

REAL ESTATE BUILDERS' RECORD AND GUIDE.
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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST.

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THIS has been another week of dulness and irregularity in the stock market, and the indications are that such conditions will prevail throughout the summer. The price movements were in narrow limits, and when a little activity developed prices at the end of a session were about where they were at the beginning. The Government's suit against the coal roads, talk about war with Japan, Treasury calls for many millions, and rumors of business firms in distress, had practically no effect on the market. Wall Street is sensitive, but of late years it is more and more difficult to foretell with any degree of certainty the effect bad news or good news will have on the market. Those with years of experience on the Street are frequently as much at sea as the mere neophyte in speculation. This condition of affairs arises because there are now three or more rival camps controlling great railroad, banking and industrial interests, and while bad or good times are reflected in prices of stocks, the mere surface indications in the way of fluctuations have no significance. Thus, the failure of a large corporation engaged in the manufacture of steel scarcely caused a ripple in quotations generally any more than did the favorable news of the veto by Governor Hughes of the two-cent fare bill applicable to steam railroads in this State. That there is not much fear of there being very poor crops—or as some would have it no crops at all—is shown by the violent break of wheat in Chicago. When holders wished to secure their paper profits, wheat declined three cents a bushel without a rally. The professionals are reported to be out of the market and are preparing for a new movement, but be this as it may, one thing is very evident. Unseasonable weather such as we are having this summer is not going to send the country into bankruptcy; uncertain conditions of the money market, gloomy outlook as to crops, and the feeling of unrest in industrial and commercial centres, to the contrary notwithstanding. Money rates have stiffened, as we predicted, and a rate higher than three per cent. may not be far off, but there should be no cause for anxiety on this account for real estate and building interests for the expected summer dulness still prevails.

AMONG the other events of the past week has been the failure of a builder, who had erected a good many houses in the Washington Heights district; but the news need not disturb anybody not immediately interested in Mr. Arnstein. The wonder is that there have not been more cases of distress among the builders who a year or more ago were erecting so many flats in that region. They ran into a situation which is about as bad as that which can face any group of builders. They were obliged, that is, to face a stringent money market, which prevented them from securing good permanent loans, a declining demand for apartments and a consequently increasing difficulty in selling out. But the consequent distress has not been anything like so great as it was during certain analogous periods of development on the West Side and in Harlem, because the title companies are much more powerful than

they were ten years ago, and their influence has been exerted in favor of conservatism. It is not so easy as it used to be for a builder without any money at all to obtain enough credit to start a considerable building operation, and while many operations are started under such conditions they are fewer than they once were. The consequence is that when conditions are unfavorable, a smaller proportion of builders are closed out. Moreover, there is, under such circumstances, less general demoralization. A remunerative level of rents is more likely to be maintained, and the conservative builders are not pulled down with their more speculative neighbors. It is probable that next spring will disclose a much more favorable condition for building on Washington Heights than has recently been the case. During the past year the over-production of living accommodations, at least in Manhattan and the Bronx, has ceased, and in a short time vacancies will be much less numerous. It is improbable that even then building will obtain the proportions that it did in 1905, because it looks as if money would not be easily available for such purposes even by next spring. But there will be a gradual recovery. Every newly settled part of the city has to pass through these vicissitudes. They suffer more from unfavorable conditions than do the older sections, just as they benefit more from favorable conditions. Washington Heights will be lucky in case it does not at some future period in the course of its upbuilding encounter real estate and building conditions no worse than they are at present.

General Business Prospects and the Real Estate Market.

THE general business outlook for the coming year is manifestly clouded with a good deal of uncertainty. The great majority of manufacturers and merchants are still reaping the benefit of a large volume of trade; but they are scrutinizing the future much more carefully than they were a year ago, and they are much less willing to embark on any plans of business expansion that will seriously increase their responsibilities. They are unwilling to expand, not only because of the tightness of money, which will not be permanently loosened up for some time, but because they feel really uncertain in respect to the future market for their product. They are obliged to consider the possibility of a diminished rather than an increased demand, and they are obliged to ask themselves what their own condition would be in the event of such a diminished demand. This state of mind will undoubtedly have an important effect on the volume of business transactions during the coming year. It is not possible that business will increase during 1908 as it has during the past four years, and the important question is whether such a failure to expand will run over into a year of business depression. If so, it will undoubtedly have a serious effect upon the local real estate market, because at the present time the most important single cause of real estate activity in Manhattan is the prosperity of general business. The demand for real estate in the whole central part of that borough is profoundly stimulated by the constantly increasing need of more space by retail and wholesale business and by the manufacturing industries carried on in those vicinities.

So far, however, as existing indications go, it looks as if general business during the coming year would be characterized rather by a slower rate of increase than by the appearance of hard times. The business situation has assuredly stood the collapse of speculation in the stock market much better than it did during the summer and fall of 1903. During the past winter and spring the prices of securities diminished in much the same proportion as they did in 1903. Good railroad stocks are, on the whole, cheaper now than they were even in that year, and their cheapness has been brought about by analogous conditions. In both instances the business prosperity of the country and the demand for large supplies of money, resulting from this prosperity, interfered with a rise in the price of securities proportionate to their increase in actual value. A group of speculators who had bought large amounts of securities in anticipation of this rise in values were in both cases caught out, and were obliged to liquidate, with a result disastrous to themselves and harmful to a large number of timid investors. It should be added, however, that the collapse of prices in Wall Street has so far had a much smaller effect on general business than in 1903. In that year the industrial stocks suffered as severely as did the railroad stocks, if not more so, whereas during the current year the indus-

trial stocks have come through with comparatively little damage. Business in the crucial case of the steel industries continues to be enormous and prices are firm. The American Car & Foundry Company has not been afraid recently to double the dividend on its common stock, which it would hardly have done, no matter how large its current earnings, in case its directors anticipated an early diminution in business. In short, the very industries, which depend directly on purchases by railways, are not apparently afraid of the future, and it does not look, consequently, as if there need to be much fear of a severe shrinkage in the general wholesale and mercantile business. Of course if the crops should be pursued by bad weather towards the end, the consumptive power of the country would be very much diminished, but up to date there is nothing very alarming about the promised shortage in wheat and cotton. The farmers will be reimbursed for a smaller yield by a higher price, and up to date there is no reason to suppose that the consumptive power of the country will be seriously impaired.

Assuming, then, that there is nothing like a complete crop failure, it looks very much as if business during 1908 would remain in comparatively large volume. Whatever diminution there is will take place chiefly in heavy and expensive constructional operation. It is wholly improbable that for a year or more money will really loosen up, and while the present stringency endures it will discourage people from embarking on new building enterprises. But this slackening of building will not have much reaction on general business, because a large amount of the heavier constructional work, already under way, will have to be completed. We doubt whether railroad earnings will decrease from the corresponding figures of the current season. Those figures have continued to be so high that further increases can hardly be expected, but it may well be that traffic will be as large, and with the help of improved facilities, will be more economically handled. Indeed, it is essential that the railroad managers should have a chance to arrange for the cheaper handling of the traffic which has been pouring in upon them. They have been losing, too, a large proportion of gross receipts in augmented operating expenses, and if traffic continues to expand its larger volume would be of little advantage to security holders. There does not seem to be any occasion consequently to apprehend a serious business set-back during the coming year. In spite of the large volume of general trade, there has been no inflation and no excessive speculation. Even the speculative boom in urban real estate, which a year ago looked dangerous, has not been pushed as far as the danger point, except in a few instances. General business, like the business of running railroads, will undoubtedly be placed in a more wholesome condition, by remaining for a year or two at its present level, because manufacturers and all employers of labor are suffering from the necessity of paying exorbitant wages for the sake of getting the necessary work done, though one cannot as yet detect any symptoms of a severe contraction in business. Such a contraction is necessarily the result of a sudden and complete loss of confidence, and a consequent contraction in credit, which falls heavily on men who have been borrowing more than they should. A failure, however, such as that of Milliken Bros. does not indicate a dangerous situation of this kind. It does show the effects on business of the money stringency. It does show the hazards of large constructional enterprises under existing conditions. It does show that a smaller volume of business might, in certain instances, be accompanied by a larger percentage of profit. But it does not indicate the existence of anything radically rotten in the business situation.

WITH reference to the price which Mr. Isman may have paid for the southeast corner of Fifth Avenue and Thirty-eighth Street, one of the brokers in the transaction, Mr. Bryan L. Kennelly, says it was indeed close to \$700,000, as the first reports had it. While it was not stated in these reports that the corner sold for \$700,000, the price asked was that sum, and the price paid by Mr. Isman was, quoting Mr. Kennelly, "very close to this figure, and was over \$260 per square foot." As the area of the lot is by the map 2,525 square feet (25.3x100), the price exceeded \$656,500 at any rate. The exact sum will probably never be disclosed, but Mr. Kennelly's confirmation of the accuracy of the approximation in the first reports, and his further assurance to the Record and Guide exclusively, helps the public to a better understanding of what must

be considered as the most remarkable sale of the year. All the parties in interest are to be congratulated upon the transaction. True, it was only a single lot, though a corner, but as an indication of the value of Manhattan property, and especially as a specific illustration of the rapid rise in that valuation within any period that may be selected, it is of the utmost significance. Ten years ago a similar house and corner, the Pell residence, one block north, together with an adjoining house, the whole plot measuring 49.5x100, was purchased for \$375,000. Only about sixty years ago (1845) Mr. John Hunt purchased a lot at the corner of Thirty-sixth Street and Fifth Avenue, and because he paid \$2,400 for it it was said that money was no object with him, he being a millionaire and surely insane besides; and because of this and other similar land purchases he was arraigned in court upon the motion of his "next friends" and made to demonstrate his competency to manage his own affairs. Twenty years afterwards the same lot was valued at \$15,000. It was the judgment of that era among the best appraisers that there was no property in the whole country so cheap at that moment as land in New York City. This continued to be true for many years, and perhaps some will maintain that it is still true today. Only a few months ago the gentleman who has paid more than \$260 a square foot for this Thirty-eighth Street corner, Mr. Isman, obtained the southeast corner of Forty-second Street and Fifth Avenue for \$211 per square foot, and the question therefore arises, inasmuch as for eighty years by the record, the value of Manhattan property has steadily increased, if we of the present are not as shortsighted as those who preceded us, and if the best and surest opportunities for making money to be found in all the world in any age are not here in old New York in this present hour?

A Suggestion for the West Side.

To the Editor of The Record and Guide:

I note with interest and pleasure the position you take for the acquirement of parcels by the city for various public utilities. I have suggested the following to the various public officials, but they, apparently, do not grasp the opportunity.

Please turn to Plates 24 and 25 of the Bromley Atlas. You will there perceive that from 60th to 72d streets the New York Central Railroad Company cuts off all the side streets from the river. The rising grade of West End avenue, or Eleventh avenue, varies from 23 to 66 feet above the railroad level.

My suggestion is that all these streets be eventually extended by viaducts to the river, giving access to piers, which can then be built on the river front. The intervening space between the streets and the avenues could be utilized by the city for the various public utilities, such as police stations, armories and hospitals. Riverside Drive Park can be extended, to give the proper setting to these buildings, and the railroad in this manner could be made a subway for this portion of the West Side.

Such plots as the city would care to dispose of would find ready purchasers. There are no engineering difficulties in the way of constructing buildings, and I think the cost of constructing the viaducts would not exceed the cost to the city of acquiring sites elsewhere. A number of public buildings now occupying valuable sites could be disposed of and that money applied to the cost of this improvement.

HENRY HELLMAN.

Riverside Drive's "Farmland."

To the Editor of the Record and Guide:

It seems that the article published in the Mail and Express this week is the same article published in the Record and Guide under the pen name of "A Washington Heights Taxpayer." That the writer of these articles is a person interested in this matter leaves no doubt. The statements made in these articles are so absurd in some instances that he must think the readers of these papers must be considered rather gullible.

There is absolutely no need for the widening of the Drive north of 158th st, this proceeding being nothing but a scheme to land upon the city \$5,000 lots at \$32,000 a piece, a very paying enterprise for the property owners, if they can push this through. The writer of the article is right when he says the land is nothing but "farmland," but it is news to us that farmland is worth \$32,000 a lot.

An intentionally misleading statement is the one that states that the most valuable part of the property is being taken, "the front." This is not so. After taking 40 ft. off, this property has a frontage just as before, with this difference, that it has a better frontage, as the city was to bring the property about 20 ft. nearer the Drive by raising the Drive that much, thus enhancing the value of the property not taken, as there will be so much less rock to take off. Why does the writer dwell upon the careful consideration the commissioners gave

the valuations? These very commissioners, we understand, admit that the valuations placed on the lots are too high, and that they are willing to reconsider matters.

Our opinion is that no opportunity ought to be given any one to reconsider things. Take other men who know their business well enough not to have to reconsider anything, once they have concluded. The pressure of the public in this case forces matters to a crisis.

The remark in the paragraph preceding the last, that the property to be taken is all frontage, is so ridiculous that we must again say that in taking 40 ft. off the front, the front is simply moved back 40 ft., and a better front is given the property

owners, as their new front is nearer the grade than the former front, and thus more desirable.

It matters little what means will be used to put this scheme through, it will not be allowed to go through, for, fortunately to the taxpayers, the eyes of some of the higher men who have to finally pass on this, have been opened, and they are also adverse to seeing the city and its citizens sandbagged in this way any longer. To us it is surprising that some of the men behind this scheme are not ere this proceeded against legally, for a more flagrant case than this has likely never been attempted before.

WEBSTER REALTY CO.

71 Nassau Street.

Radical Building Change Proposed

TO Have All New Buildings Over Fifty Feet in Height Within the Fire Limits Provided with Floors, Columns and Partitions of Fireproof Construction.

OFTENTIMES builders and owners wish that the superintendents of the building bureaus had more discretion. This is when the law does not gear into the particular circumstances which momentarily embarrass them. But ordinarily builders seem to feel that, given sane and well-timed regulations, the discretionary power of the superintendents, or of the Board of Examiners, should be limited to such cases as are not clearly described by the code, and that all special rulings modifying any part of the code should be prohibited. Then, should a conflict over the interpretation of an ordinance arise, the Board of Examiners would decide, and this ruling would be incorporated in the code. But first there must be the code.

Since the first public hearing the Building Trades Employers' Association has sent out a notice to all the interests allied therein asking for their suggestions, which are to be co-ordinated in one memorial from the association to the Building Code Revision Commission, and is expected to constitute a compact as well as a comprehensive presentation.

One of the fundamental recommendations that will be brought before the commissioners relates to the bearing pressure on the site. The present code (section 23) does not definitely provide for an examination of the different strata of earth below the bottom of the foundations, except when a doubt arises as to the safe sustaining power of the earth. Consequently, it is possible that should good, firm gravel be found at the surface of the excavation the foundation would be proportioned for a high sustaining power; whereas a few feet below the surface a different strata might be found, the resistance of which would be considerably less than that for which the foundation was designed. Borings might disclose quicksand, springs, water-veins, or some other dangerous element, and for this reason it is advised that there be a requirement for test borings in all cases except where the computed loading of the soil is nominal.

Another fundamental recommendation is that when the foundations of the walls or columns of a structure rest on yielding soil they should be designed so that settlement will be as uniform as possible over the whole plot. Hence, a method of calculation has been proposed to equalize the maximum variation of pressure for the two extreme conditions of loadings. That is, (a) when the building is fully loaded with its assumed proportion of live loads, and (b) when it holds no live load at all. It also provides for a pressure under the interior columns slightly in excess of that under the outside walls and exterior columns, so that if any perceptible settlement takes place it will be in the interior of the building, rather than on its perimeter, where it could not readily be corrected, and in addition the interior footings are not so liable to be distributed when excavating for adjoining buildings. In considering the loads from self-supporting walls as concentrated at the columns, and then distributed over the same foundation bed with the column loads, another step toward equal settlement of walls and floors has been taken. The algebraic formula suggested is this:

$$A = \frac{2D + L}{S + Id}$$

A = Area of footing required. D = dead load only on the column. L = Live load only on the column. S = Safe working pressure on the soil. Id = Pressure produced on the soil by the dead load only of the selected column having the largest ratio of live to dead weight.

WIND STRESSES.

Section 140 of the present code provides for a uniform wind pressure over the whole surface of buildings exposed to the wind. In many cases the term "exposed surface" is taken to mean the actual surface exposed above adjoining buildings, but, as these protecting buildings may be sometimes removed, some engineers hold that this limitation should not be permitted. As tall buildings should have increased stiffness over low buildings, there should be in the code a graduated scale, starting with a nominal unit per square foot for low buildings and increasing with the height. Section 140 permits the use of partitions, floor constructions, etc., to help resist the moments of distortion due to wind, but it is asserted that too much reliance is placed upon these, as many buildings are designed with practically no regard to the wind at all.

In a series of recommendations formulated by John W. Hamil-

ton, of the firm of Milliken Brothers, iron erectors, and forwarded to the Commissioners, a method is suggested to ensure the wind stresses being treated and provided for in a scientific manner:

Every building should be figured to withstand a horizontal wind pressure on its entire surface, considering the pressure per square foot as zero at the ground line, and uniformly graded to twice the square root of the height of the building in feet at the top. All buildings other than wall-bearing, that is, having a skeleton frame and the walls lightened thereby, whether the walls are carried on the frame or are self-supporting, should have the wind stresses resisted entirely by the skeleton frame, except that one-half the dead weight of permanent construction could be considered to help resist the overturning. In proportioning the different parts the working stresses as set forth in Sections 138 and 139 of the present code should be used.

STRUCTURAL STEEL.

Mr. Hamilton has embodied in his communication an extended series of recommendations pertaining to steel-frame buildings. Under the head of structural steel he notes:

The present Code, Section 21, requires that structural steel shall have an ultimate strength of from 54,000 to 64,000 lbs. per sq. in. This is not the present recognized standard for medium structural steel as is used in the majority of buildings, and the Code should be corrected to conform with the best modern practice of 60,000 to 70,000 lbs. per sq. inch, the unit stresses, however, as given in Sections 138 and 139 for steel should not be altered. The Code does not in any section place a classification on the different qualities of steel, such as open hearth, Bessemer or cast steel.

Bessemer steel, which is most unreliable and inferior to open hearth steel, should be used at a higher factor of safety than for open hearth steel. Cast steel being a cast product which is always more unreliable than a rolled product should be used at a still higher factor.

With a view to revising the code to conform with the best modern practice and to properly grade the working stresses so that the same margin of safety will be obtained for all grades of steel Mr. Hamilton has written a number of amendments.

STAIR AND ELEVATOR HALLS.

Many buildings have open stairways and open elevator shafts extending through all stories. In case of a serious fire on one of the lower floors it is believed that the occupants of the upper stories, although they may not be actually exposed to fire, would be in serious danger of suffocation, as these openings would act as smoke flues and the means of egress would be entirely cut off.

In order to provide a fire and smoke proof exit to the street from all parts of the building, and to prevent fire and smoke from being transmitted from floor to floor, Mr. Hamilton recommends the following:

All stairways and elevators should be in a hall separated from the rest of the building by fireproof partitions and self-closing fire-doors. Both stairs and elevators could be in the same hall, but should be separated from each other by fireproof partitions. All stair and elevator halls should have a fireproof passage to the street.

Fire-escapes could be omitted if extra stairs are provided and enclosed with fireproof partitions and located so that there are windows in the shaft in each story opening out into the street, such shaft being so located as to be accessible from all parts of the building.

FIREPROOF BUILDINGS.

Non-fireproof apartment and tenement houses are now permitted by the code, section 53, to be constructed up to seven stories in height, within the fire limits. As the city is becoming more congested in these districts and the danger of fire is increased, the following recommendation is made to prohibit the construction of this class of buildings and provide for only modern, thoroughly fireproof buildings, which would at least allow the tenants to escape in case of fire, instead of these non-fireproof structures, which would be very rapidly destroyed and perhaps cause serious loss of life.

All buildings hereafter erected of any height or class whatsoever in certain specified congested areas, and all buildings over 3 stories or 50 feet in height within the fire limits, should have all walls, floors, columns and partitions of fireproof construction. All material entering into the construction and upon which the strength or stability of the building depends should be protected by at least 1½ inches of fireproof material on all surfaces.

The bounds of the congested territory are not specified, but are left to the discretion of the Commissioners.

THE REALM OF BUILDING

A Lower Fifth Avenue Improvement.

(With illustration.)

The 15-story mercantile structure situated at 5th av, the north-west corner, and 15th st, was recently completed for Jacob Rothschild, of the Hotel Majestic, from plans by Architect Albert S. Gottlieb, 156 5th av. Rapid building along 5th av, south of 23d st, with high mercantile buildings during the past two years has attracted marked attention, and well-informed operators state that it will only be a short period of time before this residence centre, from Washington sq to 23d st, will be entirely rebuilt with tall business structures. The new building, known as the "Stuyvesant," is similar in design, construction and character to the "Knickerbocker," at 5th av and 16th st, also erected by Mr. Rothschild from plans by the same architect. There is a basement with sub-basement for boilers and pumps,



A MANHATTAN IMPROVEMENT—"STUYVESANT" BUILDING. Northwest corner 5th Avenue and 15th Street.

Albert S. Gottlieb, Architect.

nine lower floors for open lofts and six upper floors divided into offices of various sizes. Three passenger elevators and two freight elevators. The front has three stories of Indiana limestone, the rest being of impervious buff brick with terra cotta string courses and ornamentation. The Metropole Construction Co. was the general contractor. Following is a list of all sub-contractors: Annette & McConnell, granite; Atlantic Terra Cotta Co., terra cotta; Acme Roofing Co., roofing; Boyd & Selfridge, grounds and trim; Batavia & New York Wood Working Co., interior woodwork; Baldwin Engineering Co., boilers and steam heating; J. B. & J. M. Cornell Co., structural iron and steel; L. K. Comstock Co., electric wiring; Cutler Manufacturing Co., mail chutes; Griffen & Seddon, plumbing; Jas. J. Duffy, excavating; Great Eastern Clay Co., fireproofing; General Fire Extinguisher Co., sprinkler system; Van Kannel Revolving Door Co., revolving doors; Harris H. Uris, ornamental iron; M. D. Halpin, hardware; Traitel Brothers, mosaic; John Hartell, painting; Snead & Co. Iron Works, lamp standards; Keystone Slate and Tile Co., slate; Sutphen & Myer, glass; Logan Iron Works, tanks; McNulty Brothers, plastering; D. H. McLaury Marble Co., marble; David G. Morrison, cut stone; the Mitchell-Vance Co., lighting fixtures; J. C. McFarland & Co., metal

windows and doors; New York Sheet Metal Works, cornices and skylights; Otis Elevator Co., elevators; Pittsburgh Plate Glass Co., vault lights.

Chicago Will Have Biggest Hotel.

CHICAGO.—A 22-story hotel, to cost \$6,000,000, and to be called the "La Salle," will be erected by a syndicate of New York and Brooklyn capitalists, who are keeping their identity secret. The plans have been prepared under the direction of George H. Gazley, who opened the St. Regis Hotel in New York City and who for seven years was manager of the Waldorf-Astoria Hotel. It will contain 1,150 rooms, will cover 29,100 square feet of ground, and will be the largest hotel in the West. The hotel will be absolutely fireproof, and will go far beyond the requirements of the city ordinances, practically the only wood to be used in its construction being that of the mahogany doors and trimmings. The exterior will be of granite and stone from the ground floor to the fifth story, above which will extend an attractive front of brick and terra cotta, to the beautifully designed mansard roof. This roof, it is said, will be the most beautiful in Chicago. Architecturally and artistically considered, the facade of the new building will be the finest in the West. The main entrance, distinguished by two handsome bronze doors and an elaborate bronze and glass marquee extending over the sidewalk, will open on La Salle st. The building will have a frontage of 178 ft. on La Salle st and 160 on Madison. Holabird & Roche are the architects. No building contracts yet awarded.

Contract Awarded for Chinese Arcade.

Maximilian Zipkes, 147 4th av, has let for Commissioner Jastraw Alexander to M. C. Rosenbaum Co. the contract for the erection of a 3-story Chinese arcade at Nos. 11 to 13 Doyer st, and to extend through to 20 Mott st. This building is the first of its kind to be erected in the Chinese quarters. The street floor will be arranged as an arcade with stores and booths on both sides. The ceilings and entrances will be highly ornamental with fancy metal work and a large distribution of electric lights and electrical effects. Stairways will extend from the arcade to the upper stories, which will be occupied as an amusement place and museum. The building is calculated to be ready for occupancy by Oct. 1. Mr. Alexander is State Inspector of Gas Meters for the State of New York. (See also issue March 2, 1907.)

Murphy Construction Co. Get Astoria Contract.

General contract for the erection of the brick, concrete and steel machine shops of the Astoria Light, Heat and Power Company, at Astoria, for the Consolidated Gas Company, has been awarded to the Murphy Construction Co., of 5-7 East 42d st, Manhattan. Operations will commence at once. The same company is planning to erect a large number of flat buildings for its employes on Merchant, Crescent, Walcott and Winthrop sts. James E. Ware & Sons, 1170 Broadway, are the architects for these.

Particulars of Broadway Block Front.

BROADWAY.—Messrs. Bing & Bing, 198 Broadway, inform the Record and Guide that no plans have yet been drawn or architect selected for the improvement of Broadway, west side, between 127th and Manhattan sts. A 2-story building will be erected, but particulars of materials and kind of building are still undecided, as we are officially informed. The block front contains about fourteen lots, with a Broadway frontage of 175.2 ft. and 175 ft. in depth.

Contract to Improve Twelfth Regiment Armory.

COLUMBUS AV.—Contract has been awarded by the Board of Armory Commissioners, Hall of Records, to the J. & L. Moreland Co., No. 1910 Park av, for the erection of an additional story over a portion of main structure of the Twelfth Regiment Armory, situated on Columbus av, between 61st and 62d sts. Messrs. Robinson & Knust, 164 5th av, are the architects. The Moreland Co. conduct a building business at Passaic, N. J.

J. G. White & Co. Get \$4,000,000 Contract.

J. G. White & Co., 43 Exchange pl, Manhattan, have taken a contract to build a nine-mile dam west of Denver, Colo., to cost \$4,000,000. Plans are still in a preliminary condition, and it is understood that some of the equipment which will be necessary for the plant yet to be contracted for. The White Company also have large contracts in the Philippine Islands.

Six-story Stable Building for Tenth Avenue.

10TH AV.—Plans are being prepared by James S. Maher, No. 1267 Broadway, for the construction of a 6-sty stable structure, 44.6x100 ft., at Nos. 136 to 138 10th av, for James J. Gillen (truckman), Grace and West sts. Mr. Maher will also have the building contract.

Apartments, Flats and Tenements.

James E. Ware & Sons, 1170 Broadway, are preparing plans for a number of flat buildings for the Astoria Light, Heat and Power Co., to be erected at Astoria.

1ST ST.—Geo. Fred Pelham, 503 5th av, is preparing plans for a 6-sty tenement for Rockmore & Kramer, 35 Nassau st, to be erected at No. 56 1st st, to cost \$30,000.

114TH ST.—Elias A. Cohen, 171 Broadway, will soon begin the erection of 6-sty flats on the block front between 7th and St. Nicholas avs, to cost about \$150,000. Geo. Fred Pelham, 503 5th av, is planning.

22D ST.—S. D. Davis, 24 East 23d st, is about to erect a 6-sty flat building on the south side of 22d st, 108.4 ft. west of 3d av, to cost \$60,000. Bernstein & Bernstein, 24 East 23d st, are making the plans.

145TH ST.—Samuel Sass, 23 Park row, is preparing plans for six 6-sty flat buildings for the W. & B. Realty Co., 99 Nassau st, to be erected on the north side of 145th st, 305 ft. east of 8th av, to cost about \$250,000.

CHRISTOPHER ST.—Richard Rohl, 128 Bible House, is preparing plans for two tenements for Pietro Alvino and Dominick Abbate, 226 Lafayette pl, to be erected at Nos. 35 to 39 Christopher st, at a cost of \$30,000 each.

TIFFANY ST.—Harry T. Howell, 3d av and 149th st, has on the boards plans for a 6-sty apartment house to be erected on the southwest corner of Tiffany st and Whitlock av for Albert Rothermel, of 686 East 149th st, 50x90, steam heat, hard wood trim, stores on first story and six families on a floor above. Cost, \$67,500.

Dwellings.

54TH ST.—The 5-sty residence of W. H. Walker, 23 West 54th st, will be renovated and enlarged. Messrs. Watt & Sinclair, 160 5th av, have taken the building contract, and James Armstrong, 52 Dey st, has the plumbing. C. P. H. Gilbert, 1123 Broadway, architect.

1ST AV.—Extensive interior and exterior improvements will be made to the residence No. 835 1st av, owned by Anna B. Bliss, of 6 East 65th st. Milton Craig, 52 East 30th st, the architect, has awarded to Christopher Campbell, 1133 Broadway, the masonry and to Moran & Jones, 66 West 39th st, the carpenter work.

Mercantile.

22D ST.—Two buildings will be demolished at 136-138 West 22d st on which Max Solomon, 105 Ellery st, Brooklyn, is to erect a 7-sty store and loft building, 41.8x90 ft., to cost \$75,000. Brick and limestone, felt and gravel roof, steam heat. Frederick C. Zobel, 114-116 East 28th st, has plans ready.

CHRISTOPHER ST.—Work is to start at once demolishing the three buildings at No. 24 Christopher st and 155-157 Waverly pl, on which the Waverly Realty Co., 26 Christopher st, will erect a 7-sty loft building. Jardine, Kent & Jardine, 1262 Broadway, have completed the plans, but no contracts have yet been placed. William V. Lawrence, 26 Christopher st, is president, and Thomas C. Stratton is secretary and treasurer. Nos. 26 to 30 Christopher will also be rebuilt from plans by the same architects.

Alterations.

CANAL ST.—A. L. Schulz, 214 East 14th st, is making plans for \$8,000 worth of alterations to No. 30 Canal st.

35TH ST.—Alfred L. Kehoe, 206 Broadway, is making plans for alterations to No. 416 West 35th st for William Caprio and A. Greico, of Block Haven, Pa.

5TH AV.—Chas. H. Caldwell, 160 5th av, has completed plans for \$80,000 worth of alterations to the 6-sty loft building Nos. 64-66 5th av for the Macmillan Co., on premises. No building contracts have yet been issued.

Miscellaneous.

William Albert Swasey, No. 40 West 33d st, Manhattan, is preparing plans for a 4-sty theatre building to be erected on 12th st, St. Louis, Mo., at a cost of \$40,000.

The Rapid Transit Commission authorized Chief Engineer Rice to improve the subway service between 96th and 103d sts. An additional track will be laid between those stations, at an estimated cost of \$850,000.

Messrs. Cram, Goodhue & Ferguson, 170 5th av, Manhattan, are completing plans for a larger edifice than at first planned for St. John's Episcopal Church, Hartford, Conn. Rev. J. W. Bradin, Vernon st, Hartford, is pastor and chairman of building committee.

At the meeting of the Board of Aldermen on Wednesday a recommendation was made by Alderman Grifenhagen for the rebuilding and enlargement of the present Court House in City

Hall Park, a proposal which follows from the disapproval of the Union sq site. He also suggests as a site for a general municipal building the land south of the new police headquarters in Centre st.

Estimates Receivable.

WASHINGTON ST.—No contracts have yet been signed for the 6-sty warehouse, 22x70 and 75 ft., which Henry B. May, 573 3d st, Brooklyn, will erect at No. 358 Washington st, to cost \$14,000. Plans are by J. P. Fox and J. H. Dewey, 48 West 27th st.

LEXINGTON AV.—Two buildings will be demolished at Nos. 160-162 Lexington av, on which the New York School of Applied Design, 200 West 23d st, is soon to erect a 5-sty school, 39.6x80 ft., to cost about \$85,000. The structure will be strictly fireproof, with exterior walls of granite and Indiana limestone, book tile and copper roof, steam heat, electric lights, etc. Messrs. Pell & Corbett, 31 Union sq, are the architects. No contracts have yet been awarded.

Sealed estimates will be received on June 18 by the President of the Board of Manhattan for regulating and repaving 48 streets, among them the following named: Amsterdam av, from 78th to 86th st, with asphalt; 114th st, from Park to Pleasant av; 2d av, from 108th to 119th; 118th st, from Park to Pleasant av; Edgecombe av, from 137th to 141st; Stanton st, from Lewis to Tompkins; Cedar st, from Broadway to Nassau; William st, from Pine to Cedar; Madison av, from 36th to 41st; 67th st, from Amsterdam to West End av; 89th st, from Lexington to Park; 113th st, from Amsterdam to Broadway; 45th st, from 7th to 8th av; 13th st, from 4th av to University pl; 155th st, from St. Nicholas av to Broadway; 168th st, from Amsterdam to St. Nicholas av; 181st st, from Amsterdam to St. Nicholas; 138th st, from 5th av to Lenox.

Contracts Awarded.

American Bridge Co., 42 Broadway, has obtained contract for the erection of three steel bridges at Portland, Ore.

The Cambria Steel Company has taken the 1,200-ton steel order for the "Hendrik Hudson" addition at Riverside Drive and 110th st.

5TH AV.—Urban Building Co., 130 Fulton st, has obtained contract for improvements to the 5-sty residence of K. T. Gelshenen, No. 1006 5th av.

PARK AV.—Geo. B. Post & Sons, 347 5th av, have awarded to the Jones Construction Co., 1 Union sq, contract for extensive interior equipment to the 7-sty apartment house No. 772 Park av, owned by Annie A. Moran, of Stone Ridge, N. Y.

WASHINGTON SQ.—Freeman Bloodgood, Jr., 8 York st, has obtained contract for extensive interior improvements to the 4-sty residence of Miss Serena Rhineland, No. 14 Washington sq north, from plans by Messrs. Hoppin, Koen & Huntington, 244 5th av.

MADISON AV.—A. H. Tyson, 156 5th av, has received the general contract to renovate and enlarge the residence of J. Pierpont Morgan, No. 219 Madison av, from plans by Guy Lowell, No. 225 5th av. An extension 27.8x6.5 ft. will be added, and interior changes will be made.

HUDSON ST.—Hugh Getty, 359 West 26th st, has received the general contract to erect a 6-sty brick warehouse, 50x100 ft., at Nos. 165-167 Hudson st for Mrs. Sarah Pyle McAlpin, of 156 5th av, to cost about \$75,000. L. Moses, 156 5th av, prepared the plans.

WEST END AV.—Edwin Dumble, 2328 Broadway, decorator, has obtained contract for extensive improvements to the 4-sty residence southwest corner of West End av and 73d st for W. H. Moffitt, 192 Broadway. M. J. Perault, Jr., will do the plumbing work. Plans were made by A. L. Harmon, 65 West 12th st.

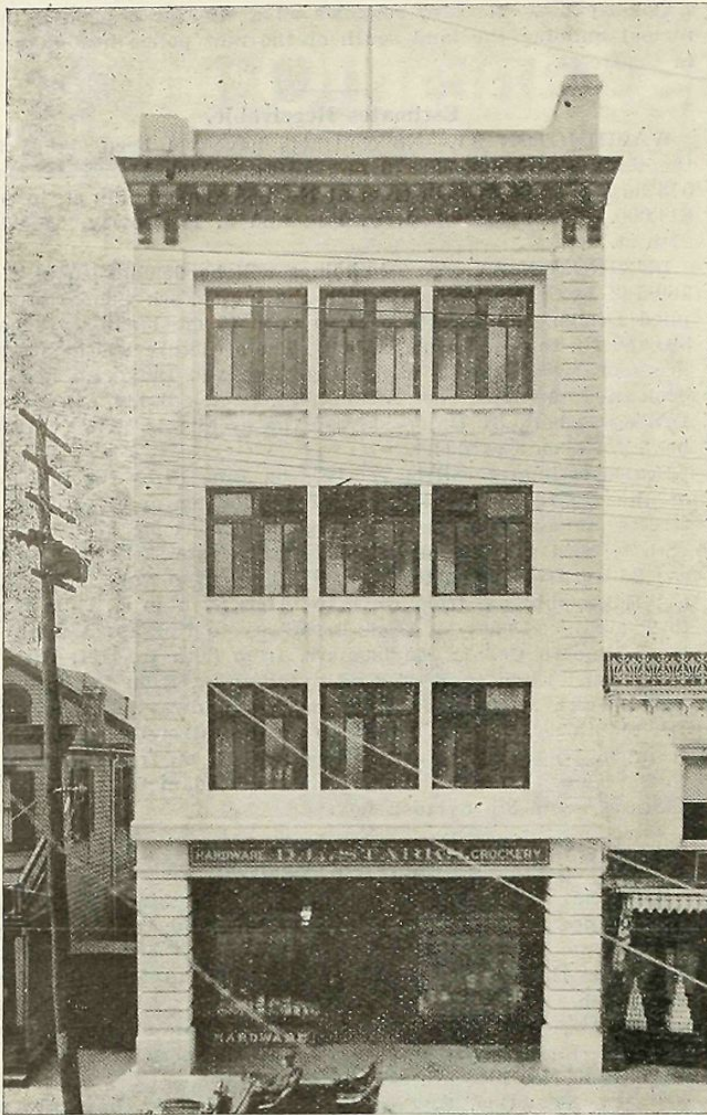
BROADWAY.—Conforti Realty Construction Co., which is building the block front of Broadway, 123d and 124th sts, 200x200x200, with 6-sty high-class elevator apartments, has awarded the contract for the entire electric insulation to Messrs. Rosenberg & Rapoport, electrical contractors, 1302 Amsterdam av. Nicholas Conforti, 1268 Amsterdam av, is the architect.

93D ST.—General contract was awarded on Tuesday to Donald Mitchell, No. 306 West 53d st, for the erection of the 4-sty fireproof building, 75x51 ft., which the Columbia Grammar School, 34 East 51st st, will immediately erect at No. 5 West 93d st, at a cost of \$45,000. The materials will be light brick, stucco and terra cotta, low-pressure steam, terra cotta tile coping, tar and gravel roof. Operations will be started immediately. B. H. Campbell is president, Shiras Campbell, vice-president, and F. F. Wilson, secretary and treasurer. Messrs. Beatty & Stone and Shiras Campbell, 55 Broadway, are the architects.

Bids Opened.

Bids received by James W. Stevenson, Comr. Dept. of Bridges, for furnishing and delivering steel shapes, plates, clips, bolts, rivets and washers for the Brooklyn Bridge were as follows: Casper Evans Co., 220 Broadway, \$32,367, and Snare & Triest, 143 Liberty st, \$29,147.

Bids were opened this week for constructing the three sections of the subway loop between the Brooklyn and Williams-



Two buildings recently erected at Far Rockaway, L. I., by the Standard Concrete-Steel Co., N. Y. Plans were furnished by the owners; all walls, floors, roofs and stairs are concrete, reinforced with twisted bars.

For information correspond with the owners: D. L. Starks, Hardware, and S. J. Horton & Son, General Store.

Had the

Standard Concrete-Steel Company

been the designers our

SYSTEM "M"

would have been used and great advantages in time and cost would have been gained.

burgh bridges, Manhattan side. The Bradley Contracting Company, 277 Broadway, was low bidder in each case, the three bids aggregating \$3,745,766. Other bidders were the Degnon Contracting Co., Thomas McGovern, of Boston, Cranford Company, and Thomas Crimmins Contracting Co. The Bradley Contracting Company is an auxiliary corporation for the stone contracting firm of William Bradley & Son.

Bids were opened by the Board of Education, Monday, June 10: (No. 1) For installing heating and ventilating apparatus in P. S. 23, Borough of Queens. E. Rutzler Co., \$15,944 (low bid). Other bidders were: Blake & Williams, Frank Dobson Co., Inc., Isaac B. Merritt. All bids were rejected. (No. 2) For improving the sanitary condition of P. S. 1, 4, 7, 20, 44, 52, Borough of Queens. P. S. 1, Wm. C. Ormond, \$946 (low bid). P. S. 4, Christopher Nally, \$915 (low bid). P. S. 7, Wm. C. Ormond, \$937 (low bid). P. S. 20, Christopher Nally, \$1,195 (low bid). P. S. 44, Geo. Gross, \$5,165 (low bid). P. S. 52, Nicholas Nehrbaur Jr., \$798 (low bid). (No. 3) For installing electric equipment in P. S. 41, Manhattan. L. F. Benn, \$4,540 (low bid). Other bidders were: T. Frederick Jackson, Inc., Gore, Duggun Engineering Co., Griffin & Co. (No. 4) For the erection of outside iron stairs at P. S. 106, Manhattan. Wlady Konop, \$1,469 (low bid). (No. 5) For the erection of outside iron stairs at P. S. 50, Manhattan, Wlady Konop, \$1,579 (low bid).

Points on the Material Market.

Builders of heavy engines and complete power plants note a better demand.

In the metropolitan district Portland cement is in fair demand and prices are generally well sustained.

Second-hand machinery dealers report active conditions, the best demand being for the heavier and better grades of tools.

The iron and steel casting plants continue busy. As a rule, almost as much business is offered as can be handled satisfactorily.

Black and galvanized sheets continue exceptionally firm, with important manufacturers still far behind their orders. As a result, prices on sheet metal products are steady in spite of a slight reduction in the volume of new business.

An advance has recently been made in the price of standard vitrified sewer pipe and fittings, 3 to 24 ins., by the American Sewer Pipe Company, Pittsburgh, Pa. It is understood that other manufacturers are adhering to the advance.

Demand for structural steel for building material in the local market continues of good proportions. It is reported that there is more work pending than there has been at any time during

the present year, both locally and in other sections of the country.

An excellent demand for roofing and building papers obtains, and tarred felt is scarce. The market is now represented by the following figures in less than carload lots for New York City and vicinity, viz.: One ply tarred felt, \$38 per ton; slaters' felt, \$38 per ton; a medium grade of tarred roofing at 65 and 88 cents per roll for two and three ply, respectively, and a better grade of two ply at 75 cents and three ply 98 cents per roll.

BUILDING NOTES

After all, a good building year. Nineteen-seven is better than it promised.

The clouds are breaking away and letting in the sunshine of prosperity again.

William D. Marks, M. Am. Inst. E. E., consulting engineer for railway and lighting plants, of Philadelphia, Pa., has opened offices at No. 13-21 Park row.

Robert Arnstein, a Washington Heights builder of store and flat buildings, No. 117 West 114th st, filed a petition in bankruptcy this week, with liabilities \$1,014,542 and assets of \$426,344. A large percentage of the liabilities are secured by mortgages, for which he is bound by bond.

Among large contract work to come, in which electrical engineers are interested, as well as supply firms and builders, are a new power house for the Edison Company, a power house on the New Jersey side of the North River for the Pennsylvania Railroad's electrically operated terminal and suburban lines and a West Shore power house at Weehawken.

Said a new advertiser in the Record and Guide: "I find that being asked by my 'friends' to bid on a lot of cheap jobs with no money in them is getting one kind of business—but being called up and given good work by interests I had never got in touch with before, and which had heard of me only through the Record and Guide, is a very much better proposition for me."

Money is reported to have become fairly available in Brooklyn for sound building propositions, and consequently a large amount of work is being proceeded with in that borough. The Superintendent of Buildings David F. Moore writes: "The territory in which building operations has shown the greatest activity is that of the 29th, 30th, 31st and 32d wards. The class of buildings predominating over all others during this season's building

Massachusetts.

WESTFORD.—Westford Water Co. will immediately construct water supply system, to supply Graniteville, Forge Village and Westford Centre. Edmund M. Blake, 8 Beacon st, Boston, Mass, is Pres.

BOSTON.—Bids are asked until noon, June 25, by Maj. Edw. Burr, Corps Engrs., U. S. A., for about 15,000 cu. yds. rock excavation in Boston Harbor.

GREAT BARRINGTON.—Berkshire St. Ry. Co. will let contracts soon for building the extension from Great Barrington to Canaan, Conn. Henry Gough is Ch. Engr., at Pittsfield.

BOSTON.—Bids will be received by Major Edward Burr, Corps Engineers, U. S. A., until June 25 for about 15,000 cu. yds. rock excavation in Boston Harbor.

SPRINGFIELD.—The sub-committee of the Board of Trade is considering plans for an 8-sty building.

NEW BEDFORD.—Lieut. Col. J. H. Willard, Corps Engineers, U. S. A., Newport, R. I., will take bids until July 6, for dredging in New Bedford and Fairhaven harbors, Mass.

HOLYOKE.—The Lyman mills, besides erecting a new mill this year, plan to also erect a new boiler house. The estimated cost of the total work to be done will be about \$300,000.

FALL RIVER.—The superintendent of buildings has been instructed to call for plans for a 12-room school house, to cost \$70,000 without furnishings.

Pennsylvania.

WAYNE.—Duhring, Okie & Ziegler, architects, Bailey Building, have completed plans and specifications and invited estimates for a house and stable, for O. K. Reed, Esq., to be built at Wayne. The house will be two and a half stories high, constructed of stone, with slate roof, porches, hardwood on the interior, tile baths, open fireplaces, etc. The stable will be two stories high, also stone.

LANGHORNE.—Ballinger & Perrot, architects and engineers, 1200 Chestnut st, have completed plans and specifications for a new factory, to be erected at Langborne, for C. J. Matthews & Company, glazed kid manufacturers, of Philadelphia. The building will be 1-sty, 53 ft. wide by 505 ft. long, with walls of brick and roof of slow-burning wood construction.

FREEPORT.—Contract for building the school house to be located on south side Seaman av, just west of Athletic Park, was awarded to George E. Libbey, of Bergen pl, for \$23,000. The building is to be of brick, and is to be heated by hot air. The contract for heating has been awarded to Kellogg & Co., of Jersey City.

An Estimate of Approximate Cost of Brick and Frame vs. Fireproof Residence Construction.

The prospective home-builder in his consideration of the various types of construction and materials available must ultimately base his decision on the bedrock of economy—namely, the most to be obtained in durability, beauty and comfort from a given expenditure. In choice of plans for the proposed structure individual taste in choice of design in both exterior and interior arrangement may enter to an almost unlimited extent without serious impairment of the finished structure.

Before this point is reached, however, comes the question of fireproof vs. old-style construction. Here the builder is confronted by the necessity for a radical decision. Since fireproofing methods effectively and economically applied to residence construction are a rather recent development of the building industry, the ignorance of methods and comparative costs which obtains on the part of the laity should not be occasion for wonder. Therefore, in this connection a word of comparison between old and new methods of construction may not be amiss. The figures as given below were compiled by the New Century Contracting Co., 1 Madison av, Manhattan, from plans actually executed and while of necessity but approximate furnish authentic data of unusual value.

The New Century type of construction calls for terra cotta tiles laid in Portland cement, sustained by reinforced concrete girders and beams. Since the nearest analogy to this type of construction is found in the familiar brick and frame dwelling, a comparative statement of approximate costs of the two is illuminating.

First, as to floors, on a square foot basis: in the brick and frame structure the floor estimate must include items of timber, finished floor, under floor, plastering (3 coats), lathing, cross furring (ceiling), bridging and paper. These items distributed in approximate proportion give an average estimate of \$0.39½ per square foot. In the opposed fireproof structure, floor estimates include concrete and tiles, finished floor, plastering ceiling (2 coats), and sleepers—totaling \$0.32¾. As to walls, the former, including brick veneer, timber, sheathing, plastering, furring, bridging and tie, lathing and paper, totals \$0.47 per square foot, while the latter method, estimating on tile block, brick veneer and inside plastering gives \$0.46. Therefore, the brick and frame structure presents a total cost per square foot of \$0.86¼, while the fireproof structure shows only \$0.78¾ per square foot. To the total saving to the builder of 11½ cents + approximately 10%—of the latter method must be added the credit of absolutely fireproof qualities, together with the fact that it is air-tight and that hollow tile, being a perfect non-conductor, retains cool air in summer and warm air in winter. This obviously gives in the one season added comfort to the occupant and in the other the advantage of economy in fuel consumption.

It is worthy of note that, with specifications as above, both the exterior and the interior appearance of the two structures is identical.

JOHN PHELPS SLACK.

Fifth Avenue Hotel Sold.

REPORT NOT YET CONFIRMED, BUT PROBABLE—
NAMES OF BUYERS NOT YET DISCLOSED.

At the close of business last evening a rumor was in circulation that the Fifth Avenue Hotel had been put under contract of sale. A similar report about the property several months ago proved to be untrue, but the present one is attended by certain corroborating circumstances which incline us to the belief that it will be confirmed.

A search of the title is being made. The price mentioned in connection with the sale is \$7,000,000, but the names of the purchasers are not disclosed. The only intimation given in regard to the buyers is that they constitute a syndicate organized in another city.

Messrs. Henry C. and Henry L. Eno are the owners of record. On December 1, 1902, they bought the property from the "Fifth Avenue Hotel Land Company," to which corporation it had been conveyed on May 28, 1900, by Amos R. Eno, Sr., for the sum of \$4,225,000. The elder Eno owned the property for many years.

The property has a frontage of 139 ft. on Broadway, 63.5 on 5th av and 217.9 on 23d st, and is covered by a 6-sty stone building.

Seven Years' Fire Losses.

The fire record of the largest cities in the United States for seven years indicates that the country is approaching a condition that justifies the fears of underwriters, and warrants large property owners giving more serious consideration to fire dangers. The necessity is for provision against the dangers due to the vast number of buildings that are liable to be swept away by a single fire in many of the larger cities, notably New York City's wholesale dry goods district. If adequate measures are adopted for dealing with the present, the future will take care of itself.

(From Reports to the National Board of Fire Underwriters.)

| (1) NEW YORK CITY. | | | (4) ST. LOUIS. | | |
|--------------------|---------------|----------------------|----------------|---------------|----------------------|
| Year. | No. of fires. | Total property loss. | Year. | No. of fires. | Total property loss. |
| 1900 | 8,405..... | \$8,814,963 | 1900 | 2,165..... | \$2,040,974 |
| 1901 | 8,424..... | 8,328,448* | 1901 | 3,894..... | 2,724,828 |
| 1902 | 8,700..... | 6,998,562 | 1902 | 1,545..... | 1,614,947 |
| 1903 | 10,043..... | 7,082,439 | 1903 | 2,365..... | 1,172,101* |
| 1904 | 10,718..... | 7,667,523 | 1904 | 2,740..... | 929,696* |
| 1905 | 11,524..... | 8,926,069* | 1905 | 2,765..... | 1,044,680 |
| 1906 | 12,182..... | 9,891,978* | 1906 | 2,264..... | 1,020,075 |
| (2) CHICAGO. | | | (5) BOSTON. | | |
| 1900 | 5,503..... | \$3,080,054* | 1900 | 1,560..... | \$1,674,774 |
| 1901 | 6,109..... | 4,614,869* | 1901 | 1,470..... | 1,754,437 |
| 1902 | 4,108..... | 4,729,071* | 1902 | 1,683..... | 1,575,533 |
| 1903 | 4,372..... | 4,786,685 | 1903 | 1,683..... | 2,040,235 |
| 1904 | 4,964..... | 4,514,423* | 1904 | 1,797..... | 2,491,706 |
| 1905 | 6,521..... | 4,239,546* | 1905 | 1,818..... | 2,143,031 |
| 1906 | 4,088..... | 4,730,846* | 1906 | 2,489..... | 1,246,110 |
| (3) PHILADELPHIA. | | | (6) BALTIMORE. | | |
| 1900 | 2,944..... | \$3,469,063 | 1900 | 1,438..... | \$1,084,471 |
| 1901 | 3,017..... | 2,656,855 | 1901 | 1,549..... | 1,499,504 |
| 1902 | 3,079..... | 2,152,971 | 1902 | 1,597..... | 682,991 |
| 1903 | 3,133..... | 2,332,784 | 1903 | 1,466..... | 495,205* |
| 1904 | 3,395..... | 1,640,198 | 1904 | 1,435..... | 50,477,615 |
| 1905 | 3,379..... | 1,636,877 | 1905 | 1,387..... | 398,476 |
| 1906 | 3,392..... | 2,424,643 | 1906 | 1,307..... | |

* Insurance loss only.

Approved by the Tenement House Department.

American Chain Fire Ladder has recently been approved under Section 12 of the Tenement House Law as legal equipment for 3-sty tenement houses which are not occupied by more than four families. This ladder is manufactured by the American Fire Apparatus Co., 1 Madison av, and seems to be an excellent fire equipment for buildings of moderate height. It is used extensively in private residences, school and college dormitories, apartment houses and similar building construction. The ladder is constructed of steel chain side supports to which are attached at convenient intervals hollow steel rungs, and the entire construction when not in use is enclosed within a metal case underneath the window inside the building. Each rung of the ladder is tested to 400 pounds and the entire construction will safely carry a load of 2,000 pounds.

National Cement Company's New Plant.

Plans are under way by the National Cement Company, No. 1 Wall st, Manhattan, which was recently incorporated under the laws of the State of New Jersey, with a \$2,000,000 full paid capital, to increase its capital to \$25,000,000 by August 1. The company also proposes to erect a plant at Carpentersville, N. J., large enough to produce 10,000 barrels a day. Plans are yet in a preliminary way regarding details of construction, equipment, etc. Markus W. Lyon, 185 Market st, Newark, N. J., is the company's engineer. Officers of the company are: C. L. Murphy, president; T. E. Warman, vice-president; J. K. Baillie, Jr., secretary; R. W. Emerson, treasurer. Morris W. Lyon and C. B. Lufborrow are directors.

IN THE REAL ESTATE FIELD

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 1906 and 1907:

MANHATTAN AND THE BRONX.

Table with columns for 1907 and 1906, split by Manhattan and Bronx. Rows include Total No. for, No. with consideration, Amount involved, Number nominal, and Assessed Value.

Assessed Value, Manhattan.

Table comparing assessed values for Manhattan and Bronx in 1907 and 1906.

MORTGAGES.

Table with columns for 1907 and 1906, split by Manhattan and Bronx. Rows include Total number, Amount involved, No. at various interest rates, and Total Amt.

PROJECTED BUILDINGS.

Table with columns for 1907 and 1906, split by Manhattan and Bronx. Rows include Total No. New Buildings, Total Amt. New Buildings, Total Amt. Alterations, and Total No. of New Buildings.

BROOKLYN.

CONVEYANCES.

Table comparing conveyances in Brooklyn for 1907 and 1906.

MORTGAGES

Table comparing mortgages in Brooklyn for 1907 and 1906.

PROJECTED BUILDINGS.

Table comparing projected buildings in Brooklyn for 1907 and 1906.

PRIVATE SALES MARKET

The brokerage branch of the realty market was featured during the week by several sales of lower West Side business parcels, which emphasizes the drift of interest in real property adjacent to the downtown McAdoo terminal.

SOUTH OF 59TH STREET.

BROOME ST.—Alfred B. Jaworower, at attorney, bought through Jollette & Rappaport, from a client of A. S. Welfish, 270 and 272 Broome st, two 5-sty tenements, 42x75.

Resale in Chatham Square.

CHATHAM SQ.—Golde & Cohen sold to Augustus Sharboro 17 Chatham sq, running through to 6 Catharine st, a 5-sty building, occupied by White, Van Glahn & Co.

DIVISION ST.—E. Klein sold for a client 242 Division st, a 5-sty tenement, 28x88.9x irregular.

EAST BROADWAY.—Herman Warshauer resold for a client to A. Epstein & Brothers the 5-sty double flat 96 East Broadway.

FULTON ST.—Following the recent sale of Nos 172 and 174 Fulton st comes the announcement of the purchase by L. & M. Goldstickner, the glassware people of 207, on the north side of that thoroughfare between Church st and West Broadway.

Purchase on Upper Broadway for Improvement.

BROADWAY.—Horace S. Ely & Co., in conjunction with F. B. Robert, sold for Harry M. Austin to Bing & Bing the block front on the west side of Broadway, between 127th and Manhattan sts, a plot of about 14 lots with a Broadway frontage of 175.2 and an average depth of 175 ft. The station of the Broadway subway at Manhattan st is immediately opposite the parcel. The buyers intend to erect on the site a 2-sty building, but have not decided particularly. The block below was recently improved by the erection of a row of 5-sty flats with stores, but the district being as yet new and somewhat overbuilt, some difficulty has been experienced in securing permanent tenants without granting concessions. In view of these facts it is believed that the purchasers of the frontage have exercised good judgment in confining the improvement projected to such a building as proposed.

EAST END AV.—M. Kite sold the 5-sty tenement 69 East End av, 25.6x98, to Oscar Hilfman.

LENOX AV.—H. Rawak sold for King Brothers the southwest cor Lenox av and 136th st, a 5-sty flat, with stores, 25x75.

MADISON AV.—Arnold & Byrne sold for S. Simon to Louis Bernstein 1785 Madison av, a 5-sty apartment house, 33x108. The new owner will put stores in the building, thereby materially increasing the rental returns. The marked disposition lately evinced by owners of property in that section to conform to the demands of business, is resulting in a stronger market for property of this description.

ST. NICHOLAS AV.—A. V. Amy & Co. sold to Leo Vogel 765 St. Nicholas av, a 4-sty dwelling, 20x100.

"West End Hall" Changes Hands.

WEST END AV.—Charles S. Kohler sold for the Mulhern Heating Company to a client for investment the 6-sty elevator apartment known as West End Hall at the northeast cor of West End av and 101st st, 100x100.11. The property has been held at \$400,000.

WEST END AV.—William H. Vredenburg sold 868 West End av, 4-sty and basement dwelling, 20x92, between 102d and 103d sts.

2D AV.—H. Sokolski & Son sold the northeast cor of 2d av and 85th st, a 6-sty tenement with stores, 46x72, to a Mr. Levinson.

2D AV.—The Ernst-Cahn Realty Company sold for Jacob Marx to Moritz Sondberg 1921 2d av, a 5-sty double flat, 25x79.

7TH AV.—Acropolis Realty Co. sold 2330 7th av, a 5-sty double flat with stores, 27x100, for Isaac Wolf, to a client who purchases for investment.

8TH AV.—The Northwestern Realty Company sold to the Elko Realty Company 2710 and 2712 8th av, a 6-sty brick tenement, 40x100.

8TH AV.—A. B. Mosher & Co. sold for Henrietta M. Brown to a client for investment the 5-sty triple flat, 2239 8th av.

(Continued on page 1191.)

REAL ESTATE NOTES

A young man desires a position in a real estate office. See Wants and Offers.

A choice piece of property in 23d st, near 5th av, is for sale. See Wants and Offers.

An office in the Trinity Building, 111 Broadway, can be sub-let. See Wants and Offers.

A large building plot in Wooster Street is for sale at reasonable figure. See Wants and Offers.

One way to secure a permanent tenant is to sign a "prospect" into an co-operative apartment scheme.

One of the choicest acreage plots on the north shore of Long Island is for sale. See Wants and Offers.

Omar A. Jenks, of 156 Broadway, Manhattan, has been elected a member of the Real Estate Board of Brokers.

At Eltingville, Staten Island, there is a property consisting of 23 acres ready for development. See Wants and Offers.

One of the best transfer corners in Greater New York is noticed for sale. Good for liquor or other business. See Wants and Offers.

We know of 3 lots in Long Island City that can be obtained for \$1,200 each; 5 lots for \$5,500; and 35 for \$500 each. See Wants and Offers.

We know of an experienced real estate man, 15 years in his last place, who is desirous of making a new connection. See Wants and Offers.

A. V. Amy & Co. have moved their office from 92 St. Nicholas av to 1893 7th av, southeast corner 115th st, at the junction of 7th and St. Nicholas avs.

Many fail through selfishness. Don't insist on pocketing the whole thing. Let others share a little in your prosperity, and they will help you to get more.

Geo. C. Ponter, real estate broker, formerly of 156 Broadway, has entered into partnership with Edward J. Crawford and opened offices at 43 West 27th st.

J. Clarence Davies says that much of the dealing now going on in the Bronx is in the nature of exchanges. This condition, he argues, is due to the tightness in the money market.

Good people in large number are buying at "Harmon," the forerunner of a Hudson River boom that is going to bring everything within an hour's train run within the metropolitan real estate field.

Moore Bros., the old-established firm of real estate brokers of the West Side, have moved their offices from 1904 Broadway to 57 West 35th st. Mr. Joseph T. Mulligan, associated with them for many years, continues as manager.

The amended plans which the New York Central through President Newman has submitted to the Board of Estimate pro-

vide only for minor changes and do not affect street lines and grades or the general use of the streets by the public.

It was Herman De Selding who recently said that property in the section south of Chambers st and west of Broadway is cheap at prevailing prices, and it looks as though the wise people were taking the cue, if the week's sales in Fulton and Vesey sts are any criterion.

Thomas J. Reilly, formerly with the New York Life Insurance Company, Theodore Viotor and John J. O'Brien, formerly with James O'Brien, plumber and builder, have formed a partnership and opened offices at 43 Wall st for the transaction of a general real estate business.

We will pay 10c. for the following copies of the Record and Guide delivered in good condition to this office before Wednesday: (1947), 49, 50, 57, 58, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 88, 89, 90, 91, 92, 95, 96, 97, 98, 99 (2,000) 2001, 02, 03, 18, 20, 23, 24, 25, 26, 29.

Real estate agents on Broadway, in vicinity of Manhattan st, report the rentals of stores along that thoroughfare at from \$50 to \$75 per month, according to size. Apartments of 4 rooms bring \$12, and those containing 6 rooms as much as \$35 per month in an active market. While a number of apartments in the newer buildings are occupied, a close observer will detect many vacancies.

The announcement of all voluntary and legal auction sales for the coming week, together with a report of the prices paid for each parcel at all the auction sales of the week just past, constitutes a valuable service for the great body of business people who read the Record and Guide. And it is a service to be found in complete form, and regularly, nowhere else. Men who know and want the real thing instead of a pretension find it here.

Mrs. M. E. Alexander, of 10 West 40th st, states that she was also associated in the sale of the southeast corner of 58th st and 7th av, in addition to the three brokers named last week. Walter Russell, who purchased the property for his company, the "Stuyvesant Co-operative Buildings (Inc.)," was her client. Mrs. Alexander adds: "The price was close to the half million mark. Mr. Robert A. White was also associated in the sale."

The Auction Market.

The auction offerings for the week were about equally divided between legal sales and those of a voluntary nature. Among the latter were those of the Thole estate, consisting of about 17 parcels situated on the lower West Side, conducted by Joseph P. Day, and the offering of 131 lots in the Mt. Hope section, fronting on Claremont Park, Grand Concourse, Morris av and 174th st, being the balance of the estate of Thomas O. Woolf, conducted by Auctioneer Jas. L. Wells. The attendance at both was large, and the results in both instances were satisfactory.

On Thursday Joseph P. Day sold in foreclosure 328 to 336 East 95th st, three 6-sty brk tenements with stores, to operators Löwenfeld & Prager for the sum of \$112,223, and to Chas. J. Feis the southeast cor of Park av and 166th st, 255x192x238, vacant, for \$51,000. Friday's sale of Nos. 1531 to 1537 Broadway, also conducted by Mr. Day, resulted in the parcel being knocked down to the plaintiff, as was also No. 2130 Hughes av, a 2-sty frame building.

The principal auction sale for Friday was the Astor Theatre, at Broadway and 45th st, which was offered in foreclosure to collect a judgment of about \$58,000. There being no competition, the parcel was struck off to the plaintiff on a single bid.

On Monday, at the stand of Mr. Day, the house 242 and 244 West 144th st, a 6-sty tenement, with stores, brought \$50,000 in a foreclosure sale. On the following day a satisfactory test of the market for old style dwellings and flats on the lower West Side resulted in a total yield of \$435,250 for 17 parcels representing the Thole estate. Considering that the terms of this sale required all cash payments, making it necessary for the purchasers to negotiate their own mortgages in a somewhat stringent money market, the success of the auction is worthy of mention. Among the parcels sold were 65 Spring st, immediately opposite the subway entrance, a 5-sty brick and stone tenement, with stores, which brought \$40,400, considered a fair market price for a tenement in that locality, and No. 97 West Houston st, a 5-sty brick tenement, also with stores, 25x73.2, which brought \$28,200, comparing well with prices obtained for property of a similar type in that section. Included in the list of old dwellings sold is 15 Charles st, a 4-sty and basement brick building, which brought \$15,800, and Nos. 291, 293, 295 West 4th st, three 3-sty and basement brick buildings on lots averaging 18.2x65, which were knocked down at figures ranging from \$8,300 to \$8,850. An old weather-beaten 3-sty and basement brick building, 21.9½x64, at 176 Spring, elicited a successful bid of \$12,950 from operators Lowenfeld & Prager.

At the Woolf estate sale, conducted by James L. Wells, on Wednesday, not only was the attendance large, but the audience was made up principally of residents of the Bronx who proclaimed their confidence in realty in that zone by paying in several instances high prices for some rather low lots. The first two lots knocked down were on the easterly side of Eastburn av, 226 ft. south of the Concourse, 25x95 each, above grade, and brought \$2,250 apiece. Further south and on the same thoroughfare several low lots of like dimensions brought

as much as \$2,100 each. The southeast corner of 174th st and Eastburn av, 25x100, brought \$2,700 each, and an opposite corner, 38.10x95, fetched \$3,550. On the Concourse a lot 126 ft. deep at the southwest corner of Eastburn av was purchased by Geo. Buckbee for \$5,100. Ex-Police Capt. Jas. K. Price was among the largest individual buyers. In addition to a purchase of six lots on Eastburn av and 174th st, he paid \$18,625 for a plot of equal size at the northeast corner of Claremont Parkway and that thoroughfare. In all 131 lots were disposed of for a total of \$259,445.

Another sale in the week's budget was that of the Layton farm in the Throggs Neck section, better known as "Lohbauer's Park." The parcel consists of 56½ acres with large frontages on the Eastern Boulevard and Town Dock road. The property was knocked down by Auctioneer Joseph P. Day to a syndicate in which Chas. V. Halley and J. Clarence Davies are interested for \$251,000. It is thought likely that the purchasers will sub-divide the park and place it on the market for sale. Among other properties sold by Auctioneer Day was 340 and 342 West 42d st, 50x98.9, two 4-sty brick tenements, with stores, purchased by Henry L. Ketchum for \$72,000. This figure compares favorably with the sale of one of the Doherty estate parcels on the southerly side of the street, which took place several weeks ago.

Lot Values Enhancing in Thirty-third Street.

With the exception of 34th st, there is perhaps no cross thoroughfare near the central section of Manhattan giving more evidence of activity than 33d st, particularly the block between Broadway and 5th av, which is now in a state of transition so far as property values and structural conditions are affected. While the primary cause of this quickening has been held to be due to the proximity of the Pennsylvania and McAdoo tunnel stations, it is now maintained that the growing demand for new buildings on the block in question is more directly traceable to the recent business occupation of 5th av as well as 34th st.

Among the new structures in course of erection may be mentioned the 12-sty Manger Building, at 30 to 34 West 33d st, running through to Nos. 29 to 35 West 32d st, covering an area of about 15,000 square feet, the cost of which will be about \$900,000. Three years ago the property was sold in foreclosure for \$535,000, and as the price paid in the last transaction was about \$750,000, the total operation involves the expenditure of \$1,650,000.

Diagonally across the street, at No. 41, and running through to 34th st, another building for Child's restaurant is approaching completion. Included in the list of new buildings projected is an improvement that will affect Nos. 35 to 39, the ownership of which was recently acquired by interests represented by Julian Benedict. The parcel is 67.10x98.9, and upon the site it is planned to erect a 12-sty commercial building. The present occupants of the property have received 30 days' notice to move.

Another operation of some magnitude will be the improvement of Nos. 60 and 62 West 33d st and 1270 to 1280 Broadway, the southeast corner of 33d st, by the Isman interests of Philadelphia. It is true that a few tenants have vacated buildings in 33d st on account of rumors of tunnel building in that street by the cut-and-cover method, but these vacancies have been filled with stronger business concerns, and the occurrence may be said to have been more beneficial in its effect than otherwise.

The dwellings on the block that have been remodeled into business buildings are largely occupied by stock brokers, tailors, millinery establishments, art and curio dealers, but a broker says that as the old five and ten-year leases expire the parcels find ready buyers. This condition has more or less communicated itself to the block east of 5th av, which has evinced signs of unusual activity during the past six months.

On the block east of Broadway rental rates this year for stores have varied from \$4,500 to \$5,000 per annum, and studios and offices bring all the way from \$1,500 to \$2,500 each. One of the largest owners of realty on this block is the estate of John Jacob Astor, which owns the fees of Nos. 2 to 28 West 33d st, upon which it was rumored last week that a modern business building would be erected. Nearly all the leases affecting this property practically expire within the next five years. The effect of the above changes is manifesting itself in the gradual increase in lot values in 33d st, which has been the subject of much discussion during the spring.

More Improvements in 42d Street.

With the completion of the new Murray restaurant in 42d st, between 7th and 8th avs, as well as the alterations planned by Frank J. Cassidy for Nos. 229 and 231, immediately opposite, which latter place will be reconstructed into a modern office building, with stores on the first and second stories, and the 7-sty fireproof business building which Robert Miller's Sons, of 643 8th av, will erect on the 50-ft. plot at Nos. 244-246 for their own occupancy, the block in question will have undergone a considerable improvement over its present ragged appearance.

Reconstruction of the Brooklyn Bridge Terminal.

The Bridge Commissioner has been authorized to begin proceedings to acquire title in fee simple absolute to real estate and rights necessary for the reconstruction of the Manhattan end of the Brooklyn bridge, including unexpired terms of leases, so far as these are not now owned by the city, through condemnation proceedings. Much of the property is already owned by the city but is leased to various parties for business purposes. It includes all the arches from No. 5 to No. 29, between Pearl and William sts, and all the vaults between William and Park row, except "South Vault," the building known as 73 Park row and 19 and 21 Park row. The general specifications for the reconstruction are as follows:

The reconstruction of the present terminal is for the purpose of connecting the bridge railway traffic with a subway station in Center st to the north of the present bridge terminal, and to afford better facilities for trolley railway and elevated railway traffic at the bridge.

There will be a depressed approach through the present bridge terminal, to include changes in direction and grade of the elevated railway tracks and alterations in the steel and masonry construction to permit carrying elevated railway or subway trains under the station on a descending grade to Park row and Center st.

The ground floor of the terminal will provide a clear passageway for pedestrians without the necessity of crossing railway tracks. There will be numerous stairways from this floor to the trolley railway terminal on the floor above. On the first floor above the ground floor will be constructed an eight-loop trolley terminal, involving changes in the direction and grade of the present trolley railway tracks in the terminal, and changes in the present structure.

Crossing Center st and Park row will be a foot bridge, permitting entrance to the station from the westerly side of Center st and City Hall Park. Stairways will be constructed, leading from this foot bridge to the bridge elevated railway terminal above, and means of access will also be provided to the City Hall station of the 3d av elevated railway line.

On the floor above the trolley terminal will be constructed a four-pocket stub-end terminal, for the use of elevated railway traffic originating at the bridge. This terminal will accommodate trains of six-car lengths and will involve changes in the construction of tracks, switches and signals. This, with the subway connection, will provide for the maximum traffic capacity of the bridge.

An ornamental facade will be constructed on the Park row face of the station structure.

Uses of Hydrated Lime.

Hydrated lime is an article that is coming into the market rapidly, although in this country its use is in its infancy. This is not the case in foreign countries, for it has been used for centuries in Russia, England, Germany and many other foreign countries. The buildings erected by the use of this product are very fine and are much better than those of countries where lime is slaked and immediately used. Hence, architects need have no fear of advocating its extensive use.

Some of the special and particular properties of this new material are enumerated in a paper prepared by Peter Martin, president of the National Lime Manufacturers' Association, and read at the Ohio Builders' Supply Convention at Columbus. For example:

Hydrated lime can also be used to a great advantage in various kinds of cement work. An objection has been made by brick layers to the laying of brick in cement mortar because of a difficulty of handling it with the trowel. This difficulty has been overcome without any detriment whatever to the work by the use of a small proportion of hydrated lime. It makes the mortar work smoothly under the trowel and thus increases the number of bricks that can be laid per man, and it makes a more durable job and one that resists moisture. The trouble heretofore experienced in making waterproof walls of concrete is almost entirely overcome by the use of hydrated lime. In the past we have had to resort to the covering of concrete cellar and curbed walls with tars and asphalts in order to make them waterproof. From recent experiments, it has been found that when perfectly dry hydrated lime and cement are mixed and then the aggregates applied an almost perfect waterproof wall is produced. Recently a gas manufacturer erected a tank built of cement and sand alone. He filled the tank for a month and the water all leaked out. Then he went to work and put a new lining inside about 8 inches thick all around, including the bottom, using one part lime, two parts cement and three parts sand, and in this way his tank was a success.

Cuba Confident.

The present issue of Dun's International Review, in both its English and Spanish editions, is devoted very largely to setting forth the conditions that exist to-day in the island of Cuba. The keynote of the numerous articles, written expressly for this number by leading business men in every part of the island, is one of buoyant optimism. In spite of the fact that Cuba looks back upon 1906 as one of its bad years—marked by insurrection, drought, floods and serious shortages in its two great crops, sugar and tobacco—the contributors without exception anticipate a brilliant future for its industries and commerce.

Even now there is a chance in Cuba for American cement and a few other American building materials, and when the island population shall have "got the habit" of pushing ahead, there will be moderate opportunities there for various other kinds of American material, and even for builders.

The Sandusky Portland Cement Co., of Sandusky, O., has just made a shipment of a carload of their Medusa waterproof compound to the water works department of the municipality of Bombay, India, and we are advised that the material will be used in a cement mortar coat to be applied to the interior walls and floor of the Malabar Hill reservoir at that place. This is probably the largest reservoir on the continent and the adoption of this waterproof compound by the engineer in charge is a high compliment to the product.

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THREE LOTS, 11th av, near Broadway, \$1,200 each. Five lots, including corner bordering on Rickett, Finlay's East River Heights development, price \$5,500. 20 lots, 12 minutes to Ferry, \$500 each. 15 lots, including 3 corners, 12 minutes to Ferry, \$500 each. Above lots only 6 minutes to mouth of both tunnels. Full Commission to Brokers. THEO. MERKT, JR., 292 W 142d St. Tel. 4939 Morningside.

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STATEN ISLAND

23 ACRES at Eltingville. This acreage is ready to be developed, and has not changed hands in over 40 years. Staten Island Rapid Transit R. R. runs through and station is on property. Price, \$850 acre. 50 per cent. Mortgage. Full Commission to Brokers. THEO. MERKT, JR., 292 W. 142d St. Tel. 4939 Morningside.

LARGE BUILDING PLOT on Wooster Street for sale at a reasonable figure. JACOB A. KING, 51 West 125th Street.

CHOICE PIECE on 23d Street, near 5th Avenue, for sale; exceptional offering. JACOB A. KING, 51 W 125th Street.

WANTED—Position by young man; real estate office experience; references. M. M., care of Record and Guide, 11 E. 24th St.

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OFFICE to sub-let, Trinity Building, No. 111 Broadway. Ninth floor, south side; 16x22; two windows. Immediate possession. Apply ROOM 901, same building.

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A New Hudson River Town.

Wood, Harmon & Co. have scored a success with their new Hudson River property, situated near the village of Croton-on-the-Hudson. This property was purchased before the New York Central had decided to put the electric terminal of the Hudson Division at Croton, and was obtained at a comparatively low price. The old Van Cortlandt estate, one of the most picturesque in Westchester County, which has been in the Van Cortlandt family for over 200 years, is the site of this operation.

Out of a total of 1,407 lots in the first section, amounting in all to \$700,000, only 50 lots remain. These were sold in three weeks' time. The size of residence lots is 25x125, and the original price of these varied from \$190 to \$480, according to location. Irregular plots laid out along the Croton and on the hills toward the Croton dam, containing approximately from one-fourth to two acres, were sold as villa sites. These brought from \$1,400 to \$2,000, according to the view and amount of land in each plot. Another section is laid out in bungalow sites. These are situated around a natural lake on the property, and were priced from \$140 up. Business buildings will be restricted to that portion of the new town lying along the Albany post road and west to the Hudson River. Lots in this section sold from \$540 up.

Plans have been drawn for five houses costing on an average \$5,000 each, and we are informed that a large number of other purchasers have signified their intention of building at once. For their convenience the company's architect will draw up plans and give any necessary assistance. A Japanese tea house, built almost entirely of rough stone, among the pines on the Croton, will be finished within two weeks.

There is every indication that Harmon will be a distinctly home town, as the amount of property purchased by speculators was exceedingly small. Every lot commands a view of the Hudson River, and those visiting Harmon immediately became

enthusiastic. This fact can be appreciated when it is known that over 30 per cent. of the visitors were purchasers.

Mr. Clifford B. Harmon is giving this property his special attention, and high-class improvements will be provided at the expense of the company. Over 20,000 square feet of cement sidewalks have already been laid, and gutters are in on the main boulevard. Work on the balance is rapidly progressing, and before fall almost all that has been promised will have been completed.

Engineers will soon begin surveying and laying out Mme. Nordica's Temple of Music, which is to be located on a high hill overlooking the Croton dam, the Hudson River and the surrounding country. This site contains twenty acres, and the famous singer proposes to found here a musical institution similar to Bayreuth, where the Wagner Opera House is situated.

As "Harmon" is at the terminal of the New York Central's electric line, every train on the road will be obliged to stop here.

Cessation in Seventh Avenue Realty Trading.

The cessation of active trading in Seventh avenue property between 33d and 42d sts, but more particularly in the immediate vicinity of the Pennsylvania terminal, is said by real estate brokers to be attributable to the uncertainty on the part of speculators as to the ultimate effect which that mammoth undertaking is likely to exert on values along the thoroughfare in question. It is not thought that a resumption of the noticeable buying which occurred on the avenue last fall will take place until operators are reasonably convinced that the future income from rentals in that vicinity will warrant further advances in land values.

Brokers who make a specialty of property in the district mentioned affirm that many of the parcels which figured in recent speculative purchases barely earn enough to pay present carry-

ing charges. This being the case, it is reasoned by operators that investments in Seventh av property at prevailing prices offer little inducement, and that until something of a definite nature occurs it is best to play a "waiting game."

Among the recent purchases on the avenue is that of the northeast corner of 33d st, a plot of about 3,900 sq. ft., which brought about \$435,000, and the sale of Nos. 433 to 437, including 162 West 34th st, the three parcels containing a total of about 5,629 sq. ft., for which it was reported the buyers paid a sum approaching \$338,000. The latest quotation for lots on the west side of the avenue between 34th and 35th sts is \$4,000 per front foot, and between 35th and 41st sts \$3,000 per front foot. During 1905 Judson T. Francis paid \$230,000 at auction for the northeast corner of 36th st, 96.9x75, which parcel was sold later to D. O. Mills for \$252,000.

Stores on the avenue between 34th and 41st sts bring from \$50 to \$125 monthly, on short leases, nearly all containing what is known as a "breaking" clause. Up to the present time the improvements made on Seventh av between 34th and 42d streets have all been in the nature of hotels. At the northwest corner of 36th st is the Hotel York, and immediately opposite, on the northeast corner, is the unfinished Mills Hotel. At the southwest corner of 38th st is situated the imposing Hotel Navarre, and on the same side of the way, adjoining the southwest corner of 42d st, is located the 12-story "Hermitage," which was recently completed.

So far as can be judged from present indications, everything points to the erection of more hotels on Seventh av north of the Pennsylvania terminal, with perhaps a few mercantile buildings when the improvement of the surrounding section has sufficiently progressed. One fact upon which both brokers and operators agree is that nothing but high-class structures will be erected on the sites now covered by the old brick and stone buildings.

Possibilities of Danger.

SHOULD THE UTILITIES LAW HAVE THE EFFECT OF INTIMIDATING CAPITAL, MR. PYLE THINKS ITS EFFECT IN BROOKLYN ESPECIALLY WOULD BE SEVERE.

Mr. Howard C. Pyle, of the firm of Howard C. Pyle & Co., 199 Montague street, Brooklyn, states that the general condition and outlook for Brooklyn real estate never was better. There has no doubt been some cessation during the past six months in the unusual activity that has prevailed in Brooklyn real estate for the past three years, but Mr. Pyle considers that it is due largely to the less favorable monetary situation.

One thing is sure, in Mr. Pyle's judgment—that the pace was too rapid to be healthy, and while the brokers for the past few months may not have been making quite so many commissions as they were in the two years prior, they will, in the long run, reap better results than if the activity had kept up, for there was bound to be an end to it sooner or later, and the sooner the better. Mr. Pyle considers that Brooklyn values to-day are on a more firm and solid basis than they ever have been.

One of the best proofs of this is from the fact that there is persistent and steady demand for Brooklyn realty of all classes at better prices than could be obtained six months or a year ago, and yet there is no supply at all at these prices. In spite of the slight quietude that has overcome the realty market, there has been a most consistent and steady increase in values all along the line, and I look for a continuance of this stiffening in values for many years to come.

The buyers of real estate naturally hate to pay higher prices than they could have obtained the same properties for a few months ago, and it will take a little time for them to wake up to the fact that the value in Brooklyn realty actually exists. When one thinks for a moment how wonderfully Brooklyn has grown under the most adverse conditions, such as no other city in the entire United States has been compelled to put up with, in the modes of ingress and egress, it is incalculable what the results will be when we get normal conditions on these lines, which it seems that after a long and tedious wait we are about to acquire; and I have more faith to-day in Brooklyn realty values than I ever had before, and I am very glad that the emotional boom has somewhat subsided.

In Brooklyn the building outlook is regarded as very good. In Mr. Pyle's view there is no difficulty for substantial and legitimate builders in getting all the money they require for building operations. There is considerable talk about the holding back of the subway from the Battery, but Brooklyn has been so patient and long suffering that he thinks a delay of a few months will not affect the situation as to values in any degree.

The Utilities bill, in his judgment, will not have any effect on realty values unless it should be grossly mismanaged and abused, which he does not fear under the present administration.

But it is a measure that I do believe can be made very dangerous for the community at large. It is a pretty serious proposition to consider how a lawyer, statesman, banker or politician who is not familiar with all the ramifications of running a railroad can dictate to those of experience as to what should be done in operating it. Provided that honest, capable and public-spirited men can be induced to accept the commissionerships, the utilities measure might work out to be a benefit to the public, but in my judgment, it is a pretty ticklish situation, and should it have the effect of intimidating capital from investing in public corporations, which I am very fearful of, the results to the community in general, including real estate, will be most disastrous and suicidal, and a little time only will work out the problem.

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Regarding the list plan of the Long Island Real Estate Exchange, as to weeding out the fake land boomers, Mr. Pyle thinks it is an excellent idea. He agrees that there are a great many legitimate and clean land developments in Queens and Nassau counties, but there are intermingled with these, unfortunately, a great number that it would pay the public to carefully investigate before investing their hard-earned cash; and he believes that the Long Island Real Estate Exchange can effect excellent results if they pursue the method as outlined, namely, in blacklisting the concerns that will not pass muster in their business methods.

Architects at Dinner—Draughtsmen Forming a Club.

At the first annual dinner of the Architectural Bowling League, held at "The St. Denis," about 100 representatives of the nine firms forming the league were present. Mr. M. L. J. Scheffer, the president of the league, presented the trophies won during the past season. The first prize, a bronze reproduction of the famous Warwick vase, was won by the team representing the office of Carrere & Hastings. Prizes for high team score, high individual average and three-men team were also awarded.

After the presentation of prizes, Mr. Aldrich, of McKim, Mead & White, broached the subject of organizing a draughtsmen's club for social and professional purposes, similar to clubs now existing in Philadelphia, Boston, Chicago and St. Louis. Mr. Cass Gilbert, Mr. Fenner, of McKim, Mead & White, and Mr. Brainard, of Carrere & Hastings, spoke, expressing their approval of the project, and offered any support in their power which might be needed.

A call has been issued to the principal architectural offices in New York that each send a representative to a meeting to discuss ways and means looking to the formation of the Draughtsmen's Club.

A Little Dull in Manhattanville.

Walter B. Simpson, manager of the uptown office of Pease & Elliman, at 3140 Broadway, says that owners of flat property on Broadway in the vicinity of 125th st, are making strenuous efforts to dispose of their holdings, which seems to be due to the unsatisfactory rentals obtained. So dull has the sales market been in this section some property owners have entertained propositions to exchange. In this connection it may be said that the consensus of opinion as to the real cause of the temporary stagnation lies in the overbuilding of the cheaper grade of apartments.

A 14th Street Improvement.

The facing of Indiana limestone and brick being used in the construction of the 12-story store and loft building at 116 and 118 West 14th st is completed up to and including the 9th floor. Samuel Weil, of 196 Franklin st, is the owner, who, it will be remembered, recently erected the large warehouse at northwest cor of Beach and Greenwich sts. Louis Korn, of 5th av and 34th st, was the architect in both undertakings.

PROPOSALS.

Office of the President of the Borough of Manhattan, City Hall, The City of New York.
SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan at the City Hall, Room 16, until 3 o'clock p. m. on
WEDNESDAY, JUNE 19, 1907,
 No. 1. For labor and material required (except for plumbing work, for the erection and completion of a public bath building at Nos. 5 and 7 Rutgers Place, Borough of Manhattan, The City of New York.
 No. 2. For labor and materials required for the installation of plumbing work in a public bath building to be erected at Nos. 5 and 7 Rutgers Place, Borough of Manhattan.
 For full particulars see City Record.
JOHN F. AHEARN,
 Borough President.
 The City of New York, June 7, 1907.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh street, Borough of Manhattan, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M. on
TUESDAY, JUNE 18, 1907,
 Boroughs of Manhattan and The Bronx.
 No. 1. For furnishing and delivering hay, straw, oats, bran, oil meal and salt.
 Boroughs of Brooklyn and Queens.
 No. 2. For furnishing and delivering hay, straw, oats and bran for companies at Far Rockaway, Arverne and Rockaway Beach.
 For full particulars see City Record.
FRANCIS J. LANTRY,
 Fire Commissioner.
 Dated June 5, 1907. (35380)

Department of Health, southwest corner of Fifty-fifth street and Sixth Avenue, Borough of Manhattan, City of New York.
SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 9.45 o'clock A. M. on
TUESDAY, JUNE 18, 1907.
 For furnishing all the labor and furnishing and erecting all the materials necessary or required to erect and complete an extension to the laundry building at the Riverside Hospital, North Brother Island, Borough of the Bronx, City of New York.
 For full particulars see City Record.
THOMAS DARLINGTON, M. D.,
 President;
ALVAH H. DOTY, M. D.,
THEODORE A. BINGHAM,
 Board of Health.
 Dated June 6, 1907. (35387)

DEPARTMENT OF DOCKS AND FERRIES.
 Sealed bids or estimates for furnishing Cobble and Rip-rap Stone (Contract 1084) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon), Wednesday, June 19, 1907. (For particulars see City Record.) (35412)

DEPARTMENT OF DOCKS AND FERRIES.
 Sealed bids or estimates for furnishing Sand and Broken Stone (Contract 1082) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Wednesday, June 19, 1907. (For particulars see City Record.) (35419)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth street, Borough of Manhattan, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on
THURSDAY, JUNE 20, 1907,
 Borough of Manhattan.
 No. 1. For furnishing and delivering coal.
 No. 2. For furnishing and delivering beef for the Central Park Menagerie.
 For full particulars see City Record.
MOSES HERRMAN,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 Dated June 8, 1907. (35474-2)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth street, Borough of Manhattan, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on
THURSDAY, JUNE 20, 1907,
 Borough of Manhattan.
 No. 1. For furnishing and delivering forage.
 For full particulars see City Record.
MOSES HERRMAN,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 Dated June 8, 1907. (35474-1)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth street, Borough of Manhattan, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on
THURSDAY, JUNE 20, 1907,
 Borough of Brooklyn.
 For furnishing all the labor and materials required for painting and decorating in the east wing of the Museum of the Brooklyn Institute of Arts and Sciences, situated on Eastern Parkway, Borough of Brooklyn.
 For full particulars see City Record.
MOSES HERRMAN,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 Dated June 8, 1907. (35540)

PROPOSALS.

Office of the Mayor, City Hall, New York.
NOTICE TO BIDDERS.
SEALED BIDS OR ESTIMATES will be received by the Mayor at the above office until 1.30 o'clock p. m. on
FRIDAY, JUNE 21, 1907,
 For furnishing the necessary materials and erecting ten (10) signal towers for triangulation in the Borough of Queens.
 Blank forms, plans and specifications may be obtained at the office of the Engineer in Charge of Triangulation, No. 186 Remsen street, Borough of Brooklyn, Room 24.
 For full particulars see City Record.
GEORGE B. McCLELLAN,
 Mayor.
 Dated June 10, 1907. (35547)

DEPARTMENT OF DOCKS AND FERRIES.
 Sealed bids or estimates for furnishing Coal (contract 1083) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on June 21, 1907. (For particulars see City Record.) (35451)

Department of Health, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, City of New York.
SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 9.45 a. m. on
WEDNESDAY, JUNE 26, 1907,
 For furnishing and delivering vitrified sewer pipe, cast iron manhole covers and Portland cement to the tuberculosis sanatorium at Otisville, Orange County, N. Y.
 For full particulars see City Record.
THOMAS DARLINGTON, M. D.,
 President;
ALVAH H. DOTY, M. D.,
THEODORE A. BINGHAM,
 Board of Health.
 Dated June 14, 1907.

PUBLIC NOTICES.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.
 AT THE REQUEST of the President of the Borough of Manhattan public notice is hereby given that the Commissioners of the Sinking Fund of the City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc. standing within the lines of property owned by the City of New York, acquired for street opening purposes in the
BOROUGH OF MANHATTAN,
 BEING the buildings within the area of the proposed Delancey Street Extension located between Broome and Spring Streets, and extending from the Bowery to Elm Street, Borough of Manhattan, and which is more particularly described on a map on file in the office of the Collector of City Revenue.
 PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held June 5th, 1907, the sale of the above described buildings and appurtenances thereto will be held by the direction of the Comptroller on
MONDAY, JUNE 24TH, 1907,
 at 10 o'clock a. m., on the premises.
 For further particulars see City Record.
HERMAN A. METZ,
 Comptroller.
 City of New York, Department of Finance, Comptroller's Office, June 11th, 1907. (35551)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.
 AT THE REQUEST of the President of the Borough of The Bronx public notice is hereby given that the Commissioners of the Sinking Fund of the City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings standing within the lines of property owned by the City of New York, acquired for street opening purposes in the
BOROUGH OF THE BRONX,
 BEING all those certain encroachments within the area of Baychester Avenue, from Fourth Street and Vernon Parkway east to White Plains Road in the 24th Ward of the Borough of The Bronx, City of New York, which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.
 PURSUANT to a resolution of the Commissioners of the Sinking Fund, the sale of the above described buildings and appurtenances thereto will be held by the direction of the Comptroller on
MONDAY, JUNE 17TH, 1907,
 at 11 a. m., on the premises.
 For further particulars see City Record.
HERMAN A. METZ,
 Comptroller.
 City of New York, Department of Finance, Comptroller's Office, June 11th, 1907. (35553)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 13 to 27, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:
23D WARD, SECTION 9. CHEEVER PLACE—SEWER, between Gerard and Walton Avenues.
23D WARD, SECTION 10. RECEIVING BASINS on DAWSON STREET and ROGERS PLACE at the northwest corner; on DAWSON STREET, south side, opposite Rogers Place, and at the northwest corner of DAWSON STREET and INTERVALE AVENUE.
HERMAN A. METZ,
 Comptroller.
 City of New York, June 11, 1907. (35560-1)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 13 to 27, 1907, 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 MANHATTAN:
9TH WARD, SECTION 2. HUDSON STREET—REPAIRING SIDEWALK opposite No. 599.
10TH AND 13TH WARDS, SECTION 2. DELANCEY STREET—PAVING, that portion of the southerly side from Clinton Street to the Bowery 100 feet from the old southerly line of Delancey Street to the new line of Delancey Street.
11TH WARD, SECTION 2. 4TH STREET—RECEIVING BASIN, north side, at the center line of Mangin Street.
AVENUE D—REPAIRING SIDEWALK at No. 123.
15TH WARD, SECTION 2. WEST BROADWAY and WEST 3D STREET—REPAIRING SIDEWALKS on the southeast corner.
BOWERY—REPAIRING SIDEWALK in front of No. 354.
22D WARD, SECTION 4. BROADWAY and 55TH STREET—REPAIRING SIDEWALK at the southwest corner.
19TH WARD, SECTION 5. EAST 42D STREET—REPAIRING SIDEWALK in front of Nos. 159 and 161.
EAST 42D STREET—REPAIRING SIDEWALKS in front of No. 145.
2D AVENUE—REPAIRING SIDEWALK at No. 945.
2D AVENUE—REPAIRING SIDEWALK at Nos. 949 and 951.
3D AVENUE—REPAIRING SIDEWALK in front of No. 742.
EAST 52D STREET—REPAIRING SIDEWALK in front of No. 308.
12TH WARD, SECTIONS 5 and 6. EAST 96TH STREET—EXTENSION OF SEWER, between 2d and 3d Avenues.
12TH WARD, SECTION 6. 5TH AVENUE—REPAIRING SIDEWALK at Nos. 2071 and 2073.
118TH STREET—REPAIRING SIDEWALK, north side, beginning 110 feet east of 5th Avenue and extending easterly 100 feet.
12TH WARD, SECTION 7. WEST 134TH STREET—PAVING, CURBING AND RE-CURBING, between Amsterdam Avenue and Broadway.
WEST 140TH STREET—SEWER, between Riverside Drive and Broadway.
WEST 141ST STREET—FLAGGING AND RE-FLAGGING, CURBING AND RE-CURBING, from Edgecombe Avenue to Amsterdam Avenue.
152D STREET—FENCING VACANT LOTS, south side, about 125 feet east of Broadway.
12TH WARD, SECTION 8. WEST 161ST STREET—FENCING VACANT LOTS at Nos. 544, 546 and 548.
WEST 161ST STREET—FENCING VACANT LOTS at Nos. 574 and 576.
WEST 171ST STREET—PAVING, CURBING AND RE-CURBING, between Amsterdam Avenue and Broadway.
WEST 172D STREET—SEWER, between Amsterdam and St. Nicholas Avenues.
HERMAN A. METZ,
 Comptroller.
 City of New York, June 11, 1907. (35560-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 14 to 25, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:
24TH WARD, SECTION 5. GRADING A LOT on EASTERN PARKWAY, north side, and on DEGRAU STREET, south side, between Bedford Avenue and Franklin Avenue.
30TH WARD, SECTIONS 17 AND 18. BAY RIDGE AVENUE—SEWER, from 3d to 5th Avenues, and from Sixth Avenue to Fort Hamilton Avenue; and **BAY RIDGE AVENUE**—OUTLET SEWER, between Fort Hamilton Avenue and 10th Avenue.
HERMAN A. METZ,
 Comptroller.
 City of New York, June 11, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 14 to 28, 1907, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:
24TH WARD, SECTION 11. EAST 181ST STREET—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from 3d Avenue to Boston Road.
HERMAN A. METZ,
 Comptroller.
 City of New York, June 13, 1907.

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:
BOROUGH OF BROOKLYN.
 List 9027, No. 1. Regulating, grading, curbing, and laying cement sidewalks in Jerome street, from Pitkin Avenue to New Lots road, together with a list of awards for damages caused by a change of grade.
 List 9285, No. 2. Regulating, grading, curbing and laying cement sidewalks in Avenue D, between Flatbush and Rogers Avenues.
 All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before July 23, 1907, 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, June 13, 1907.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF May 31 to June 14, 1907, of the confirmation by the Supreme Court...

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF MAY 28 to June 12, 1907, of the confirmation by the Supreme Court...

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 6 to 20, 1907, of the confirmation by the Supreme Court...

AUCTION SALES OF THE WEEK. (Continued from page 1165.)

Table listing various auction sales with details on location, area, and price. Includes entries for Belmont st, Eastburn av, and Grand Boulevard and Concourse.

Grand Boulevard and Concourse, e s, 147.6 n Morris av, 36.4x83.10x25x57.5. A E Davis. ... 2,100 ... 8,050 ... 1,150 ... 51,842 ... 42,000 ... 55,900 ... 24,639,428 ... 19,217,814

VOLUNTARY AUCTION SALES.

BY JOSEPH P. DAY. June 19. Park av, Nos 1668 and 1670, 6-sty brk new law apartment, with 3 stores, 50.6x89.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. No Legal Sales advertised for this day. ... 19,9x70.

3d av, No 17, e s, 22 s 8th st or St Marks pl, 20.5x74, 4-sty brk hotel and store. ... 3d av, Nos 1767 and 1769 n e cor 98th st, 50.5 98th st, No 201 ... 41st st n e cor Cypress av, runs n 100 x e Cypress av 200.10 to Powers av x 100 x e Powers av 200.10, vacant.

47th st, No 123, n s, 220 w 6th av, 20x100.4, 4-sty stone front dwelling. The East River Saving Institution agt Alfred S Malcomson et al; action No 1; Hitchings & Palliser, att'ys, 100 William st; Sampson H Weinhandler ref. (Amt due, \$22,263.27; taxes, &c, \$846.10.) Mort recorded July 2, 1903. By Joseph P Day.

47th st, No 121, n s, 200 w 6th av, 20x100.4, 4-sty stone front dwelling. Same agt same; action No 2; same att'y; Edward Browne ref. (Amt due, \$16,722.42; taxes, &c, \$816.41.) Mort recorded Nov 6, 1901. By Peter F Meyer.

HERBERT A. SHERMAN
REAL ESTATE
AUCTIONEER, BROKER
APPRAISER, AGENT
 GROUND FLOOR, ASTOR BUILDING
 9 Pine and 10 Wall Street
 Uptown Office, 530 and 532 FIFTH AVENUE
 Corner 44th St., under 5th Ave. Bank
 Tel. Connections. Private Wire Between Offices

June 21 and 22.
 No Legal Sales advertised for these days.
 June 24.
 Water st, Nos 115 and 117 | s e cor Wall st, 40.4 Wall st, Nos 91 and 93 | x64.3x40.6x65.2, 8-sty brk office building. Cedar Street Co agt Jauncey Co et al; Richard G Babbage att'y, 111 Broadway; Champe S Andrews ref. (Amt due, \$87,791.78; taxes, &c, \$12,273; sub to a mort of \$250,000.) Mort recorded Dec 27, 1905. By John M Thompson.

REAL ESTATE RECORDS

Key to abbreviations:
 Ist.—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, 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 1906.

CONVEYANCES

June 7, 8, 10, 11, 12 and 13.
 BOROUGH OF MANHATTAN.

Allen st, No 106 | e s, 129.5 s Delancey st, before widening, runs Delancey st | e 87.6 x n 28.1 to s s Delancey st, as widened, x w 87.6 to s e cor said sts and s 28.3 to beginning, 6-sty brk tenement and store. Isaac Shlanowsky to Morris Weinstein. Q C. Isaac Shlanowsky reserves 1/2 interest to claim for widening Delancey st. June 7, 1907. 2:414—39. A \$25,000—\$33,000. nom

Allen st, No 44, e s, 75 n Hester st, 25x65.7, 5-sty brk tenement and store. Mamie Murphy to H L Feldman Realty Co. All liens. June 3. June 11, 1907. 1:308—1. A \$13,000—\$16,000. nom

Ann st, No 28, s s, 75.5 w Nassau st, 25x51.4x25x49, 12-sty brk and stone store and office building. FORECLOS (May 23, 1907). Milton S Guiterman ref to Geo B Wilson. June 10, 1907. 1:89—22. A \$51,900—\$115,000. 100,000

Bleecker st, No 249, e s, 52.3 s Cornelia st, 15.8x66, 3-sty brk tenement and store. Alfred Nelson to Annie E Nelson and Isabella Reilly. 1/4 part. B & S. June 2, 1906. June 13, 1907. 2:589—7. A \$6,500—\$7,500. nom

Broome st, No 526 1/2, n s, 100 s e Sullivan st, 20x78, with all title to alley in rear, 2-sty brk tenement and store. Geo B Bower to Kate L Bower. All title. Mort \$4,000. June 11, 1907. 2:489—45. A \$12,000—\$14,000. nom

Broome st, No 499 | s e cor West Broadway, 20.10x West Broadway, Nos 361 and 363 | 64.3, 3-sty brk loft and store building. Wm A Pendleton to Fannie M Pendleton, of Rahway, N J. All title. C a G. June 7. June 8, 1907. 2:475—12. A \$16,000—\$18,000. nom

Broome st, Nos 276 and 278 | n w cor Allen st, 44.2x75, 5-sty brk Allen st, No 91 | tenement and store. Jacob Schwartz to Abraham Blumberg. Mort \$69,000. June 11. June 13, 1907. 2:414—25. A \$40,000—\$65,000. nom

Chatham sq, No 17 (5) | begins Catharine st, w s, 49.2 n East Broad-Catharine st, No 8 | way, runs n 25.1 x w 60.7 to e s Chatham sq at a bend x s 25.2 x e 61.9 to beginning, 5-sty brk loft and store building. Elias A Cohen to Golde & Cohen. Mort \$21,000. Apr 15. June 7, 1907. 1:281—3. \$18,000—\$25,000. nom

Cherry st, Nos 87 to 91, s s, 45.8 e James slip, runs s 70.4 x e 33.5 x n 10.4 x e 17.2 x n 60 to st x w 50.7 to beginning, two 3-sty and one 4-sty brk tenements and stores. Charles Lowe et al to The Norfolk Realty Co. All liens. June 11, 1907. 1:251—77 to 79. A \$10,000—\$12,000. other consid and 100

Delancey st, No 238, n s, 75.2 e Willett st, 25x100, 4-sty brk tenement and store. PARTITION (May 9, 1907). Emil Goldmark ref to Pincus Lowenfeld and William Prager. June 10. June 11, 1907. 2:338—76. A \$15,000—\$18,000. 24,825

Delancey st, No 238, n s, 75.2 e Willett st, 25x100, 4-sty brk tenement and store. Pincus Lowenfeld et al to Chas I Weinstein. Mort \$26,750. June 10. June 11, 1907. 2:338—76. A \$15,000—\$18,000. other consid and 100

East Broadway, No 113, s s, 46.9 w Pike st, 23.2x85, 4-sty brk tenement. Joseph Huber to Fredk W Huber. 1/2 part. B & S and C a G. June 3. June 10, 1907. 1:282—21. A \$19,000—\$23,000. nom

East Broadway, No 94, n s, 235.7 e Market st, 25x75.4x25x76, 6-sty brk tenement and store. Israel Spingarn to Meyer Epstein. Mt \$37,000. June 6. June 7, 1907. 1:282—54. A \$18,000—\$28,000. other consid and 100

Eldridge st, Nos 54 and 56, e s, 62.6 s Hester st, runs e 66.6 x s 20.10 x e 21 x s 20.10 x w 87.6 to st x n 41.8 to beginning, 7-sty brk tenement and store. Morris Simon et al HEIRS, &c, Hannah R Simon to Minnie Horowitz. Mort \$65,000. Sept 26, 1906. June 12, 1907. 1:300—10. A \$33,000—\$65,000. other consid and 100

Same property. Celia Simon by Harry A Gordon GUARDIAN to same. 1-7 part. All title. June 11. June 12, 1907. 1:300. order of court

Franklin st, No 177, s s, 148.11 w Hudson st, 25x87.6, 6-sty brk loft and store building. Henry J Grupe to American Bonding Co of Baltimore. 1-5 part. June 6. June 13, 1907. 1:181—18. A \$15,700—\$31,500. nom

Goerck st, Nos 157 to 161 | s w cor 3d av (?), should be 3d st, 77.4x 3d st, Nos 390 to 396 | 100x90.1x100.10, error, 4-sty brk building and store and 3-sty brk building in rear. Abraham Kassel to Benj M Gruenstein, Berthold Weil and Benj L Weil. Mort \$58,000. June 1. June 7, 1907. 2:356—12 to 14. A \$22,000—\$40,000. other consid and 100

Goerck st, Nos 71 and 73, w s, 100 s Rivington st, 50x100, 3 and 4-sty brk tenements and stores and 3-sty frame tenement in

rear. Marcus Rosenthal to Martin Goldfarb. All liens. June 11. June 13, 1907. 2:328—58. A \$20,000—\$26,000. nom

Henry st, No 41, n s, 326.6 e Catherine st, 26.8x100, 5-sty brk tenement and store. Lena M Davidson to Samuel Stiner and Mina his wife, tenants by entirety. Mort \$34,000. June 8. June 11, 1907. 1:280—10. A \$19,000—\$36,000. other consid and 100

Henry st, No 41, n s, 326.6 e Catherine st, 26.8x100. Henry st, No 43, n s, 315 w Market st, 25x100. two 5-sty brk tenements and stores. Simon Shapiro to Jacob Weinstein. Mort \$49,000. April 15, 1905. (Re-recorded from April 18, 1905.) June 11, 1907. 1:280—10 and 11. A \$37,000—\$71,000. other consid and 100

Hillside st | c l, about 737.2 s w e l St Nicholas av and being St Nicholas av | plot 148 map (No 697) of 128 acres part estate Isaac Dykman, Fort George property, 150x263.1 to c l St Nicholas av, late 11th av, x156x218.9 to beginning, except part for 11th or St Nicholas av and Hillside av or st. Chas O Burns to The C O Burns Realty Co. Mar 28, 1905. June 10, 1907. 8:2170—147. A \$20,000—\$20,000. 100

Houston st, Nos 100 to 106, n s, 120.1 e Bowery, runs s e 75.2 x n e 34.11 x w 3.1 x n 24.3 x e 6.3 x n e 40.11 x n w 74 x n e 25.1 x n w 14.9 x s w 126.7 to beginning, two 6-sty brk tenements and stores. Charles Lowe et al to The Norfolk Realty Co. All liens. June 12, 1907. 2:456—40 to 42. \$48,000—\$. other consid and 100

Houston st, Nos 109 to 117 | s w cor Thompson st, runs w 125 x Thompson st, Nos 157 and 159 | s 95 x e 50 x n 25 x e 75 to w s Thompson st x n 70 to beginning, five 5-sty brk tenements and stores. Rocco M Marasco to Nazareno Gazzale. Mort \$124,500. June 1. June 7, 1907. 2:517—17 to 21. A \$83,000—\$120,000. other consid and 100

Jefferson st, No 31, e s, 80 n Madison st, 20x47.8, 5-sty brk tenement. Morris Kosven to Samuel Kosven. 1/2 part. All title. Mort \$11,500. April 1. June 11, 1907. 1:270—63. A \$7,000—\$13,000. other consid and 100

Lawrence st, No 130, s s, 115 w Old Broadway, 40x99.5x40x99.6, 6-sty brk tenement and store. Release mort. N Y Trust Co to Hensle Construction Co. June 3. June 11, 1907. 7:1982—69. A \$—\$. 35,000

Ludlow st, No 54, e s, about 120 s Grand st, 20x87.6, 4-sty brk tenement and store. Abraham Kassel to David Warshawsky. Mort \$18,000. June 1. June 7, 1907. 1:310—10. A \$15,000—\$18,000. other consid and 100

Same property. David Warshawsky to Nathan Greenberg. Mort \$21,000. June 6. June 7, 1907. 1:310. other consid and 100

Ludlow st, No 52, e s, abt 140 s Grand st, 20x87.6, 4-sty brk tenement and store. Abraham Kassel INDIVID, EXR, &c, Jeanette Kassel to David Warshawsky. Mort \$13,000. June 1. June 8, 1907. 1:310—9. A \$15,000—\$18,000. 27,250

Madison st, No 390, s s, 109 e Jackson st, 24.10x95.8x25x95.8, 6-sty brk tenement and store. Alexander Rosenthal to Isaac Roth. Mort \$30,500. June 3. June 8, 1907. 1:265—50. A \$14,000—\$35,000. other consid and 100

Madison st, No 82, s s, 122.4 e Catherine st, 25.6x100, 5-sty brk tenement and store. James Shea to Samuel Levin and Edward Kronman. Mort \$28,000. June 12. June 13, 1907. 1:276—48. A \$17,000—\$20,000. other consid and 100

Manhattan st, s w s, 466.3 n w Broadway, 50x150, part 1-sty brk factory. Albert London to Daniel, Benj F and Rufus Darrow. Mort \$22,500. June 7. June 11, 1907. 7:1995. other consid and 100

Manhattan st, s w s, 466.3 n w Broadway, 50x150, part 1-sty frame factory. Release mort. Frank Barker TRUSTEE to Albert London. June 10. June 13, 1907. 7:1995. nom

Same property. Release mort. Robert McGill to same. June 11. June 13, 1907. 7:1995. 5,250

Minetta lane, Nos 18 and 20, n s, 122.10 e 6th av, 42.11x70x45.1x 70, two 3-sty brk and frame tenements. Albert Bach to Thos Rosson. 1/2 part. Mort \$10,000. May 21. June 8, 1907. 2:543—28 and 29. A \$8,000—\$9,500. other consid and 100

Monroe st, No 39, n s, abt 85 w Market st, 25x100, 4-sty brk tenement and store and 6-sty brk tenement in rear. Jacob Cutler to David Kotler. 1/2 part. Mort \$22,000. June 10. June 11, 1907. 1:276—20. A \$18,000—\$23,000. other consid and 100

New Chambers st, No 55 | n e s, at w s Roosevelt st, 27.3x27.2 on Roosevelt st, No 59 | Roosevelt st, x—gore, 5-sty brk tenement and store. Rudolph L Blumenthal to Henry Kahn. 1-3 part. Right, title and interest. Mort \$5,000. June 7. June 12, 1907. 1:115—22. A \$3,700—\$4,000. other consid and 100

Norfolk st, Nos 102 to 106, e s, 225.9 s Rivington st, 75.3x100, two 2 and one 3-sty brk lofts and stores and 1-sty frame building in rear. Emeline D wife Egerton L Winthrop Jr to Harris Mandelbaum. All title. B & S. Feb 1. June 7, 1907. 2:353—49 to 51. A \$51,000—\$58,000. 2,733.33

Boston road, Nos 1212 to 1218 | n e cor 168th st, runs e 131.8 x n 168th st, No 931 | 72.8 x e 12.6 x n 37.8 x e 15 x n 38.2 x w 101 to e s of road, x s 159.10 to beginning, four 5-sty brk tenements. The John Little Cut Stone Co to Colebrooke Co. All title. All liens. May 31. June 7, 1907. 10:2663. nom

Bryant av, No 1430, e s, abt 325 n Freeman st, —, —, 2-sty frame dwelling. Carl B Sergel to Fredk W Parkinson. June 6. June 7, 1907. 11:2999. nom

Boston road, No 1418, s s, 217.11 e from an angle in Boston road opposite Jefferson st, 25x100, 2-sty frame dwelling. FORECLOS (Oct 17, 1906.) Edw J McGean ref to Howard W Pierce. June 6. June 7, 1907. 11:2962. 8,500

Boston road, No 1418, s s, 217.11 e from an angle in said road opposite Jefferson st, 25x100, 2-sty frame dwelling. Howard W Pierce to Anna wife of Anton Day. C a G. June 6. June 7, 1907. 11:2962. other consid and 100

*Briggs av, n s, 107 e 5th av, 26x132.11x25x143. James Demucci to Marie Toscano. Mort \$400. Jan 28. June 7, 1907. other consid and 100

*Bronx Park av, s e cor 178th st, 25x100. Richard A Merritt to Annie Sampson. Mort \$5,900. June 11. June 12, 1907. nom

Brook av, No 477, w s, 74.11 s 147th st, 24.10x90, 1-sty brk store. Arthur W Saunders to August Kuhn. Mort \$9,000. June 11. June 12, 1907. 9:2291. nom

Boone av, w s, 25 s Jennings st, 25x100, vacant. Twenty-Third Ward Improvement Co to Julius Mayer. Mar 5, 1907. Recorded from Mar 7, 1907. June 12, 1907. 11:3007. 1,500

*Bronx Park av, w s, 25 n Lebanon st, 25x100. August Badt to City and County Contract Co. Mort \$3,000. May 24. June 11, 1907. nom

Bryant av or st, No 1528, e s, 250 s 173d st, 50x100, 2-sty frame dwelling and vacant. Friedrich Schmidt to La Velle Construction Co. Mort \$1,400. June 7, 1907. 11:3001. other consid and 100

Boscobel av, n s, 22.11 e Plympton av, 25x75.4x32.1x95.6, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Gustave Kush. June 6. June 11, 1907. 11:2874. 1,550

Boscobel av, n e cor Plympton av, 22.11x44.2x65.2x75.4, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Gustave Kush. June 6. June 11, 1907. 11:2874. 2,900

Boscobel av, w s, 74.7 n Plympton av, 75x78x100.4x103.6. PARTITION (April 24, 1907). Wilbur Larremore ref to James J Conroy. June 12, 1907. June 13, 1907. 9:2522. 4,050

Brook av, No 477, w s, 74.11 s 147th st, 24.10x90 and possibly some right, title, &c. to an additional 11-100 of a foot on north and 1-100 of a foot on south, 1-sty brk store. August Kuhn to Arthur W Saunders of Bklyn. Mort \$7,500. June 10. June 11, 1907. 9:2291. nom

Broadway, w s, 118 s Tremont road, 29.6x110.4x25x94.8, Tremont Terrace. Release mort. A Morton Ferris to Bankers Realty & Security Co. May 27. June 10, 1907. 250

*Same property. Bankers Realty & Security Co to Helen M Hafley Horan. May 27. June 10, 1907. 100

Bergen av, s e cor Rose st, strip 1.4x100. Moise Geismann to Simon Katzenstein. June 12. June 13, 1907. 9:2361. other consid and 100

Brook av, No 128 | n e cor 134th st, 25x100, 4-sty brk tenement 134th st, No 779 | and store. Nathan L Glauber to Lois Berger. ½ part. All title. Mort \$22,700. June 13, 1907. 9:2262. other consid and 100

*Bassett av, w s, 50 n Saratoga av, 25x100, also lot 1 map 327 lots Hunter Estate. Release mort. John J Brady to Hudson P Rose Co. June 11. June 13, 1907. 200

*Same property. Release mort. Lawyers Title Ins & Trust Co to same. June 11. June 13, 1907. 900

College av, No 1031, w s, 106 n 165th st, 22x92.5 3-sty brk dwelling. Joseph Reiss to Bernard J Cooper. Mort \$10,350. May 31. June 10, 1907. 9:2437. other consid and 100

*Crosby av, w s, 51.6 n Waterbury av, 83.7x130.6x69.10x109.10. Release mort. Henry A Coster to Hudson P Rose. June 12. June 13, 1907. 1,050

*Same property. Hudson P Rose Co to Michele Zito. June 7. June 13, 1907. nom

College av, Nos 944 and 946, e s, 117.3 s 164th st, 44x110, 5-sty brk tenement. Noble & Gauss Construction Co to Michael A Busch. Mort \$25,000. June 8. June 10, 1907. 9:2423. nom

College av, No 1031, w s, 106 n 165th st, 22x92.5, 3-sty brk dwelling. Joseph Krinsky et al to Joseph Reiss. Mort \$9,000. May 29. June 10, 1907. 9:2437. other consid and 100

Same property. Release mort. Anna Reiss to same. May 31. June 10, 1907. 9:2437. nom

Commerce av, w s, 650 s 171st st, 32.3x95.4x39.11x95, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Edward J Farrell. May 29. June 7, 1907. 9:2541. 1,025

*Cruger av or Louise st, w s, 250 s Morris Park av, 25x95. Augusta Bake to Barbara C Wyant. Mort \$4,500. June 6. June 8, 1907. other consid and 700

Commerce av, n e cor 171st st, 38.4x95.1x34.9x95, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Edward J Farrell. May 29. June 7, 1907. 1,375

Clay av, No 1328, e s, 266 n 169th st, 18x80, 3-sty frame dwelling. Thornton Brothers Co to Emma Ellerich and Carrie Norz. Mort \$4,500. June 4. June 7, 1907. 11:2887. other consid and 100

Clay av, No 1326, e s, 248 n 169th st, 18x80, 3-sty frame dwelling. Thornton Brothers Co to James A Faulhaber. Mort \$4,500. June 4. June 7, 1907. 11:2887. other consid and 100

Clay av, No 1387, n w s, 959.1 n 169th st, 25x50, 3-sty frame dwelling. Rosa Altieri to Hares Ulanoff and Simon L Scherline. Mort \$4,500. June 6. June 7, 1907. 11:2782. other consid and 100

College av | n e cor 165th st, 438.11 to s s 166th st x 199.4 to w s Findlay av | Findlay av x 438.11 to n s 165th st x 194.3 to beginning, vacant. Lena Feldberg et al to St Marks Construction Co. All liens. June 10. June 12, 1907. 9:2433. other consid and 100

*Edison av, e s, 275 s Tremont road, 25x100. Frank S Beavis to Julia Byrnes. Mort \$250. June 6. June 11, 1907. other consid and 100

*Edison av, w s, 225 s Tremont road, 50x95. Frank S Beavis to Augusta Realty Co. Mort \$500. June 11. June 12, 1907. other consid and 100

*Fowler av, w s, 312.6 s Neil av, 25x84.5. John Vanek and Bozena his wife to Anna Hlavac. June 5. June 7, 1907. other consid and 100

*Fowler av, w s, 312.6 s Neil av, 25x84.5. Anna Hlavac to Bozena Vanek. June 5. June 7, 1907. other consid and 100

*Grace av, w s, 203.1 n Westchester av, late Southern Westchester Turnpike, 75x100, Westchester. Edw J Shalvey to James Elgar 2d. Mort \$3,000. June 8. June 10, 1907. other consid and 100

*Glebe av, s e cor Parker av, 25x102.5x25x102.9, Westchester. John D Culliton to Jennie Brown. June 8. June 10, 1907. other consid and 100

*Gainsborg av, w s, 150 n Madison av, 100x100. Bankers Realty and Security Co to Hermann Schaaf. June 1. June 7, 1907. 100

*Green av, n e cor New Haven R R av, —x119.9x100x119, Westchester. George Glenz et al to Anna M Sottong. Mort \$3,000. May 24. June 12, 1907. other consid and 100

*Green av, s s, 300 e Mapes av, 100x100. Wm A Mapes to John T Shaw. June 10. June 11, 1907. nom

*Grace av, w s, 201.6 s Lafayette st, 25x73.6x25.9x79.6. Eduardo Baragiola to Antonio, Pasquale and Alfonso Iannotto. Mort \$2,600. June 10. June 11, 1907. other consid and 100

*Grant av, s s, 375 e Garfield st, 25x100. Carrie Troll to John De Rose. June 12. June 13, 1907. nom

*Grant av, s s, 350 e Garfield st, 25x100. Same to Maria Farago. June 12. June 13, 1907. nom

Hull av, w s, 426.5 n Woodlawn road, 25x100, 2-sty frame dwelling. Mary Russhon to Frank Nusbaum, Jr. Mort \$5,000. June 10. June 11, 1907. 12:3345. nom

Hull av, s e s, 132.4 n e 205th st, 50x100, vacant. Albert C Arnold, Jr, et al to Wm H Perry. June 6. June 8, 1907. 12:3350. other consid and 100

*Hunt av, e s, 447 s Bronxdale av, 50x100. Lillian A Cooper to Dominick Fasulo. June 6. June 7, 1907. other consid and 100

*Hobart av, w s, 50 s Waterbury av, 25x100. Hudson P Rose Co to Otto Ehrlich. June 3. June 10, 1907. nom

Intervale av, No 1298, e s, 65.8 s Freeman st, runs e 38.10 x n 3 x e 17.8 x s 25 x w 74.6 to av x n 26.7 to beginning, 3-sty frame tenement and store. James Burns to John Reitenberger. Mort \$7,000. June 11. June 12, 1907. 11:2974. other consid and 100

Intervale av, No 1298, e s, 65.8 s Freeman st, runs e 38.10 x n 3 x e 17.8 x s 25 x w 74.6 to av x n 26.7 to beginning, 3-sty frame tenement and store. John Reitenberger to Emma wife James Burns. Mort \$7,000. June 12. June 13, 1907. 11:2974. other consid and 100

Jerome av, No 2445 | n w s, 517.5 s w 190th st, runs s w 31.5 x Fordham rd, No 390 | n w 96 x n e 13.6 to s s Fordham road x e on curve 64.5 x s e on curve 53.8 to beginning, 4-sty brk tenement and store. Margaret Burns to Patrick J Quilty. Mort \$59,000. May 16. June 13, 1907. 11:3199. other consid and 100

Jesup av, w s, 125 n Jessup pl, 50x97.6, vacant. Release mort Bankers Trust Co to Upland Realty Co. June 4. June 8, 1907 11:2872. 4,500

Jesup av, w s, 175 n Jesup pl, 75x97.6, vacant. Upland Realty Co to James H Leddy. May 30. June 8, 1907. 11:2872. nom

Jesup av, n w cor Jesup pl, 125x97.6, vacant. Upland Realty Co to Marie De Valle and Julia B Smith. All liens. May 30. June 8, 1907. 11:2872. nom

Jesup av, w s, 125 n Jesup pl, 50x97.6, vacant. Same to Edwin B Smith. All liens. May 30. June 8, 1907. 11:2872. nom

Jerome av, No 1900 | n e cor 177th st, 117.4x110.5x88.1x135.5, 2-177th st | sty frame hotel and frame sheds. Gustavus J Markewitz to Corporation Liquidating Co. B & S and C a G. Mort \$26,000. May 28. June 7, 1907. 11:2853. nom

Kingsbridge road, n s, 152.2 w Bailey av, and at w line of roadway of N Y & Putnam R R, runs n 489.10 x w — to land of S D & P M R R Co x s 485.1 to n s Kingsbridge road x e — to beginning, vacant. Release mort. Knickerbocker Trust Co to James R Hay. June 4. June 11, 1907. 12:3264. 3,082.91

*Lampport av, s s, 425 w Fort Schuyler road, 25x100. Geo B Serrenbetz to Fred M Weiss. ½ right, title and interest. Mort \$3,800. May 29. June 10, 1907. 100

*Lampport av, n s, 150 e Rosedale lane, 50x100. Release mort. Eugene R Dennis et al to The Lampport Realty Co. May 9. June 10, 1907. 400

Lafayette av, s w cor Bryant st, 161x159.7x46.2 to st, x105.7, 2-sty frame building and vacant. Harlan P Wright et al to John M Jenny. Mort \$4,275. June 7. June 10, 1907. 10:2764. 100

Lincoln av, Nos 182 to 190 | n e cor 136th st, 200 to s s 137th st, 136th st, No 511 | five 6-sty brk tenements and stores. 137th st | Simon Epstein to Lillian B Friedlander. 1-5 part of all right, title and interest. Mort \$201,000. June 8, 1907. 9:2312. other consid and 100

Lind av, n e cor 169th st, 213.3 x 104.8 x 181 x 100. PARTITION (April 24, 1907). Wilbur Larremore ref to Wm H Lindsay. June 7. June 12, 1907. 9:2532. 4,725

Lind av, n w cor 167th st, runs n 118.11 x n w 47.10 x w 47.10 to 167th st x s 118.11 to beginning. PARTITION (Apr 24, 1907). Wilbur Larremore ref to Economy Real Property Co. June 7. June 12, 1907. 9:2528. 5,150

Merriam av, e s, 232.4 n 169th st, 25x96.1x25x100, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to John Guthrie. June 6. June 10, 1907. 9:2531. 775

*Mayflower av, e s, 250 s Tremont road, 50x95. Frank S Beavis to Robert Moore of Tuxedo, N Y. June 7. June 13, 1907. other consid and 100

*Mayflower av, e s, 200 s Emily st, 25x95. Frank S Beavis to Mary R Fitzpatrick. Mort \$550. June 6. June 10, 1907. other consid and 100

*Mayflower av, e s, 225 s Emily st, 25x100. Same to Anna L Wagenschutz, of Brooklyn. Mort \$550. June 6. June 10, 1907. other consid and 100

*Middletown road, n s, 50 w Amsterdam av, 50x112.11x50x117.1. Frank S Beavis to Fredk J Schillinger. Mort \$700. June 3. June 13, 1907. other consid and 100

*Madison av, s s, 100 e Williams av, 50x100, Tremont Terrace. Alois Kramer to Lillian wife Alois Kramer. Mort \$975. June 11. June 13, 1907. 2,300

Merriam av, e s, 257.4 n 169th st, 50x88x50x96.1, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Herman Miller. June 5. June 7, 1907. 9:2531. 1,500

*Matthews av, w s, 100 s Morris st, 100x100. Adeo Park Realty Co to Eliz A Riedinger. June 1. June 11, 1907. other consid and 100

*Middletown road, n s, 48 w Broadway, 75x98.7x75x92.2. Frank S Beavis to Geo S Hulbert. Mort \$900. June 10. June 12, 1907. other consid and 100

*Mulliner av, w s, 207.3 s Bronx and Pelham Parkway, 50x100. Same to Sebastian Sommer, Jr. May 25. June 7, 1907. 100

Marion av | n w s, 96 s w 201st st, 50x220 to Perry av, vacant. Perry av | Henrietta Cohn to August Ganzenmuller. June 12, 1907. 12:3292. other consid and 100

*Mayflower av, e s, 25 s e Tremont road, 25x95. Frank S Beavis to D Roy Shafer. Mort \$275. May 24. June 12, 1907. other consid and 100

*Matthews av, e s, 100 s Morris st, 50x100. Adeo Park Realty Co to Kate Hutchings Adeo. June 1. June 8, 1907. other consid and 100

Locust av x e 40 to beginning, except part for Tremont av. Daniel O'Sullivan to The J & M Haften Brewing Co. Mort \$48,000. May 20. June 11, 1907. 11:3126. other consid and 100

Townsend av, e s, 90 n 175th st, 50x100, vacant. Randall Whitaker to Catherine Dugan. Mort \$3,000. May 29. June 7, 1907. 11:2850. nom

*Tilden av, n w cor 214th st, 25x100. A Shatzkin & Sons to Pasquale Cristiano. Mort \$600. June 6. June 7, 1907. 100

Trinity av, No 706, e s, 300 s 156th st, 25x82.7, 3-sty frame tenement and store. Rosa Wiedelmaier to Barney Alterman. All liens. June 8. June 10, 1907. 10:2635. other consid and 4,100

Teller av, n w s, 774.11 n e 169th st, runs s w 73.4 x n w 100.8 x s e 60.4 x s w along av, 55.8 to beginning, 3-sty frame dwelling. Emil A Popcke to Thos R Lane. June 7, 1907. 11:2782. other consid and 100

*Tremont av, lot begins at e 1 blk between 12th and 13th sts, 255 e Av E, runs e 23.8 to s w s Tremont av, x n w 27.7 x s 14.3 to beginning. 13th st, s s, 305 e Av E, runs w 11.11 to n e s Tremont av, x s e 13.11 x n 7.2 to beginning, Unionport. Sarah J Ball to Geo H Walker. All liens. June 10. June 11, 1907. other consid and 100

Tinton av, No 1171, w s, 244.9 s 168th st, 18.6x134.11, 2-sty frame dwelling. Christian Klein to Selma Hasenbusch. Mort \$4,000. June 10. June 11, 1907. 10:2662. other consid and 100

Tremont av, n or n w s, about 140 n e Harrison av, 25x104.8x25.4 x92.9, vacant. Mary H Beals to Elizabeth Moersch. June 12, 1907. 11:2869. other consid and 100

Undercliff av, w s, 526.8 n Sedgwick av, 49.9x108.6x27.9x104.3, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Chas A Briggs. June 10. June 11, 1907. 9:2538. 2,550

Undercliff av, w s, 230.2 s the park 50x108.6x51x116.4. PARTITION (April 24, 1907). Wilbur Larremore ref to John A Donohue. June 11. June 12, 1907. 9:2538. 3,200

Undercliff av, n w s, 434.7 n e Sedgwick av, 50x185 to Sedgwick av x50x166.2. PARTITION (April 24, 1907). Wilbur Larremore ref to Henry Hicks. June 11. June 12, 1907. 9:2538. 5,150

Undercliff av, w s, at n s of the park, 69.1x149x46x146.2. PARTITION (April 24, 1907). Wilbur Larremore ref to Henry Hicks. June 11. June 12, 1907. 11:2880. 10,300

Undercliff av, w s, 345 s the park, 50x185 to Sedgwick av x 50x irreg. PARTITION (April 24, 1907). Wilbur Larremore ref to Edw F Maloney. June 11. June 12, 1907. 9:2538. 5,200

Union av, n e cor 166th st, 100x100, vacant. Elizabeth Rimmelman to Cath L Wynne. C a G. All liens. June 8. June 13, 1907. 10:2680. other consid and 100

Union av, e s, 75 n 149th st, 75x90, vacant. Joseph Schwartz to Frank A Wahlig Co. 1/2 part. All title. Mort \$7,833.33. June 7. June 8, 1907. 10:2674. other consid and 100

Undercliff av, w s, 700.9 n Sedgwick av, 75x89.5x75.7x77.7, vacant. PARTITION (April 24, 1907). Wilbur Larremore ref to Edward J Farrell. May 29. June 7, 1907. 9:2538. 8,025

Union av, n e cor 166th st, 100x100, vacant. John Wynne et al to Elizabeth Rimmelman. B & S. June 10, 1907. 10:2680 other consid and 100

Union av|e s, 100 n 166th st, 100 to s s 167th st, x100, vacant. 167th st| John Wynne et al to Nannette Boerckel. B & S. June 10, 1907. 10:2680. other consid and 100

Vyse av or st, s e s, 50 s w Charlotte pl, now Jennings st, 25x100, vacant. Emil Robitzek to Rebecca T Creed. Mort \$1,200. June 10, 1907. 11:2994. nom

Vyse av, No 1383, w s, 171.4 n Home st, 20x100, 3-sty brk dwelling. Lizzie Frankel to Cheney Realty Corp. Mort \$9,500. June 5. June 7, 1907. 11:2986. nom

*Virginia av, w s, 213 s Westchester av, 50x101.3. Henry Ruhl et al to Bridget Murphy. June 7. June 8, 1907. other consid and 100

*Vreeland av, s e cor Latting st, 25x100. Clarence R Edwards to Irving S Balcom. Nov 28, 1906. June 11, 1907. other consid and 100

*Virginia av, e s, 78 n 8th st, 75x111x75x103. Henry Ruhl et al to T Francis Flood. June 10. June 11, 1907. other consid and 100

Villa av, n e cor 205th st, 19.10x100, vacant. Francisco Merllo to Francisco Merllo Construction Co. June 11. June 12, 1907. 12:3311. 100

*Vreeland av, e s, 25 s Latting st, 225x100, also lots 597 to 610, 23 lots on map No 401 of Seton Homestead, Westchester. Jefferson M Levy et al to Jacob E Conklin, of Haverstraw, N Y. May 29. June 7, 1907. nom

Vreeland av, e s, 25 s Latting st, 225x100, also lots 597 to 610 23 lots on map (No 401) of Seton Homestead, Westchester. Jacob E Conklin to Bronx Dock & Land Co, of Rockland Lake, N Y. B & S, and C a G. June 1. June 7, 1907. nom

Whitlock av, w s, 160 n Barretto st, 20x100, 3-sty brk dwelling. Michael Meehan to Teresa Meehan. Mort \$7,000. June 7. June 12, 1907. 10:2735. nom

*Westchester av, late Southern Westchester Turnpike, n e s, at westerly cor of 6 ft. alley bet premises hereby conveyed and premises conveyed by Cooper to Sherwood, July 23, 1866, 59.3x 80.3x38x87, with rights of alley 6x26. Thos C Arnow to Joseph Newman. 1/2 part. B & S and C a G. Jan 2, 1904. June 12, 1907. nom

Wales av, No 596, late Tinton av, s e s, 175 s w 151st st, late Pontiac st, 25x105, except part for Wales av, 2-sty frame dwelling. Ida Blum to Giacinto Vairo and Luigi Naccarato. Mort \$2,500. May 22. June 10, 1907. 10:2653. nom

*Westchester road, e s, at s s land Frank-Buckel, 109.8x295x102.8x 355, Westchester, being lot 2 on map in Liber 1321 cons page 355, Westchester Co. Benno Cohen to Samuel Cohen. 1-5 part. Q C. June 10. June 13, 1907. nom

*Same property. Theodore Prince to same. 3-5 parts. June 13, 1907. nom

*Same property. Siegfried Koppel to same. 1-5 part. Q C. June 10. June 13, 1907. nom

Washington av, e s, 303.6 n 183d st, 25x90, except part for av, vacant. Maurice J Coughlin to Carrie Zimmerman. Mort \$1,200. June 8, 1907. 11:3953. other consid and 100

*White Plains av or 3d st, n e cor 218th st, late 4th av, 105x120, except part for 3d st or White Plains av, Wakefield. Mary Buhr widow to Anna M M Buhr. June 12. June 13, 1907. gift

Washington av, No 1945, w s, 108 s 178th st, 27x150, except part for av, 2-sty frame dwelling. Geo W Waterman to Emma A Ingram. Mort \$10,000. June 13, 1907. 11:3030. other consid and 100

Webster av, s s, 1,000 n e Woodlawn road, 50x81.11x50x83.5, vacant. Sophie Maass to Summit Avenue Construction Co. All liens. May 11. June 7, 1907. 12:3357. other consid and 100

Washington av|s e cor 173d st, runs e 224.5 to w s Bathgate av, Bathgate av | x s 100.2 x w 114.5 x s 50 x w 109.11 to e s 173d st | Washington av, x n 150.2 to beginning, 2 and 3-sty frame seminary and vacant. Selig Seligman et al to Solomon Geilich and Samuel Barkin. Mort \$55,000. Dec 19, 1904. Re-recorded from Dec 19, 1904. June 7, 1907. 11:2914. other consid and 100

Washington av, s e cor 173d st, 100x100. Mort \$26,500.

Washington av, e s, 100 s 173d st, 50x109.11, vacant. Mort \$9,000.

Samuel Barkin et al to Harris Bernstein. Jan 30, 1905. Re-recorded from Feb 3, 1905. June 7, 1907. 11:2914.

*Westchester road, e s, at s s land Frank Buckel, runs e 355 x s 102.8 x w 295 to road x n 109.8. Certificate as to release of mort. Julius B Ikelheimer to Theodore Prince. May 2. June 13, 1907. nom

Washington av, s e cor 173d st, 100x100.

Washington av, e s, 100 s 173d st, 50x109.11. vacant.

Harris Bernstein to The Dacorn Realty Co. June 6. June 7, 1907. 11:2914.

Whitlock av, w s, 150 s Tiffany st, 25x100, 3-sty brk dwelling. Otto A Giesser to Margaret Giesser. All liens. June 8. June 11, 1907. 10:2732. 100

*Williams av, e s, 225 s Tremont road, 25x100. Alfred Anderson to Matilda Anderson. Mort \$1,200 on this and other property. June 10, 1907. other consid and 100

*Williams av, e s, 200 s Tremont road, 50x100. Frank Beavis to Alfred Anderson. Mort \$600. June 10, 1907.

*1st av, n s, 131.1 e White Plains road, 75x102.3x—x116.8. Wm D Thompson to Agnes F Thompson. June 11. June 13, 1907. nom

3d av, s w cor 182d st, 80x103, vacant. Cath A Fagan to Abelman Construction Co. Mort \$23,000. May 31. June 10, 1907. 11:3048. nom

3d av, No 3886, e s, 146 s 172d st, 27x125, 4-sty brk tenement and store. Moreland Realty and Construction Co to Clara Lubo. Mort \$21,000. June 6. June 11, 1907. 11:2929. other consid and 100

3d av, No 3886, e s, 146 s 172d st, 27x125, 4-sty brk tenement and store. Clara Lubo to Isidor Holtsberg. Mort \$24,000. June 8. June 11, 1907. 11:2929. other consid and 100

*5th av, w s, 40 s 221st st, late 7th av, 37x105, Wakefield. Andrea Gebbia to Domenico Gebbia. 1/2 part. Mort \$3,500. June 11, 1907. nom

Interior lot 104.3 e Tinton av and 101.11 n Dawson st, runs e 43.3 x n 19 x w 43.3 x s 19 to beginning. George Andres to John F Fetzer. May 31. June 7, 1907. 10:2665. 375

*Lots 524 to 533, 536 to 546, 548 to 552, 555 to 558 and letters R to Y map of Unionport. Belle A Shaw et al to Jefferson M and L Napoleon Levy. All title. B & S. May 20. June 11, 1907. nom

*Lots 44 and 45 map (No 1158) of amended map 63 lots, being a subdivision plot 23 and 25 map of Clasons Point. Herman Menaker to Erwin A Fuhrmann. June 7. June 8, 1907. other consid and 100

Plot begins at s w cor of No 1413 Washington av, begins 115.11 w Washington av, runs n 24.3 x w 24.6 x s 24.1 x e 24.6 to beginning, and also all title to land lying bet above and No 719 East 170th st and also all land lying bet above and No 715 East 170th st. Anna B Weiler to Flora Schreiber. Q C. May 29. June 13, 1907. 11:2902. nom

Plot begins 122 w Union av, and 122.11 n 165th st, runs w 69.5 x n 74.2 x e 69.5 x s 74.5 to beginning, with all title to strip adj vacant.

Also a strip extending from above to w s of Union av, being 2.9 on av, and 2.3 in rear and is used as an alley.

Union av, w s, 123.3 n 165th st, 17.11x110. George Tremberger to Nanette L Schneider. Q C. May 14. June 7, 1907. 10:2670. 100

L E A S E S

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

June 7, 8, 10, 11, 12 and 13.

BOROUGH OF MANHATTAN.

Allen st, No 124, south store and 4 rooms on first floor. Rosa Gold to I Friedman; 2 years, from May 1, 1907. June 10, 1907. 2:415.....1,008 and 1,068

Ann st, Nos 39 and 41, store space, &c. Levi P Morton to Chas C Fuhrmann; 3 years, from May 1, 1907. June 12, 1907. 1:92.....1,500

Bayard st, No 98, 2 rooms on 1st floor. Domenico Russo to Nicola Clemente and Menotti Lanzillotti; 7 years, from May 1, 1907. June 12, 1907. 1:199.....744

Broad st, No 60, all. Calvin A Stevens and ano EXRS Calvin Stevens to Dennett Surpassing Coffee Co; 10 years, from May 1, 1904. June 7, 1907. 1:24.....6,000 to \$10,000

Broad st, No 60, front basement. Dennett Surpassing Coffee Co to Alexander Alexion and ano; 3 years, from May 1, 1907. June 7:1907. 1:24.....900

Broome st, Nos 240 and 242. Assign lease. Max Rosenthal to Benjamin Schnitzer. June 6. June 8, 1907. 2:409.....nom

Broome st, No 30. Assign lease. Congress Brewing Co to Francesco Patalano. All title. June 5. June 8, 1907. 2:322.....nom

Centre st, Nos 122 to 130, s e cor White st, store floor and basement. John H Hanan Realty Co to George Pfaff et al; 5 years, from May 1, 1907. June 7, 1907. 1:167.....5,500

Centre st, Nos 146 to 150, s e cor Walker st, store floor, 1st and 2d lofts and basement. Chas G Burgoyne to Paterson, Gottfried & Hunter (Limited); 5 years, from May 1, 1907. June 10, 1907. 1:198.....12,000

Centre st, Nos 57 and 59. Assign lease. Eugene Koch to Daniel Gillespie. May 13. June 10, 1907. 1:168.....nom

Same property. Assign lease. Daniel Gillespie to S Liebmanns Sons Brewing Co. June 4. June 10, 1907. 1:168.....nom

Cherry st, No 32. Assign lease. Prospero Viggiano to Davies J Marshall. June 12. June 13, 1907. 1:112.....nom

Same property. Re-assign lease. Davies J Marshall to Prospero Viggiano. June 13, 1907. 1:112.....nom

THE FOUNDATION CO.

New Orleans, La.

NEW YORK, N. Y.

Kansas City, Mo.

Controls the Latest Scientific Appliances and Machinery. Has Built the Greatest and Most Complete Foundations to date.

Combines the Highest Attainable Engineering Skill in Foundation Building.

Cherry st, No 166, store. Extension of lease for years, from Mar 19, 1911, at \$1,560 per year. Max Fine to Denis McCaffery. June 5, 1907. 1:254.....nom

Cherry st, No 294. Surrender lease. Sam Solowitz to Jacob Zucker. June 1, 1907. 1:257.....nom

Cortlandt st, No 87, all. Owen B McManus to Paul Sorensen; 3 years, from May 1, 1906. June 12, 1907. 1:58.....2,800

Eldridge st, No 197, north store, &c. Lina Monday to David Greenberg; 2 years, from May 1, 1907. June 7, 1907. 2:421.....516

Grand st, No 155, s e cor Elm st, 5 stores. Caroline Marotzki to Pasquale Dury; 3 years, from May 1, 1906. June 12, 1907. 1:234.....900 and 1,020

Henry st, No 208. Assign lease. Max Cohen to H Koehler & Co. All title. Feb 2, 1907. 1:269.....nom

Same property. Assign lease. H Koehler & Co to William Batkin. May 1, 1907. 1:269.....nom

James st, Nos 48 and 50, all. Nicholas T Brown to Stefano Mesi; 5 years, from Feb 1, 1908. June 13, 1907. 1:278.....3,850

Lafayette st, Nos 409 to 413, all. Jacob Rothschild et al TRUSTEES Simon Goldenberg to the F B Q Clothing Co; 6 years, from Feb 1, 1907. June 11, 1907. 2:544.....25,000 and 27,500

Ludlow st, No 156, north store, &c. Wolf Lippman to Morris Weissberg; 2 8-12 years, from May 1, 1907. June 10, 1907. 2:411.....360

Madison st, No 53, store. Harry Abrams to Stefan Vrettos; 5 years, from Oct 1, 1906. June 12, 1907. 1:279.....420

Madison st, Nos 44 and 46, all. Nicholas T Brown to Stefano Mesi; 5 years, from Feb 1, 1908. June 13, 1907. 1:278.....4,850

Mott st, No 127, store, &c. Mary E Raymond to Guisepe Miraglia; 3 years, from May 1, 1907. June 7, 1907. 1:237.....750

Orchard st, No 138, south store. Malvina Newman et al EXTRX Henry Newman to Morris Kugler; 3 years, from May 1, 1907. June 11, 1907. 2:410.....420

Pearl st, No 438, top loft. Billing, King & Co to Gustaf L R Dahlberg; 5 years, from May 1, 1906. June 12, 1907. 1:118.....875

Pearl st, cor Dover st, Fox Building, 2 stores. Extension lease for 5 years, from Aug 1, 1909, at \$1,800. Richard K Fox to H Kaupmann. Feb 16, 1907. June 13, 1907. 1:106.....

Rivington st, No 288, store, &c. N Y City Mission & Tract Society to Tillie Rosenthal; 5 5-12 years, from Dec 1, 1906. June 7, 1907. 2:334.....900

Rivington st, No 242. Surrender lease. Abraham Rabinowitz to Solomon B Freedman. All title. June 4, 1907. 2:339.....nom

St Marks pl, No 116, store, basement and 6 rooms above store. Abr C Weingarten to Mladen Mrgvenon; 2 years, from June 1, 1907, with 3 years renewal at \$1,320. June 12, 1907. 2:435.....1,200

South st, No 371. Assign lease. Vito Filomeno to P Ballantine & Sons. Mar 1, 1907. 1:244.....nom

South st, No 371, 21.2x52.3 on Gouverneur slip, all. Estate Charles A Coe, a corpn, to Vito Filomeno; 4 2-12 years, from Mar 1, 1907. June 13, 1907. 1:244.....1,200

Stanton st, No 333, store. Abraham Solomon EXR William Solomon dec'd and ano to Jacob Reiderman; 3 years, from May 15, 1907. June 12, 1907. 2:324.....336

Thompson st, No 137, all. Giuseppe Castellano to Vincenzo Germino and ano; 2 11-12 years, from June 1, 1907. June 10, 1907. 2:517.....3,850

Washington st, No 39. Assign lease. Martin Loughlin to Arthur Jost. May 31, 1907. 1:14.....nom

Washington st, No 320, s w cor Jay st, No 40, all. Wm H B Totten et al EXRS, &c John Castree to John C W Von Glahn; 5 years, from May 1, 1907. June 7, 1907. 1:142.....2,700

Washington st, No 320, s w cor Jay st, No 40, —x—. Assign lease. John C W Von Glahn to Consumers Brewing Co of N Y (Lim). May 28, 1907. 1:142.....nom

Washington st, No 826, e s, 55.9 n Gansevoort st, 24.6x85.3x24.5x 82.2. Assign lease. Geo R Smith to Edw C and John T Smith. 2-3 parts. June 1, 1907. 2:644.....nom

West st, No 393. Assign lease. Jeremiah W Cummings to William Zoll. June 6, 1907. 2:636.....nom

3d st, No 295 East. Assign lease. Harry Standt to Benj G Ziegler. June 5, 1907. 2:373.....nom

Same property. Assign lease. Benj G Ziegler to H Koehler & Co. June 5, 1907. 2:373.....nom

4th st Nos 234 and 236 East, all. Joseph Levine and ano to Lena Freilach; 3 years, from May 1, 1906. June 8, 1907. 2:399.....8,300

4th st, No 308, s w s, 80 s e Av C, 22x96.2, all. Hamilton Fish Corporation to Sophia Katzenstein; 20 years, from Nov 1, 1907. June 11, 1907. 2:373.....taxes, &c, and 1,250

4th st, No 308 East. Assign lease. Sophia Katzenstein to Louis Shulsky. June 6, 1907. 2:373.....nom

9th st, No 404 East, all. Max Bischof to Constantin Hilbert; 5 years, from May 1, 1907. June 12, 1907. 2:436.....1,020

9th st, Nos 826 to 830, s s, 343 e Av D, 75x93.11, all. John Roach Realty Co to Michael B Stone; 8 8-12 years, from May 1, 1907. June 10, 1907. 2:365.....taxes, &c, and 1,800

10th st, No 38, s s, 375.5 w Broadway, 24.6x92.3. Surrender lease. Kath T Martin and Alrick H Man EXRS Mary J Martin to the TRUSTEES of Sailors Snug Harbor. All title. June 4, 1907. 2:561.....9,500

11th st, No 342 East, west store, &c. Ignazio Pagliaro to Antonio Veniero; 5 years, from May 1, 1907. June 8, 1907. 2:452.....1,400

Same property. Consent to above lease. Solomon Finberg to Ignazio Pagliaro. June 3, 1907. 2:452.....

13th st, No 524 East, east store, &c. John Becker to Giachino Sagona; 5 years, from May 1, 1907. June 13, 1907. 2:406.....540

14th st, No 3 East.....

14th st, No 1 East, corner 5th av.....

Agreement as to lease, also as to purchase of a vault, &c, Far Rockaway Bank, of Far Rockaway. The Metropolitan Safe Deposit Co and the Fourteenth Street Bank each with the other. April 3, 1902. June 13, 1907. 3:842.....nom

14th st, No 106 East, all.....

13th st, No 103 East, all.....

Jacob A Geissenhainer to Geo H Huber; 10 years, from May 1, 1911. June 12, 1907. 2:559.....6,500

14th st, Nos 134 to 136 E 62.6x206, all. Solomon Schinasi to 13th st, Nos 129 to 133 E Automatic Vaudeville Co; 20 11-12 years, from June 1, 1907. June 8, 1907. 2:559.....taxes, &c, and 28,600

22d st, No 18 East, 26.4x98.9, all. Geo R Schieffelin to Philip Arzberger and ano; 10 years, from Feb 1, 1905. June 12, 1907. 3:850.....4,400

22d st, Nos 305 to 313 West, n e s, 3 lots, each 25x98.9. Consent to assign lease. Mary M Sherman and Margt V C MacNutt to Wm A Bragg. June 12, 1907. 3:746.....

22d st, Nos 305 to 313 West, n e s, 75x98.8. Release of renewal rights under expiring lease. Vienna D Gano to Mary M Sherman and Margt V C MacNutt. Oct 31, 1906. June 13, 1907. 3:746.....nom

Same property. Assign lease. Wm A Bragg to Mary H Burchill. June 4, 1907. June 13, 1907. 3:746.....other consid and 100

29TH ST No 222 East, store, &c. Egidio Sampogna to Pietro Realmuto; 4 9-12 years, from Aug 1, 1906. June 12, 1907. 3:909.....900

30th st, No 507, n e s, 125 w 10th av, 25x54.6x25.1x56.8. Marie M I De Courval to Mary A Brush, Alice M Wilson and May A Brush; 3 5-12 years, from Apr 1, 1907. June 11, 1907. 3:702.....taxes, &c, and 225

30th st, No 509, n e s, 150 w 10th av, 25x52.4x25.1x54.6. Marie M I De Courval to Mary A Brush, Alice M Wilson and May A Brush; 2 1/2 years, from Mar 1, 1908. June 11, 1907. 3:702.....taxes, &c, and 216

30th st, Nos 507 and 509 West. Leasehold. Agreement that each shall own 1-3 part, &c. Mary A Brush, Alice M Wilson and May A Brush, all of Brooklyn, each with the other. Feb 19, 1907. 3:702.....nom

32d st, Nos 507 to 515 West. Agreement as to lease for \$6,000 per annum upon completion of alterations, lease to terminate May 1, 1914. Joseph H Turl EXR John Turl to George C Flint Co. Apr 18, 1902. June 12, 1907. 3:704.....nom

34th st, No 156, s s, 157 w 3d av, 18.6x98.9, all. Thomas Daly to Charles Hibson; 11 years, from Sept 1, 1907; with privilege of two renewals each for 5 years at not less than \$2,500. June 12, 1907. 3:889.....taxes, &c, and \$2,000 to 2,250

40th st, No 200 West, store. Meta Helmken to John Tensing; 5 years, from May 1, 1907. June 7, 1907. 3:789.....720

44th st, Nos 218 to 222 East, all. Wm H Newschafer to John F R Ernst; 5 years, from May 1, 1908. June 13, 1907. 5:1317.....2,400

46th st, No 413, n s, 175 e 1st av, 25x100.5. Assign lease. Sigmund Grabenheimer to Turtle Bay Investors Co. Jan 9, 1907. 5:1358.....nom

46th st, No 453 West, all. Clara Goldstein to Julia H Brand; 10 years, from June 1, 1907. June 11, 1907. 4:1056.....1,650

47th st, No 414, s s, 175 e 1st av, 25x100.5. Assign lease. Sigmund Grabenheimer to Turtle Bay Investors Co. Jan 9, 1907. 5:1358.....nom

48th st, No 532, s s, 450 w 10th av, 25x100.5, all of the lot. James R Roosevelt et al TRUSTEES Wm Astor for benefit John J Astor to Annie Hamman et al; 7 years, from May 1, 1907. June 10, 1907. 4:1076.....taxes, &c, and 500

58th st, No 32 East, 2d floor. Joseph Juran to Mamie G Thompson; 4 1-12 years, from Sept 1, 1907. June 11, 1907. 5:1293.....900

66th st, No 219 East. Surrender lease. Josef Scharf to Harris Mandelbaum et al EXRS, &c Hyman Schnitzer. All title. May 31, 1907. 5:1421.....nom

73d st, No 431 East. Assign lease. August Rambousek to Joseph Pokorny. June 13, 1907. 5:1468.....nom

74th st, No 518, s s, 298 e Av A, 25x102, all. Peter J Devine to Albert Marschat; 5 years, from July 1, 1907. June 12, 1907. 5:1485.....taxes, &c, and 500

82d st, Nos 103 and 105 West, all. Monmouth Realty Co to John Muir; 3 years, from Feb 1, 1907; 7 years renewal at \$3,000 and \$3,250. June 7, 1907. 4:1213.....2,500

88th st, No 156 E, all.....

1st av, No 1758, all.....

1st av, No 1760, all.....

Louis Livingston et al to Louis Zetekoff; 2 11-12 years, from June 1, 1907. June 7, 1907. 5:1571 and 1516.....rent for No 156, \$2,600 per annum and Nos 1758 and 1760, each \$2,100 per annum.....

100th st, Nos 126 and 128 W, all. Kate Hellriegel to Frank Goldenberg and ano; 5 years, from July 1, 1907. June 13, 1907. 7:1842.....8,800

103d st, No 311 East, all. Angela M Milano to Carmela Pica Scerre; 3 years, from July 1, 1907. June 11, 1907. 6:1675.....1,464

113th st, No 328 East. Surrender lease. Charles Solomoni to Bene Posner. All title. May 1, 1908. June 8, 1907. 6:1684.....542.24

115th st, No 58 East, store and basement. Jennie Rosenfeld to Annie Gross; 1 7-12 years, from July 1, 1907. June 13, 1907. 6:1620.....828

118th st, Nos 520 and 522 East. Assign lease. John F Juhase to Arthur Jost. June 4, 1907. 6:1716.....nom

118th st, Nos 520 and 522 East, east store and three rooms on 1st floor. Louis Manheim to John F Juhase; 10 years, from June 1, 1907. June 10, 1907. 6:1716.....1,260 and 1,320

121st st, No 243 East, east store. Abram Pinkovitz to Max Brosgol; 3 years, from Feb 1, 1907. June 13, 1907. 6:1786.....456

122d st, No 453 East, all. Carrie E Kline to Wm B Miller; 3 years, from May 1, 1907. June 8, 1907. 6:1810.....600

127th st, Nos 106 and 108 West, s s, 40x99.11. Surrender lease. Teresa Clark to Joseph Bierhoff. All title. June 8, 1907. 7:1911.....nom

127th st, Nos 106 and 108 West, 40x99.11, all. Joseph Bierhoff to Teresa Clark; 5 years, from May 1, 1907. June 10, 1907. 7:1911.....taxes, &c, and 1,600

139th st, No 69, n e cor Lenox av, front store and basement. John Bogner to Anton Lampel; 5 2-12 years, from Mar 1, 1908. June 11, 1907. 6:1737.....1,200 to 1,620

Same property. Assign lease. Anton Lampel to The Ebling Brewing Co. June 6, 1907. 6:1737.....nom

ARCHITECTS SHOULD SPECIFY NONALYKE

AN ELASTIC ENAMEL PAINT which is NONPOROUS, NONPOISONOUS AND DURABLE, for Plaster, Wood and Metal Surfaces

J. L. MITCHELL PAINT CO., Metropolitan Building, New York

Amsterdam av, No 381, 1/2 store, &c. Chas F Gries to George Eys-
ser; 5 years, from May 1, 1906. June 10, 1907. 4:1150...720
Amsterdam av, 2d store, s of 144th st, known as No 2, in Hamil-
ton court. John V Signell Co to A J G Riemann; 5 3-12 years,
from July 1, 1907. June 10, 1907. 7:20751,000 to 1,800
Av B, No 181, store, basement and 1st floor. Adam Schoppert to
Isaac Taubenblatt; 3 years, from Jan 1, 1907. June 12, 1907.
2:394.....840
Av C, s e s, at s w s 4th st, 24x80.....
Av C, s e s, 24.4 s w 4th st, 24x80.....
Av C, s e s, 120 n e 3d st, 24x80.....
Hamilton Fish Corporation to John J O'Grady; 20 years, from
Nov 1, 1907. June 13, 1907. 2:373.....taxes, &c, and 3,750
Av D, No 56 | s e cor 5th st, corner store. Wolf Rosenberg
5th st, No 802 East | to Herman and Ike Rosenberg; 5 years, from
May 1, 1907. June 10, 1907. 2:360.....1,000
Same property. Surrender lease. Herman and Ike Rosenberg to
Wolf Rosenberg. All title. May 29. June 10, 1907. 2:360..
.....100
Av D, No 124, all. Stephen S Palmer*TRUSTEE Stephen Squires
to Charles Lipkowitz; 4 1/2 years, from Nov 1, 1905. June 11,
1907. 2:365.....700
Bowery, No 298, part of store floor. Joseph Kalichman et al to
Jacob Blackman; 3 10-12 years, from April 1, 1907. June 12,
1907. 2:521.....1,200
Broadway, No 3223, n w cor 129th st. Assign lease. Joseph J
Cahill to Arthur Jost. June 5. June 10, 1907. 7:1966.....nom
Broadway, corner 41st st, Hotel Albany. Privileges for cigar
counters, news stands, &c. Robert P Murphy Hotel Co to John
B Prato; 1 year, from opening of above hotel, with privilege 5
years renewal at \$7,200 per year. June 11, 1907. 4:993... 6,850
Broadway, No 1823, w s, bet 59th and 60th sts, 28.11x127x25x
141.6 s s, all. Ely J Rieser to The Faust Co; 4 2-12 years,
from Feb 1, 1907. June 8, 1907. 4:1112.....7,200
Same property. Same to same; extension lease, 5 years, from
Apr 1, 1911. June 8, 1907. 4:1112.....7,700
Same property. Consent to assign above two leases also as to
mortgage to The F & M Schaefer Brewing Co. Same to same.
June 7. June 8, 1907. 4:1112.....nom
Same property. Consent to assign lease dated Feb 5, 1903, to Ely
J Rieser. Wm H Thomas to Thos J and Michl J Shanley. Feb
18, 1907. June 8, 1907. 4:1112.....
Broadway, No 3163, south store. James W Hawes to Albert W
White; from June 1, 1907, to Oct 1, 1911. June 12, 1907. 7:-
1923.....780 and 900
Broadway, No 915, all. Agreement modifying and extending lease.
Geo R Schieffelin et al to A De Pinna Co; 17 years, from Feb
1, 1903. June 12, 1907. 3:849.....and 17,000
Broadway, n w cor 129th st, 100x100, all. Wm Farrell to Wil-
liam Brennan; 10 years, from May 14, 1907. June 7, 1907.
7:1996.....3,000
Broadway, No 1439. Surrender lease. Ellsworth Childs to Thomas
Simpson. All title. June 4. June 7, 1907. 4:993.....nom
Lenox av, No 310, n 1/2 of store, &c. Charles Noll and ano to
Frank Schrader; 4 years, 10 1/2 months, from June 11, 1907. June
12, 1907. 6:1723.....1,312.50 to 1,800
Lenox av, No 488, north store, &c. William Hayes to Albert
Asch; 3 years, from May 1, 1907. June 8, 1907. 6:1732.....600
Madison av, No 1838, store, &c. Sol Lachman to Adolph Braun-
stein; 5 years, from April 1, 1907. June 10, 1907. 6:1746.....
.....660 and 720
Madison av, n e cor 120th st, store, &c. Paul Shalet to Joseph
Levy; 5 years, from May 1, 1907. June 10, 1907. 6:1747.....
.....840 and 900
1st av, No 371, w s. Assign lease. John M Buehler to Abraham
Roffman or Hoffman and Mary Zisola. May 31. June 12, 1907.
3:927.....8,000
Same property. Consent to assign lease. Hamilton Fish Corpora-
tion to same. June 4. June 12, 1907. 3:927.....
1st av, No 1549, s w cor 81st st, store, &c. Joseph Larchan and
ano to Samuel Erdreich; 3 years, from May 1, 1907. June 12,
1907. 5:1543.....1,500
1st av, No 371. Leasehold. Agreement as to division of profits
upon sale of said premises. Abraham Roffman, N Y, with Mary
Zisola, of Brooklyn. May 29. June 12, 1907. 3:927.....nom
1st av, No 1050, n e cor 57th st, store and 1st floor above. Chas
J Kroehle and ano to J Waldmann; 3 years, from May 1, 1907.
June 10, 1907. 5:1369.....1,200
1st av, e s, bet 125th and 126th sts, 1-sty brk building (junk
shop), 40x26. Wm H McGrory to Nicola Macchiarola; 1 year,
from Mar 1, 1907; 5 years renewal. June 10, 1907. 6:1813.
.....480
2d av, No 831, south store. Leonard Weill to Luigi Saglimbini;
2 years, from May 1, 1907. June 10, 1907. 5:1318.....540
2d av, No 1269, south store. Tillie Lange to Thos V Brophy; 5
years, from Mar 1, 1907; 3 years renewal at \$720. June 10,
1907. 5:1421.....600 and 720
2d av, No 1269. Assign lease. Thos V Brophy to Arthur Jost.
June 5. June 10, 1907. 5:1421.....nom
2d av, No 120, store, &c. John Kent to Christian Armbruster; 3
years, from May 1, 1907. June 11, 1907. 2:449.....1,860
2d av, No 2258, s e cor 116th st, all. Wm Jaeger to Henry Men-
doza; 8 years, from June 1, 1907. June 7, 1907. 6:1687.....3,000
2d av, No 2030, north store, &c. Bernhard Bopp to Fortunato
Muraco; 3 years, from May 1, 1907. June 8, 1907. 6:1676..420
2d av, No 2258. Assign lease. Henry Mendoza to Davies J Mar-
shall. June 6. June 8, 1907. 6:1687.....nom
Same property. Reassign lease. Davies J Marshall to Henry
Mendoza. June 7. June 8, 1907. 6:1687.....nom
3d av, Nos 140 and 142 | Assign lease. Henry C Honeck et al
15th st, Nos 144 and 146 E | to Morris Lubitz. Mort \$10,000.
June 7. June 8, 1907. 3:870.....other consid and 100
3d av, No 1711, corner store. Moritz and Joseph Klein to John

Griffin. Correction lease. (Re-recorded from June 1, 1907);
10 1/2 years, from June 1, 1907. June 13, 1907. 6:1646...1,800
3d av, No 601, store, &c. John M Schult et al to Wm J Neary;
10 years, from Dec 1, 1905. June 7, 1907. 3:920...1,600 to 2,000
3d av, No 1884, store, &c. Henry L Wolff to Wm F Mattes; 8
years, from Feb 1, 1907. June 10, 1907. 6:1632.. 1,800 and 2,000
3d av, No 1305, store, &c. Carrie Teven to Nathan Gliboff and
ano; 10 years, from July 1, 1907; 4 years renewal at \$1,200 and
\$1,500. June 10, 1907. 5:1429.....for term, 1,000
3d av, No 137, e s, 75 s 15th st, 17x100. Assign lease. Julia
Clemons ADMRX Bernard Clemons to Ida Clemons. All title.
May 31. June 10, 1907. 3:896.....250
3d av, No 165 | s e s, 179 n e 15th st, 27.6 to s s 16th st, x 60, the
16th st, No 200 | lot. Hamilton Fish Corpn to Jane M Haslam daugh-
ter of Michael Flood decd; 21 years, from Aug 1, 1907. June 7,
1907. 3:897.....taxes, &c, and 2,000
5th av, No 329, e s, 24.8 s 33d st, 24.9x100. Henry De F Weekes
and ano TRUSTEES Chas H Isham to Darsa J Densmore and Rob-
bin D Compton; 21 years, from May 1, 1908. June 11, 1907.
3:862.....taxes, &c, and 16,000
5th av, Nos 213 to 231, e s, extends from 26th st to 27th st, 197.6
x157.6. Subordination of lease to morts for \$2,800,000. The
Brunswick Site Co and Improved Property Holding Co with
Equitable Life Assur Soc of the U S. June 5. June 10, 1907.
3:856.....nom
5th av, n w cor 15th st, store, &c. Jacob Rothschild to Asiel,
Putzel & Co; 9 7-12 years, from July 1, 1907. June 11, 1907.
3:817.....20,000
6th av, No 680. Assign lease. John T Brosnan to Consumers
Brewing Co. June 8. June 12, 1907. 3:841...nom
6th av, No 680, all. Solomon May to John T Brosnan; 4 11-12
years and 29 days, from May 1, 1907. June 12, 1907. 3:841.
.....8,000
6th av, No 430, store. Robt H Ingersoll & Bro to The Owl Drug
Co; 6 2-12 years, from June 1, 1907. June 13, 1907. 3:828..
.....4,300 and 5,300
7th av, No 759, store, &c. William O'Brien to John Hunt; 1 year,
from May 1, 1906; 3 years, renewal; rerecorded from May 7,
1906. June 7, 1907. 4:1002.....1,500
Same property. Same to same; 3 years, from May 1, 1907. June
7, 1907. 4:1002.....1,500
Same property. Assign lease. John Hunt to Ferdinand Munch
Brewery. May 31. June 7, 1907. 4:1002.....nom
8th av, Nos 104 to 110, that portion above stores. Louise H Car-
penter EXERX Richard E Carpenter to Peter P Sherry; 5 years,
from May 1, 1907. June 7, 1907. 3:765.....4,800
10th av, No 309. Assign lease. Mary C Shanley to George Kien-
zle. June 10. June 13, 1907. 3:699.....nom
Same property. Re-assign lease. George Kienzle to Mary C Shan-
ley. June 12. June 13, 1907. 3:699...nom

BOROUGH OF THE BRONX.

Freeman st, No 1140, east store, &c. Harris Ratner to Joseph
Furia; 5 3-12 years, from Feb 1, 1907. June 13, 1907. 11:-
2975.....840
136th st, Nos 464 and 466 East. Surrender lease. Wolf Parker
and ano to Asher Salwen. All title. June 11, 1907. 9:2320.
.....nom
169th st, No 960 East, s e cor Boston road, store. Thos B Clark to
George Limback; 1 year, from May 1, 1907, with 1 year re-
newal at \$1,620. June 8, 1907. 10:2663.....1,500
176th st, No 769 East, n w cor 3d av, store, &c. Joseph Gold-
stein to Alexander Bohm; 5 years and 2 1/2 months, from Feb
15, 1907. June 13, 1907. 11:2924.....900 to 1,100
Brook av, No 183, store, &c. Ansonia Realty Co to Chas G Lund-
quist; 5 years, from June 1, 1907. June 10, 1907. 9:2263.
.....960 and 1,140
*Maple av, No 2, s w cor 1st st, all. Edward L'Estrange Phipps
to Michael D'Angelo; 3 years, from May 1, 1907. June 12,
1907. 480 and 540
Morris av, No 650, store. Michael Santangilo to Francesco Ma-
rascio; 5 years, from Nov 1, 1906. June 8, 1907. 9:2412..696
*Van Nest av (Columbus av), No 100. Assign lease. Frank Gas-
parrini to John D Haase. June 11. June 13, 1907...nom
*Same property. Re-assign lease. John D Haase to Frank Gas-
parrini. June 12. June 13, 1907...nom
Willis av, No 164. Assign lease. Julius Rosenhaim to August Sei-
bold. June 5. June 8, 1907. 9:2280.....nom
Willis av, s e cor 137th st, store, &c. Heinrich and Katharine
Kramer to James O'Toole; 5 years, from May 1, 1907. June 12,
1907. 9:2281.....1,500
Webster av, n w cor 198th st. Assign lease. Michael J Le Strange
to John D Haase. All title. June 6. June 7, 1907. 12:3279...nom
Same property. Reassign lease. John D Haase to Michael J Le
Strange. June 7, 1907. 12:3279.....nom
3d av, No 3198, bake shop, store, &c. Elizabeth Keil to Charles
Klumpp; 7 years, from Mar 1, 1905. June 8, 1907. 10:2620.
.....1,080

MORTGAGES

June 7, 8, 10, 11, 12 and 13.
BOROUGH OF MANHATTAN.

American Mortgage Co with Meyer Goldberg. 107th st, No 225
East. Extension mort. June 10. June 13, 1907. 6:1657, nom
Aufses, Saml with Lewis M Isaacs trustee for Margt Eldred.
73d st, No 118 East. Extension mort. June 11. June 13,
1907. 5:1407. nom
Apartment Construction Co to Surety Realty Co. 7th av, s e cor
111th st, 100.11x150. Building loan. June 13, 1907, due Dec 30,
1908, 6%. 7:1820. 275,000

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

HARRIS H. URIS

OFFICE AND WORKS

525-535 W. 26TH ST

TELEPHONE, 1835-6 CHELSEA

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

- EQUITABLE LIFE ASSUR SOC of the U S with Wm N Shannon. 79th st, No 344, s s, 144 w 1st av, 17x102.2. Extension mort. May 31. June 10, 1907. 5:1453. nom
- Epstein, Meyer to Israel Spingarn. East Broadway, No 94, n s, 235.7 e Market st, 25x75.4x25x76. P M. Prior mort \$25,000. June 6, 7 years, 6%. June 7, 1907. 1:282. 12,000
- EQUITABLE LIFE ASSUR SOC of the U S with Benno Loewy. 88th st, No 22 West. Extension mort. May 1, 1907. June 10, 1907. 4:1201. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Leon Kamaiky. 45th st, No 242 East. Extension mort. June 3. June 10, 1907. 5:1318. nom
- EQUITABLE LIFE ASSUR SOC of the U S with C F Hatterman. 115th st, No 205 West. Extension mort. June 1. June 10, 1907. 7:1831. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Louis and Herman Levy and Lena Heyman. 111th st, No 16 East. Extension mort. May 27. June 10, 1907. 6:1616. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Clara Neuman. 81st st, No 70 East. Extension mort. May 28. June 10, 1907. 5:1492. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Henry, Gustav J and Salomon Simonfeld and Millie Gross. 136th st, No 244 West. Extension mort. Mar 30. June 10, 1907. 7:1941. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Annie C Thorn. 143d st, No 455 West. Extension mort. Mar 30. June 10, 1907. 7:2059. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Henry D Mirick. 58th st, Nos 315 to 319 West. Extension mort. May 20. June 10, 1907. 4:1049. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Jonas H Monheimer. Broadway, w s, 100.3 n 184th st, —x—. Extension of mort. May 29. June 10, 1907. 8:2180. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Richd M Montgomery & Co (Inc). 52d st, No 122, s s, 150 w Lexington av, 20x100.5. Extension mort. May 31. June 10, 1907. 5:1306. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Lillian E Stillman. 3d av, No 851, e s, 61.3 s 52d st, 19.7x64.10. Extension mort. April 4. June 10, 1907. 5:1325. nom
- Eckstein; Goldie wife of and Jacob to LAWYERS TITLE INS AND TRUST CO. 117th st, No 18, s s, 109 w Madison av, 25.7x100.11. June 10, 5 years, 5%. June 11, 1907. 6:1622. 23,000
- Same to Clifford L Weston. Same property. Prior mort \$23,000. June 10, 3 years, 6%. June 11, 1907. 6:1622. 2,000
- Eckstein, Goldie wife of and Jacob to LAWYERS TITLE INS AND TRUST CO. 117th st, No 16, s s, 134.7 w Madison av, 24.5x100.11. June 10, 5 years, 5%. June 11, 1907. 6:1622. 23,000
- Same to Clifford L Weston. Same property. Prior mort \$23,000. June 10, 3 years, 6%. June 11, 1907. 6:1622. 2,000
- 863 Park Avenue, a corpn, to Charter Realty Co. Park av, Nos 861 to 865, n e cor 77th st, No 101, 51.2x100. P M. Prior mort \$40,000. June 7, 1907, due Oct 1, 1907, 5%. 5:1412. 25,000
- Epstein, Abraham exr Simon Epstein to Abraham Jacobi and ano trustees for Abraham Meyer and ano will Jacob Meyer. Henry st, No 164, s s, abt 130 w Jefferson st, 26.1x100. June 6, 5 years, 5%. June 8, 1907. 1:271. 32,500
- Frieder, Lazar to TITLE GUARANTEE & TRUST CO. Av C, No 62, e s, 96 n 4th st, 24x83. June 6, due, &c as per bond. June 7, 1907. 2:374. 18,000
- Fausner, Clara E formerly Clara E Feldman daughter of John G Wm Feldman decd to August L Martin. 93d st, Nos 69 and 71, n s, 100 w Park av, 39x100.8. Prior mort \$29,750. June 8, 1907, 1 year, 6%. 5:1505. 4,500
- Fischer- Hansen, Carl to Louis Jakobus. 92d st, No 4, s s, 125 w Central Park West, 45x100.8. Prior mort \$75,000. May 28, 2 years, 6%. June 8, 1907. 4:1205. 10,000
- Faust Co to F & M Schaefer Brewing Co. Broadway, No 1823. Leasehold. June 7, due, &c, as per bond. June 8, 1907. 4:1112. 10,000
- Same to same. Same property. Saloon lease. Given as additional security for above mort. June 7, demand, —%. June 8, 1907. 4:1112. 10,000
- Faust Co to F & M Schaefer Brewing Co. Broadway, No 1823. Consent to mort of \$10,000 on lease. June 7. June 8, 1907. 4:1112. 10,000
- Flanagan, James to V Loewers Gambrius Brewery Co. Lexington av, No 1897. Saloon lease. June 6, demand, 6%. June 8, 1907. 6:1767. 2,500
- Feldman, Harris L, H L Feldman Realty Co and Max Ginsberg & Co to Hymans Hein. Allen st, No 44, e s, 75 n Hester st, 25 x65.7; 117th st, Nos 11 and 13, n s, 219.4 w 5th av, 46.3x100.11; also property in Kings County. Prior mort \$—. June 8, 4 months, 6%. June 11, 1907. 1:308 and 6:1601. 10,000
- Same to same. Same property. Certificate as to above mort. June 8. June 11, 1907. 1:308 and 6:1601. 10,000
- Freedman, Michael to METROPOLITAN SAVINGS BANK. 122d st, No 263, n s, 17.6 w 2d av, 14x71.8. June 11, 1907, 5 yrs, 5%. 6:1787. 5,000
- Farmers Loan and Trust Co with Marx Ottinger. 66th st, No 48, s s, 450 w Central Park West, 25x100.5; 66th st, s s, 324.7 e Columbus av, strip 0.4x58x0.7x—. Extension mort. June 6. June 10, 1907. 4:1118. nom
- Fischer, Jacob G to BANK FOR SAVINGS in City N Y. Amsterdam av, Nos 581 and 583, n e cor 88th st, No 185, 53.10x100. June 11, 1907, 3 years, 4½%. 4:1219. 30,000
- Feierstein, Sarah wife of Joseph to Myers Curtiss. Willett st, No 71, w s, 63 s Rivington st, 18.6x50. June 7, due June 1, 1912, 5%. June 10, 1907. 2:338. 10,000
- Same and STATE BANK with same. Same property. Subordination agreement. June 5. June 10, 1907. 2:338. nom
- Frisch, Harry to Fredk Hirschhorn. 2d av, No 13. Leasehold. Dec 7, 1906, due Mar 7, 1907, —%. June 10, 1907. 2:456. 1,000
- Fuhrmann, Charles C to Henry Elias Brewing Co. Ann st, Nos 39 and 41, Saloon lease. June 6, demand, 6%. June 12, 1907. 1:92. 3,285
- Froehlich, Jacob to Chas A Cowen et al exrs, &c, Stephen M Wright. Suffolk st, No 17, w s, abt 150 n Hester st, 25x100. P M. June 6, 5 years, 5%. June 12, 1907. 1:312. 25,000
- Feinblatt, Morris L to Geo E Goldsmith. 108th st, No 202, s s, 75 e 3d av, 24x88.4. P M. June 12, due Nov 1, 1908, 6%. June 13, 1907. 6:1657. 1,900
- Finkelstein, Herman to Isidore Jackson and ano. 2d st, No 12, n s, 163.2 e Bowery, 25x65.3x25x64.6. P M. Prior mort \$12,000. June 12, 2 years, 6%. June 13, 1907. 2:458. 4,000
- Fox, Richard K with Elsie wife of Albert Oppenheim. 115th st, Nos 237 and 239, n s, 225 e 8th av, 50x100.11. Extension mort. Mar 11. June 12, 1907. 7:1831. nom
- Fibel, Bertha to Jacob Hyman. 115th st, No 167½, n s, 245 w 3d av, 12.6x100. Certificate as to partial payment of mortgage. May 7. June 13, 1907. 6:1643. 1,000
- Gutman, Wolf to Hyman Harris. 8th st, No 329, n s, 213.10 w Av C, 24.9x—x—. P M. June 12, due Oct 15, 1909, 6%. June 13, 1907. 2:391. 1,000
- Goldberg, Hyman B and Geo Goldstein to Flora Goldberg. 2d av, No 176, e s, 25.9 n 11th st, 25.10x100. Prior mort \$24,000. June 11, 4 years, 6%. June 13, 1907. 2:453. 6,500
- Graham, Thomas to Fanny Heilbrunn. 67th st, No 231 and 233, n s, 425 w Amsterdam av, 50x100.5. P M. Prior mort \$41,000. June 12, 2 years, 6%. June 13, 1907. 4:1159. 13,500
- Graney, Cornelius to Fanny Heilbrunn. 67th st, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5. P M. Prior mort \$41,000. June 12, 2 years, 6%. June 13, 1907. 4:1159. 13,500
- Grauer, Jacob to Adolph Hollander. 84th st, Nos 158 to 162, s s, 93.6 w 3d av, 3 lots each 27x102.2. 3 P M morts, each \$5,000. 3 prior morts, each \$34,000. June 12, 2 years, 6%. June 13, 1907. 5:1512. 15,000
- Goldfarb, Martin to Marcus Rosenthal. Goerck st, Nos 71 and 73, w s, 100 s Rivington st, 50x100. P M. Prior mort \$30,250. June 11, 1 year, —%. June 13, 1907. 2:326. 8,000
- Graney, Cornelius to American Mortgage Co. 67th st, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5. P M. June 10, 3 years, 5%. June 13, 1907. 4:1159. 41,000
- Graham, Thomas to American Mortgage Co. 67th st, Nos 231 and 233, n s, 425 w Amsterdam av, 50x100.5. P M. June 12, 3 years, 5%. June 13, 1907. 4:1159. 41,000
- Greenberg, Henry M to LAWYERS TITLE INS AND TRUST CO. 119th st, No 34, s s, 532 e Lenox av, 18x100.11. June 6, 5 years, 5%. June 11, 1907. 6:1717. 10,000
- Same and Mary Canis with same. Subordination agreement. June 6. June 11, 1907. 6:1717. nom
- Germania Fire Ins Co with Carl Victor. 56th st, No 56 East. Extension mort. May 28. June 12, 1907. 5:1291. nom
- Ginzbourger, Simon with American Mortgage Co. 107th st, No 326 East. Subordination agreement. June 11. June 12, 1907. 6:1678. nom
- Giblin, James M and Kathryn L M to Simon Freiman. 113th st, No 226, s s, 150 w 7th av, 50x100.11. Prior mort \$78,500. June 10, 1 year, 6%. June 12, 1907. 7:1828. 1,100
- Glick, Jacob and Louis Levinsohn and Emily and Marie Lotze with LAWYERS TITLE INS AND TRUST CO. 105th st, No 70, s s, 130 w Park av, 25x100.11. Subordination mort. Mar 5. June 12, 1907. 6:1610. nom
- Gardiner, Sarah and Saml Crook exrs Wm W Gardiner to whom it may concern. 75th st, No 153, n s, 179 e Amsterdam av, 21x102.2. Receipt for payment of \$3,000 on account of mortgage dated Aug 1, 1894. June 1, 1906. June 7, 1907. 4:1147. —
- Gartner, Henry C to EXCELSIOR SAVINGS BANK of N Y. 17th st, No 535, n s, 145.6 w Av B, 25x92. P M. June 10, 1907, 3 years, 5%. 3:975. 12,000
- GREENWICH SAVINGS BANK with Lena Mankowski. 48th st, No 106, s s, 84 w 6th av, 21x100.4. Extension mort. June 7, 1907. 4:1000. nom
- Galantshik, Rachel to Wm Weil. Clinton st, No 183, w s, 125 n Hester st, 25x100. Prior mort \$—. June 10, 4 years, 6%. June 11, 1907. 1:313. 4,000
- Godward, Mary E to AMERICAN TEMPERANCE LIFE INS ASSOC of N Y. 128th st, No 250, s s, 375 w 7th av, 25x99.11. Dec 24, 1906, 1 year, 5%. June 7, 1907. 7:1933. 12,000
- Grunberg, Leopold to Max Dorf and ano. 2d st, No 75, s s, 220 w 1st av, 25x70.6x25x73.8. P M. June 1, 4 years, 6%. June 7, 1907. 2:443. 3,500
- Gazzale, Nazareno to Rocco M Marasco. Houston st, Nos 109 to 117, s w cor Thompson st, Nos 157 and 159, runs w 125 x s 95 x e 50 x n 25 to e 75 to Thompson st x n 70 to beginning. P M. Prior mort \$124,500. June 1, 5 years, 6%. June 7, 1907. 2:417. 35,000
- Same to same. Same property. P M. Prior mort \$159,500. June 1, due Dec 15, 1913, 6%. June 7, 1907. 2:517. 29,500
- Same to same. Same property. Prior mort \$189,000. June 1, due Jan 10, 1908, 6%. June 7, 1907. 2:517. 10,000
- Gabay, Henry G to TITLE GUARANTEE & TRUST CO. 20th st, Nos 30 and 32, s s, 260 w 4th av, 40x92. June 7, 1907, due, &c as per bond. 3:848. 130,000
- Same to Realty Holding Co. Same property. June 7, 1907, demand, 6%. 3:848. 8,400
- Gloster, Teresa B to Karoline Rosenthal. 48th st, No 247, n s, 120 w 2d av, 20x100.5. P M. June 6, 3 years, 5%. June 7, 1907. 5:1322. 10,000
- Same to same. Same property. P M. Prior mort \$10,000. June 6, 1 year, 5%. June 7, 1907. 5:1322. 6,000
- Germania Fire Insurance Co of N Y with Minna I A Wendt. 69th st, No 40 West. Extension mort. May 28. June 7, 1907. 4:1121. nom
- Griffin, Edwin H to Robt F Chapman. 116th st, No 167, n s, 208 w 3d av, 18.9x100.11. P M. Prior mort \$10,000. June 6, 2 years, 5½%. June 7, 1907. 6:1644. 5,000
- Hanigan, David F to Drayton Burrill trustee for Mary A Steward with Mary E Bogert and ano. 98th st, No 143, n s, 379.6 e Amsterdam av, runs n 33.2 x n e 18.6 x s e 22.6 x s 30.6 to st x w 18 to beginning. P M. May 29, due, &c, as per bond. June 7, 1907. 7:1853. 4,500
- Helper, Isaac to T J McGuire Construction Co. 143d st, Nos 516 and 518, s s, 275 e Broadway, 100x99.11. P M. Prior mort \$120,000. May 31, due, &c, as per bond. June 7, 1907. 7:2074. 8,000
- Hillman, Abram and Albert Price and Emanuel Arnstein and Saml Levy with Sender Jarmulowsky. 82d st, Nos 202 to 216, s s, 70 e 3d av, 133x102.2. Subordination agreement. June 10. June 12, 1907. 5:1527. nom

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

**FRONT ENAMELED
AND
GENUINE
"HARVARD" BRICKS**

FREDENBURG & LOUNSBURY

289 FOURTH AVENUE, Corner 22d Street

**Nazareth and Bath
Portland CEMENT**

ROSENDALE CEMENT

NEW YORK

*Beavis, Frank S to Wm McKinney. Edison av, w s, 144.4 n Middletown road, 25x95. June 3, due May 1, 1909, 5%. June 12, 1907. 550

Bigley, Catherine exr, &c, Isabella Urban with Gerald C Conner. Washington av, s w cor 180th st, ——. Extension mort. June 4, June 12, 1907. 11:3036. nom

Becker, Chas A to Catherine Becker. 135th st, No 616, s s, 206.6 w Willis av, 25x100. May 3, 5 years, 5%. June 10, 1907. 9:2297. 3,000

Busch, Michael A to Noble & Gauss Construction Co. College av, Nos 944 and 946, e s, 117.3 s 164th st, 44x110. P M. Prior mort \$——. June 8, due, &c, as per bond. June 10, 1907. 9:2423. 11,500

Same to same. Same property. P M. Prior mort \$11,500. June 8, due, &c, as per bond. June 10, 1907. 9:2423. 5,000

Bowe, John J to Fredk Ernsting. Stebbins av, s e cor Home st, 32.11x53.6x66.7x16.10. Jan 22, 3 years, 5%. June 10, 1907. 10:2692. 5,000

Same to same. Home st, No 1056, s s, 16.10 e Stebbins av, 18.1x 77.4x24.9x60.7. Jan 22, 3 years, 5%. June 10, 1907. 10:2692. 3,500

Same to same. Home st, No 1058, s s, 34.11 e Stebbins av, 18x 94x24.6x77.4. Jan 22, 3 years, 5%. June 10, 1907. 10:2692. 3,500

Beyer, Otto W to John J. and Clara Ryan, joint tenants. Stebbins av, e s, 77.8 s 165th st, 18x100. June 8, due July 1, 1910, 5½%. June 10, 1907. 10:2698. 4,000

*Brenner, Franz to Henry Ahr. Plot begins 740 e White Plains road at point 275 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. June 8, 2 years, 6%. June 10, 1907. 800

*Same to same. Plot begins 740 e White Plains road at point 220 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. June 8, 2 years, 6%. June 10, 1907. 500

Cederberg, August B to Wilbur Larremore referee. Ogden av, e s, 100 s Boscobel pl, 25x125 to Plympton av. P M. June 7, 2 years, 5%. June 11, 1907. 9:2522. 1,225

Connors, James to Wilbur Larremore referee. Plympton av, e s, 360.3 s 172d st, 25x96.5. P M. June 6, 2 years, 5%. June 11, 1907. 11:2874. 647

*Cade, Alice M, of Galilee, Wayne Co, Pa, to Fidelity Development Co. Matthews av, w s, 250 s Brady av, 25x100. P M. May 24, 3 years, —%. June 7, 1907. 1,260

*Cahill, Sarah F to Laura A Klugh. Kinsella av, n s, 123 e Rose st, 25x100. June 7, 1907, 3 years, 5½%. 3,000

*Cross, Thomas R to A Hupfel's Sons. White Plains av, No 208. Saloon lease. May 29, demand, 6%. June 8, 1907. 1,500

Christman, John, Henry and Geo J with BOWERY SAVINGS BANK. 137th st, Nos 869 to 873 East. Extension mortgage. June 4, June 7, 1907. 10:2550. nom

Cluse, Eliz M to Wilbur Larremore ref. Plympton av, e s, 125 n 170th st, 50x154.9x65.7x112.3. P M. June 6, 2 years, 5%. June 7, 1907. 9:2521. 2,250

Same to same. Plympton av, e s, 175 n 170th st, 50x197.3x65.7x 154.9. P M. June 6, 2 years, 5%. June 7, 1907. 9:2521. 2,250

*Cristiano, Pasquale to A Shatzkin & Sons (Inc). Tilden av, n w cor 214th st, 25x100, Laconia Park. P M. June 6, 2 years, 6%. June 7, 1907. 250

*Cohen, Jacob to LONG ISLAND LOAN AND TRUST CO exr Chas W Lynde. Av D, s e cor 13th st, 33x105, Unionport. June 11, 3 years, 5%. June 12, 1907. 7,500

*Cipolla, Filomena to Adece Park Realty Co. 205th st, n s, 25 e Hicks st, 75x91.6. P M. June 1, 3 years, 5½%. June 11, 1907. 1,500

*Same to same. Matthews av, e s, 200 s Morris st, 100x100. P M. June 1, 3 years, 5%. June 11, 1907. 2,000

Same to same. Matthews av, e s, 150 s Morris st, 50x100. P M. June 1, 3 years, 5%. June 11, 1907. 1,000

*Same to same. Hicks st, w s, 275 s Morris st, 100x100. P M. June 1, 3 years, 5%. June 11, 1907. 1,600

Same to same. Hicks st, e s, 91.6 n 205th st, 50x100. P M. June 1, 3 years, 5%. June 11, 1907. 1,000

Same to same. Cruger st, e s, 275 n Morris st, 24.11x104.8x100 gore. P M. June 1, 3 years, 5%. June 11, 1907. 208.71

Carr Building Co to Wilbur Larremore ref. Ogden av, w s, 367.6 n 167th st, 27.2x103.6x68.2x95. P M. June 11, 2 years, 5%. June 12, 1907. 9:2528. 3,150

Copper or Cooper, Bernard J to Joseph Reiss. College av, No 1031, w s, 106 n 165th st, 22x92.5. P M. Prior mort \$9,000. June 1, 3 years, 6%. June 10, 1907. 9:2437. 1,350

Conroy, James J to Wilbur Larremore ref. Boscobel av, w s, 74.7 n Plympton av, 25x77.10x40x103.6. P M. June 5, 2 years, 5%. June 13, 1907. 9:2522. 945

Conroy, James J to Wilbur Larremore ref. Boscobel av, w s, 99.7 n Plympton av, 50x78x60.4x77.10. P M. June 5, 2 years, 5%. June 13, 1907. 9:2522. 1,890

Dilberger, Charles F to Solomon C Powell et al. Prospect av, w s, 200 n 183d st, 50x95. Building loan. June 12, 1907, demand, 6%. 11:3102. 14,607

*De Carlo, James to Adelaide Burlando. Lots 104 and 107 map New Village Jerome. June 6, Secures notes, —%. June 12, 1907. Notes. 1,500

Donohoe, John A to Wilbur Larremore ref. Undercliff av, w s, 230.2 s the park 50x108.6x51x116.4. P M. June 11, 2 years, 5%. June 12, 1907. 9:2538. 2,240

Doherty, John H to KNICKERBOCKER TRUST CO. Willis av, s e cor 147th st, 50x100. June 13, 1907, demand, 5%. 9:2291. 20,000

*Divine, Lyman W to Mary F McGrath. Rosedale av, n e cor Merrill st, 50x100. June 8, 3 years, 5%. June 10, 1907. 1,500

*Dunn, John to The Lamport Realty Co. Rosedale lane, w s, 75 s Roosevelt av, 25x98x—x—. P M. June 5, installs, 6%. June 7, 1907. 225

Daniel, Chas and Gustav Duffan to A Hupfel's Sons. St Anns av, No 169. Saloon lease. May 29, demand, 6%. June 8, 1907. 9:2263. 4,099

Donnelly, Thomas to Wilbur Larremore ref. Plympton av, s e cor Boscobel av, runs s 73.4 x e 23.11 x n e 46.3 to Boscobel av x n 61.9 to beginning. P M. June 6, 2 years, 5%. June 7, 1907. 9:2521. 2,695

Day, Anna wife Anton to Caroline H wife Hugh Johnston. Boston road, No 1418, s s, 217.11 e from angle in road opposite Jefferson st, 25x100. P M. June 6, due May 1, 1910, 5%. June 7, 1907. 11:2962. 8,000

Dallas, Joseph T to Wilbur Larremore ref. Nelson av, w s, 124.3 s 172d st, 50x96.5. P M. June 6, 2 years, 5%. June 7, 1907. 11:2874. 1,190

Same to same. Nelson av, w s, 99.3 s 172d st, 25x96.5. P M. June 6, 2 years, 5%. June 7, 1907. 11:2874. 595

Dugan, Cath to Randall Whitaker. Townsend av, e s, 90 n 175th st, 50x100. P M. May 29, 1 year, 6%. June 7, 1907. 11:2850. 1,000

Dacorn Realty Co to Atlantic Dock Co. Washington av, s e cor 173d st, 70x100. June 7, 1907, demand, 5½%. 11:2914. 55,000

Same to same. Same property. Consent to above mortgage. June 7, 1907. 11:2914. —

Same to same. Same property. Certificate as to above mortgage. June 7, 1907. 11:2914. —

Same and Harris Bernstein with same. Same property. Subordination agreement. June 7, 1907. 11:2914. nom

Dacorn Realty Co to Martense B Story trustee Isaac Orr. Washington av, e s, 70 s 173d st, runs e 100 x s 9.11 x s 50 x w 109.11 to av x n 80 to beginning. June 7, 1907, demand, 5½%. 11:2914. 50,000

Same to same. Same property. Consent to above mortgage. June 7, 1907. 11:2914. —

Same to same. Same property. Certificate as to above mortgage. June 7, 1907. 11:2914. —

Same and Harris Bernstein with same. Same property. Subordination mortgage. June 7, 1907. 11:2914. nom

Dacorn Realty Co to Harris Bernstein. Washington av, s e cor 173d st, 100x100; Washington av, e s, 100 s 173d st, 50x100.11. P M. Subject to building loan agreement. June 6, 3 years, 6%. June 7, 1907. 11:2914. 58,000

Daniels, Geo S to Isabella T Jackson. Marion av, w s, old line, 351 n Kingsbridge road, late West Farms road or Fordham road, old line, 101x155.3 to e s Bainbridge av x101x152.6. June 7, due, &c, as per bond. June 8, 1907. 12:3286. 12,500

Doyle, James T to Caroline B Wright. Creston av, e s, 205.1 s 189th st, 70x95. Prior mort \$——. June 10, 2 years, 6%. June 11, 1907. 11:3165. 15,000

Duffy, Patk J to Wilbur Larremore referee. Nelson av, s w cor Boscobel av, 32.9x63; Nelson av, w s, 32.9 s Boscobel av, 25x 100. P M. June 10, 2 years, 5%. June 11, 1907. 9:2521. 2,870

Dohrmann, Jacob to Wilbur Larremore referee. Ogden av, e s, 450 n 170th st, 50x112.3x50x111.11. P M. June 10, 2 years, 5%. June 11, 1907. 9:2522. 3,080

Dougherty, Wm F to Elmoro Realty Co. Southern Boulevard, n w cor Tiffany st, 125.9x210 to Fox st. P M. June 11, 1907, 2 years, 5%. 10:2722. 50,000

Ernst, Philipp with Leo and Theo Siebert. 147th st, No 438, s s, 390 w Brook av, 25x100.4. Extension mort. May 31, June 7, 1907. 9:2291. nom

*Elgar, James (2d) to Edw J Shalvey. Grace av, w s, 203.1 n Westchester av, late Southern Westchester Turnpike, 75x100. P M. June 8, 3 years, 5%. June 10, 1907. 3,000

*Ehrlich, Otto to Hudson P Rose Co. Hobart av, w s, 50 s Waterbury av, 25x100. P M. June 3, 3 years, 5½%. June 10, 1907. 500

Embree, John C to J Romaine Brown. Fairmount pl, n s, 300 w Marmion av, 25x100. May 14, 2 years, 5½%. June 12, 1907. 11:2955. 6,000

*Ernst, Louis to Augusta Fitter. Victor st, w s, 225 s Morris Park av, 25x100. P M. June 10, 3 years, 5%. June 11, 1907. 2,500

*East Borough Improvement Co to John J Vion. Plot begins 690 e White Plains road at point 1,050 n along same from Morris Park av runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Certificate as to consent of stockholders to mortgs for \$3,500 each. April 18. June 13, 1907. —

*Same to Lawrence F Coleman. Plot begins 690 e White Plains road at point 1,025 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Certificate as to mortgage for \$3,500. Jan 3. June 13, 1907. —

Economy Real Property Co to Wilbur Larremore ref. 167th st, e s, 75 s 168th st, 100x47.8x109.9x43.2. 2 P M mortgs, each \$1,365. June 7, 2 years, 5%. June 12, 1907. 9:2528. 2,730

Same to Wilbur Larremore ref. Lind av, n w cor 167th st, runs n 68.10 x n e 27.7 x s e 27.7 x s w 68.10. P M. June 7, 2 years, 5%. June 12, 1907. 9:2528. 1,925

Same to Wilbur Larremore ref. Lind av, w s, 68.10 n 167th st, 50x95.9 to 167th st x50x55.4. P M. June 7, 2 years, 5%. June 12, 1907. 9:2528. 1,680

Same to Wilbur Larremore ref. 168th st, s s, 50 e 167th st, runs e 50 x s 57.6 x n w 28.10 x w 43.2 to 167th st x n w 25 x e 28.9 x n 28.9 to beginning. P M. June 7, 2 years, 5%. June 12, 1907. 9:2528. 1,995

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

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

- Canal st, No 91, partition, plumbing, windows, to 4-sty brick and stone shop and dwelling; cost, \$5,000; David Dandis, premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1676.
- Chambers st, No 104, store fronts, iron columns, to 5-sty brick and stone store and loft; cost, \$1,200; Elbridge I Gerry, 258 Broadway; ar't, F A Whelan, 44 W 18th st.—1654.
- Chrystie st, s e cor Bayard st, windows, columns, to 5-sty brk and stone store and tenement; cost, \$950; estate Meyer Baum, and Moses Friedman, 987 Madison av; ar'ts, Gross & Kleinberger, Bible House.—1615.
- Hester st, No 82, store front, to 4-sty brick and stone tenement; cost, \$5,000; Benj Valdoe, premises; ar't, Harry Zlot, 230 Grand st.—1658.
- Horatio st, No 76, toilets, windows, to 4-sty brick and stone tenement; cost, \$450; Henry Duhue, premises; ar't, Henry Andersen, 138 E 22d st.—1656.
- Lewis st, No 58, toilets, windows, partitions, to 4-sty brk and stone tenement; cost, \$1,500; Jacob H Westheimer, 119 Nassau st; ar't, Henry Regelmann, 133 7th st.—1594.
- Madison st, No 114, partitions, windows to 5-sty brk and stone tenement; cost, \$150; Albert Stevane, 52 Division st; ar't, Henry J Feiser, 150 Nassau st.—1629.
- Monroe st, No 17, toilets, windows, partition, to two 3 and 4-sty brick and stone stores and tenements; cost, \$3,000; Alice Keteltar, 37 St Marks pl; ar'ts, Thorn & Wilson, 1123 Broadway.—1670.
- Orchard st, No 156, windows, toilets, partitions, to two 4 and 5-sty brk and stone tenements; cost, \$2,500; L Winckler, 562 Lafayette av, Brooklyn; ar't, Louis E Dell, 1133 Broadway.—1653.
- Rutgers pl, No 14, partition, to 6-sty brick and stone store; cost, \$30; Henry A Jaffin, 324 E 9th st; ar't, H Horenburger, 122 Bowery.—1671.
- Suffolk st, No 74, toilets, windows, tank, to 5-sty brk and stone store and tenement; cost, \$2,000; Morris Jacoby, 41 Park row; ar't, Oscar Lowinson, 18-20 E 42d st.—1601.
- Walker st, s w cor Lafayette st, toilets, partitions, windows to 4-sty brk and stone tenement; cost, \$1,200; Edwin M Taylor, on premises; ar't, Henry J Feiser, 150 Nassau st.—1628.
- Warren st, No 123, partitions, windows, to 4-sty brk and stone loft building; cost, \$300; Mary and Catherine Drake, Flushing; ar't, Henry Davidson, 255 W 69th st; b'r, J A Kelly, 50 E 41st st.—1639.
- Washington Sq North, No 14, shaft, skylights, elevator, to 4-sty brk and stone dwelling; cost, \$4,000; Miss Serena Rhineland, on premises; ar'ts, Hoppin, Koen & Huntington, 244 5th av.—1652.
- William st, Nos 57-59, partitions, windows, toilets, to 8-sty brick and stone office building; cost, \$3,500; London-Lancashire Fire Ins Co, premises; ar'ts, Chappell & Bosworth, 41 W 24th st.—1666.
- 1st st, No 11, toilets, partitions, tank, to 5-sty brick and stone tenement; cost, \$2,000; Esther May, 350 E 124th st; ar't, O Reissmann, 30 1st st.—1663.
- 3d st, No 170 East, skylights, windows, partitions, to two 4-sty brk and stone tenement; cost, \$1,500; Egerton L Winthrop, 242 East Houston st; ar't, Henry Regelmann, 133 7th st.—1645.
- 15th st, No 418 E, toilets, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$5,000; Misses Eilen and A Pape, 949 Greene av, Brooklyn; ar't, Fred Ebeling, 520 E 9th st.—1633.
- 16th st, No 645 East, partitions, toilets, tank, windows, to 5-sty brk and stone store and tenement; cost, \$1,000; Chas Seidenberg, 42 2d st; ar't, Frank Straub, 10 E 14th st.—1614.
- 24th st, Nos 520-524 West, partitions, vault, to 4-sty brk and stone loft building; cost, \$4,500; United Electric Light & Power Co, 1170 Broadway; ar't, Wm F Coman, Jr, 305 Pearl st.—1597.
- 27th st, No 129 W, partitions to 4-sty brk and stone tenement; cost, \$200; Johnson estate, 124 W 31st st; ar't, John H Knubel, 318 W 42d st.—1622.
- 30th st, No 257 W, toilets, windows, partitions to 4-sty brk and stone stores and tenement; cost, \$2,000; Jacob Manheimer, 128 E 83d st; ar't, Otto L Spannake, 233 E 78th st.—1634.
- 32d st, No 120 East, 2-sty brk and stone rear extension, 20.5x49.11, add 1 sty, beams, partitions, to 4-sty brk and stone stable and dwelling; cost, \$8,000; Geo H Shaffer, 474 4th av; ar't, Louis C Maurer, 22 E 21st st.—1651.
- 35th st, No 25 W, 4-sty brk and stone front and rear extension, 22x5 and 45.10, partitions, front wall to 4-sty brk and stone loft; cost, \$15,000; Sterling Realty Co, 203 Broadway; ar't, Geo Fred Pelham, 503 5th av.—1621.
- 39th st, No 303 East, partitions, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,000; P Henry Dugro and F A Dugro, trustees, 3 Union sq; ar't, P J Herter, 3 Union sq.—1619.
- 39th st, n s, 75 e Lexington av, partitions, windows, plumbing, to 4-sty brk and stone dwelling; cost, \$4,000; Emma F H Wyckoff, on premises; ar't, Carl Sotscheck Jr, 732 Lexington av.—1626.
- 42d st, No 102 West, partitions, windows, toilets, to 4-sty brk and stone store and office building; cost, \$250; Danl J McDermott, 102 W 42d st; ar't, Louis Falk, 2785 3d av.—1598.
- 44th st, Nos 316-318 West, windows, toilets, skylights, partitions, to two 5-sty brk and stone tenements; cost, \$1,500; Charles and Arthur H Scribner, 157 5th av; ar't, Ernest Flagg, 35 Wall st.—1640.
- 49th st, No 38 West, partition, stairs, plumbing, windows, to 4-sty brick and stone residence; cost, \$5,000; Atlas Construction Co, 500 5th av; ar'ts, Walker & Gillette, 131 W 43d st.—1668.
- 52d st, No 258 West, 2-sty brick and stone front extension, 14x5.6, partitions, girders, to 5-sty brick and stone store and office; cost, \$250; Francis X O'Connor, 249 W 52d st; ar't, James W Cole, 403 W 51st st.—1657.
- 54th st, No 23 West, add 1-sty to 5-sty brick and stone residence; cost, \$2,300; W H Walker, 23 West 54th st; ar't, C P H Gilbert, 1125 Broadway.—1665.
- 58th st, No 355 West, partitions, windows, store fronts, to 5-sty brk and stone tenement; cost, \$5,000; Wm Klinker, 93 Nassau st; ar't, John H Knubel, 318 W 42d st.—1600.
- 71st st, No 103 East, add 1 sty, partitions, to 4-sty brk and stone dwelling; cost, \$1,000; Fredk Winant, 570 5th av; ar't, Chas I Berg, 571 5th av.—1605.
- 74th st, No 138 West, 2-sty brk and stone rear extension, 15.6x25.2, windows, to 4-sty brk and stone dwelling; cost, \$7,500; Mrs Walter Hubbard, 138 W 74th st; ar't, Henry Otis Chapman, 334 5th av.—1650.
- 76th st, No 401 East, windows to 4-sty brick and stone tenement; cost, \$50; Frank Eberhart, 76th st and 1st av; ar't, Ad E Nast, 147 4th av.—1659.
- 78th st, No 7 East, add 1 sty, to 5-sty brk and stone dwelling; cost, \$10,000; Ormond G Smith, 7 E 78th st; ar't, Frank A Moore, 571 5th av.—1603.
- 79th st, No 120 East, 1-sty brk and stone rear extension, 11x18, to 4-sty brk and stone dwelling; cost, \$6,000; Mrs J L Enos, 155 E 71st st; ar't, Alfred H Taylor, 6 E 42d st.—1630.
- 100th st, No 222 East, partitions, new front, to 5-sty brk and stone tenement; cost, \$200; S Cohen, 176 Forsyth st; ar't, O Reissmann, 30 1st st.—1673.
- 105th st, Nos 107-109 East, tank, to two 5-sty brk and stone tenements; cost, \$500; Wm Engel, 107 E 105th st; ar't, Henry Regelmann, 133 7th st.—1646.
- 105th st, No 315 East, toilets, to 6-sty brk and stone store and tenement; cost, \$100; D Lamport, 302 Broadway; ar't, Geo M McCabe, 96 5th av.—1667.
- 108th st, No 208 East, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,000; C La Fortuna, 208 E 108th st; ar'ts, Briganti & Steeneken, 205 E 17th st.—1618.
- 108th st, No 325 West, partitions, windows, stairs, to 5-sty brk and stone residence; cost, \$3,000; H D Baker, on premises; ar't, A L Harmon, 65 W 12th st.—1669.
- 125th st, No 79 East, show windows, to 5-sty brk and stone stores and tenement; cost, \$5,000; Hudson Realty Co, 135 Broadway; ar't, F S Schlesinger, 1623 Madison av.—1606.
- Av A, No 64, toilets, windows, to 4-sty brk and stone tenement; cost, \$1,500; Gustav Gross, 64 Av A; ar't, Louis Hellner, 208 W 105th st.—1617.
- Av A, No 220, toilets, partitions, windows, stairs, show windows, to two 5-sty stores and tenements; cost, \$10,000; Samuel Rosenthal, 115 E 118th st; ar't, A L Schulz, 214 E 14th st.—1623.
- Av A, Nos 87-89, show windows, to two 4-sty brk and stone tenements; cost, \$200; L M Rosenthal, on premises; ar't, A E Nast, 147 4th av.—1624.
- Av A, No 1435, plumbing, skylights, toilets, to 4-sty brk and stone tenement; cost, \$—; Adolf Miller, 1437 Av A; ar't, Frank Braun, 349 E 72d st.—1632.
- Av A, No 1437, plumbing, skylights, toilets, partitions, to 4-sty brk and stone tenement; cost, \$—; John Finneran, 1435 Av A; ar't, Frank Braun, 349 E 72d st.—1631.
- Av B, No 174, stairs, walls, to 5-sty brk and stone tenement; cost, \$500; Eisner & Haupt, 174 Av B; ar't, O Reissmann, 30 1st st.—1661.
- Amsterdam av, n w cor 93d st, partitions, to 4-sty brk and stone school; cost, \$2,500; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1627.
- Broadway, s e cor 130th st, partitions, windows, stairs, toilets, to 4-sty brk and stone tenement; cost, \$3,000; Wm F Kohring, 309 W 38th st; ar't, John H Knubel, 318 W 42d st.—1602.
- Broadway, No 2824, erect bulkhead to 3-sty brk and stone garage; cost, \$750; Slawson & Hobbs, 284 Columbus av; ar'ts, Egan & Hallesy, 901 Ogden av, Bronx.—1642.
- Broadway, Nos 1215-1225, store front, piers, tile floor, to 3-sty brk and stone store, office and theatre building; cost, \$1,000; C L Jones, Cold Springs, L I; ar't, Ed W F Ufer, 42 E 23d st.—1638.
- Columbus av, w s, from 61st to 62d st, add 1 sty to 1 and 2-sty brk and stone armory; cost, \$25,000; The Board of Armory Commissioners, Hall of Records, City N Y; ar'ts, Robinson & Knust, 164 5th av.—1613.
- Lexington av, e s, 50.11 s 101st st, partitions, windows, toilets, to 6-sty brk and stone tenement and store; cost, \$1,500; Gruenstein & Maver, 230 Grand st; ar't, Ed A Meyers, 1 Union sq.—1607.
- Madison av, No 219, 1-sty brk and stone side extension, 27.8x6.5, walls, girders, to 2 and 3-sty brk and stone residence; cost, \$10,000; J Pierpont Morgan, 219 Madison av; ar't, Guy Lowell, 225 5th av.—1604.
- Park av, No 772, stairways, partitions, bath room, windows, to 7-sty brk and stone apartment house; cost, \$9,000; Annie A Moran, Stone Ridge, N Y; ar'ts, Geo B Post & Sons, 347 5th av.—1599.
- Park av, No 1672, chimney, to 4-sty brk and stone store and tenement; cost, \$200; Mrs Eliza Cohn, 52 E 101st st; ar'ts, Gross & Kleinberger, Bible House.—1655.
- Riverside Drive, No 315, stairs, partitions, elevator shaft, to 5-sty brk and stone dwelling; cost, \$3,000; Joseph F Marcus, 107 Orchard st; ar't, Max Muller, 115 Nassau st.—1635.
- West Broadway, n e cor Canal st, show windows, to 4-sty brk and stone tenement; cost, \$1,200; J F Dour, 396 Canal st; ar'ts, B W Berger & Son, 121 Bible House.—1637.
- West End av, s w cor 73d st, 3-sty brk and stone rear extension, 12.6x14, partitions, to 4-sty brk and stone residence; cost, \$5,000; W H Moffitt, 192 Broadway; ar't, A L Harmon, 65 W 12th st.—1596.
- 1st av, n e cor 13th st, skylights, partitions, toilets, windows, to two 4-sty brk and stone tenement; cost, \$1,000; Henry Fuldner, 404 E 14th st; ar't, Henry Regelmann, 133 7th st.—1595.
- 1st av, No 1689, partitions, show windows, to 6-sty brk and stone tenement; cost, \$300; S Orbach, on premises; ar't, O Reissmann, 30 1st st.—1612.
- 1st av, n w cor 72d st, store fronts, windows, to 5-sty brk and stone tenement; cost, \$1,200; John G Gillig, 5 E 92d st; ar'ts, B W Berger & Son, 121 Bible House.—1636.
- 1st av, w s, 85th to 86th st, alter stairways, to 4-sty brk and stone school; cost, \$1,200; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1647.
- 1st av, No 176, 3-sty brk and stone rear extension, 17.5x10.8, partitions, to 4-sty brk and stone store and tenement; cost, \$5,000; G De Benedictis, care D Spine, 362 Broome st; ar'ts, Briganti & Steeneken, 205 E 17th st.—1648.
- 1st av, No 835, 1-sty brk and stone side extension, 6.6x23, partitions, windows, chimney, to 4-sty brk and stone dwelling; cost, \$3,500; Anna B Bliss, 6 E 65th st; ar't, Milton Craig, 52 E 30th st.—1660.
- 2d av, No 377, windows, skylights, toilets, to 4-sty brk and stone store and tenement; cost, \$1,000; A Stopenhagen, 379 2d av; ar't, R Moeller, 1007 Tinton av.—1616.
- 3d av, No 348, store front, partitions, to 4-sty brk and stone tenement; cost, \$200; Anna Kelly, 34 E 69th st; ar't, Harry Zlot, 230 Grand st.—1675.

Cooper Iron Works

JOHN COOPER, PROPRIETOR
Works: Emmett Street & Avenue D, Newark, N. J.
New York Office: 1 Madison Avenue

IRON and STEEL WORK FOR BUILDINGS, BRIDGES, &c.

3d av, s w cor 119th st, partitions, windows, toilets, to 2-sty brk and stone store and office building; cost, \$1,500; Peck & Scobloff, on premises; ar'ts, Sommerfeld & Steckler, 19 Union sq.—1608.
 3d av, No 93, partitions, store front, to 5-sty brk and stone tenement; cost, \$200; Mary Meissel, 51 E 96th st; ar't, Harry Zlot, 230 Grand st.—1674.
 5th av, n e cor 36th st, partitions, skylights, to 4-sty brk and stone office building; cost, \$1,200; B Altman, 5th av and 34th st; ar't, H C Russell, 320 5th av.—1672.
 5th av, No 1006, add 1 sty, partitions, baths, to 5-sty brk and stone dwelling; cost, \$3,000; K T Gelshenen, on premises; ar't, Clarence True, 130 Fulton st.—1620.
 5th av, No 334, new store fronts, to 6-sty brk and stone store; cost, \$7,000; John Jacob Astor, 23 W 26th st; ar't, A Brown, Jr, 156 5th av.—1649.
 5th av, Nos 64-66, 6-sty brk and stone front and side extension, 25x125, elevators, partitions, toilets, to 6-sty brk and stone loft building; cost, \$80,000; Macmillan Co, on premises; ar't, Chas H Caldwell, 160 5th av.—1644.
 6th av, s w cor 19th st, partitions, windows, vault, to 4 and 6-sty brk and stone store; cost, \$2,500; Dry Goods Realty Co, 20 Nassau st; ar't, Jas J F Gavigan, 1123 Broadway.—1611.
 7th av, s w cor 122d st, cellar, rear extension, walls, to 8-sty brk and stone tenement; cost, \$490; estate R C Browning, 2040 7th av; ar't, B Hutchings, 210 W 133d st.—1643.
 8th av, Nos 359-361, cut doors, to two 4-sty brk and stone stores and tenements; cost, \$50; C D and G R Blair, 128 W 122d st; ar't, Ed A Meyers, 1 Union sq.—1641.

BOROUGH OF THE BRONX.

Bristow st, No 1396, 2-sty frame extension, 20x6, and 1 sty added to 1-sty frame store and dwelling; cost, \$450; Henry Hollereith, 1398 Bristow st; ar't, Wm Kurtzer, Spring st and Bowery.—253.

PRIVATE SALES MARKET.

(Continued from page 1161.)

WASHINGTON HEIGHTS.

156TH ST.—Cahn & Cahn sold for H. Hommel the 4-sty single flat 554 West 156th st, to Mrs. M. Kavanagh, who gives in exchange property on Madison av, Long Branch. There are few single flats in the neighborhood of the Manhattan parcel.
 AMSTERDAM AV.—Arnold & Byrne sold for Louis Bernstein to H. & E. Katz the southwest cor. of 166th st and Amsterdam av, a 5-sty triple flat, with store, 25x100.
 AMSTERDAM AV.—Berman Realty Company sold for S. Shapiro 1422 to 1428 Amsterdam av, three 6-sty apartment houses, each 37.6x100, between 130th and 131st sts.
 AMSTERDAM AV.—Harry Sugarman sold 1409 Amsterdam av, a 5-sty double flat, with stores, 25x100, between 129th st and 130th st, for Flora Block to William Hanlon.
An Improvement for Washington Heights.
 AMSTERDAM AV.—Abraham Silverson bought the northwest cor of Amsterdam av and 156th st, a plot 100x125, from William and Joseph Wolf and Abraham Rothstein. He will erect three 6-sty apartment houses with stores. In part payment for the plot Mr. Silverson gives 57 to 61 East 111th st, a 6-sty flat with stores, 50x100.11.
 BROADWAY.—H. D. Baker & Bro. sold the two elevator apartment houses on the east side of Broadway, from 143d to 144th st, for John V. Signell Co. to an investor. The purchase price was \$650,000. This block, of which the parcel sold forms a part, was owned by the Colored Orphan Asylum.

BRONX.

137TH ST.—Henry M. & Joel H. Ribeth sold for Valentine Borst 409 East 137th st, a 5-sty brick double flat, 25x100.
 163D ST.—McQuay & Co. sold for John Melphy the 5-sty double flat 770 East 163d st, 25x100.
 HUNT AV.—Van Winkle & Scott sold for a client to Dominic Fasulo a plot 50x100 on the east side of Hunt av, known as lots 48 and 49, Hunt estate, Van Nest.
 HULL AV.—George Price sold the two-family house on the west side of Hull av, 90 feet south of 205th st, for Joseph Russhon; also the two-family house on lot 360 in Bronx View Park, Van Nest, for the East Borough Improvement Company.
 HOE AV.—Smith & Phelps, in conjunction with John A. Steinmetz, sold the plot 75x100 on the east side of Hoe av, 200 feet north of 172d st.
 KINGSTON AV.—Smith & Phelps sold for a Mr. Weed the northwest cor of Kingston av and Birch st, a plot 100x100.
 LONGWOOD AV.—J. Clarence Davies sold for Thomas H. Milledy the 2-sty building, 20x65, at the northwest cor of Longwood av and Barry st.
 LAFAYETTE AV.—John H. Borgstede bought the Dunne property at the northeast cor of Lafayette av and Hunt's Point road, a plot of about 6 lots, with dwellings. The price is said to have been about \$30,000.
 MOUNT HOPE PL.—H. B. Davis and Charles Helborn bought from the Aaron Miller Realty Company six new two-family 3-sty brick semi-detached houses on the north side of Mount Hope pl, 125 feet east of Jerome av, each on lot 25x125.
 NELSON AV.—E. Osborne Smith & Co. sold for J. Boland to James Devine the 2-family house 1013 Nelson av.
 OGDEN AV.—Louis Meekes sold for John F. Kaiser two lots on the east side of Ogden av, 50 ft. south of 170th st, to H. Graham.

Garfield st, n e cor Jackson av, new store front, new partitions, &c, to 3-sty frame tenement; cost, \$475; Henry Weigert, on premises; ar't, Gustav Schwartz, 554 E 158th st.—252.
 175th st, No 791, 2-sty frame extension, 25½x13, new partitions, to 2-sty frame dwelling; cost, \$1,020; Henry Kick, on premises; ar't, Charles Kick, 147 W 23d st.—258.
 Blondell av, n w cor Evadna st, move 2-sty frame dwelling; cost, \$500; Wm J Hyland, Westchester av; ar't, J C Cocker, 103 E 125th st.—259.
 Furman av, w s, 150 s 239th st, 1½-sty frame extension, 23.8x56, new partition, &c, to 1½-sty frame dwelling; cost, \$2,000; Mrs J M Forbes, on premises; ar't, J Melville Laurence, 239th st and White Plains road.—254.
 Morris av, w s, 100 n 151st st; new beams, new partitions, &c, to 5-sty brk stores and tenement; cost, \$1,000; Di Toro & Zanchilli, on premises; ar'ts, Moore & Landsiedel, 148th st and 3d av.—255.
 Mapes av, w s, 50 n 212th st, 1-sty frame extension, 20.4x13, new partitions, to 2-sty and attic frame dwelling; cost, \$250; Guiseppe Del Matro, on premises; ar't, L Howard, 176th st and Carter av.—260.
 Ryer av, s w cor 180th st, 1-sty frame extension, 32.1x20, and add 1 sty to 3-sty frame store and dwelling; cost, \$3,500; Patk J Sullivan, on premises; ar't, Francis L Shea, 155 W 103d st.—262.
 Tremont av, s s, 136.6 e Washington av, new store fronts, to four 3-sty frame stores and dwellings; cost, \$1,500; Lucile Becker, Bleeker st, Williamsbridge; ar'ts, Heins & Lafarge, 30 E 21st st.—257.
 Westchester av, No 782, 1-sty brk extension, 6.4x4.8, and 1 sty added to 1-sty brk store and shop; cost, \$3,500; Simmons Realty & Const Co, 110 Centre st; ar't, Max Hensel, 446 W 151st st.—256.
 Whitlock st, w s, 675 n 144th st, 1-sty iron extension, 34.10x16.4, and brk partition wall to 3-sty brk factory; cost, \$500; E Bagge Iron Works, Inc, on premises; ar'ts, Neville & Bagge, 217 W 125th st.—261.

PARK AV.—T. H. Raymond & Co. sold for Thomsa A. Stoddart the plot 48x180 on the east side of Park av, 100 feet north of 182d st. A 6-sty stable will be erected by the buyer.
 RIVERDALE.—J. B. James sold for Mrs. Frederic Allien a plot of 2¼ acres at Riverdale to Edwin Outwater, who will erect a residence on the property.
 SHAKESPEARE AV.—Jesse C. Bennett & Co. sold for Charles Kaeppl to F. J. Magenheimer the two 3-sty frame buildings 1303 and 1305 Shakespeare av, 50x100.
 TELLER AV.—R. I. Brown's Sons sold for Mrs. Philip Livingston the block bounded by Teller and Findlay avs, 168th and 169th sts. This block has a frontage of 570 ft. on both avs and 200 ft. on each st, and contains 45.6 lots. The purchaser will improve it immediately.
 VYSE AV.—Smith & Phelps, in conjunction with John A. Steinmetz, sold the plot of 5 lots on the west side of Vyse av, 150 feet north of 172d st.
 WALTON AV.—James L. Libby has sold, through B. H. Weisker, Jr., for Harry E. Hall the frame dwelling, 25x100, at the northwest cor of Walton av and 184th st, to Frank Ryan; also, for the estate of Thomas F. Gaynor to a builder, for improvement, the lot on the east side of Aqueduct av, 25 ft. south of Evelyn pl, 25x100.
 WASHINGTON AV.—Ernst-Cahn Realty Company sold for a client the plot on the east side of Washington av, 110 feet south of 172d st, 50x100.

LEASES.

Edgar T. Kingsley leased for Dora Briner to Lucy E. Marti 620 Lexington av, near 53d st, a 4-sty brownstone front dwelling, 20.10x63, for a term of years.
 Jackson & Moore leased for Dr. Schulz the three 5-sty, 4-family tenements, 226, 230 and 232 West 64th st, to clients for a term of years, at an aggregate rental of \$37,500.
 J. Arthur Fischer leased for S. May the northwest corner of 39th st and 6th av, 25x75, for a term of years; also to a Mr. Klar for S. May the 4-sty store building No 639 6th av.
 Cuozzo & Gagliano Co. leased for Orlans & Gluckman to a client the northwest cor of 97th st and 2d av, a 5-sty tenement with stores, for a term of years, at an aggregate rental of \$25,000.
 J. M. Horton leased the 4-sty dwelling at the southwest cor of Lenox av and 123d st, 25x110, to Harry Levey, for 21 years, with privileges of two renewals at an aggregate rental of \$315,000. Levy Bros. were the brokers in the transaction.
 Romaine C. Nichols and F. & G. Pflomm leased for the estate of Chas. H. Isham 329 5th av, adjoining the southeast cor of 33d ct, a 4-sty building, 25x100, for a term of 21 years, with two renewals, at an aggregate rental of about \$350,000.

SUBURBAN.

Cornelius G. Kolff sold for Mrs. A. Chapin, of Tottenville, S. I., her property on Main st. This house is one of the noticeable landmarks in Tottenville, having been built in the Colonial style of architecture with large imposing pillars in front.
 The Cliffside Park Realty Co. has sold to the Hackensack Water Co. a tract lying west of Anderson av and south of Edgewater av at Cliffside, N. J., approximately 6½ acres for cash, the same to be used for the addition to the reservoir of the Hackensack Company, which they contemplate putting in at an early date.
 Dr. M. S. Ayers sold to the Unity Investment Company at Edgewater, N. J., 4.54 acres lying along the river and running back as far as the Palisades, formerly known as a part of the Jno. B. De Vine estate, subject to right of way of the new Erie R. R. The price was \$55,000. Improvement in the ferry service at 139th st and the building of the extension of the Erie R. R. tracks on the New Jersey side have stimulated the value of property in that vicinity greatly.

FACE BRICKS FURNISHED BY FISKE & CO. INC. LATIRON BLDG, N.Y.

CALEDONIAN BRICKS New Rochelle Hospital M. O. BOOKER, Builder ARTHUR G. C. FLETCHER, Architect

Table of names and amounts, including Sabath, Seymour; Stumpf, Robert A.; Schreck, Goldie; Strittmatter, Adam J.; Schaefer, George; Seif, Julius; Siskin, David; Sanford, Frank; Signell, John V.; Schlosser, Peter W.; Samuels, Max; Seiler, Solomon; Salerno, Eugenio; Thoor, Hary A.; Tintle, Chas H.; Taub, Morris; Tension, Herbert A.; Tuck, Henry W.; Thomas, Charles; Tubridy, William; Ury, Gustav; Vigorito, Jack; Valente, Vincent; Van Holland, Henry; Van Riper, Grace D.; Voelger, Frank A.; Van Holland, Henry; Wollman, George; Weinblatt, Charles; Westhofen, John; Winters, Minnie; Weiss, Henry; Winter, Henry P.; Weir, Levi C.; Weiss, Henry; Weinberg, Abraham; Wellbrock, Martin; Wagner, Henry C.; Wartz, Saul; Werstein, Louis I.; Weinstock, Max; Wallowitz, Leon; Wood, Walter W.; Winer, Morris; Whitney, Silas R.; Xiques, Jose A.; Young, Ernest; Ziegfeld, Florenz; Zubiller, Paul P.

Table of names and amounts, including Economy Dress Pattern Co.; Killen, Werner; the same; Diehl Construction Co.; International Milling Co.; the same; Societa, Maria S S Del Soccorso; The People's Pure Milk Co.; William Rosenzweig Realty Operating Co.; New York City Ry Co.; Interurban St Ry Co.; Willworth Tile Mfg Co.; The City of N Y; George A Fuller Co.; Manhattan Automatic Merchandising Co.; Buffalo Paper Box Co.; Bronx Herald Co.; Bremer, Du Four, Ring & Pinkney Co.; The Bololph Co.; Alabama National Bank; M Kroll & Son; Eisenberg Fur Co.; The City of N Y; New York City Ry Co.; Interurban St Ry Co.

Table of names and amounts, including Peirce, Herbert H D; Phillips, O Thomas; Robbins, Thomas H; Reisinger, Louis & Israel Winograd; Rosen, Abraham; Stern, George; Seining, Samuel & Charles Schimmer; Solomon, Abram; Same; Stevens, Leslie; Steingut, Simon; Shibles, Edward O; Slater, John J C; Same; Same; Taube, Abraham; Tillmann, Wilhelm; Wagner, Casimir Y; Webster, Mary L; Winter, Louise; Weil, Jacob; Weill, Henry M; Wolski, Ignacy; Peirce, Herbert H D; Phillips, O Thomas; Robbins, Thomas H; Reisinger, Louis & Israel Winograd; Rosen, Abraham; Stern, George; Seining, Samuel & Charles Schimmer; Solomon, Abram; Same; Stevens, Leslie; Steingut, Simon; Shibles, Edward O; Slater, John J C; Same; Same; Taube, Abraham; Tillmann, Wilhelm; Wagner, Casimir Y; Webster, Mary L; Winter, Louise; Weil, Jacob; Weill, Henry M; Wolski, Ignacy; C D Steurer.

SATISFIED JUDGMENTS.

June 8, 10, 11, 12, 13 and 14.

Table of names and amounts, including Adams, Daniel, Jr.; Audley, Frank H; Ansoerge, Henry P; Auerbach, Mayer S; Axelrod, Abraham; Brander, Nathan; Barron, Wm H; Breslau, Samuel; Burnham, Frederick K; Brown, Eugene H; Bernstein, Abraham; Cohn, Sigmund; Colborn, Henry F; Canfield, Richard A; Carton, Josephine; Cavinato, Christmas; Clark, Bessie C; Chenowetz, Alex C; Carman, David; Cockerill, John F; Dinsmore, Elizabeth R; Field, Cornelius J; Floyd-Jones, Fred; Feinberg, Harris; Gottfried, Elias; Gordon, Louis; Guglielmelli, Carlo; Gabler, John C; Gordon, Harris; Horn, Max; Harbaugh, Allen M; Hofmeyer, Geo A; Howard, Chas H; Hunter, James C; Juman, John; Kaufmann, Jacob; Kohen, Samuel; Laperruque, Emile; Levenkind, Morris; Manheimer, Albert; Metz, Otto; Myers, Emanuel; Moore, Chas H; Mackenzie, George; Norman, Oscar A; Same; Same; Same; Same; Nicholas; Newmann; Oberfelder; Olsen; Portman.

CORPORATIONS.

Table of names and amounts, including The Gautemalan & Mexican Mahogany Export Co.; Metropolitan Life Ins Co; Citizens Central National Bank; Gleason Realty Co; Four Realty Co; Kurzrok, Raphael; J I Prentiss & Co.

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

MECHANICS' LIENS.

June 8.

Table of names and amounts, including 86-Satisfied; 87-38th st, No 315 East; 88-Lewis st, Nos 50 to 54; 89-10th av, Nos 239 to 243; 90-Mount Hope pl, n s, 450 w Morris av; 91-Same property; 92-2d av, No 2403.

June 10.

Table of names and amounts, including 93-8th av, s w cor 147th st; 94-185th st, s s, 50 w Audubon av; 95-16th st, No 445 West; 96-Wendover av, No 725; 97-Delancey st, No 190; 98-Southern Boulevard; 99-Av B, No 255; 100-Brook av, e s, whole front between 136th and 137th sts; 101-Delancey st, Nos 21 to 25; 102-Amsterdam av, n w cor 170th st; 103-8th av, n e cor 144th st; 104-15th st, No 410 East; 105-8th av, s w cor 147th st; 106-Valentine av, No 2388; 107-32d st, No 351 East; 108-177th st, n w cor Wadsworth av; 109-116th st, s s, 225 e Amsterdam av; 110-Chrystie st, Nos 138 and 140; 111-Pearl st, Nos 486 to 492; 112-34th st, Nos 33 and 35 West.

