 years, from Oct 1, 1909. Aug 21, 1909. 3:829.
34th st, No 415 East, all. The Estate of Albert J Adams to Joseph Ripper; 1 year from May 1, 1910. Aug 26, 1909. 3:966.
39th st, No 56 West, 4-sty brownstone dwelling. Alice B Scott to Louise P Davenport; 15 years and 1½ months, from Aug 16, 1909. Aug 23, 1909. 3:500 to 4,200.
60th st, No 202 West, west ½ of store and basement. Fredk C Scheele to John J Donohue; 5 years, from July 1, 1909. Aug 20, 1909. 4:1151.
60th st, No 202 West. Assign lease. John J Donohue to Arthur Jost. Aug 19. Aug 20, 1909. 4:1151.
100th st, No 333 East, all. Max Gross to Barnet Dagen; 3 years, from Mar 1, 1909. Aug 21, 1909. 6:1672.
104th st, No 351 East, store and basement. Salvator Imperato to Giocchino Cilento; 3 years, from May 1, 1908. Aug 24, 1909. 6:1676.
108th st, No 440 East. Assign lease. Pasquale Mottola to John A Haase. Mort \$2,000. Aug 19. Aug 20, 1909. 6:1701.
Av A, No 1453, cor store and part basement. Katharina C Staedler et al to Charles Langer; 5 years from Oct 1, 1909. Aug 26, 1909. 5:1472.
Av C, Nos 33 and 37, n w cor 3d st, two apartments. Solomon Silverblatt to Charles Chess; 3 years from May 1, 1909. Aug 26, 1909. 2:386.
Amsterdam av, No 1274, store, &c. Frances Kurzman to John F Morrissey; from May 1, 1910, to Sept 30, 1914. Aug 23, 1909. 7:1977.
Broadway, Nos 1551 and 1553, 2d floor. James Churchill to The White Rats of America; 2 years, from Apr 1, 1909. Aug 24, 1909. 4:1018.
Broadway, No 1553, all. James Churchill to George Rector Co, a corp; sub-lease, 16 8-12 years and 17 days, from Aug 14, 1909. Aug 20, 1909. 4:1018.
Manhattan av, No 169, cor store. Maurice Cohen to Charles Bischoff; 2 9-12 years, from Aug 1, 1909. Aug 21, 1909. 7:1843.
Madison av, No 1569, store and basement. David Bloomberg to Thos F Brady; 3 years, from May 1, 1910. Aug 23, 1909. 6:1611.
Park row, Nos 89-93, store floor and part cellars. Henrietta P Worth st | Ludlam EXTRX and TRUSTEE Edward Ludlam to Felice Tocci; 5 4-12 years; from Jan 1, 1907. Aug 20, 1909. 1:161.

1st av, No 164, n e cor 10th st, store, &c. Wm J Morris to Adolph Friedman; 5 5-12 years, from Dec 1, 1908. Aug 20, 1909. 2:438.
Same property. Assign lease. Adolph Friedman to Samuel Margules. July 26, 1909. Aug 20, 1909. 2:438.
1st av, No 12, store. Annetta Bockar to Robert Capell; 5 years from May 1, 1910. Aug 26, 1909. 2:429.
3d av, No 1585, all. Philippine Rothermel to Geo Mueller and Emil Koser; 4 4-12 years, from Sept 1, 1913, with 5 years renewal. Aug 24, 1909. 5:1535.
Same property. Assign lease. Geo Mueller and ano to Yorkville Hotel Co. Aug 17. Aug 24, 1909. 5:1535.
4th av, n e cor 17th st, 28x115. Assign lease. Henry C Krueger to Kips Bay Realty Co. Aug 20. Aug 23, 1909. 3:873.
5th av, No 1439, store, &c. Arnold Kohn to Bernard Bloch; 5 yrs, from June 1, 1909. Aug 24, 1909. 6:1623.
6th av, No 755. Assign lease. Arthur Jost to James Everards Breweries. Aug 20. Aug 23, 1909. 4:995.
Same property. Assign lease. James Everards Breweries to Katharine McNaught. Aug 20. Aug 23, 1909. 4:995.
6th av, No 483, s w cor 29th st, all. John Noonan to Wm T Hallinan; 10 years, from Sept 1, 1909. Aug 23, 1909. 3:804.
6th av, No 98. Assign lease. John Hartmetz and ano to Charles Ludwig. Aug 18. Aug 25, 1909. 2:572.
8th av, No 73, n w cor 13th st, all. Wilhelmina Nobel et al EXRS, &c, Henry Nobel and Fredk Baar to Thos F Burns; 5 4-12 years and 16 days, from July 1, 1909. Aug 25, 1909. 2:629.
Same property. Assign lease. Thos F Burns to Davies J Marshall. Morts \$3,000. July 12. Aug 25, 1909. 2:629.
8th av, No 2381, s w cor 128th st. Assign lease. John D Haase to Annie McStravick. Mort \$2,735.55. Aug 25, 1909. 7:1954.
8th av, No 2381, store, part basement, 6 rooms on 2d floor. Patrick McCarthy to Annie McStravick; 5 years, from May 1, 1910. Aug 23, 1909. 7:1954.
Same property. Assign lease. Annie McStravick to John D Haase. Aug 23, 1909. 7:1954.
8th av, No 73. Re-assign lease. Davies J Marshall to Thos F Burns. All title. Morts \$3,000. Aug 26, 1909. 2:629.
9th av, No 462, store and part basement. Margaret Bauer to Jacob Quattlander; 3 years, from May 1, 1909. Aug 23, 1909. 3:759.
9th av, No 630, store, &c. Anna H J Betz GUARDIAN of Frances E and Johanna F Betz to Nathan Marks; 3 years, from July 1, 1909. Aug 20, 1909. 4:1035.
9th av, No 795, store and ½ basement. Wm Keil Jr to Francis R Burns; 5 years, frn Mar 15, 1917. Aug 21, 1909. 4:1062.
North ½ of pier foot of East 4th st, East River, commencing at outer end of pier and extending inshore 409.5 ft. The City of N Y by Commissioner of Docks to James Shewan & Sons; 5 yrs, from May 1, 1909, with 5 years renewal at \$2,200. Aug 25, 1909. 2:359.

BOROUGH OF THE BRONX.

138th st, No 360 East, store. Christian H Ordemann to Eugene J McGuire; 5 years, from May 1, 1909. Aug 24, 1909. 9:2300.
Boscobel av, No 1430, all. Mary McCabe to John McCaffery; 5 years, from Aug 1, 1909. Aug 21, 1909. 11:2875.
Same property. Assign lease. John McCaffery to Arthur Jost. Aug 20. Aug 21, 1909. 11:2875.
Bailey av, No 2896, s e cor 230th st, ground floor and part basement. Marcus Nathan to N Y Telephone Co; 5 years, from Oct 1, 1909. Aug 25, 1909. 12:3260.
Broadway, w s, 75 n 242d st, runs along Broadway to point 10 ft from centre of a ferris wheel x—, all. James Thom to William Arras; 8 10-12 years, from Mar 17, 1909. Aug 25, 1909. 13:3415.
Ogden av, No 1168, store floor. Felix Hirseman to Geo Eisen-trager; 5 years, from Aug 1, 1909. Aug 26, 1909. 9:2516.
St Anns av, No 212, store floor. Fredk Rossbach to Sam Cahn; 5 years, from Oct 1, 1909. Aug 21, 1909. 10:2550.
Southern Boulevard, No 188, n e cor 136th st, store. Geo E Mur-taugh to J Sharky and W Monahan; 5 years, from Sept 1, 1909. Aug 25, 1909. 10:2590.
Southern Boulevard, No 1765, store, &c. The Moorehead Realty & Construction Co to Thos P Concannon; 6 8-12 years from Sept 1, 1909. Aug 26, 1909. 11:2946.
*White Plains road, s e cor 216th st, cor store, &c. Margt A McKay to Fredk Steinbrenner; 8 years, from Jan 1, 1910. Aug 25, 1909.
*Lot 11 blk 22 map Pelham Park at Baychester, with boat house, boats, &c, and runway from Bridge av. Mary E Ehlers to Fredk J Siebel; 3 7-12 years, from July 28, 1909. Aug 21, 1909.

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

INTERIOR MARBLE AND ONYX CORK & ZICHA MARBLE CO., 325-327 E. 94th St., New York

Material and work the standard for fourteen years. Our reputation the best positive evidence as to our superiority.

BANK WORK A SPECIALTY

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 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Abramson, Max to Jacob Kottek and ano. Spring st, No 150, s s, abt 60 w Wooster st, 20x80. P M. July 28, due, &c, as per bond. Aug 20, 1909. 2:487. 6,000

Same to same. Same property. Building loan. July 28, due, &c, as per bond. Aug 20, 1909. 2:487. 3,500

Albrecht, Lena to Consumers Brewing Co, Lim. South st, No 75. Saloon lease. Aug 11, demand, 6%. Aug 20, 1909. 1:37. 2,000

Adler, Albert A to Seymour Realty Co. West st, Nos 396 and 397, n e cor 10th st, No 305, 44.8x78.1x43x90. Aug 19, 3 years, 5½%. Aug 21, 1909. 2:636. 60,000

Ansorge, Henry J of Brooklyn, N Y, to Harmon W Hendricks. Bedford st, No 23, w s, abt 62 s Downing st, 19.9x75x19.11x75 n s. Aug 23, 5 years, 5%. Aug 24, 1909. 2:528. 9,000

Barbera, Giovanni to Albert Seligmann and ano. Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75. Prior mort \$—. Aug 20, installs, 6%. Aug 21, 1909. 2:321. 750

Same and Morris Weintraub with same. Same property. Subordination agreement. Aug 20, Aug 21, 1909. 2:321. nom

Barbera, Giovanni to Augustine M Reilly. Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75. Prior mort \$15,000. Aug 17, due, &c, as per bond. Aug 21, 1909. 2:321. 6,000

Brigante (Michael) Co to Julius J Schallek. Lafayette st, No 222, w s, 100.7 s Spring st, —x100x27.7x100. Prior mort \$28,000. Aug 10, 3 years, 6%. Aug 21, 1909. 2:482. 7,000

Same to same. Same property. Certificate as to above mort. Aug 10, Aug 21, 1909. 2:482. —

Blumenkrohn, Siegfried to Fredk W Marks. 95th st, No 70, s s, 80 e Columbus av, 20x100.8. Aug 19, 3 years, 5%. Aug 20, 1909. 4:1208. 19,000

Blackhurst, Emma to Eliz F Pegg. 48th st, No 225, n s, 320 e 8th av, 20x100.5. Aug 19, 1 year, 5%. Aug 20, 1909. 4:1020. 1,000

Ballanger, Geo N to Jos F Keller. 98th st, Nos 227 to 233, n s, 150 w 2d av, 2 lots, each 37.6x100.11. 2 P M morts, each \$21,250; 2 prior mort \$32,000 each. Aug 24, 2 years, 6%. Aug 25, 1909. 6:1648. 42,500

Block (D L) Co to Evelyn A Mossman. 135th st, No 610, s s, 254.6 w Broadway, 38.7x99.11. Aug 25, 5 years, 5%. Aug 26, 1909. 7:2001. 40,500

Same to same. Same property. Certificate as to above mort. Aug 25, Aug 26, 1909. 7:2001. —

Same and Solomon Schwarz with same. Same property. Subordination agreement. Aug 25, Aug 26, 1909. 7:2001. nom

Branagan, Christopher R to Gustav Schmitt. Lexington av, No 1711, n e cor 107th st, No 151, 17.7x65. Assign rents to secure mort. Aug 21, Aug 26, 1909. 6:1635. nom

Bird, Chas S, of East Walpole, Mass, to Christine M Masten. Park av, No 721, n e cor 70th st, No 101, 22x82. P M. Aug 23, 3 years, 5%. Aug 26, 1909. 5:1405. 105,000

Campbell, Hugh J to NEW YORK SAVINGS BANK. 43d st, No 411, n s, 150 w 9th av, 16.9x100.4. Aug 26, 1909, due, &c, as per bond. 4:1053. 7,000

Cohen, Joseph to Solomon M Schatzkin. 7th st, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6. Prior mort \$—. Aug 5, due as per bond. Aug 26, 1909. 2:390. 3,000

Church of St Catharine of Genoa to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, n w cor 152d st, runs n 99.11 x w 100 x n 99.11 to 153d st, Nos 502 to 506, x w 75 x s 99.11 x e 25 x s 99.11 to 152d st x e 150 to beginning. Aug 24, 3 years, 4½%. Aug 25, 1909. 7:2084. 120,000

Cohen, David to Congregation Mt Zion. 113th st, No 65, n s, 120 e Madison av, runs n 100.11 x w 25 x s 25.11 x w 18.7 x s 75 to 113th st x e 43.7 to beginning. P M. Prior mort \$—. Aug 24, due Nov 1, 1911, 6%. Aug 25, 1909. 6:1619. 4,000

Cunneen, Carroll to Hubert Peck. 9th av, No 551, w s, 98.9 n 40th st, 24.8x100. Prior mort \$5,000. Aug 23, 1909, due Sept 1, 1916, 6%. 4:1050. 1,000

Calhoun, Linnie A wife of and John C to ALBANY SAVINGS BANK. West End av, No 617, w s, 24 s 90th st, 20x90. July 12, 5 years, 4½%. Aug 21, 1909. 4:1250. 25,000

Same and Harry B Aschoff with same. Same property. Subordination agreement. Aug 18, Aug 21, 1909. 4:1250. nom

Crescent Star Realty Co with Seymour Realty Co. West st, Nos 396 and 397, n e cor 10th st, No 305, 44.8x90. Subordination agreement. Aug 13, Aug 21, 1909. 2:636. nom

Dwyer, John to Lion Brewery. Hudson st, No 262. Saloon lease. Aug 16, demand, 6%. Aug 23, 1909. 2:578. 5,040

Docter, Rosa to FRANKLIN SAVINGS BANK. West End av, No 697, s w cor 94th st, 75x110. Aug 20, 1909, 5 years, 4½%. 4:1252. 135,000

Davenport, Benj B, of Stamford, Conn, to Margt G Potter, of West Hoboken, N J. 47th st No 10, s s, 220 e 5th av, 20x100.5. Leasehold. Aug 12, due May 1, 1911, 6%. Aug 20, 1909. 5:1282. 12,500

EAST RIVER SAVINGS INSTN with Jennie L Woodend. 71st st, No 58, s s, 145 e Columbus av, 20x100.5. Extension of \$30,000 mort until Nov 1, 1912, at 5%. Aug 12, Aug 23, 1909. 4:1123. nom

Ershowsky, Sarah with Benj Ehrman. Ludlow st, No 151, w s, 125.4 s Stanton st, 25x87.6. Extension of \$8,000 mort until Aug 12, 1913, at —. Aug 12, Aug 20, 1909. 2:411. nom

Elkan, Herman to CENTRAL TRUST CO of N Y. 127th st, Nos 141 and 143, n s, 200 e 7th av, 50x99.11. Aug 5, 5 years, 5%. Aug 20, 1909. 7:1912. 65,000

Same and Amelia B C Philbrick with same. Same property. Subordination agreement. Aug 6, Aug 20, 1909. 7:1912. nom

Elkan, Herman and Bernhard Traubner with same. Same property. Subordination agreement. July 21, Aug 20, 1909. 7:1912. nom

Ehrenberg, Max with August Ruff and Albert Hochster. 140th st, No 66, s s, 110 e Lenox av, 40x100. Extension of mort for \$12,000 to June 1, 1912, at 6%. Aug 10, Aug 20, 1909. 6:1737. nom

Freund, Martha to GREENWICH SAVINGS BANK. 63d st, No 137, n s, 327 w Columbus av, 18.6x100.5. P M. Aug 20, 1909, due, &c, as per bond. 4:1135. 12,000

Fox, Louise to GERMAN SAVINGS BANK. 122d st, Nos 113 to 117, n s, 140 e Park av, 50x100.11. Aug 24, 1909, 1 year, 4½%. 6:1771. 21,000

Farrell, Barbara C wife of and John F to Henry V Allien. Cherry st, No 83, s e cor James slip, No 2, 20.10x38.11x20.6x39.4; James slip, No 4, e s, 39.4 s Cherry st, 16.7x20.5x16.7x20.6. Prior mort \$11,000. Aug 21, 1 year, 6%. Aug 24, 1909. 1:251. 3,000

Goldsmith, Milton to EXCELSIOR SAVINGS BANK of City N Y. 49th st, No 151, n s, 200 w 3d av, 18.6x100.5. P M. Aug 23, 5 years, 5%. Aug 24, 1909. 5:1304. 12,000

Same to Mercedes Burlinson. 49th st, No 151, n s, 200 w 3d av, 18.6x100.5. P M. Prior mort \$12,000. June 26, due Aug 23, 1912, 6%. Aug 24, 1909. 5:1304. 2,000

Gray, John H to EMIGRANT INDUSTRIAL SAVINGS BANK. 3d av, Nos 1571 to 1577, e s, 75.8 s 89th st, runs e 75 x s e 24.6 x s w 4 x e 23.11 x s 100.8 to 88th st, Nos 200½, 201 and 203, x w 55.6 x n e 26.2 x w 62.7 to av x n 100 to beginning. Aug 23, 3 years, 4½%. Aug 24, 1909. 5:1534. 95,000

Same to Hudson Mortgage Co. Same property. Prior mort \$95,000. Aug 23, 1 year, 6%. Aug 24, 1909. 5:1534. 15,000

Goldberger, Morris B and Eliz to N Y LIFE INS & TRUST CO. as trustees Louis C Hamersley. 10th st, Nos 141 and 143, n s, 176.3 w Greenwich av, 44x95. Aug 23, 5 years, 4½%. Aug 24, 1909. 2:611. 3,000

Gousset, Josephine A with BOWERY SAVINGS BANK. 106th st, No 221 West. Extension of \$33,000 mort until Aug 16, 1914, at 4½%. Aug 16, Aug 20, 1909. 7:1878. nom

Golden, Abraham and Annie to STATE BANK. Av C, No 183, w s, 51.9 n 11th st, 38.7x83. July 16, installs, 6%. Aug 20, 1909. 2:394. notes, 5,000

Gersmann, Rudolph et al with Atlantic Realty Co. 181st st, Nos 554 to 558, s s, 100 w Audubon av, 125x119.6. Subordination of 4 liens to mort for \$3,300. Jan 4, 1908. Aug 20, 1909. 8:2153. nom

Gross & Herbener, a corpn, to TITLE GUARANTEE & TRUST CO. Broadway, No 3760, n e cor 156th st, 99.11x100. Building loan. Aug 12, 5 years, 6% until completion of building, and 4½% thereafter. Aug 20, 1909. 8:2115. 200,000

Same to same. Same property. Certificate as to above mort. Aug 12, Aug 20, 1909. 8:2115. —

Gans, Samuel with Joseph Koch and Pauline Nussbaum. 138th st, No 131, n s, 256 e 7th av, 26x99.11. Extension of \$4,500 mort until July 1, 1914, at 5%. Aug 24, Aug 26, 1909. 7:2007. nom

Gordon, Saml to Abraham Goldberg. 110th st, No 62, s s, 95 e Madison av, 25x100.11. Prior mort \$19,000. Aug 25, 4 years, 6%. Aug 26, 1909. 6:1615. 6,000

Haft, Isaac and Samuel Grodinsky with Jacob Levy. Essex st, No 42, e s, 151.4 s Grand st, 25x100. Extension of mort for \$13,000 to Aug 19, 1913, at 6%. Aug 19, Aug 25, 1909. 1:311. nom

Haines, Lida to Herman D Most. 17th st, No 16, s s, 250 w Union sq West, 25x92. Prior mort \$108,000. Aug 25, 1909, due Feb 25, 1910, 6%. 3:844. 3,500

Haines, Lida wife of and Chas D to FRANKLIN SAVINGS BANK. 17th st, No 16, s s, 250 w Union sq West, 25x92. Aug 20, 5 yrs, 5%. Aug 25, 1909. 3:844. 90,000

Haynes, Irving S to TITLE GUARANTEE & TRUST CO. 85th st, No 107, n s, 155 w Columbus av, 19x97.6. P M. Aug 20, due, &c, as per bond. Aug 21, 1909. 4:1216. 16,000

Hallinan, Wm T to Lion Brewery. 6th av, No 483, s w cor 29th st. Saloon lease. Aug 19, demand, 6%. Aug 23, 1909. 3:804. 4,000

Ingraham, Eliz P to John A Brown, Jr. 2d av, Nos 2480 to 2498, n e cor 127th st, No 301, 199.10 to 128th st, No 300, x75. Aug 24, 1909, due May 1, 1914, 4½%. 6:1804. 67,500

Josephson, Michael to Sam Josephson. 6th st, No 633, n s, 463 e Av B, 25x90.10. Prior mort \$—. Aug 17, demand, 6%. Aug 20, 1909. 2:389. 2,000

Klemt, Adolf to Henry Hahnenfeld. 134th st, Nos 71 to 75, n s, 207.8 e Lenox av, 52.3x99.11. Prior mort \$18,000. Aug 21, 1 year, 6%. Aug 23, 1909. 6:1732. 5,000

Kaye, Charles to Max M Warburg. 27th st, Nos 12 and 14, s s, 499.6 e 6th av, 25.6x98.9. P M. Aug 23, 3 years, 5%. Aug 24, 1909. 3:828. 80,000

Klingenstein, Jacob with GERMAN SAVINGS BANK. 122d st, Nos 113 to 117, n s, 140 e Park av, 50x100.11. Subordination agreement. Aug 24, 1909. 6:1771. nom

Katz, Herman J to Abram Bachrach. 133d st, Nos 138 to 142 West. Assign rents to secure \$9,500. Aug 19, Aug 24, 1909. 7:1917. nom

Kramer (Max J) Co to MUTUAL LIFE INS CO of N Y. Av A, No 109, s w cor 7th st, Nos 130 and 132, 22.11x100. P M. Aug 23, due, &c, as per bond. Aug 24, 1909. 2:434. 55,000

Same to H Seymour Eisman. Same property. P M. Prior mort \$55,000. Aug 23, due Jan 1, 1913, 6%. Aug 24, 1909. 2:434. 15,000

Same to same. Same property. Certificate as to above mort. Aug 19, Aug 24, 1909. 2:434. —

Kugler, Joseph to DRY DOCK SAVINGS INSTN. 10th st, No 271, n s, 219 w Av A, 25x94.8. Aug 25, 1909, due, &c, as per bond. 2:438. 20,000

Kaufman, Ricka to Simon Uhlfelder and Abraham Weinberg. 80th st, Nos 505 and 507, n s, 123 e Av A, 2 lots, each 25x102.2. 2 morts, each \$4,000. Aug 23, 2 yrs, 6%. Aug 25, 1909. 5:1577. 8,000

Kneeland, Adele extrx Chas Kneeland with Lena and Hyman Rinaldo. 103d st, No 150, s s, 29.6 e Lexington av, 20x106.10. Extension of \$14,500 mort until Nov 1, 1906, at 5%. Nov 1, 1903. Rerecorded from Nov 25, 1903. Aug 26, 1909. 6:1630. nom

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- Lee, Wm H L to MUTUAL LIFE INS CO of N Y. 41st st, No 328, s s, 269 e 2d av, 16x98.9. July 28, due, &c, as per bond. Aug 25, 1909. 5:1333. 5,000
- Lagamarsino, Assunta C and Jos A Scarinzi to TITLE GUARANTEE & TRUST CO. 83d st, No 169, n s, 137.6 e Amsterdam av, 18.6x102.2. Aug 19, due, &c, as per bond. Aug 20, 1909. 4:1214. 10,000
- Levy, Julius to Jacob T Hildebrandt. 110th st, Nos 161 to 171 East. Certificate as to reduction of 5 mortg. Aug 19. Aug 21, 1909. 6:1638.
- Luxenberg, Jonas and Aaron H Haskell with METROPOLITAN LIFE INS CO. 151st st, Nos 526 and 528, s s, 200 e Broadway, 2 lots, each 40x99.11. Extension of 2 mortg for \$36,000 each until Sept 1, 1914, % as per bond. Aug 19. Aug 20, 1909. 7:2082. nom
- Leinhardt, Sigmund to STATE BANK. Monroe st, Nos 270 and 272, s s, 25.2 w Jackson st, runs s 89.7 x w 25 x n w 10.6 x w 23.9 x n 77.4 to st x e 50 to beginning. Prior mort \$—. Aug 24, 2 years, 6%. Aug 26, 1909. 1:261. 5,000
- Lama, Carmela to Angelina Marrone. Mott st, No 120, e s, 72.6 n Hester st, runs n 27.6 x e 43.7 x s 26.5 x w 16.10 x n 0.6 x w — to beginning. Aug 16, 3 years, 6%. Aug 26, 1909. 1:238. 3,500
- Lama, Carmela to Angelina Marrone. Mott st, No 118, e s, 45.5 n Hester st, runs e 27 x n 9.8 x e 17 x n 17.4 x w 16.10 x w 27 to Mott st x s 27.1 to beginning. Aug 16, 3 years, 6%. Aug 26, 1909. 1:238. 3,500
- Martinson, Sophie to Edw Martinson. Greene st, No 213, w s, 125 s Wooster st, 27.6x100. P M. Prior mort \$40,000. Aug 25, 2 years, 6%. Aug 26, 1909. 2:534. 4,000
- Maggio, Antonino to Antonino Franzone. 11th st, No 338, s s, abt 130 w 1st av, 25x94.9. P M. Aug 18, 5 years, 6%. Aug 21, 1909. 2:452. 5,500
- Moses, Chas G to TITLE GUARANTEE & TRUST CO. 16th st, No 617, n s, 263 e Av B, 25x92. P M. Aug 19, due, &c, as per bond. Aug 20, 1909. 3:984. 14,000
- Mitral Realty & Construction Co to Minoma Realty Co. Riverside Drive, n e cor 181st st, 100x—x100x100. P M. Aug 16, 6 yrs, 6%. Aug 20, 1909. 8:2179. 30,000
- Madden, Francis L of Ossining, N Y, to Annie A Colgate. 93d st, No 264, s s, 100 e West End av, 16x84.5. Aug 20, 3 years, 4½%. Aug 21, 1909. 4:1240. 17,000
- McNaught, Katharine to James Everards Breweries. 6th av, No 755, s w cor 43d st, No 100, 21.5x61. Leasehold. Aug 20, demand, 5%. Aug 23, 1909. 4:995. 19,480
- McGillen, Jas J to Edw H Carle. 30th st, No 206, s s, 110 e 3d av, 18.9x98.9. P M. Aug 23, due, &c, as per bond. Aug 24, 1909. 3:910. 9,000
- Same to City Equity Co. Same property. P M. Prior mort \$9,000. Aug 23, due, &c, as per bond. Aug 24, 1909. 3:910. 2,000
- Muller, Fredk to Ella A Tiemann. 51st st, No 415, n s, 150.3 e 1st av, 18.9x100.5. Aug 24, 1909, due Oct 1, 1912, 6%. 5:1363. 1,000
- Mitchell, James E to Elma L Horton. 24th st, No 349, n s, 231.6 e 9th av, 19.6x98.9. P M. Aug 23, 3 years, 5%. Aug 25, 1909. 3:748. 12,000
- McNeely, John S to Eliz F King et al exrs Edward King. 43d st, Nos 547 and 549, n s, 125 e 11th av, 50x100.5. July 13, 5 yrs, 5%. Aug 25, 1909. 4:1072. 15,000
- Same and Phillip Ryan with same. Same property. Subordination agreement. Aug 19. Aug 25, 1909. 4:1072. nom
- Mead, Fredk G and Robt G, Jr, as trustees Robt G Mead with Morris and Harry Gordon. 105th st, Nos 18-20 East. Extension of \$41,000 mort until Nov 1, 1914, at 5%. July 23. Aug 25, 1909. 6:1610. nom
- McKeogh, Patrick to Thomas Conheady. Lexington av, No 521, e s, 40.5 n 48th st, 20x70. Aug 23, 2 years, 6%. Aug 25, 1909. 5:1307. 3,000
- Marshall, Wilson with Agnes C MacLean. 133d st, No 66, s s, 135 e Lenox av, 25x99.11. Extension of \$16,000 mort until Sept 16, 1912, at 5%. July 22. Aug 24, 1909. 6:1730. nom
- Mellon, Esther A to Isaac Rodman. 29th st, No 114, s s, 209.4 w Lexington av, 21.10x98.9. Prior mort \$13,000. Aug 25, 1909, 2 years, 6%. 3:884. 2,500
- Nunan, Anne McD to TITLE GUARANTEE & TRUST CO. 78th st, No 150, s s, 280 e Amsterdam av, 20x102.2. Aug 20, due, &c, as per bond. Aug 20, 1909. 4:1149. 2,000
- Newman, Karolina to METROPOLITAN SAVINGS BANK. 100th st, No 160, s s, 225 w 3d av, 25x100.11. P M. Aug 20, 5 years, 5%. Aug 21, 1909. 6:1627. 11,000
- Newman, Karolina to Leah Cohn. 100th st, No 160, s s, 225 w 3d av, 25x100.11. P M. Prior mort \$11,000. Aug 20, 1909, 1 year, 6%. 6:1627. 2,500
- N Y LIFE INS & TRUST CO trustee Louis C Hamersley with Morris B Goldberger. 10th st, Nos 141 and 143 West. Extension of \$42,000 mort until Aug 24, 1914, at 4½%. Aug 23. Aug 24, 1909. 2:611. nom
- Nordlinger, Louis to Flora Nordlinger. 42d st, No 302, s s, 70 e 2d av, 15x98.9. P M. May 21, 3 years, 5%. Aug 24, 1909. 5:1334. 7,000
- Problem Consulting & Constructing Co to H Gerald Chapin as trustee. Certificate as to mort or deed of trust dated Aug 20, 1909. Aug 20, 1909.
- Pine Investing Co to Franklin Pettit. 93d st, No 9, n s, 189.2 e 5th av, 20.6x100.8. Prior mort \$—. Aug 21, due Mar 1, 1910, 6%. Aug 24, 1909. 5:1505. 11,000
- Same to same. Same property. Certificate as to above mort. Aug 21. Aug 24, 1909. 5:1505.
- Percival, Katherine C to Clara Harriman. 71st st, No 233, n s, 327.9 w Broadway, 18x102.2. P M. Prior mort \$—. July 3, due, &c, as per bond. Aug 26, 1909. 4:1163. 7,000
- Quinn, John E to Cath wife Patrick G Tighe. 21st st, No 337, n s, 275 e 9th av, 25x98.9. Prior mort \$7,000. Aug 20, due, &c, as per bond. Aug 23, 1909. 3:745. 1,000
- Roossin, Louis to Maria Hess extrx George Hess. Attorney st, Nos 5 and 7, w s, 66 n Division st, 50x100. P M. Prior mort \$10,000. Aug 18, due Sept 1, 1919, 5½%. Aug 20, 1909. 1:314. 30,000
- Roseno, Louis to Julius Prince. 117th st, Nos 19 and 21, n s, 300.3 w 5th av, 34.8x100.11. Prior mort \$—. Aug 21, installs, 6%. Aug 24, 1909. 6:1601. 2,200
- Rush, Analeata to Rachel Katze. Park av, No 1251, e s, 25 s 97th st, 25x100. Aug 25, 1909, 5 years, 5%. 6:1624. 18,000
- Reichbart, Aaron with STATE BANK. 2d av, No 1889, w s, 75.11 s 98th st, 25x96. Extension of \$2,000 mort until July 23, 1910, at 6%. Aug 23. Aug 26, 1909. 6:1647. nom
- Robitschek, Julius to EMIGRANT INDUSTRIAL SAVINGS BANK. 84th st, No 529, n s, 348 e Av A, 25x102.2. Aug 26, 1909, 5 years, 4½%. 5:1581. 10,000
- Seymour Realty Co with MANHATTAN SAVINGS INSTN. West st, Nos 396 and 397, n e cor 10th st, 44.8x78.1x43x90. Agreement as to share ownership of mort. Aug 19. Aug 21, 1909. 2:636. nom
- Schimek, Richard to August Zanzig. 89th st, No 446, s s, 107 w Av A, 25x100.8. Prior mort \$—. Aug 23, 1909, due Sept 1, 1911, 6%. 5:1568. 2,000
- Seus, Anna M with Curb Realty Co. 135th st, No 510, s s, 283.4 w Amsterdam av, 45.10x99.11. Extension of mort for \$21,692.57 to Aug 9, 1910, at 6%. Aug 21, 1909. 7:1988. nom
- Sinibaldi, John to Joseph Doelgers Sons. Houston st, Nos 161 and 163 West. Saloon lease. Aug 21, demand, 6%. Aug 23, 1909. 2:520. 1,050
- Stacey, J Lewis to Wm O'Hanlon. Front st, No 41, s e cor Coenties slip, No 20, 25.3x50; Coenties slip, n e s, 87.8 e Front st, 20.4x51x20.9x51. 1-8 part. Aug 16, 1 year, 6%. Aug 21, 1909. 1:34. 600
- Sunflower Realty & Security Corpn to Ida Galewski. Pleasant av, Nos 437-441, w s, abt 25 s 123d st, and 25 n e 1 blk bet 122d and 123d sts, runs w 100 x n 50 x e 100 x s 50 to beginning. Prior mort \$42,000. Aug 17, 2 yrs, 6%. Aug 21, 1909. 6:1810. 5,000
- Smith (Thomas) Construction Co to GERMANIA LIFE INS CO. St Nicholas av, s w cor 178th st, 94.11x100. Aug 20, due, &c, as per bond. Aug 21, 1909. 8:2144. 170,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 21, 1909. 8:2144.
- Schermerhorn Constructing Co to Realty Associates. Certificate as to mort for \$260,000 covering land in Brooklyn, N Y. Aug 12. Aug 21, 1909.
- Schilling, Eliza to TITLE GUARANTEE & TRUST CO. 69th st, No 340, s s, 325 e 2d av, 16.8x77.4. Aug 23, due, &c, as per bond. Aug 24, 1909. 5:1443. 6,000
- Schor, Joseph and Bernat Springer to Fred Elfenbein. 2d av, No 1951, w s, 75.11 n 100th st, 25x100. Aug 23, 3 years, 6%. Aug 25, 1909. 6:1650. 2,000
- Sperry, Thomas A, of Cranford, N J, to IRVING SAVINGS INSTN. 92d st, No 292, s s, 150 w Broadway, 37.6x137.4x37.7x140.10. Aug 25, 5 years, 4½%. Aug 26, 1909. 4:1239. 75,000
- Sperry, Thomas A, of Cranford, N J, to IRVING SAVINGS INSTN. 92d st, No 294, s s, 187.6 w Broadway, 37.6x135.10x37.7x137.4. Aug 25, 5 years, 4½%. Aug 26, 1909. 4:1239. 75,000
- Singer Sales Co to Rebecca L Bloom. 44th st, s s, 240 e 5th av, 20x100.2, Brooklyn. Certificate as to mort for \$2,000. Aug 25. Aug 26, 1909.
- Tull, Alice W, of Philadelphia, Pa, to John H Cole exr Emily R M Hewson. 17th st, No 43, n s, 285 s e 6th av, 25x92. P M. Aug 24, 5 years, 4½%. Aug 25, 1909. 3:819. 40,000
- Tobiesen, Eleanor and Morris Levy with Mary U Strong. 136th st, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11. Subordination agreement. Aug 24. Aug 25, 1909. 7:1988. nom
- Tobiesen, Eleanor and Henry Rosenthal with same. Same property. Subordination agreement. Aug 24. Aug 25, 1909. 7:1988. nom
- Tobiesen, Eleanor and Annie Levy with same. Same property. Subordination agreement. Aug 24. Aug 25, 1909. 7:1988. nom
- Tobiesen, Eleanor to Mary U Strong. 136th st, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11. Aug 24, 1909, 3 yrs, 5%. 7:1988. 38,000
- Timm, C Margaret widow with The German Evangelical Lutheran Church of St Paul in N Y. Perry st, Nos 85 and 87, n e cor Bleeker st, Nos 385 to 387½, 55.2x58.9x54.7x57.3. Extension of mort for \$12,000 to June 1, 1914, at 4½%. July 30. Aug 20, 1909. 2:622. nom
- Wilkins, Julia to EMIGRANT INDUSTRIAL SAVINGS BANK. Greenwich st, No 422, s w cor Laight st, No 67, 20.7x58. Prior mort \$14,000. Aug 23, 1909, 3 years, 4½%. 1:217. 5,000
- Weill, Leonard to American Mortgage Co. Ludlow st, No 19, n w s, abt 160 s Hester st, 19x87. P M. Aug 24, 1 year, 5%. Aug 25, 1909. 1:298. 11,000
- Wallenstein, Samuel B with FRANKLIN SAVINGS BANK. 17th st, No 16, s s, 250 w Union sq West, 25x92. Subordination agreement. Aug 20. Aug 25, 1909. 3:844. nom
- Wilkins, Julia K to Harriet R McKim. 65th st, No 166, s s, 174 e Amsterdam av, 18x100.5. P M. Aug 16, due Aug 24, 1912, 5%. Aug 25, 1909. 4:1136. 15,000
- Weinhandler, Sampson H to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 793, e s, 25 s 99th st, 25x100. June 30, due &c as per bond. Aug 24, 1909. 7:1853. 24,000
- Weintraub, Morris with Augustine M Reilly. Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75. Subordination agreement. Aug 20. Aug 21, 1909. 2:321. nom
- Westervelt Cafe Co to Stewart Distilling Co. Liberty st, No 99, n e cor Church st, No 9, store lease. Aug 19, installs, 6%. Aug 21, 1909. 1:62. 1,500
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 21, 1909. 1:62.
- Youngs, Henry of Goshen, N Y, to TITLE GUARANTEE & TRUST CO. Greenwich st, No 499, e s, abt 150 s Spring st, 22.3x75. Aug 19, due, &c, as per bond. Aug 20, 1909. 2:594. 6,000

BOROUGH OF THE BRONX.

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

- Arc Realty Co to Adolph Seelig. Vyse av, e s, 130 s 181st st, 20x 98.11x20x98.6. Prior mort \$8,000. Aug 19, 2 years, 6%. Aug 20, 1909. 11:3133. 3,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:3133.
- Same to Robt Cohn. Vyse av, e s, 50 s 181st st, 20x98.11x20x 99.5. Prior mort \$8,000. Aug 19, 2 years, 6%. Aug 20, 1909. 11:3133. 3,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:3133.



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- Same to Julius and Harry Cohn. Vyse av, e s, 70 s 181st st, 20x 98.6x20x98.11. Prior mort \$8,000. Aug 19, 2 years, 6%. Aug 20, 1909. 11:3133. 3,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:3133. —
- *Abbenseth, Wm H to Fredk Wm Koch. Gillespie av, e s, 175 n Zulette av, 50x82.2x50x85.10. P M. Aug 20, 1909. 3 years, 5%. 742
- *Abbott, Isaac E and Edw H Mayes with Thomas Bolton. Harrington av, n w cor Cornell av, 25x100. Extension of \$480 mort until Aug 14, 1912, at 6%. Aug 23, 1909. nom
- *Same with Thomas Bolton. Harrington av, n w cor Mapes av, 25x 100. Extension of \$620 mort until Aug 14, 1912, at 6%. Aug 2. Aug 23, 1909. nom
- *Agugliaro, Michele to Susan A Tier, of Mt Vernon, N Y. Ash av, n s, — e 216th st and being lot 50 map (No 981 in Westchester Co) of Laconia Park. Aug 23, due, &c, as per bond. Aug 26, 1909. 2,000
- Benenson, Benj to Annie Smith. 163d st, s s, 217.9 w Brook av and being lot 21 map North Melrose, 50x100. P M. Prior mort \$3,000. Aug 23, 2 years, % as per bond. Aug 24, 1909. 9:2384. 3,500
- *Bronx Dock & Land Co to Sarah E Conklin. 10th st, s w cor Av B and being lot 217 and part of lots 218 and 219 map Unionport, 305x108; Av B, n w cor 10th st, runs w 280 x n 108 x e 175 x s 25 x e 105 to Av B x s 83 to beginning; Edwards av, n s, 100 w Latting st, 75x100. Aug 2, 2 years, 5½%. Aug 26, 1909. 12,000
- *Becker, Margt to Dora L Schreiber. Virginia av, e s, 28 n 8th st, and being lots 305 and 306 map Pugsley estate, 50x—x50x—. Aug 23, 3 years, 6%. Aug 24, 1909. 1,400
- *Busch, Basilus to Fredk Wm Koch. Zulette av, s e cor Gillespie av, 160 to Dudley av x170.7x86.10, gore. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,197
- *Same to same. Gillespie av, e s, 125 n Zulette av, 50x85.10x50x 89.5. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 742
- Buscall, John H to American Mortgage Co. Webster av, e s, 324.5 n 168th st, runs n 45.6 x e 90 x s 45 x w 66 x s 0.6 x w 24 to beginning. Aug 23, 1909, 5 years, 5%. 9:2396. 28,000
- Brown, Jos S of Brooklyn, N Y, to Julie E Chaffanjon. Austin pl, s e cor 147th st, also 211.4 s 149th st, runs e 89 x n 55 x w 60 to pl x s 60.4 to beginning. P M. Aug 19, 3 years, 6%. Aug 20, 1909. 10:2601. 1,400
- Brook Construction Co to Manhattan Mortgage Co. St Pauls pl, s s, 100 e Washington av, 40.4x122x40.1x122. Prior mort \$—. Aug 19, due, &c, as per bond. Aug 20, 1909. 11:2911. 35,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:2911. —
- Same to same. St Pauls pl, s e cor Washington av, 100x40.1. Prior mort \$—. Aug 19, due, &c, as per bond. Aug 20, 1909. 11:2911. 45,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 20, 1909. 11:2911. —
- Battista, Salvatore, Vincenzo Procaro, Cristoforo Cozzolino and ITALIAN-AMERICAN TRUST CO with Caroline S Fellowes. 151st st, Nos 243 to 247 East. Subordination agreement. Aug 18. Aug 21, 1909. 9:2441. nom
- Brown, Chas F to whom it may concern. Pelham av, No 528. Estoppel certificate. Aug 21, 1909. 11:3059. —
- Braun, Louis F to Ada D Schmalholz. Sedgwick av, w s, 100 s 176th st, 75x100. Aug 20, 1909, 3 years, 5%. 11:2882. 8,400
- *Bariffi, Martin to Mary E Tiemann. Theriot av, w s, 125 s McGraw av, 25x100. Aug 19, due July 1, 1912, 5%. Aug 20, 1909. 3,500
- *Bernhardt, Amanda to Fidelity Development Co. Neil av, s s, 50 e Bogart av, 25x100. July 27, 3 years, % as per bond. Aug 21, 1909. 1,000
- *Banta, Geo C to Augustus Barton, Jr. Plot begins at point on a certain land, runs along Wm P Cooks property at s e cor of land on said lane of now or late Oswald Bergen, runs e 84 to land now or late owned by Albert Banta x n 29.2 to land now or late of Wesley Waterhouse x w 84 x s 25.5 to beginning, City Island. Aug 19, 2 years, 6%. Aug 20, 1909. 800
- Cioffi, Carmine to Bernard C Murray. Vyse av, w s, 125 s 173d st, 75x100. P M. Aug 19, due, &c, as per bond. Aug 21, 1909. 11:2989. 7,500
- Same to C W H Arnold. Same property. P M. Prior mort \$7.500. Aug 19, 1 year, 6%. Aug 21, 1909. 11:2989. 2,500
- *Commercial Finance Co to Fredk W Koch. Zulette av, s s, 101 w Gillespie av, 146.9x108.6x109.8x96. P M. July 14, due Aug 18, 1912, 5%. Aug 20, 1909. 1,265
- Criscuolo, Peter to Arnold Chas Weil. Brook av, w s, 150 n 170th st, 25x90. Aug 23, 1909, 3 years, 5%. 11:2896. 5,000
- Collier, Cath T to Geo D Scott. Montgomery av, n w cor 176th st, 48.7x105.2x81.3x100. P M. Aug 23, 3 years, 5%. Aug 24, 1909. 11:2877. 8,000
- *Devine, Thos J to August Funck. 173d st, e s, 406 s Gleason av, 50x100. Aug 21, 3 years, 6%. Aug 24, 1909. 1,000
- *Dreyer, Henry F to Wm Koch. Gillespie av, n w cor Zulette av, 100x100. P M. July 30, due Aug 18, 1912, 5%. Aug 20, 1909. 1,911
- *De Rop, Frank to Chas Schneider. Mayflower av, e s, 136.10 n Pelham road, 75x100. Prior mort \$3,000. Aug 19, due, &c, as per bond. Aug 20, 1909. 500
- *De Leo, Agostino and Buonaventura, De Leo Guiseppe Bevacqua to Rosie Peskin. 224th st, s s, abt 265 w Laconia av, and being lots 284 to 287 map (No 1114A) 329 lots part Schieffelin estate, 100x109.6. Aug 19, 3 years, 6%. Aug 20, 1909. 1,300
- Doctor Herzl Assn to Nathan M Schrier. 137th st, No 358, s s, 306.6 w Willis av, 25x100. Prior mort \$14,000. Aug 21, due Feb 24, 1911, 6%. Aug 26, 1909. 9:2299. 1,500
- Same to same. Same property. Certificate as to above mortgage. Aug 21. Aug 26, 1909. 9:2299. —
- *Einberger, Fredk to Wm Koch. Plymouth av, e s, 125 n Zulette av, 50x100. P M. July 29, due Aug 18, 1912, 5%. Aug 20, 1909. 854
- Egan, Ellen, wife Francis J to Geo Ehret. 3d av, No 4547, s w cor 184th st, runs w 237.9 to Bathgate av, No 2306, x s 40 x e 237.9 to 3d av x n 40 to beginning. P M. Aug 24, 1 year, 5%. Aug 26, 1909. 11:3052. 25,000
- Elias (Henry) Brewing Co to John Hoernel. Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10, except part for av. Aug 17, due, &c, as per bond. Aug 26, 1909. 11:3073. 5,000
- Same to same. Same property. Certificate as to above mortgage. Aug 17. Aug 26, 1909. 11:3073. —
- Finley, John to Eliz Anger and ano trustees Carl A G Anger. College av, w s, 140.5 n 169th st, 16.8x92.6. Aug 17, due, &c, as per bond. Aug 26, 1909. 11:2785. 3,500
- Fordham Realty Co to Central Mortgage Co. Sedgwick av, w s, 393.10 n from unnamed st 20 ft wide which forms n line of a public place at junction of Sedgwick av and Bailey av, 2 lots each 37.7x85. Two morts, each \$6,000. May 1, 3 years, 5½%. Aug 26, 1909. 11:3237. 12,000
- Same to same. Heath av, w s, 25 s Knox or Vietor pl, two lots each 25x100. Two morts each \$4,500. July 1, 3 years, 5½%. Aug 26, 1909. 11:3239. 9,000
- *Fredonia Realty Co to Fredk J Schuh. St Pauls pl, w s, being lots 7 to 10 map of lots offered for sale by Eliz Schuh, Westchester, runs s w 96.2 x n w 102 x n e 109.3 to av x s e 100 to beginning. P M. Aug 16, 5 years, 5%. Aug 20, 1909. 5,000
- *Fogelstrom, John A to Fredk H Jewett. Hill av, e s, 250 s Jefferson av, 50x100, Edenwald. Aug 7, 3 years, 6%. Aug 21, 1909. 700
- *Ferris Av Realty Co to Sidney H Rosenthal. Baxters Creek formerly part of Grove farm, at Throggs Neck, and runs to road from Westchester to Old Ferry Point and to land of Elijah Ferris, contains 37 888-1,000 acres of upland and 18 334-1,000 acres of salt meadow; also all right, title and interest to land under waters of L I Sound, &c, adj above, contains 28 506-1,000 acres and 4 424-1,000 acres. July 30, due Oct 30, 1909, 6%. Aug 21, 1909. 10,000
- *Ferris Av Realty Co to Sidney H Rosenthal. Certificate as to mort for \$10,000 upon property at Throggs Neck. July 30. Aug 21, 1909. —
- *Fritz, Paul to Wm Koch. Plymouth av, e s, 75 n Zulette av, 50x 100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 854
- *Fritz, Paul to Mary Schuh. Gillespie av, w s, 75.4 s Dudley av, 26.11x88.9x25x98.10. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 322
- Fairchild, Benj T to Park Mortgage Co. Sedgwick av, w s, 297 s Perot st, runs s 265.4 x w 268.3 to e s Kingsbridge terrace x n 309.10 x e 305.11 to beginning. Aug 23, 1909, 3 years, 5%. 12:3253. 24,000
- Foley, Robert and Wm P to DOLLAR SAVINGS BANK. 136th st, No 724, s s, 225 w Willow av, 25x100. Aug 23, 1909, due Dec 1, 1910, 5%. 10:2564. 8,500
- *Federman, Rudolph and Naomi individ and as wife said Rudolph to Eva L Johnson. St Lawrence av, w s, 50 s Merrill st, 25x100. Prior mort \$3,000. Aug 23, due Oct 1, 1909, 6%. Aug 25, 1909. 200
- *Federman, Rudolph to Tillie P Reuse. St Lawrence av, w s, 50 s Merrill st, 25x100. Aug 23, 3 years, 5½%. Aug 24, 1909. 3,000
- Fordham Realty Co to Kingsbridge Real Estate Co. Heath av, w s, 25 s Knox or Vietor pl, 25x100, and being lot 24 blk 3239 map No 1187 of Bailey estate. P M. Prior mort \$4,500. Aug 25, 1 year, 6%. Aug 26, 1909. 11:3239. 1,000
- Same to same. Heath av, w s, 50 s Knox pl, 25x100, and being lot 23 blk 3239 same map. P M. Prior mort \$4,500. Aug 25, 1 year, 6%. Aug 26, 1909. 11:3239. 1,000
- Same to same. Sedgwick av, w s, 393.10 n of unnamed st 20 ft wide which forms n line of Public pl at junction of Sedgwick and Bailey avs, 2 lots, each 37.7x85. 2 P M morts, each \$1,500. 2 prior morts, \$6,000 each. Aug 25, 1 year, 6%. Aug 26, 1909. 11:3237. 3,000
- Gerhards (Albert), Inc, to Victor Gerhards. Freeman st, n w cor Longfellow av or st, 100x25. Prior mort \$2,200. Aug 17, due, &c, as per bond. Aug 25, 1909. 11:2999. 1,000
- *Germansky Construction Co to Chas J Mooney. 4th st, e s, 165 n Briggs av, and being lot 33 map Briggs estate, 60.9x54x94.3x 95. P M. Aug 19, 3 years, 6%. Aug 24, 1909. 2,200
- Greenwald, Ada to Jacob Beck. Walton av, n e cor 175th st, 25x95. Aug 23, due, &c, as per bond. Aug 24, 1909. 11:2825. 300
- *Godfrey, Rose to Fredk W Koch. Middletown road, s w cor Plymouth av, 25.3x114.6x25x117.10. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,015
- Glennen, Patrick F to Frank Gass. Clarke pl, s s, 205.7 w Walton av, 50x100. Aug 20, 1909, 1 year, 6%. 11:2839. 500
- Gilligan, Edw J to Beadleston & Woerz. Westchester av, No 1031, and Simpson st, No 1044. Saloon lease. Aug 19, demand, 6%. Aug 20, 1909. 10:2726. 3,000
- Griffin, Anthony J to Van Mater Stilwell. Aqueduct av East, No 2346, e s, 117.6 s 184th st, 16.2x76.6x16x73.11. P M. Aug 2, 2 years, 6%. Aug 26, 1909. 11:3209. 2,250
- *Hooks, Dominick, Jr to Daniel Sullivan. 2d st, n w cor 229th st (15th av), 114x105, Wakefield. Aug 25, due, &c, as per bond. Aug 26, 1909. 3,000
- Harrington, Richard V to John J Harrington. Anthony av, s w cor 180th st, 50x100. Aug 25, 1909, demand, 6%. 11:3156. 4,000
- *Hayes, Henrietta E to Fredk K Morris. Amsterdam av, e s, 225 n Tremont road, 25x100. Aug 14, 1 year, 6%. Aug 21, 1909. 500
- Hinz, William to James V Kern. Washington av, No 2084, e s, 160.1 s 180th st, 24.6x95x22.5x95.1. P M. Aug 17, 2 years, 6%. Aug 20, 1909. 11:3046. 2,000
- *Henning, Mary M to DOLLAR SAVINGS BANK of City N Y. Westchester av, s e cor Castle Hill av, runs e 51.9 to road leading to G M Wilkins place x s 161.10 x w 18.5 to Castle Hill av x n 157.6 to beginning. Aug 9, due June 1, 1912, 6%, until June 1, 1910, and thereafter at 5½%. Aug 20, 1909. 12,500
- *Same to Thomas Keitel. Same property; also 14th st, n w cor Av C, 21x—x82. Prior mort \$12,500. Aug 20, 1909, due Feb 20, 1910, 6%. 2,000
- *Harrington, Stephen to Fredk Wm Koch. Middletown road, s s, 25.3 e Gillespie av, 25.3x117.5x50x114. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 693
- *Same to same. Middletown road, s s, 50.6 e Gillespie av, 25.3x 120.10x25x117.5. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 693
- *Hasselhoff, Christian H F to Fredk Wm Koch. Gillespie av, e s, 225 n Zulette av, 50x78.6x50x82.2. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 728
- *Humborg, John to Fredk W Koch. Middletown road, s e cor Edison av, 75.9x101x75x91. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 2,257.50

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- *Harrington, Stephen to Fredk W Koch. Middletown road, s e cor Gillespie av, 25.3x114x25x110.9. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 980
- *Hanrahan, Kath to John Mechler. 172d st, e s, 231 s Gleason av, 25x100. Aug 19, 2 years, 5%. Aug 20, 1909. 500
- Hooks, George to Warren J Mitchell. Lind av, e s, 283.7 s 167th st, late Union st, 25.9x162x25x155.9. Prior mort \$4,500. Aug 18, 2 years, 6%. Aug 24, 1909. 9:2526. 2,000
- Irvine Realty Co to C Adelbert Becker. Webster av, e s, 37.2 n 187th st, 33.4x103.9x33x102.1. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500
- Same to same. Webster av, e s, 137.2 n 187th st, 33.4x132.2x33.2x 130.6. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500
- Same to same. Webster av, e s, 203.10 n 187th st, 33.4x135.6x33.2x 133.10. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500
- Same to same. Webster av, e s, 70.6 n 187th st, 33.4x105.5x33.2x 103.9. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500
- Same to same. Webster av, e s, 170.6 n 187th st, 33.4x133.10x 33.2x132.2. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500
- Same to same. Webster av, e s, 103.10 n 187th st, runs e 105.5 x n 3.3 x e 23.4 x n 28.3 x w 130.6 to av x s 33.4 to beginning. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 3,500
- Same to same. Webster av, n e cor 187th st, runs e 100 x n 30.4 x w 102.1 x s 37.2. Aug 6, 3 years, 6%. Aug 20, 1909. 11:3032. 5,000
- Same to BRONX BOROUGH BANK. Webster av, n w cor 187th st, runs n 237.2 x e 235.9 to w s Park av x s 221.1 to 187th st x w 223.4 to beginning. Aug 6, due, &c, as per bond. Aug 20, 1909. 11:3032. 47,000
- *Kelly, Robt to Fredk W Koch. Crosby av, w s, 178.9 s Middle-town road, 50.6x76.7x50x73. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 4,000
- *Kaufman, Philip to Alwell Realty Co. Jackson st, w s, 105 s Railroad av, 2 lots, each 25x100. 2 morts, each \$3,500. Aug 23, 1909, due, &c, as per bond. 7,000
- Lavelle, Cath A wife and John H to James S Alexander guardian Clinton D Backus. Longfellow av, w s, 307.3 n 167th st, 2 lots, each 25x100. 2 morts, each \$7,500. Aug 23, due, &c, as per bond. Aug 24, 1909. 10:2754. 15,000
- Same to same. Longfellow av, w s, 357.3 n 167th st, runs w 100 x n 19 x n e 10.4 x e 91.7 to av x s 25 to beginning. Aug 23, due, &c, as per bond. Aug 24, 1909. 10:2754. 7,500
- *Lombardi, Angela to Leonardo Lombardi. 214th st, s s, 119 e White Plains road, and being lots 11 and 12 map New Village of Jerome, 50x100. Prior mort \$7,000. Aug 17, due, &c, as per bond. Aug 21, 1909. 1,000
- *Lauterwasser, Emil H to Mary Schuh. Gillespie av, w s, 48.5 s Dudley av, 26.11x98.10x25x108.10. P M. July 15, due Aug 18, 1912, 5%. Aug 20, 1909. 399
- La Spina, John to Jennie Sapiro. Grand av, No 2051, w s, 330 s 180th st, 20x100. Prior mort \$—. Aug 24, 2 years, 6%. Aug 26, 1909. 11:3206. 1,500
- *Lazzari, John B, individ and as exr Caroline Lazzari with Amelia Schwerin and ano. Olinville av, No 3432. Subordination agreement. Aug 25, Aug 26, 1909. nom
- *Miller, Clara A to Edw Brady. Waterbury av, e s, 150 n Town Dock road, 50x220x—x215. P M. Aug 24, due June 18, 1911, 5½%. Aug 26, 1909. 700
- Mayer, Edwin, Elkan Holzman and James Stern as trustees under mortgage, Solomon Friedman et al exrs Theo S Bassett dec'd et al bondholders, and Fleischmann Realty & Construction Co with Henry H and Nathan F Vought. Ratification of release of mort and agreement amending trust mort made by Fleischmann Realty & Construction Co and recorded Nov 10, 1908, as to release of mort covering lots 80, 81 and 82 on amended map of Cammann estate at Fordham Heights, &c. July 26. Aug 21, 1909. 11:3218. nom
- Moebus, August, of New Rochelle, N Y, to Gustavus Robitzek and ano. 154th st, n e cor Courtlandt av, 25x100. Prior mort \$5,000. Aug 19, due Jan 1, 1912, 5%. Aug 23, 1909. 9:2401. 2,000
- Maze Realty Co to Louis Leiserson. Beck st, n s, 107.5 e Av St John, 3 lots, each 33.4x125. 3 morts, each \$4,000; 3 prior morts, \$— each. Aug 23, 2 yrs, 6%. Aug 24, 1909. 10:2685. 12,000
- McLaughlin, Edward to Herbert S Brussel guardian Adolph B Lichtenstein and ano. 137th st, s s, 525 e Willis av, 25x100. Aug 23, due &c as per bond. Aug 24, 1909. 9:2281. 16,000
- *Neller, Albert to Wm Koch. Plymouth av, n w cor Zulette av, 125x86.10x142x17.9. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 980
- *Neller, John J to Wm Koch. Plymouth av, e s, 25 n Zulette av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 840
- Nunan, Margaret to American Mortgage Co. 3d av, e s, 131.2 n 153d st, late Grove st, 43.10x207.9 to Bergen av x44.5x204.10. Aug 23, 3 years, 5%. Aug 25, 1909. 9:2363. 32,000
- Same and Aaron Langstadter with same. Same property. Subordination agreement. Aug 23, Aug 25, 1909. 9:2363. nom
- *Nevens, Delia B to Moses G Wright. 229th st, late 15th av, n s, 238.4 w 4th av, 33.4x114. P M. Aug 25, 3 years, 5%. Aug 26, 1909. 2,500
- *Osborne, Fredk K to Mary Schuh. Gillespie av, s e cor Dudley av, 15x107.9x55.3x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 427
- *O'Hara, David G and John J to Our Realty Co, a corpn. Lot 17 map (No 396) of Adeo Park. Aug 20, due Mar 1, 1910, 6%. Aug 23, 1909. 735
- Poldow, Joseph to Central Mortgage Co. Concord av, e s, 59.4 n 147th st, 2 lots, each 19.8x100. 2 morts, each \$5,500. Apr 1, 3 years, 5½%. Aug 20, 1909. 10:2580. 11,000
- Same to same. Concord av, e s, 98.10 n 147th st, 19.10x100. Apr 1, 3 years, 5½%. Aug 20, 1909. 10:2580. 5,500
- *Pierson, Anna A to Fredk W Koch. Middletown road, s s, 25.3 w Plymouth av, 50.6x107.9x50x114.5. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,400
- *Paff, Amelia B to Fredk W Koch. Middletown road, s s, 75.9 e Edison av, 50.6x107.9x50x101. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 1,400
- *Pryor, Kate J C, Margt L, Peter E, Bernard F and Margt J Cannon to Amelia Schwerin and ano. Elliott av, e s, 350 n Julianna st, 50x125, Olinville. Aug 25, 5 years, 5%. Aug 26, 1909. 2,000
- *Quarg, Fredk O to Robt Gebhardt. Fowler av, w s, abt 125 n Rhinelander av, and being lot 50 blk 46 sec 1 map Morris Park, 25x142.4. Prior mort \$4,000. Aug 19, 3 years, 5%. Aug 20, 1909. 900
- Quinn, John J to EMIGRANT INDUSTRIAL SAVINGS BANK. Creston av, w s, 794.9 n 196th st, late Wellesley st, 25x100.4. Aug 26, 1909, 5 years, 5%. 12:3318. 3,500
- Rosenberg, Abe to Sigmund Thau. Rogers pl, e s, 350.1 n Westchester av, 50x90. Prior mort \$—. Aug 25, 1909, due Sept 1, 1910, 6%. 10:2699. 825
- Rosenow, Gretchen to Kemp-Jones Realty Co. Anderson av, No 958, e s, 365.3 n Jerome av, 27x137.6x27.1x135.2. P M. Prior mort \$17,500. Aug 25, 1909, 5 years, 6%. 9:2504. 5,500
- Rettinger, Joseph to UNION SQUARE SAVINGS BANK. Union av, n w s, 202.6 n e 152d st, runs n w 100 x n e 19.5 x n e 3.1 x s e 100.7 to av x s w 22.6 to beginning. Aug 12, 5 years, 5%. Aug 25, 1909. 10:2665. 9,500
- Same to Maud T Gaylor. Same property. Prior mort \$9,500. Aug 20, 3 years, 6%. Aug 25, 1909. 10:2665. 1,000
- Rendall, John to BRONX BOROUGH BANK. Park av, s w cor 187th st, runs w 120.4 x s — x e — to av x n 287.8 to beginning. May 12, due &c as per bond. Aug 20, 1909. 11:3031. 44,000
- Russ, Minor O to Clement L Smith. Tremont av, No 749, n s, 94 w Prospect av, 25x95. Prior mort \$9,000. Aug 19, 3 years, 6%. Aug 20, 1909. 11:3093. 2,500
- *Rooney, John to Wm Koch. Crosby av, w s, 153.6 s Middletown road, 25.3x73x25x71.2. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 287
- *Steffens, Annie to Wm Koch. Plymouth av, n e cor Zulette av, 25x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 637
- *Sullivan, Margt A of Brooklyn, N Y, to Wm Koch. Gillespie av, w s, 100 n Zulette av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 854
- *Stein, Margt C to Margt Berrian. Gillespie av, w s, 48.5 n Harrington av, 26.11x106.6x25x97.4. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 378
- *Schlette, Chas G to Margt Berrian. Gillespie av, e s, 40 s Dudley av, 50x100. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 840
- *Schrage, Frieda to Mary Schuh. Gillespie av, s w cor Dudley av, 21.6x118.11x20x126.11. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 455
- *Same to same. Gillespie av, w s, 21.6 s Dudley av, 26.11x108.10x 25x118.11. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 399
- *Steimann, Henry C W O to Fredk W Koch. Gillespie av, e s, 110.9 s Middletown road, 75x74.10x75x69.4. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 987
- *Stinner, Fredk A to Fredk W Koch. Gillespie av, n e cor Zulette av, 25x96.10x25x98.7. P M. Aug 18, 3 years, 5%. Aug 20, 1909. 567
- *Stadie, Henrietta widow to Frances I Fenn. Barnes av (4th st), e s, 89 s 229th st, 25x105. Aug 21, due July 1, 1912, 5%. Aug 23, 1909. 1,500
- Sacks, Clarence O to Lizzie Cahn. Jackson av, No 1060, e s, 159 s 166th st, 17.6x87.6. P M. Prior mort \$6,500. Aug 20, due Feb 20, 1910, 6%. Aug 23, 1909. 10:2650. 1,400
- Scholeremann, Amelia to Fredk J Schuh. Cambreleng av, w s, 50 s 189th st, 25x100. Prior mort \$5,000. Aug 21, 1909, due, &c, as per bond. 11:3075. 1,500
- Steinkamp, Wm H with Central Mortgage Co. Concord av, e s, 59.4 n 147th st, 59.2x100. Subordination agreement. Aug 20, Aug 24, 1909. 10:2580. nom
- Segrave, James A to Theo H Silkman trustee Kath Munro for Peter J Munro. Mosholu av, s w cor Suydam av, runs w 165.8 x s 100 x e 50 x s 101.7 to Crescent av x e 93.10 to Suydam av x n 215.6 to beginning. Aug 1, 3 years, 5%. Aug 24, 1909. 13:3421. 9,000
- Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. Aug 12, demand, 6%. Aug 25, 1909. 11:3121. 2,500
- Same to same. Same property. Certificate as to above mort. Aug 12, Aug 25, 1909. 11:3121. —
- *Steen, Joseph to John J Donovan. Bracken av, w s, 100 n Randall av, 50x100; Bracken av, w s, 175 n Randall av, 50x100. July 26, due, &c, as per bond. Aug 25, 1909. 3,000
- *Schoen, John A to Mary E Hardie. Elliott av, e s, 100 s Elizabeth st, 25x125. P M. Aug 24, 5 years, 5%. Aug 25, 1909. 4,000
- Schrier, Max with Nathan M Schrier. 137th st, s s, 306.6 w Willis av, 25x100. Subordination agreement. Aug 21. Aug 26, 1909. 9:2299. nom
- *Schaffer, Elda E to Ernest Friedrich et al. Broadway, e s, 300 n Tremont road, 50x100; Amsterdam av, w s, 300 n Tremont road, 25x100. Prior mort \$1,000. Aug 24, 1 year, 6%. Aug 26, 1909. 400
- *Salvatore, Filomena and Rosalia Patragia to Wm F Gleason. White Plains road or Clason Point road, e s, 125 s 150th st or O'Brien av, 75x111.6, Clason's Point. P M. Aug 24, 3 years, 5½%. Aug 26, 1909. 2,100
- Trompeter, Hermann to Emily M Schloemann. Crotona av, No 2070, e s, 72 n Oakland pl, 24x100. Aug 11, 5 years, 5%. Aug 26, 1909. 11:3095. 5,000
- *Thorpe, John F to Fidelity Development Co. Matthews av, w s, 275 s Brady av, 25x100. P M. July 9, 1 year, % as per bond. Aug 25, 1909. 1,050
- Tighe, Patrick G with Feodora A Bernhard. Elmsere pl, n s, 350 w Marmion av, 25x100. Extension of \$4,000 mort until Nov 21, 1912, at 5%. Aug 26, 1909. 11:2956. nom
- Vought, Henry H and Nathan F to LAWYERS TITLE INS & TRUST CO. Andrews av, e s, 539 n 183d st, 29x100. Aug 9, 3 years, 5%. Aug 20, 1909. 11:3218. 7,500
- Same to same. Andrews av, e s, 596 n 183d st, 28x100. Aug 9, 3 years, 5%. Aug 20, 1909. 11:3218. 7,500
- Same to same. Andrews av, e s, 568 n 183d st, 28x100. Aug 9, 3 years, 5%. Aug 20, 1909. 11:3218. 7,500
- Walter, Christian to Mary Perkins and ano. Vyse av, s e s, 75 s Jennings st, late Charlotte pl, 25x100. Prior mort \$—. Aug 10, 5 years, 5%. Aug 20, 1909. 11:2994. 4,500
- *Winton, John to Wm Koch. Plymouth av, e s, 175 n Zulette av, 50x100. P M. Aug 14, 3 years, 5%. Aug 20, 1909. 861
- Zwonetschek, Eliz with Emily M Schloemann. Crotona av, No 2070, e s, 72 n Oakland pl, 24x100. Subordination agreement. Aug 26, 1909. 11:3095. nom

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 19.
Sherman av, n w cor 166th st, 100x100. Northern Bank of N Y agt John Monaghan et al; Gifford, Hobbs & Beard, att'ys; Francis W Pollock, ref. (Amt due, \$2,984.59.)
Aug. 20.
2d av, No 1848. Bernard Mayer agt Kesil Leibowitz et al; Isaac S Heller, att'y; Alfred Steckler, ref. (Amt due, \$8,712.82.)
3d av, No 4070. Max Cohen agt Arthur H Sanders; Davis & Kaufmann, att'ys; Joseph D Edelson, ref. (Amt due, \$5,097.50.)
Aug. 21.
No Judgments in Foreclosure Suits filed this day.
Aug. 23.
2d av, No 2413. Oestreicher Realty Co agt Max Milgrim; Rosenbluth & Silverman, att'ys; Frank Moss, ref. (Amt due, \$6,258.)
185th st, n s, 101 w Washington av, 16.8x100. Maggie F Tucker agt John F Dowd; Francis W Pollock, att'y; Alexander Brough, ref. (Amt due, \$2,106.31.)
113th st, n s, 177.2 w Park av, 26.3x100.11. Esther G Solomon agt Abraham Jacobs et al; Cooper & Baer, att'ys; Frank Moss, ref. (Amt due, \$2,865.02.)
Aug. 24.
Brook av, No 373. Wm A Weber agt Anna Habicht; Forster, Hotaling & Klenke, att'ys; Norman J Marsh, ref. (Amt due, \$6,259.)
Grand st, n s, 28.4 w South 5th av, 20x60. Amelia A Purdy agt Esther Rawak; Lambert S Quackenbush, att'y; Francis W Pollock, ref. (Amt due, \$15,633.03.)
136th st, s s, 250 w Amsterdam av, 150x99.11. Louis B Rosenberg agt A N McInnis Realty Co; Weschler & Rothschild, att'ys; Geo A Newman, ref. (Amt due, \$35,606.25.)
1st av, No 14. Marks Kirshbaum agt Paul Shalet et al; Joseph Gans, att'y; Maurice S Cohen, ref. (Amt due, \$11,583.58.)
Aug. 25.
138th st, s s, 214.6 w Cypress av, 37.6x100. Theresa Kummel agt Ignazio Lupo; Max Silverstein, att'y; Alexander Brough, ref. (Amt due, \$9,109.42.)
Oliver st, No 42. Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y; Paul N Crandell, ref. (Amt due, \$956.40.)

LIS PENDENS.

Aug. 21.
Lot 11, Block 22, map of Pelham Park, Bronx. Mary E Ehlers agt Perley S Crosier; specific performance; att'ys, De La Mare & Morrison.
62d st, s s, 100 w 3d av, 20x100.5. Topping st, e s, lot 94, map of Village of Mount Hope, 58x116. Samuel E A Stern et al agt Emma L Lichtenberg et al; partition; att'y, H B Singer.
Aug. 23.
Arthur av, n e cor 183d st, 22.7x100x irreg. Simon I Schwartz et al agt August Kuhn; action to foreclose mechanics lien; att'y, Bloomberg & Bloomberg.
Wadsworth av, n w cor 184th st, 179.10x70. Kraus & Hopin agt Getskay Realty Co; action to foreclose mechanics lien; att'y, B W Sandler.
146th st, n s, 126.6 e Willis av, 1.6x102.9x irreg. James Bryne et al agt Benjamin Benenson; action to recover possession; att'y, M P Doyle.
Aug. 24.
107th st, n s, 450 w Amsterdam av, 50x100.11. Isaac R Theise agt Carrie Herzog et al; action to declare deed void; att'y, H J Goldsmith.
Aug. 25.
Franklin st, Nos 132 to 140. Varick st, Nos 5 to 9. Franklin st, No 142, leasehold. Franklin st, n s, 121.8 w Varick st, 12x87.6. David S Walton et al agt Florence L Mabee et al; amended partition; att'ys, Ellison, MacIntyre & Davis.
60th st, No 48 East. Thomas J Mooney agt Chas E Rushmore et al; action to foreclose mechanics lien; att'y, Gibson & Hulbert.
27th st, Nos 317 to 321 East. David Kornreich agt Roman B Zaliels; action to set aside conveyance; att'ys, Morrison & Schiff.
Aug. 26.
William st, No 118. Hugh Getty, Inc, agt Joseph Plaut et al; action to foreclose mechanics lien; att'y, H H Kimmel.
Aug. 27.
132d st, Nos 66 & 68 West. Teresie Zika agt Abraham Nevins et al; action to set aside title, &c; att'y, S R Fleischer.

FORECLOSURE SUITS.

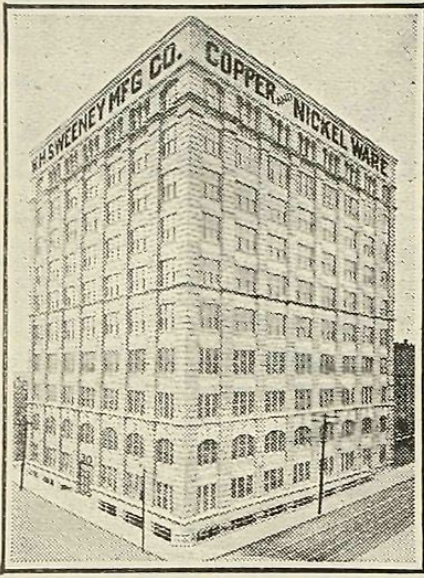
Aug. 21.
67th st, n s, 80 w West End av, 20x100.5. Francis G Lloyd et al agt John F Cockerill et al; att'ys, Merrill & Rogers.
122d st, Nos 331 & 333 East; two actions. Louisa Egler extr agt Helene Liebmann et al; att'y, G H Hyde.
100th st, No 333 East. State Bank agt Samuel Kadin et al; att'y, J A Kohn.
Stanton st, s s, 82.11 e Chrystie st, 17.9x75.1. Karl M Wallach agt Chain W Dicker et al; att'y, S J Liebeskind.
123d st, No 425 East. Annie Draper agt Annie Friedman et al; att'ys, Wesselman & Kraus.
Aug. 23.
Lewis st, No 111. The State Bank agt Sam Schulman et al; amended; att'y, J A Kohn.
110th st, No 126 East. Agnes A Cording agt Wolf Mellis et al; att'y, Rosendale & Dodd.
Aug. 24.
7th av, w s, 49.7 s 22d st, 24.7x100. E Cornelia Mahr agt Solomon Goldenkranz et al; att'y, F P Hummel.
100th st, n s, 137.6 w 1st av, 37.6x100.11. Mary H Smith et al exrs agt Israel Feit et al; att'ys, Harrison, Elliott & Byrd.
118th st, s s, 100 e 2d av, 40.9x100.10. Max J Klein et al agt Robert Garcewich et al; att'ys, Lese & Connolly.
132d st, n s, 300 w 4th av, 20x99.11. David B Ross agt Mount Gilead Baptist Church et al; att'ys, Berlincke & Adams.
Aug. 25.
Goerck st, e s, 125 s Broome st, 25x100. Thomas W Jeralds agt Isidore M Levy et al; att'ys, Crane & Lockwood.
Columbia st, No 77. Harris Kanzer agt Louisa Zasuly et al; att'y, M N Krakower.
3d av, n e cor 168th st, runs e 337.1 to Fulton av, x n 41.8 x w 111.1 x n 87 x w 60.10 x n 50 x w 180 x s 176 to beg. Emigrant Industrial Savings Bank agt Joseph F Schnugg et al; att'ys, R & E J O'Gorman.
Aug. 26.
10th av, Nos 766 & 768. Caroline M Child et al agt Mary C O'Brien et al; att'ys, De Grove & Riker.
St Owen pl, s s, Lots 40, 41, 44 & 45, map of South Vernon Park, Bronx. Clarence W Langdon agt Mina A Langdon et al; att'ys, Wilber, Norman & Kahn.
Av D, n e cor 9th st, 105x108, Bronx. Elizabeth Amon agt Richard Sullivan et al; att'y, J Davis.
168th st, s e s, intersec w s Forest av, 40x82. Ida Taylor agt Joseph Roberts et al; att'ys, McLaughlin & Stern.
Stanton st, No 80. Mina Fried agt Louis Wiltchik et al; att'y, L B Ginsburg.
178th st, n s, 100 e Crotona av, 21.7x95. Geo W Moore agt Giosue Galiani et al; att'y, J F Moroney.
167th st, s s, 100 w So Boulevard, 74.11x100. James Young agt Thomas J Mooney et al; att'ys, Joyce & Hoff.
Lexington av, n e cor 107th st, 17.7x65. Gustav Schmitt agt Chas A Winter et al; att'y, E Herrmann.
Aug. 27.
Jerome av, n e cor 177th st, 117.4x110.5x88.2x 135.4. Robert L Harrison agt John L Hobson et al; att'ys, Harrison, Elliott & Byrd.
101st st, n s, 16.6 e Park av, 31x75; two actions. Ellicott D Curtis, trustee agt Gussie Englander et al; att'ys, Roelker, Bailey & Stiger.
135th st, No 21 West. J Wesley Butler agt Hannah C Walker et al; att'y, C W McDougald.
Belmont av, n w cor 189th st, 15x87.6. Frank M Patterson agt Louis Noschese et al; att'y, W G Whaley.
119th st, Nos 306 & 308 East; two actions; Jacob Doll agt Joseph Horowitz et al; att'y, E Miehlberg.
Jackson st, Nos 87 to 91. Bernard Mayer agt Aaron Drusin et al; att'y, I S Heller.

JUDGMENTS

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

Aug.
23 Adams, Thomas F—H W Vogel et al...225.01
23 Anderson, R Harcourt—B D Fincke...43.89
24 Abbes, William & Max Barufke—N Y Tel Co...32.86

25 Alexander, Troy & Julia D—New Netherland Bank of N Y...395.30
26 Amoruso, Carmine et al—N Y Telephone Co...26.54
26 Archer, Geo M—Second National Bank of Red Bank, N J...5,050.00
27 Abelowitz, Abraham—N Y Telephone Co...65.80
27 Abanese, Carmelo et al—N Y Edison Co...52.24
21 Braun, Charles—J Worhaftig...557.65
21 Bennett, Hiram C—M Miller...418.42
23 Braun, Charles F & Edward T Baskett—S Hodkinson et al...194.81
23 Brittingham, Beverly M—F Thorp, Jr, et al...83.36
23 Boer, Helen D—M Schwartz...277.99
24 Buch, Samuel E—N Y Tel Co...36.42
24 Buonsinor, Domenica—L W Harburger...39.65
24 Brady, Arthur C—C D Folsom et al...807.18
24 Bedini, Jean—J E Shea...360.31
24 Burchman, Joseph—Heinrich Bros...16.24
24 Bolton, Michael J—W F Holloway et al...1,466.69
25 Bjork, Joel J—N Y & N J Telephone Co...80.40
25 Bernstein, Michael—the same...116.14
25 Browne, C Allen—W E Coleman...100.98
25 Bartel, Samuel admr—N Y & N J Telephone Co...costs, 22.78
25 Billings, Geo J—J Judelsohn...25.94
26 Boerner, Hans—E L Bell...220.02
26 Brody, Joe—H Lewkowicz...67.32
26 Bennett, Wm J—N Y Die Co...33.28
26 Berman, Edw I & Isaac—A Paies...38.98
26 Bayles, Chester A—N Y Life Ins Co...112.50
27 Bohling, George—L Weinstock...277.52
27 Barend, Sara—N Y Telephone Co...37.40
27 Baird, Fannie—the same...36.62
27 Bernstein, Mark—the same...36.72
27 Bailey, Catherine M—the same...32.17
27 Bunn, Mabel D—the same...39.93
27 Brucellaria, Harry et al—F Hipsh...176.41
27 Baldanzo, Liborio et al—N Y Edison Co...62.24
27 Boyarsky, Moses—A Sklansky...102.65
23 Carroll, Ralph W—J E Olsen...60.65
24 Cohen, Lena—N Y Edison Co...44.07
24 Cook, Charles E & Geo E—W S Rafferty et al...96.58
24 Cox, Patrick—O'Rourke Engineering & Construction Co...costs, 124.55
24 Combes, Elizabeth A—E D Murphy et al...135.41
25 Castle, Chas H et al—Battery Park National Bank of N Y...579.12
25 Cobb, Geo B, Jr—C Hensel...101.75
26 Campbell, Benjamin—B Dinowitz...61.32
26 Curtis, Wm H—W & J Sloane...50.95
26 Conradson, Chas M—Olson & Veerhusen Co...323.15
26 Console, Domenico—G Guarini...348.91
26 Collins, Jeremiah J—Sheffield Farms Slatson Decker Co...76.14
26 Carr, Joseph—Abendroth Bros...29.48
26 Coulter, Chas C—M J O'Brien...69.60
27 Callaghan, Michael G et al—United Electric Light & Power Co...42.31
27 Citrin, Harry—N Y Edison Co...109.04
27 Cole, Parsells et al—Acker, Merrill & Condit Co...162.15
21 Danz, Geo W—Fountain & Choate et al...costs, 108.18
23 Della, Monica, Angelo—F Kotolo...35.41
24 Dobson, Patrick J—N Y Edison Co...14.98
24 Daly, John Jr—the same...15.54
24 De Bevoise, Walter—J McGee Iron & Brass Foundry Co...41.66
26 Danforth, Mary or McKeon—N Y Telephone Co...33.29
26 Davis, Julius S—P Voss et al...201.31
27 Discher, Louis—Oliver Typewriter Co...30.41
21 Epstein, Leon—Regina Co...273.94
23 Esposito, Maria—A Starase...44.99
23 Edwards, James & John Conness—W H Leffingwell...139.53
24 Elman, Samuel D—N Y Edison Co...18.90
24 Ellis, Frederick G—Charles Scribners Sons...35.74
25 Eichner, Abraham—C S Lefcourt, costs...23.32
27 Ernst, John R—N Y Telephone Co...23.13
27 Epstein, Leon J—D J Rauch...32.73
27 Enger, Reuben—N Y Hollow Ware Co...103.41
27 Eagleton, John J—H Wolfe...55.00
27 Erkins, Henry—W Reid...42.84
25 Eidman, Ferdinand, Jr—L W Havemeyer et al...305.77
21 Frankel, Joseph—I Krupen...658.02
23 Flatow, Rosalie admr—D I Shapiro...60.66
24 Friedman, Mano—C Teven...155.41
24 the same—the same...80.41
24 Fredericks, Albert—E Schroeder et al...70.26
24 the same—P Lowenthal et al...146.96
24 Freedman, Fritz—S Hirschberg...176.91
24 Fuchs, Dezzo—N Y Edison Co...32.95
24 French, Lillian H—the same...27.55
25 Fagan, Claude M—N Y & N J Telephone Co...53.43
25 Faber, Joseph E et al—H Hausman...37.43
25 Fromkes, Hugo et al—I Rader et al...103.31
26 Fritz, Frank—A Hupfel's Sons Inc...484.70
26 Finkelstein, Irving—H Lewkowicz...81.45
26 Firestone, Charles—Title Ins Co of N Y...41.03
26 Fleig, Albert B—A C Smith Jr...1,417.26
27 Fritz, Gustav—N Y Telephone Co...25.91
27 Friedland, Henry et al—Hydraulic Press Brick Co...60.19
27 Friedenberg, Simah S—M Kurland...29.31
27 Fidelman, Sophie—United Electric Light & Power Co...25.21
27 Fitzhugh, P Henry—S Katz...323.29
21 Goldberg, Elias—E Friedman...164.91



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21 Gregory, James—A Cooper.....	92.45
23 Giordano, Giuseppe—F Rotoli.....	96.51
23 Goetschins, Melvin A—H W Vogel et al.....	50.63
23 Galin, Joseph—A Bernstein.....	868.32
24 Goldberg, Harry—N Y Tel Co.....	33.90
24 Glassman, Morris—R Saprinsky.....	397.16
24 Gulotta, Anthony J—G M Lambert.....	51.06
24 Goldberg, Chas—N Y Edison Co.....	70.28
24 Gaylione, Luigi—S L Bruck et al.....	171.91
24 Ganz, Isidore—P Reinberg.....	3,621.14
25 Graeffe, Jessie—Union Trust Co of N Y.....	979.62
25 Gordon, Louis—S Ellinger.....	182.22
25 Glotzer, Moses—N Y Butchers Dressed Meat Co.....	177.64
26 Gordon, Samuel et al—T C Wood.....	113.18
26 Grumman, Clara et al—T B McCarthy.....	135.91
26 Garzillo, Dominick—A Schattman.....	42.89
26 Guerlich, Karl—Lang & Co.....	220.65
27 the same—the same.....	506.61
27 Grosse, Herman G—N Y Telephone Co.....	48.79
27 Gilbert, Della M—A G Evans et al.....	131.87
27 Grazioli, Vincent et al—F Hipsh.....	176.41
27 Goldfarb, Joseph—B Michalover et al.....	333.26
27 Gallagher, John J et al—United Electric Light & Power Co.....	42.31
27 Glickman, Louis et al—M Singer.....	104.65
27 Gale, Geo H—Bordens Condensed Milk Co.....	59.41
21 Hass, Jacob—L Jacobowitz.....	64.65
21 Hardy, James T—F W Saltzseider Jr.....	533.51
21 Holt, Leddra W—E I Du Pont de Nemours Powder Co.....	508.75
23 Hesselgreen, Geo C—Imperial Engraving Co.....	182.83
23 Hemming, H Glover—W Barthman.....	158.52
23 Herbert, Edward W & Albert Putz—B B Davis.....	324.48
23 Hirschman, Asher S—H C Fox et al.....	costs, 17.41
24 Hills, Helen May—N Y Tel Co.....	36.21
24 Heim, Selma—J W Rose.....	11.22
24 Hyatt, Mary C—L G Gridley.....	151.40
24 Herzig, Carrie & Chas Joseph—I R Theise.....	831.87
24 Hiserad, Edward A—N Y Edison Co.....	44.57
24 Hearn, John T—H E Walter & Co, Inc.....	276.91
24 Houlihan, Daniel J—Am Exchange Cigar Co.....	35.76
24 Held, Chas—H L Ketchman.....	156.27
24 Heidel, Irene—H Goldberg.....	48.27
24 Hoffman, Henry—A Stannek.....	223.55
24 Hayward, Edw F—H W Fairfax.....	38.00
25 Horowitz, Harry M et al—N Kaplan.....	29.48
25 Hammer, Rosie* & Isador—J Kallenberg.....	88.71
25 Hammer, Rosie—J Kolenberg.....	219.41
25 Hager, Wm H—Acker, Merrill & Condit Co.....	90.52
26 Hofer, Rebecca—I Ketzger.....	732.31
26 Hett, Edward—H R Fellman.....	248.39
26 Hanley, Theresa—M Katz.....	37.91
27 Harber, Charles—E Quat.....	34.91
27 Huck, Charles—G Vecek.....	142.66
27 Herschman, Jonas—G Becker et al.....	47.18
21 Jacobson, Max W—G Cohen.....	76.01
23 Johansen, Gottfried—B Davis.....	243.00
23 Jennys, Wm—R D Fincke.....	94.62
25 Jolin, Jacob et al—W Singer.....	27.11
25 Japha, Siegfried—E D Depew et al.....	44.01
26 Jordan, Thomas—N Y Telephone Co.....	47.65
26*Joline, Jacob et al—L Siebert et al.....	97.53
26 Joseph, Solomon J—N Y Edison Co.....	26.24
27 Jones, Richard A—D Beaman.....	80.91
27 Josephthal, Sidney L trustee—D Bossak.....	costs, 24.35
21 Klaus, August L—G Robitzek & Bros, Inc.....	38.72
23 Kohn, Emrich—The Brown, Green Co.....	15.85
23 Klein, Walter—C Staiger et al.....	68.78
24 Kosovsky, Joe—Bronx Borough Bank.....	1,481.01
24 Kierns, Samuel F—P Kierns exr.....	1,537.20
24 Klotz, Mary—C F Flaacke.....	105.87
25 Kronenberg, Morris—N Y & N J Telephone Co.....	43.15
25 Kirschbaum, Sigmund et al—N Kaplan.....	29.48
26 Kauffman, Arthur—Westinghouse Lamp Co.....	49.01
26 Kleinfeld, Max—T C Watkins et al.....	41.95
27 Kennedy, Edwin—M B Philipp.....	326.67
27 Klein, Max—S J Lieberman.....	29.90
27 Kahn, Abraham—Jenkins & McCormick Co.....	331.69
24 Liske, Henry—N Y Edison Co.....	29.94
24 Lundin, Maurice—A E G Wingard.....	135.05
26 Ludemann, Charles—I Metzger.....	732.31
26 Leifert, Alex—Alden H Weed Co.....	39.41
26*La Salla, Andrea et al—T C Wood.....	113.18
27 Lindenthal, Regina—M Heller.....	costs, 22.85

27 Levkowitz, Seymour—United Electric Light & Power Co.....	322.38
27 Lewis, Sarah E—N Y Edison Co.....	47.92
21 Macdonald, Geo S—Union Trust Co of N Y.....	117.78
23 Meyer, Albert—J T Stanley.....	20.51
23 Murphy, Patrick—J Doelger et al.....	317.32
23 Moser, Henry—J Balmford.....	110.61
23 May, Frederick R—H Fincken.....	78.47
24 Mme. Simon Millinery Co—N Y Tel Co.....	39.47
24 Maher, James S—C T Willard Co, Inc.....	251.16
24 Muller, Edward C—M Goldsmith et al.....	178.81
24 Myers, Harriet D—N Y Edison Co.....	19.44
24 Manning, James C—M Felleman Distillery Co.....	679.59
24 Maslich, Adolph—E S Alpaugh et al.....	79.50
24 Mishbinsky, Harris—W F Clemmons.....	50.16
24 Mandelbaum, Jos H—Central Syndicate Bldg Co.....	205.85
24 McTeigue, Nellie—N Y Tel Co.....	51.21
24 McCormack, Chas W—J Stahl Jr.....	322.50
24 McGe, Harry L—The Boston Florist.....	36.93
23 Meyer, Karl—N Y & N J Telephone Co.....	53.17
25 Mariano, John—I Youngelson.....	70.65
25 Moore, Chas V et al—Battery Park National Bank of N Y.....	570.12
25 Moore, Edw J—Star Co.....	554.68
25 MacFadden, Elmer E—Acker, Merrill & Condit Co.....	114.17
26 Meltsner, Rachel—I R Denzer et al.....	64.06
26 Meegan, Frank W—M R French.....	227.03
26 Miano, Frank et al—N Y Telephone Co.....	26.54
26 Moses, Hugo—S Klar et al.....	118.76
26 Murocotte, Joseph—N Y Hollow Ware Co.....	28.64
26 Moran, Maria—J Steinbach.....	147.06
26*Matthews, Harold C et al—Pohl Machine Co.....	283.53
26 Moller, John Jr—J C Delmonico.....	391.38
26 McKeon, Mary or Danforth—N Y Telephone Co.....	33.29
27 Moore, Robert M—C Bain.....	154.91
27 Meltsner, Rachael—W Alsberg et al.....	513.18
27 Magill, Wm F—J F Connors.....	244.57
27 Malia, Thomas F—S Green.....	469.03
27 Maltinsky, Michael—J Seitzman.....	202.90
27 Monsees, Charles—United Electric Light & Power Co.....	87.62
27 Moscovitz, Esra—N Y Edison Co.....	19.41
27 Miller, Geo C—Rees & Rees.....	34.24
27 McQuarrie, Joseph C & Robert—Curtis Blaisdell Co.....	87.23
27 McGinley, William—P W Engs & Sons.....	78.19
23 Nappi, Saverio—M Vitale.....	218.97
23 Nuccio, Elia—D Pagano.....	196.59
24 Nethercott, Geo—E P Hatch.....	38.57
24 Nelson, Geo M—Laird.....	95.81
24 Nee, Wm—J Fishman.....	248.07
24 Neuman, Michael—A A Lewis et al.....	449.65
26 Napier, Thomas S et al—Pohl Machine Co.....	283.53
26 Niblock, Amelia W et al—T B McCarthy et al.....	135.91
26 Noonan, Mary—Hoosac Valley Lime & Marble Co.....	299.02
27 Naccash, Malham—S C Lampert et al.....	218.56
25 O'Rourke, David—N Y Importation Co.....	486.06
25*Olson, Carl A et al—A Bielenberg Co.....	61.74
27 O'Dell, Eugene S—T Moryle.....	129.05
21 Perry, Ida L* & Robert—Hamilton Bank.....	422.69
23 Petrocelli, Paul—Bennett, Sloan & Co.....	25.61
24 Peterson, Chas—Wm J Fee Coal Co.....	199.65
24 Paddelford, Jesse F—M Greenfield.....	220.90
24 Pensker, Ely or Ely Prinsky or Louis Rinsker—I Rollbrand.....	55.81
24 Pearlman, Benj J—Heinrich Bros.....	64.02
25 Price, Morris—N Y & N J Telephone Co.....	49.29
25 Pasternak, Isidore et al—W Singer.....	27.11
25 Pupki, Chas J—Lamb Engine Co of N Y.....	253.84
26 Pasternak, Isidor et al—L Siebert et al.....	97.53
26 Pearsall, Edw E—N Y & N J Telephone Co.....	38.32
26 Paris, Michael R—N Y Die Co.....	59.76
27 Pappas, Anthony—D T Rogon.....	16.31
24 Quinn, Geo B—A W Gray.....	226.91
25 Quimby, Milton C—J Aitken.....	380.76
21 Ressler, Joseph—A Gash.....	109.30
21 Rand, Sine—J Seeman et al.....	79.70
23 Rifkin, Abraham B—S Kaplan.....	145.22
23 Raps, Rosie & Hyman—L Thier.....	83.80
23 Romain, Nathan—Beekman Hill Live Poultry Co.....	98.70
23 Rukgaber, Victor E—Vroom, Inc.....	37.01
24 Rogers, Lillian C—J Butler et al exrs.....	363.21
24 Rinando, Giuseppe—C Pollacek.....	317.89
24 Ritter, Isaac—N Y Edison Co.....	16.89
24 Reilly, Chas—City of N Y.....	75.05
24 the same—Penn Steel Co.....	103.39
24 Rosenthal, Samuel—Terminal Printing Co.....	64.16

24 Rudnick, Herman—J G Kremer.....	60.91
24 Rush, Harry P—R McMan Co.....	160.49
25 Rasmussen, Robert T—N Y & N J Telephone Co.....	121.91
25 Rosenfeld, Louis—A Kutner et al.....	35.01
25 Regan, Peter J—M Samuels et al.....	18.65
25 Roach, Wm T—M Samuels.....	32.38
25 Rosenberg, Samuel et al—M D Spektovsky.....	739.17
25 Randolph, Ross W et al—A Bielenberg Co.....	61.74
26 Rainer, Theresa & Max—M Plattner.....	397.81
26 Ronalds, Chas C—J M Noonan.....	34.61
26 Rosenberg, Frank—N Y & N J Telephone Co.....	68.70
26 Redcliff, Frederick J—L Marx.....	67.31
26 Reynolds, Augustus L—E F Bushnell et al.....	389.00
26 the same—Nicelle Olive Oil Co.....	137.68
26 the same—Conron Bros Co.....	194.65
26 Roberts, Joseph J—Union Exchange National Bank of N Y.....	3,530.62
27 Reisler, John J—Frank V Strauss & Co.....	117.23
27 Relihan, Kate—Curtis Blaisdell Co.....	117.91
23 Schwartz, Isidor & Samuel—R W Baldwin et al exrs.....	379.78
23 Savage, Henry W—N Y Press Co, Ltd.....	costs, 10.86
23 Schmidt, Max—C Evers et al.....	112.50
23 Sweet, Norman—T R Savage.....	166.31
23 Steinfeld, Max—H A Groen et al.....	64.92
24 Serritella, Vinzenza—C C Wendel.....	31.66
24 Smith, Wm G—N Y Edison Co.....	11.38
24 Smith, Chas R—M P Dyett exr.....	168.56
24 Smith, Chas R—M P Dyett.....	282.41
25 Schwartz, Sidney C—N Y & N J Telephone Co.....	34.31
25 Snyder, John H—G Barrie et al.....	382.90
25 Scheer, Harry—C S Lefcourt.....	costs, 23.32
25 Saltz, Isaac—I Goodman.....	227.03
25 Schweitzer, Peter—L Rosenson.....	38.75
25 Silbermann, Adolf—S M Buch.....	22.29
25 Sacks, Samuel et al—M D Spektovsky.....	739.71
25 Scheinkman, Bernard—L I Gallagher.....	1,135.36
25*Smith, Wm A et al—H Hausman.....	37.43
26 Stewart, Virginia—B M Rosenbaum.....	205.97
26*Stewart, Chas N C et al—N Y & N J Telephone Co.....	76.39
26*Schnur, Samuel et al—A Paies.....	39.98
26 Stammelman, Joseph et al—S Goldstein.....	84.41
26 Spencer, Harry E—E L Williamson.....	93.27
26 Stollkefer, Lillie E—Sheffield Farms Slauson Decker Co.....	80.51
26*Sigler, Arthur H et al—T C Wood.....	113.18
27*Strongin, Louis et al—Hydraulic Press Brick Co.....	60.19
27 Simon, Max & Henrietta—Elba Realty Co.....	163.31
27 Stuart, John—W G Reid et al.....	226.27
27 Seymour, Edw A—N Y Edison Co.....	14.76
27 Steuer, August—H Brash.....	442.04
27 Schanz, Chas F—American Sales Book Co.....	11.34
27 Schwartz, Abraham et al—M Singer.....	104.65
27 Schick, Valentine—Crandall & Godley Co.....	68.65
27 Sherman, Marcus & Flora—M Halperin.....	553.59
27 Sheehan, Michael J—Cromwell Co.....	113.56
23 Tucci, Angelo & Mary—A Vannelli.....	64.00
24 Treft, Paul T—H M Seeley.....	85.31
25 Tierney, Sarah—J Lerman.....	121.67
26 Toelberg, Niels—L Lefkowitz.....	44.92
26 Taylor, Arthur M et al—N Y & N J Telephone Co.....	76.93
27 Tumler, Herman—United Electric Light & Power Co.....	15.33
27 Tierney, John M—C Bain.....	20.26
27 Terhune, Samuel L Jr et al—Acker, Merrill & Condit Co.....	162.15
27 Their, Samuel—National Lead Co.....	51.90
26 Underhill, Edw B—L M Gerry.....	524.62
24 Vogel, Frank—T Wellbrock.....	50.00
27 Wingerath, William—F Hipsh.....	62.05
24 Webster, Hugh B—T G Roebuck & Co.....	119.85
24 White, Geo F—N Y Tel Co.....	62.89
24 Winsor, Thomas—Laird.....	32.90
24 Wile, Julius, Alfonso, Irwin, Oscar J & Ernest S Blum—The Nat Arts Club.....	costs, 17.41
25 Williams, Herbert M—M A Wechsler.....	687.52
25 Wax, Charles et al—A Kutner et al.....	35.01
26 Williams, Hepry E et al—M Kaufmann et al.....	64.68
26 Walthers, Max—N Y Prism Co.....	370.41
26 Wenzel, Louis—H Herrold.....	42.83
26 Wassenberger, Nathan—N Y & N J Telephone Co.....	39.05
26 Wertheim, Herman et al—S Goldstein.....	84.41
26 Wertheim, Herman—the same.....	69.41

GEORGE DOAN RUSSELL

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LAWYER**SPECIALTY:** Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience. 13 Years Lawyer.

27 Ward, Thomas B.* Augustus E & Henry W*—F Hipsh	60.45
27 Weiner, Louise—S J Pulise	60.91
23 Yard, Harry C—M Mayer	262.85
26 Young, Howard J—A Notman et al.	29.49
23 Zachodin, Lazar or Lazer Cohen—B Beinhart	45.15
24 Zucnick, Mary—H Kram	101.05
24 Zwicker, Clara—M H Westin et al.	34.40

CORPORATIONS.

23 Estates of Chatham—Andrew Cone General Advertising Agency Corporation	152.58
23 Riccadonna Hotel Co—C Conti	448.03
23 Uneeda Ice Cream Co—S W Kennedy et al.	313.32
24 Brenner & Pearlman—Heinrich Bros.	67.31
24 City Motor Service—N Y Edison Co.	32.03
24 Lakeview Amusement Co—L W Harburger	265.80
24 N Y School of Art and Douglas J Connah—G A Duff et al exrs	576.00
24 Renault, Freres Selling Branch, Inc—A Brudie admrx	7,825.45
24 Silk Textile Waterproofing Co—N Y Tel Co.	109.32
25 Hehi Realities—N Y & N J Telephone Co.	63.22
25 Bureau of Social Requirements—Archer & Panoast Co.	31.85
25 Loring Auto Appliance Co—Columbia Circle Arcade Co.	194.05
25 Robert Crawford Co—I S Satten	19.41
25 Canarsie Amusement Co—J Emanuel	12,127.78
26 C A Parcell Co—Waterbury Co.	246.21
26 Economy Tile Construction Co—N Y Telephone Co.	37.16
26 McIntire & Co—Nicholas Power Co Inc.	147.91
26 Fireproofing Mfg Co—H Delventhal	2,945.76
26 Hagemann Construction Co Inc et al—T C Wood	113.18
26 Regal Motor Car Co—American Newspaper Publishers Association	97.26
26 Schulich & Froenlich Co—T Rossmann	84.91
26 Quinn Lumber Co—C G Boyce	190.45
27 City Motor Service—N Y Telephone Co.	31.78
27 Irish Counties Athletic Union—E M Yerkes et al	328.60
27 Union Ry Co of N Y City—M Goeller	200.00
27 the same—M Vultz	100.00
27 Liquid Carbonic Co—A T Smith	costs, 26.49
27 Great Northern Engineering & Supply Co—Abendroth Bros.	195.84
27 Auerbach & Co—Charles F Hollwell Co.	255.53

SATISFIED JUDGMENTS.

Aug. 21, 23, 24, 25, 26 and 27.

*Adler, Louis—I Frank. 1907	532.65
Brown, Caroline—P Valas. 1909	193.59
Bruckewich, Gutman—I Leitman. 1909	58.65
Cella, Peter—Aimone Mfg Co. 1909	326.36
Colt, Russell G—R Arthur. 1909	103.20
Costello, Charles E, Jacob Wallach, Jacob Richard, Barnett Cohen, Jacob Desner & Max Zweier—Northern Bank of N Y. 1909	141.93
Calhoun, James F & Maurice A O'Connell—A Schaefer. 1909	68.49
Campbell, Hugh—John C Brooks. 1908	128.49
Cookdale, Maxwell—W S Rafferty et al. 1909	239.73
*Cohen, Adolph—I Hamner. 1906	174.72
Dotson, Napoleon B—W A Milliken. 1909	61.90
Same—same. 1906	25,850.00
Deitelbaum, Israel—A Cytryn. 1908	112.15
Devine, Wm J—C B Many. 1909	277.23
Doremus, Kathryn G—Lawyers Title Ins & Trust Co. 1908	73.47
Du Mont, Clara—A P Miller et al. 1909	137.70
Ershowsky, Samuel & Bernard—M Packer. 1909	1,149.72
Ettelson, Benjamin & Edgar B Cahan—M Minold. 1909	629.75
Frucks, Louis—City of N Y. 1909	60.17
Gallo, Joseph & Frank Pittelli—Peter Gillings Co. 1909	347.57
Gannon, Michael J—A F Paulson et al. 1908	108.76

Guinta, Felice—M Feist. 1908	126.00
Goldberg, Mayer et al—R Blackman. 1909	353.57
*Gerard, Victor F—C Ironmonger. 1909	225.11
Ginsberg, Rae & Samuel—Standard Damp Proofing & Roofing Co. 1908	354.22
Haff, Luella C, Robert W Haff & Robert W Haff Realty Corporation—C A Hauck. 1909	3,055.30
Henderson, Simon—S P Pearson & Co. 1908	114.21
Karp, Isaac & Nathan—S Lindenborn. 1908	541.91
Kaven, Gustavus A—H A Reeves. 1903	548.10
King, Stephen T—F T Hegeman et al. 1905	519.41
Kleine, George—C M Kessel et al. 1909	10.75
Kuck, Chas L—C Tisch. 1908	173.26
Katz, Sam et al—N Rosen. 1909	519.65
Klee, Sidney et al—Oliver Typewriter Co. 1909	74.11
Miller, Adolph S—J Braunstein. 1909	67.51
Meller, Abraham et al—R Blackman. 1909	353.57
Myers, Caroline—V Halper. 1909	220.15
*Marcus, Frank—D V Picker. 1908	150.00
Millman, Solomon—L S Freitag et al.	153.53
Muller, Frederick—Frederick Hollander & Co. 1909	24.41
Nerenbert, Henry—East River Mill & Lumber Co. 1909	51.83
Nikolas, Frederick—H Flegenheimer. 1902	185.15
Normoyle, Michael—J A Bauer. 1909	111.32
Oppen, Lena—A Goldstein. 1909	92.42
Osorio, Newton et al—Oliver Typewriter Co. 1909	74.11
Podolsky, David et al—R Blackman. 1909	353.57
Peter, James—C A Cornell et al. 1909	96.03
Rosenbaum, Adolph & John Hunick—M Goodman. 1908	169.50
Strakosch, Max—Lord & Taylor. 1909	28.62
Same—M Schling. 1909	48.61
Seigel, Harold J—J Brinn. 1906	59.31
Weinstock, Sam & Bessie et al—N Rosen. 1909	519.65
Whisten, Stephen A—John Morrow Co. 1909	96.67
Whisten, Stephen A—Jeffrey Mfg Co. 1908	774.73
Same—J Best. 1909	163.41
Wernher, Ernest—Simmons Mfg Co. 1909	77.93
Wedgefuth, Louis C—A D Adriance. 1908	608.94
Same—same. 1906	425.55

CORPORATIONS.

Pathe Freres—C M Kessel et al. 1909	10.75
American Mutoscope & Biograph Co—C M Kessel et al. 1909	10.75
Edison Mfg Co—C M Kessel et al. 1909	10.75
Empire Paper Tube & Box Co—M Ryan. 1909	49.00
Same—S Ryan by gdn. 1909	2,179.50
Farmer's Loan & Trust Co—D L Martin. 1909	381,516.30
Henry Hall Sons Co—G Lundenmeyer et al. 1909	248.23
Lion Brewery of N Y City—L Simmons. 1909	1,140.80
Lubin Mfg Co—C M Kessel et al. 1909	10.75
N Y Fireproof Tenement Assn—J Halvorsen. 1906	329.67
S. & N Construction Co—F J Dahlmeyer. 1909	183.63
W A Smith Elevator Co—M Griffen. 1909	5,571.87
Vitagraph Co of America—C M Kessel. 1909	10.75
Buckeye Engine & Foundry Co—J J Hart. 1908	27.72

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Aug. 21.

144—60th st, No 48 East. Elias Nieberg agt Chas E Rushmore	\$2,750.00
145—Freeman st, s w cor Longfellow av, 131 x200. Louis Forella & Co agt Louis Siegel & Thomas Ward	141.42
146—2d st, No 213. Morris Hochberg agt C Christensen and Kling & Zalkin	55.00
147—Bailey av, w s, 709 s Kingsbridge rd, 50x60. Hydraulic Press Brick Co agt Bailey Avenue Realty Co & Anthony Morrelli	126.00

148—41st st, No 446 & 448 West. Morris Siegfried agt Abraham Shimans & Morris Solomon & Louis Vlasky (renewal)	1,522.50
149—3d av, No 3218. Philip Arvin agt Jacob Deutsch & B Spring	31.50
150—Intervale av, intersection of Kelly st, 90 x90x irreg. Department of Health of City of N Y agt James C Mayer et al.	242.00
151—White Plains rd, n e cor 213th st, 100x125. Same agt Caroline R Dursi	358.00
152—Riverside Drive, e s, 453.2 s 127th st, 80 x95x irreg. New England Mantel & Tile Co agt St Paul's Construction Co.	345.00
153—Anthony av, n w cor 174th st, 135.7x59.5. Andrew S Wright agt Ekwanok Realty Co.	200.00
154—6th st, No 537 East. Jacob Weiss agt John A Frey & Aaron Klein	25.00
155—Satisfied.	
156—Satisfied.	
157—46th st, s w cor 8th av, 50x125. George E Morris et al agt Metropolitan Mercantile & Realty Co.	1,778.34
158—46th st, n w cor 8th av, 50x125. George E Morris et al agt Metropolitan Mercantile & Realty Co.	247.00
159—46th st, s w cor 8th av, 50x125. Martin L Lineberger et al agt Metropolitan Mercantile & Realty Co.	5,284.87
160—Morris av, No 658. John Viviano agt Dominico Negri & Vito De Paolo	450.00
161—8th av, Nos 750 and 752. Charles F Mitchell agt Metropolitan Mercantile & Realty Co.	2,494.20
162—46th st, n e cor 8th av, 100x100. Jacob Schlesinger agt Metropolitan Mercantile & Realty Co.	575.00
163—164th st, Nos 434 & 436 West. Samuel Goldstein agt Fredericka Hack	60.00

Aug. 24.

164—Lorillard pl, w s, 133.9 n 187th st, 40.5 x90. Thos B Bowne & Son Co agt D'Angelo Realty Co & Cipriani Realty & Construction Co.	498.51
165—122d st, Nos 269 to 273 West. Jacob Danson agt Brookside Realty Co, Julius Braunstein & William Eisenstein	4,630.00
166—Beaumont av, No 2440. Charles Edel & Son agt E Sherman & Charles Gunn	17.17
167—Av A, s w cor 7th st, 22.11x100. Morris Sheres agt Max J Kramer & Harry L Rockmore	33.00
168—Lexington av, No 1901. Harlem Metal Ceiling Co agt Louis Meyer Realty Co, Herman J Katz & Union Square Contracting Co.	145.00
169—105th st, No 58 West. Morris Sheres agt Moses E Stern & Jacob Abrams	90.00
170—14th st, No 250 West. German Grob & Son agt Vietona E Manzenedo & I W Stephan	400.00
171—Morris av, Nos 2338 & 2340. V Laguni & Co agt Michael Handy & A Warren	122.50
172—177th st, n w cor Cedar av, 89x126. East River Mill & Lumber Co agt Patrick J Murphy & L Keller & Co.	513.46

Aug. 25.


173—8th st, Nos 37 & 39 West. McClellan-Carroll Realty Construction Co agt Annie De Jonge and Geo B Hayes	3,181.87
174—115th st, Nos 27 & 29 West. Nathan Kohlreiter agt Herman Herrnsstadt and Max Strauss	96.00
175—45th st, No 65 West. Gold & Bros agt Will Rafel & Frank E Rafel	160.65
176—Cedar av, n w cor 177th st, 89x126. Oscar Bartelstone et al agt Patrick J Murphy and L Keller & Co.	219.00
177—Matilda st, e s, 200 s 239th st, 100x100. J A Mahlsiedt Lumber & Coal Co agt Fox Miller Realty & Construction Co.	2,598.16
178—Riverside drive, e s, 452.2 s 127th st, 80x95. Raphael Garfein agt Saint Pauls Construction Co	200.00

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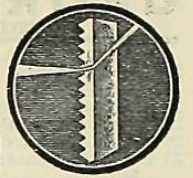
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179—Hoe av, w s, 125 n 172d st, 120x100.
Candee, Smith & Howland Co agt Bryant
Co1,690.08

180—141st st, No 239 West. Samuel Gold-
stein agt David Rosenblum and Frederick
Hock38.50

181—Gramercy Park East, Nos 35 to 38.
Pleumacher Contracting Co agt Gramercy
Park Construction Co461.26

Aug. 26.

182—Satisfied.

183—Wickham av, e s, 125 s Nereid av, 25x
97.6. August Heil agt Vincenzo Mangione
and Vincenzo Palmieri50.00

184—Morris av, e s, 100 s Field pl, 50x100.
P Carucci & Co agt Michael Handy and A
Warren904.00

185—Hoe av, w s, 125 n 172d st, 120x100.
Same agt Bryant Co3,100.00

Aug. 27.

186—Park av, n w cor 58th st, 50.5x100. C
F Wendland Engineering & Construction Co
agt H & H L Williams200.00

183—Walton av, w s, whole front between
181st st and Cameron pl, 156.8x100. George
Spaeth agt Canton Construction Co & Will-
iam Wainwright90.00

188—9th av, No 666. Empire City Iron Works
agt John Stube, William Stube, Metta Feit-
ner, Louisa Murphy, Annie Saier, Ettie
Schminke, Heirs of Henry Stube & Rosenberg
Contracting Co54.00

189—Lyman pl, w s, 142.7 n 169th st, 50x100.
Henry G Silleck Jr agt P J Lambert Con-
struction Co, Thomas J Smith Co & J H
Sturk37.58

190—Rivington st, No 156. Barnett Golper et
al agt Adolf D Lindemann & Philip Wech-
sler79.00

191—2d av, e s, whole front between 126th
and 127th sts, 199.10x450. John Bell Co
agt Geo L Ingraham, Arthur Ingraham Cath-
erine C Sulzer & Harlem River Park Amuse-
ment Co (renewal)1,000.00

192—188th st, s s, 30 w Bathgate av, 100x100.
Houghtaling & Wittpenn agt Mountain Con-
struction Co132.50

BUILDING LOAN CONTRACTS.

Aug. 21.

St Nicholas av, s w cor 178th st, 94.11x100.
Germania Life Ins Co loans Thomas Smith
Construction Co to erect a —sty building; 8
payments\$170,000

ADVANCE REPORTS.

(Continued from page 394.)

Bids Opened.

The Board of Education opened bids
Monday, Aug. 23, No. 1: For removing
six portable buildings from P. S. 101 and
105, and re-erecting same at P. S. 80 and
97, Brooklyn. Max Klausner, \$2,190, low
bidder. No. 2: For wardrobes at S. H. S.,
Manhattan. James I. Newman, \$1,778,
low bidder. No. 3: For tools and sup-
plies for shops in vocational schools for
boys at P. S. 100, Manhattan. Frederick
Pearce Co., 3,777.61, low bidder. No. 4:
For construction of new road and coal
bin at the parental school, Queens. N.
A. Ryan, Inc., \$2,950, low bidder.

Contracts Awarded.

HUDSON, N. Y.—James Knox Taylor,
Treasury Dept., Washington, D. C., has
awarded to William F. Holding, 2426
Davidson av, Manhattan, the contract for
construction of post office building at 4th
and Union sts, 49x91 ft., 1-sty, of marble,
granite and brick, fireproof. It is to cost,
with granolithic walk approaches and
concrete walls with granite coping, \$54,-
800.

Government Work.

FT. WADSWORTH.—Office Q. M., Fort
Hamilton, N. Y.—Sealed proposals will be
received until Sept. 16 for the construc-
tion of a garbage crematory and the con-
struction and erection of a garbage
crematory complete at Fort Wadsworth,
N. Y. Address Constructing Q. M., Fort
Hamilton, N. Y.

Aug. 23.

Broadway, n e cor 156th st, 99.11x100. Title
Guarantee & Trust Co loans Gross & Her-
bener to erect a — sty building; — pay-
ments200,000

Aug. 24.

Bronxdale rd, w s, 152 s Rhinelander av,
25x100. Herbert S Ogden loans Edward J
Cahill to erect a — sty building; — pay-
ments4,000

Jackson st, w s, 105 s Railroad av, 50x100.
Alwell Realty Co loans Philip Kaufman to
erect a — sty building; — payments....7,000

Aug. 25.

No Building Loan Contracts filed this day.

Aug. 26.

Heath av, w s, 25 s Knox or Vietor pl, 50x
100. Central Mortgage Co loans Fordham
Realty Co to erect a —sty building; 6 pay-
ments9,000

Sedgwick av, w s, 514.10 n Bailey av, 75.2
x85. Same loans same to erect a —sty
building; 6 payments12,000

Aug. 27.

Broadway, n e cor 141st, 99.11x100. Union
Dime Savings Bank loans T J McLaughlin's
Sons to erect a 10-sty apartment; — pay-
ments325,000

Bronxdale av, w s, 227.4 s 187th st, —x—. Paul
& Margaret Langner loan Rachel Bailey to
erect a two-family dwelling; 6 payments.4,000

SATISFIED MECHANICS' LIENS.

Aug. 21.

54th st, No 231 East. Izak Taub et al
agt Maria Schuessler et al. (June 7, 1909)
.....28.00

Aug. 23.

Av B, No 83. Otto Reissmann agt Simon
Ellinger et al. (June 15, 1909).....23.40

206th st, s s, 315 w Perry av. Standard
Plumbing & Supply Co agt Mary E Cos-
tello et al. (Feb 18, 1909)253.00

Aug. 24.

Mott st, Nos 135 and 137. Joe Klezky et al
agt Josephine Sarila et al. (April 28,
1909)200.00

141st st, No 239 West. Henry Farber agt
Fredericka Hack. (Feb 3, 1909)95.95

67th st, No 22 East. Adolph Grant & Co
agt Robert Fulton Cutting et al. (July
3, 1909)239.38

2 Brook av, s e cor 170th st, 24.5x100. Thomas
F Bowne & Son Co agt William F Lennon
Construction Co et al. (Dec 29, 1908).653.60

Aug. 25.

No Satisfied Mechanics Liens filed this day.

Aug. 26.

27th st, No 235 East. Hyman Kolker agt
Samuel Rosendorff et al. (Aug 23, 1909).16.00
Same property. Sol Zetkin agt same. (Aug
23, 1909)19.85

Amsterdam av, No 2228. Geo E Sealy agt
Lincoln Holding Co et al. (July 28, 1909.)
.....75.00

Same property. F N DuBois & Co agt same.
(June 28, 1909).....1,303.61

Same property. Eastern Metal Works agt
John Doe et al. (June 29, 1909).....68.75

136th st, No 622 West. Barry Loewe agt An-
nie Koplik et al. (July 13, 1909).....230.00

Aug. 27.

Amsterdam av, No 2228. Household Granite
Co agt Lincoln Holding Co et al. (June 26,
1909)145.20

Webster av, e s, 134.4 n 173d st. Ernst E
W Schneider agt David Lewis Realty Co et
al. (May 19, 1909)1,050.00

Hoe av, w s, 125 n 172d st. Carucci &
Amendo Co agt Bryant Co et al. (Aug 26,
1909)3,100.00

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

Aug. 19.

Internationale Wolfram Lampen Aktien Gesell-
schaft; Julius Auerbach; \$37,500; Foulds &
Talland.

Zigler, Sandoe, Sal & Pepi Zipsser; Ulman &
Co; \$3,495.75; Bouvier, Dugro & Doyle.

Aug. 20, 21, 23, 24 and 25.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REA LESTATE.

Keller & Co. 304 E 87th. Albert Gas F Co.
Gas Fixtures. \$147

PITTSBURGH, PA.—U. S. Engineer Of-
fice, Pittsburgh, Pa.—Sealed proposals
for furnishing an installing an air com-
pressor plant at Lock 1, Monongahela
River, Pittsburgh, Pa., will be received
until Sept. 15. H. C. Newcomber, Maj.,
Engrs.

MANCHESTER, N. H.—Sealed pro-
posals will be received until the 5th day
of October, and then opened, for the con-
struction (complete) of the United States
Post Office and Court House at Manches-
ter, N. H. James Knox Taylor, Super-
vising Architect.

DENISON, TEX.—Sealed proposals will
be received until the 1st day of October
for the construction (including plumbing,
gas piping, heating apparatus, electric
conduits and wiring) of the U. S. Post Of-
fice at Denison, Tex. James Knox Taylor,
Supervising Architect.

WASHINGTON, D. C.—Department of
the Interior, Washington, D. C.—Sealed
proposals will be received until Wednes-
day, Sept. 15, for the construction of a
science hall at the Howard University,
Washington, D. C. Address Jesse E. Wil-
son, Acting Secretary.

NEW JERSEY.—U. S. Engineer's Office,
Army Building, 29 Whitehall st, New
York.—Sealed proposals for dredging in
Raritan Bay, New Jersey, will be re-
ceived at this office until 12 M., Sept. 14.
Information furnished on application. D.
W. Lockwood, Col., Engrs.

CHELSEA, MASS.—Proposals will be
received at the Bureau of Yards and
Docks, Navy Department, Washington,
until Sept. 18, for constructing hospital
buildings on the naval hospital reserva-

tion at Chelsea, Mass., Newport, R. I.,
and Portsmouth, N. H. R. C. Hollyday,
Chief of Bureau.

FREDERICKSBURG, VA. — Sealed
proposals will be received on the 4th day
of October for the construction complete
(including plumbing, gas piping, heating
apparatus, electric conduits and wiring)
of the United States Post Office at Fred-
ericksburgh, Va. James Knox Taylor,
Supervising Architect, Washington, D. C.

RICHMOND, VA.—Office of the Super-
vising Architect, Washington, D. C.—
Sealed proposals will be received Sept.
20 for the reconstruction of the U. S. Post
Office, Court House and Custom House at
Richmond, Va. Drawings and specifica-
tions may be obtained from the custodian
at Richmond, Va. James Knox Taylor,
Supervising Architect.

PADUCAH, KY.—Sealed proposals will
be received on the 30th day of September
for the extension, remodeling, etc., of the
United States Post Office and Court House
at Paducah, Ky., in accordance with the
drawings and specifications, copies of
which may be had from the custodian at
Paducah, Ky., or at the office of James
Knox Taylor, Supervising Architect,
Washington, D. C.

SARATOGA SPRINGS, N. Y.—Office
of the Supervising Architect, Wash-
ington, D. C.—Sealed proposals will
be received the 9th day of Septem-
ber for the construction complete of the
U. S. Post Office at Saratoga Springs, N.
Y. Drawings and specifications may be
had at the office of the postmaster at
Saratoga Springs, N. Y. James Knox
Taylor, Supervising Architect.