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THE large number of subscriptions obtained for the city bond sale justifies conclusively one inference: The 4½ per cent. stock, which the subscribers have secured at about 102, will eventually constitute an extremely profitable investment for their purchasers. The chance to purchase city bonds at a price which nets the investor almost 4½ per cent. is one which is not likely to occur again for a period indefinitely long. As Mr. Harriman says, it was a rare opportunity, and one to take advantage of, which would justify many capitalists in retiring from business. It is probable that this stock will be selling before January 1st on a 4 per cent. basis and that before January 1, 1909, the yield at current quotations will not be much over 3½ per cent. It is evident that these bonds were issued just at the time when the tide was beginning to turn. The scarcity of loanable capital, which has been embarrassing the business of the country for such a long period, will little by little pass away, and signs are accumulating on every side of a moderate business reaction, but one which will be quite sufficient to ease the money market. It will be brought about chiefly by the abandonment or curtailment of expensive improvements. The railroads and the large corporations are adopting this policy wherever possible, and the smaller fry will have to follow suit. It does not take very long for a reaction of this kind to cause an oversupply of money in the banks. In 1903 it required less than a year for the country to pass from a condition of scarcity to one of abundance, and the wealth of the United States has increased enormously during the past four years. Within a year there will again be a superfluity of loanable capital, and such a superfluity is bound to cause an appreciation of the price of all good securities. This rise in price will be particularly noticeable in securities such as city bonds, which cannot be affected in value either by a decline in business or by political agitation. The only questions are now, How far will the business reaction go, and what bad effects will it have? These questions cannot be answered as yet. The general situation seems on the whole to be sound, but there are weak spots here and there, which may prove to be infectious. Business men will have to be prudent about borrowing money for some time to come, but this fact has no bearing upon New York City stock. Small investors should purchase all the city bonds they can at present prices. There are few easier and no more certain ways of making money.

IT is improbable that anything will come of the effort to establish a legal distinction between tenements and apartment houses. The tenement-house reformers have always been suspicious of any attempt to define an apartment in terms distinct from a tenement house, and to relax certain provisions of the tenement-house law in favor of the former. Neither can they be blamed for such a suspicion. The distinction between the two classes of buildings is perfectly obvious, when one is situated in Rivington street and

the other on lower Fifth avenue, or when one costs \$40,000 and the other \$400,000; but this distinction, obvious as it is at the two ends of the scale, becomes almost imperceptible at a certain point in the middle of the scale. There are thousands of buildings in New York which were built as flat or apartment houses, but which have become tenements; and almost any building in which many families live, and which costs less than \$1,200 for each foot of frontage on the street, may easily become a tenement. Certainly the definition of an apartment house in the Underwriters' model code is by no means beneath suspicion. Many buildings in Harlem have been planned so that every apartment contained a living-room, a dining-room, a kitchen, two bed-rooms and a bathroom, which have since become tenements. There can be no possible guarantee that a room called a "parlor" or a "dining-room" will continue to be so used. Probably the most practicable definition of an apartment house would be one which cost a certain sum per cubic foot of contents, but a building commissioner could hardly apply such a definition to the merely estimated cost of a set of plans. The one concession which might be made would be to allow fireproofed tenement houses to be called "apartment houses," and to secure certain advantages from the classification. That might encourage the fireproofing of apartment houses, which would be a useful thing to do.

THE only news which emanates from the office of the Public Service Commission in respect to the construction of new transit routes is entirely negative. The commission will not even advertise for bids on the proposed Fourth avenue subway in Brooklyn, because it believes that there is no chance of securing a bidder. This decision is undoubtedly well taken. There is no chance of securing a bidder under existing conditions, and the Record and Guide is not sorry that such is the case. The construction of another tunnel to Brooklyn and its extension along Fourth avenue is undoubtedly a desirable addition to the city's means of communication; but it is not the addition which at the present time is most desirable. Manhattan and the Bronx are in far greater need of more subways than is Brooklyn. The city is just finishing one tunnel under the East River, and it is spending tens of millions of dollars on two additional bridges. Then in addition, the Long Island Railroad Company and the Interborough Company are constructing six other tubes for the same purpose. Within five years the means of communication with Long Island will be enormously improved, whereas nothing at all is being done for the inhabitants of Manhattan and the Bronx. Such being the general condition, it would be gross favoritism for the city to appropriate \$23,000,000 for another Brooklyn tunnel. If this money were appropriated it would diminish the city's debt-limit by so large a sum that more Manhattan and Bronx subways would be impossible under the existing law. No, now that the construction of new subways for Manhattan and the Bronx has been temporarily abandoned, it is only fair that the construction of a new Brooklyn subway should be abandoned also. Then, when conditions are more favorable, the whole matter can be taken up on a new basis, and the money available for this purpose can be fairly distributed according to the imminence of the needs of the respective boroughs.

THE plain fact is, of course, that under existing circumstances any new subway construction is impossible, and this impossibility depends partly upon the law, partly upon the city's financial condition and partly upon the general financial conditions. At the present time it would be difficult to raise the money for new subways, even if the debt-limit of New York was as abundant as it was in 1903, or if the credit of the Interborough Company stood as high as it did before its unfortunate merger with the Metropolitan. In addition, however, to this general stringency, the city cannot afford to appropriate money for subways out of its narrow margin, and in any event the large interest which it is obliged to pay makes it desirable that as few bonds as possible should be issued during the coming year. The Interborough Company is, of course, in a far worse position than the city. Even if it were offered a lease for seventy-five years, it probably could not raise the money for new subways on its own credit, and of course a lease for twenty years would be as valuable to it in its existing condition as no lease at all. Obviously radical rearrangements of some kind will be necessary before any further subway construction becomes possible, and the most serious question of municipal policy in New York City turns upon

the extent and the character of these necessary rearrangements. The serious question is: What should the municipal government do, in order to make new subway construction possible? Of course, so far as the general financial condition is concerned, it can do nothing; but this general financial condition can be trusted to take care of itself. Within a year there will be an abundance of money available for all legitimate purposes. The task of the municipal government will be to discover the best means of turning this improvement to account on behalf of subway construction; and this task will be by no means an easy one. New subways must be either built with the city's money or with that of private corporations, and the raising of money by either of these methods is attended with great difficulties. On the one hand, so far as the city is concerned, the debt-limit is a serious obstacle, and on the other hand, so far as private capital is concerned, the restriction of the lease to twenty years is an even more serious obstacle.

**T**HE only quick way to escape the obstacle offered by the debt-limit would be to raise the general level of real estate assessments, and in the opinion of the Record and Guide the Tax Department would be justified in taking such a step, provided \$50,000,000 could be thereby obtained for purposes of subway construction. Even, however, if the debt margin were artificially increased in this manner, the difficulty of leasing a subway for only twenty years would still remain. This obstacle is more serious than the other one, and there are only two ways of getting around it. Either the restriction of the lease to twenty years must be abandoned, or the city must both build and equip, if not operate, the new subways. The Record and Guide believes that it would be a good business policy on the part of the city to equip, as well as build, a municipal subway system rather than alienate the new tunnels for a longer period; but if the municipal authorities are not prepared to assume the responsibility for such a course, they should at least resolutely face the other alternative. Both the Board of Estimate and the Public Service Commission should petition the Legislature for the power to lease subways for say forty years. With such a power they could be sure inside of another year, not only to find a lessee, but probably a lessee who would build the new tunnels by the use of its own credit. In any event the one policy which should be avoided is that of doing nothing at all. During the course of the coming winter vigorous action should be taken, which will look in the direction of the laying out and building of new subways. The city can afford to offer private capital larger inducements to invest in the transit machinery of New York, but it cannot afford an indefinite delay in the arranging of new construction. Such a delay would cost the people of New York an immense amount of inconvenience, and its real estate owners millions of money. It would constitute a serious impediment to the growth of the city, and a danger to the lives of its inhabitants. The number of passengers carried by the various means of communication can be expected to double in a little over ten years, and any further delay in providing for carrying these multiplying passengers in Manhattan and the Bronx will eventually have the most serious consequences. It is already four years since the old commission decided that the existing subway should be immediately extended, and nothing has yet been done except to accumulate obstacles. It is time that the question of removing these obstacles should be resolutely undertaken, and it is to be hoped that during the coming winter the Mayor will act vigorously for the purpose either of securing a municipal subway system or of enabling private capital to undertake the work.

### Height and Area of Buildings.

**S**HOULD the wishes of the New York Board of Fire Underwriters prevail, the height of fireproof office buildings would be restricted in New York City to a maximum of 125 feet, and non-fireproof commercial buildings to 55 feet, or five stories. President George W. Babb, of the Board of Fire Underwriters, has informed the Building Code Revision Commission, through its Committee on Area and Height of Buildings, that a form of suggestions containing among others these specifications may be expected from his Board. These proposed limitations substantially coincide with Section 30 of the "Model Building Code" recommended by the National Board of Fire Underwriters (edition of 1905), which provides that "no fireproof building or structure hereafter erected shall exceed fifty-five feet in height," and "no building of any kind, except a church spire, shall exceed in height two and a half times the width of the widest street upon which it stands," and "in no case shall

the height of any building exceed one hundred and twenty-five feet."

This definite statement from the most radical party to the issue seems from the record to have been drawn out with difficulty, as the New York Underwriters were perhaps not yet ready to go upon the record on the question. The Building Trades Employers' Association, on being asked for an intimation of its views on building height, pleaded unreadiness to answer at this time. The architects of the city, represented by Mr. John M. Carrere, call attention to the bill which was introduced in the Legislature last winter (and not enacted) and intimate that it probably expresses the local architectural feeling on the subject as nearly as any bill that could be devised. At the same time Mr. Carrere cautions the Commission against making restrictions so drastic in their nature that public welfare would require their repeal, and so bring a hardship on the owners who in the interim would be required to build under such extreme restrictions. Mr. Carrere advises that no restrictions be laid that would not be allowed to continue in operation for a long period. The City Plan Committee, as represented by Chairman Calvin Tomkins, while believing that it is time to impose restrictions, also argues for moderation.

At a hearing given by the Committee on Height and Area, Mr. Charles G. Smith, secretary of German-American Fire Assurance Company and a member of the Board of Examiners of the Building Department, presided. A letter from Mr. William O. Ludlow, of Ludlow & Valentine, architects, was first read, favorable to some limitation of building height, and then Mr. Schallcross spoke for the New York Board of Fire Underwriters. First remarking that as doubtless many had drawn the attention of the committee to the aesthetic and the domestic economic aspects of the increase in height and area of buildings, he would refer only to the question of fire hazard:

As I passed in front of a very tall building, some forty-one stories in height, which the Commission will be aware is being erected in lower Broadway, I could not help but reflect that the conditions of the fire underwriting and of the fire department in New York are very much those of the naval constructor and the ordinance constructor.

The constructor and inventor of our guns has all the time to seek to construct a gun which will pierce the armor which the experts of the navy try to harden or thicken, and improve in every respect to protect the ship.

This city is spending millions of dollars annually in perfecting the fire fighting unit (I refer to the New York Fire Department) which is probably second to none in the world—I think it is second to none in the world—but consequent upon the absence of any restriction upon the height and area of buildings, such as that which I refer to, financial interests here are presenting a condition which no fire department in the world at present is capable of meeting. That, Mr. Chairman, corresponds to the conflict between the maker of ordinances and the maker of armor plate. It will take the Fire Department years and years, if it ever reaches the point where it can defend the city against fire in such a building as that which I refer to.

It may be said, Mr. Chairman, that that is only an incident; it is a 'freak building' No; far from that being the case, I would illustrate what happened to me no later than yesterday. A stranger in our city pointed to an 8-story building downtown and asked me, "When was that building constructed?" I said, "I think in the early eighties; I will find out for you." I asked the gentleman who owned the building—whose company owned the building—when it was built, and he said in 1881; he said it was one of the four highest buildings in New York, and "When my directors decided to make it eight stories instead of six, we were in fear and trembling lest we were exaggerating things to the point of danger."

That was 26 years ago, Mr. Chairman, and that was a freak building then. If we are to carry the same ratio as we have advanced to the next 26 years, this 41-story building which we see downtown now will be one of those freaks. The 41-story building, in fact, I am told, is not the limit; a prominent life insurance company contemplates the erection of a 40-story building uptown in the near future, so that, Mr. Chairman, the suggestion which was made to me the other day by a prominent underwriter here that in the future we may have an aerial conflagration—a conflagration in the upper stories of these buildings, where it is impossible for the firemen to reach—it would seem as if such a fatality or catastrophe might even happen. I could continue to some length, Mr. Chairman, in pointing out to your honorable Commission the danger to life, and the impossibility of rescuing those who, in a panic, might be caught in the upper stories of buildings such as I refer to. From the point of view of the combustibility of its contents, your Commission should interfere, if it has not already done so. With every practical fire department there comes a point when no matter how carefully constructed, from a fireproof point of view, the building may be made, the contents of the building—the building itself is no better than the contents of a frame building, place it where you will.

The New York Board of Fire Underwriters has a special committee which, as you know, will be at any time prepared to assist, or rather to suggest, to your committee, its own views as to the height and area to which buildings of fireproof construction and other construction shall be limited in the borough. I won't go into the details now, whatever its views may be, because perhaps your Commission will prefer to have that committed to writing, but if at any time your Commission wish the advice of the New York Board of Fire Underwriters in reference to this subject, we shall be very glad to give it to you.

The Chairman: I should say, Mr. Schallcross, that the committee would be glad to receive from you or from the board such views as you are willing to submit.

Mr. Schallcross: I will be very glad to submit them.

Through the Chair, Mr. Mayo (representing Eidlitz & Hulse, attorneys for the Building Trades Employers' Association) asked Mr. Schallcross what the Committee of the Board of Fire Underwriters considered to be a safe height for buildings, but the Chairman here made the explanation that he had, as a member of the committee, said to the President of the New York Board

of Fire Underwriters that the committee would like to have a written communication from his board covering the height of all classes of buildings, as well as the area of all classes of buildings, and as the gentleman, Mr. George W. Babb, was present, possibly he had gone into the matter sufficiently to give some idea. Upon Mr. Babb answering that he might have something to say later on, the Chairman turned to Mr. Mayo and said that the committee would like to have his suggestions and ideas as representing the Building Trades Employers' Association, but Mr. Mayo had to apologize for not being able at this time. He asked for the same privilege that had been granted to Mr. Schallcross, of being allowed to submit suggestions in the form of a brief.

Mr. Calvin Tomkins, Chairman of the City Plan Committee of the Municipal Art Society, said that in the society there was considerable strong opinion on both sides of the question, but that they had never taken any decided action. To the City Plan Committee it seemed that the continued building of similar tall structures was inevitable. The principal criticism of the members of the City Plan Committee was that these tall buildings were not properly supervised, in that no system under which they shall be built exists at the present time. Of course as regarded their safety, and as regarded their interior sanitary arrangements, those matters were well provided for; but as regarded the fire risk and the easements for light and air, and as regarded what was most important of all, the room in the streets, there seemed to be no adequate public information, either official or unofficial, at the present time. Attention had been called to the fire risk, but it seemed to his committee to be essential that some provision should be made by the city for easements of light and air. It was too big a question to be taken in hand by individual operators, and some general authority must supervise.

If these tall buildings become general, continued Mr. Tomkins, as they have in certain parts of the city, like Exchange Place and some parts of Nassau st., why the lower parts of these structures are converted virtually into cellars. There is no good advantage in building them except on corners, and they interfere with each other, but the great advantage that exists now of getting away up in the air and off away from everybody else will not exist unless some provision be taken for light and air. Again, the matter of street surface conditions should be considered in connection with that. The streets of the city—I have heard the statement made by eminent engineers—would not be able to contain the people who would suddenly come out of these buildings in case of some great shock like an earthquake or some great excitement; the streets would not begin to accommodate the people that would come out of these buildings suddenly. We must have additional subway streets, and probably additional elevated streets, cutting into the fronts of buildings, if the building of skyscrapers is to continue; and in addition to that we believe the city should provide for easements through the blocks east and west, and north and south, over a certain height, so that the air cannot be cut off entirely from the streets, or from the lower parts of the city. The real estate interests of the city itself demand that, as well as the public interest.

If it were possible to provide light and air easements by the city, possibly assessing on abutting property owners the benefits and the damages, the assessed value of property in the city would ultimately be improved by that. I don't know that such a course is practical; we are really breaking the ground in that matter now. No such condition exists in any other city, and I think we might look at it in a radical and far-reaching way, and I think we probably can arrive at immediate results. My own opinion is that we shall continue to build these large structures, at least in the lower part of Manhattan which is a rendezvous every morning for a population extending out many miles from New York City. They come to this great centre and into these immense buildings in the morning, and there is a great convenience in having the business district of the city isolated. It may be possible to geographically restrict the construction of buildings, say, below 59th street, which will impose no great hardship on the land lying above, because it has not been improved to the same extent as below. In fact, unless the matter is taken in hand by the city, the city's interest and the interest of the individual property owners are bound to suffer ultimately, and now would seem to be the time when it should be done.

If the land were treated block by block through the city, a block by itself, a much better arrangement could be made, and unless adequate provision should be made now, the time will come when it will be advantageous to take down these large structures and erect buildings block by block, instead of separately unrelated to each other in any way; and a great loss of capital would ensue if such a procedure should come to be; and our position is that we are not irrevocably opposed to the construction of tall buildings in lower Manhattan, but we think the matter should receive careful consideration, and should have some supervision and regulation, which should be made now, and if it is necessary to secure enabling legislation from Albany, to place the city in a position where it can enforce a policy consonant with its real interests—that such regulation should be formulated and obtained as early as possible.

Mr. George W. Bard, President of the New York Board of Fire Underwriters, said that the cause which the fire underwriters had for being present at the meeting and urging their views was that their interest was the largest single interest probably of any. He admitted that they were selfish, in so far that all their assets were imperiled in this city. They would like to avoid that result. They would like to avoid the humiliation which would come to them with a conflagration in this great city, with the large values that existed here, which would prevent the underwriters paying their losses in full, but, he imagined, the companies as an aggregate would not be able to pay more than twenty or twenty-five cents on the dollar. The net loss-paying assets of all the companies doing business in the State of New York was three hundred million dollars or less. A conflagration in this city which would correspond to the conflagrations which have occurred in other cities, and have not

been induced by earthquakes, would be in the aggregate somewhere from one to two billions of dollars.

It seems to me, continued Mr. Babb, that if the city will regulate the height and area of buildings that it will do very much toward protecting ventures of capital; and by furnishing a stable basis for future operations it will do much toward that end. The danger from our point of view is in buildings of any height containing a great area and containing and filled with merchandise or inflammable material, but it has been pointed out to you that we are liable to another kind of a conflagration, of which we have not yet had an example, in that if we should have a city of very high buildings on our narrow streets, and we cannot very well help our narrow streets. We may have a conflagration up in the air, the fire darting out of the windows in which it originates across narrow streets into the windows of other high buildings opposite, and so spreading around, entirely out of reach of the fire department. The inflammable material in the upper stories of these high buildings would become ignited, making a complete furnace of one whole story, away up in the air, and it will make a flame, which, fanned by wind partly created by the fire itself, will probably extend across the narrow street into the windows of the buildings opposite. We might have blocks on fire so far up in the air that the fire department would be practically helpless.

The New York Board of Underwriters consider this subject of the very greatest importance to the citizens. We consider that you have a great opportunity now in formulating a building code which shall be a model. We think you have a most important duty to perform, and we hope you will make such a revision as will make this city a model in its stability, in its exemption from fire hazard and in every other respect a credit to the city.

#### THE ESSENTIAL QUESTION.

Mr. Babb was asked by Chairman Smith if he would give in some general way an idea of the height of buildings that may be regarded as reasonably safe, but Mr. Babb did not wish to forestall a report or suggestions which would be sent by a committee of the Board of Underwriters, of which Mr. Schallcross is the chairman, but still he would say that the underwriters felt that a building of ordinary construction, to be occupied for mercantile or manufacturing purposes, should be limited to the area of five thousand square feet and a height of five stories, which would mean about fifty-five feet, non-fireproof and no sprinklers.

"We would be willing, if the entire building were equipped with automatic sprinklers having not less than two independent water supplies, that the area might be increased fifty per cent. for such protection; and should a building of the same height be constructed entirely as we say, of fireproof construction, we would be willing that that area should be doubled. We would be willing that a fireproof structure to be occupied entirely for office purposes should be permitted to be built considerably higher than a fireproof structure to be devoted to mercantile purposes or to manufacturing purposes. We would recommend that about one hundred and twenty-five feet be made the limit of height for a building of fireproof construction to be occupied entirely for office purposes; and the limit of area for such a height we would increase—if equipped with automatic sprinklers—to twenty or thirty thousand square feet, according to its situation in the block. These are about our views so far as we have discussed them and gotten together upon them."

Mr. John M. Carrere, being called on to speak, said that a bill had been introduced in the Legislature last winter—but not passed—which seemed to him as reasonable and practicable in the way of limiting the height of buildings as any law which could be devised. It did not deal with easements and area for light and air, but merely with the height of buildings. In advising from the point of view of the architects he would say to have caution in attempting to do more than to regulate the thing in a manner that would be permanent. Mr. Carrere thought it would cause a hardship to make a regulation now that should subsequently be repealed. He thought that the way the problem would eventually be solved would be by taxation. He would be very cautious, if he were on the commission, against adopting any restrictive measures—any definite measures—establishing definite heights for buildings. He was not at all persuaded that a code or a law which would simply lower the cornice height to a uniform height, or which would have that effect, would add anything to the beauty of the city.

The Chairman asked if Mr. Carrere was in favor of taking off the limitations which we now have under our law, which limits the height of non-fireproof buildings to seventy-five feet, and also places certain limitations upon the area of buildings? Did he understand that Mr. Carrere was in favor of that? To this Mr. Carrere replied negatively, and explained that he meant to say that any limitation which may be established, even those which we now have, is apt to operate unfairly unless it is permanent.

"If you should raise the limit of the height of your buildings fifty per cent., it would be unfair to the men who have built under the existing law. If you should reduce the height fifty per cent., it would be unfair to those who want to build in comparison to those who have built; and I wanted simply to bring that point to your attention, that any regulation which is restrictive is apt to be when modified a hardship upon those that have built under that regulation, and therefore it ought to be laid very cautiously. . . . My idea is to have the limitations as broad as you possibly can and made operative as long as possible, and not limitations that are drastic and so imperative that their repeal would be asked for at an early date, and cause injustice to those who would be compelled to build under them."

# THE REALM OF BUILDING.

## Investigations of Structural Materials.

By Richard L. Humphrey.\*

WITH the problems arising from the growing scarcity and consequent increase in the price of wood, principally lumber used in building construction, the search for a desirable substitute becomes a matter of prime importance and justifies the work now being done by the United States Geological Survey in its structural materials testing laboratories at St. Louis. The increased use of concrete in many forms during the past few years, especially for building purposes, has created a great demand for information regarding the structural value of this material. For a number of years limited investigations designed to obtain this information have been carried on by a number of investigators throughout the country, but no serious attempt at co-operation in this work had been made until a few years ago, when the United States Geological Survey, recognizing the need of information and co-operation, pro-

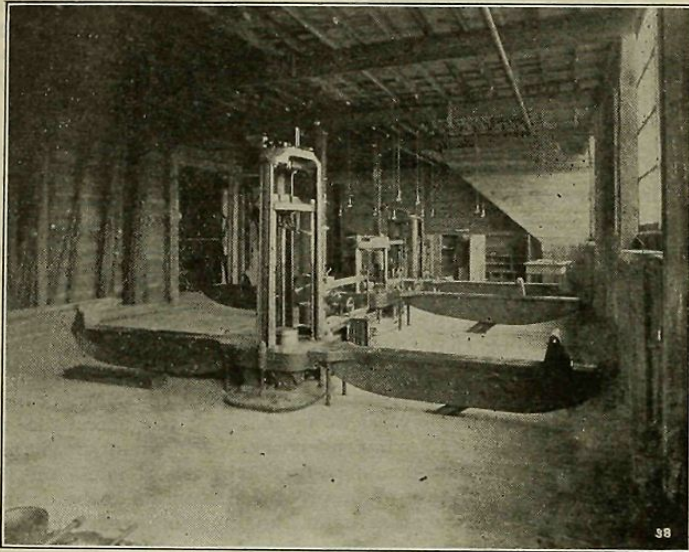


FIG. 1. THREE CONCRETE BEAM TESTING MACHINES.

cured a small appropriation for making tests of structural material and invited various technical societies to take part in the work.

A committee called the Joint Committee on Concrete and Reinforced Concrete was invited to assist in outlining the work at the laboratories. This committee is composed of members of the American Society of Civil Engineers, the American Society for Testing Materials, the American Railway Engineering and Maintenance of Way Association, and the Association of American Portland Cement Manufacturers. The leading professors of engineering from almost all of the large colleges in the country are members of this committee, and they exercise general supervision over the work. An Advisory Board composed of engineers representing sections throughout the country was at once created and has had general supervision of the work.

Tests are being carried on to determine the value of different sands, stones and other materials used in the manufacture of concrete. The material is shipped from all parts of the country by geologists connected with the work and a complete record of the material is sent in by them. At the laboratories this material is made into mortar and concrete by using the different percentages ordinarily employed in practical work and following as closely as possible practical conditions.

In addition to the study of the constituent materials of mortars and concretes, structures of various kinds similar to those used in buildings are made and tested. The equipment of the laboratories at St. Louis for carrying on this work is very complete. In addition to all needed smaller apparatus there are four testing machines of 200,000 pound capacity and one of 100,000 pound capacity, suitable for testing beams and other structures used in buildings. These machines will test beams up to twenty feet in length and are equipped to make tests of the different materials used in construction work. Three of these machines used in the beam division are shown in Fig. 1.

Besides these particular machines another one, having a working capacity of 600,000 pounds, will in a few weeks be installed at the laboratories at St. Louis. As far as known at this time there is only one other machine in the United States similar to this. This machine will make it possible to test columns,

beams, and in fact all the different kinds of construction material now used. It will test reinforced concrete girders up to spans thirty feet in length and concrete columns up to thirty feet in length. The value of such tests as these is readily apparent, since their results can be applied directly to practical work. A very serious objection to the use of results obtained in tests made by private investigators is due to the fact that the tests were applied only to small specimens not nearly approaching in size the parts or pieces used in actual construction. Heretofore it has been necessary to consult the results of these small tests in order to have some basis for design, but it is now clearly recognized that the best results can be obtained only from tests made on members as large as possible, or at least on pieces as large as those ordinarily used in structural work.

All the concrete used at the laboratories is mixed in three Chicago cube concrete mixers, each of which is mounted on skids, geared to a motor and equipped with charging hopper. One of these mixers has a capacity of one cubic yard and the others will contain one-third cubic yard each. After the concrete is mixed it is carefully tamped in molds to form the different pieces on which the tests are made, such as cylinders, cubes and beams. The laboratory also uses five hollow concrete block machines, used for making concrete blocks similar to those used in actual construction, and the several different divisions—the constituent materials division, the beam division, the concrete block division, the permeability, the shear and tension and the chemical division are equipped with all apparatus necessary for conducting their tests. Although reinforced concrete is used to a remarkable extent at the present time, and both concrete and reinforced concrete construction is becoming more and more popular every day, it is evident to any one familiar with construction work that these materials will be more generally employed within the next few years.

The longest beam thus far tested in the beam division has been thirteen feet in length. Beams of this length tested are made without steel; that is, of solid concrete, and also with varying proportions of steel, ranging from very small percentages up to three per cent. A full size beam in the testing machine is shown in Fig. 2; the load is applied at the top of the beam at points four feet from each end. The men conducting the tests watch the beam very closely while it is in the testing machine, and examine its surfaces with magnifying

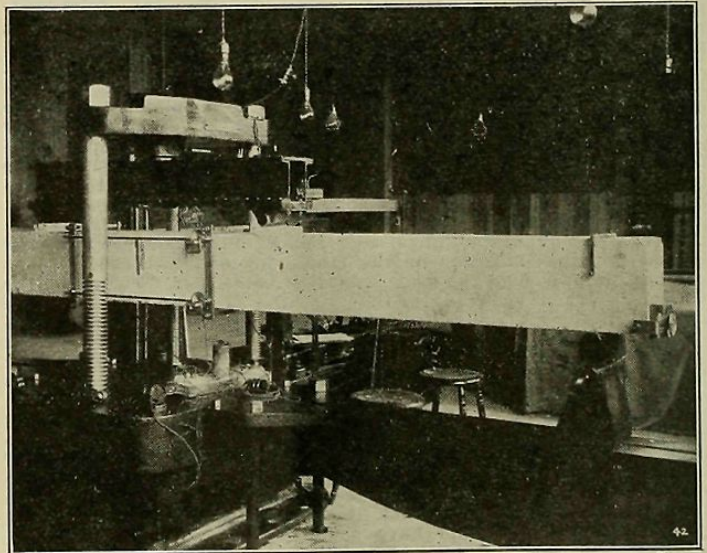


FIG. 2. TESTING A 13-FOOT CONCRETE BEAM.

glasses in order to locate the fine cracks as they appear. In the beginning a load of about 5,000 pounds is applied and the machine is stopped with this load on the beam. After the observers have examined the beam carefully and made a record of the cracks appearing at that time, the load is increased, and after every 1,000 pounds additional the beam is again examined until the maximum load is applied. In a large number of tests the beam shows no cracks that are visible to the eye until the maximum load is reached, when the steel reaches its elastic limit and begins to stretch fast, this result ending the test. The cracks that appeared on the beam and the loads at which these cracks appeared are recorded by photographs.

In beginning tests of reinforced concrete simple round rods were used, as it was thought that more uniform results could thus be had than if any of the patented systems were used. After a complete series of tests with the round rods has been made, it is proposed to take up tests of the different forms of

\*Engineer in charge of the Structural Division of the U. S. Geological Survey.

bars that are used in practical work, and the results will be published from time to time by the Geological Survey. Tests will be made of beams ranging from six to twelve feet in length, and because of longer span will be tested later, if necessary, in order to get results that can be applied to almost all practical conditions.

The concrete used in the different beams tested, as described above, is molded into cylinders and cubes, which are tested in order to get the direct strength of the concrete. These cylinders and cubes are all tested at different ages, generally at ages of 7, 28, 90, 180 and 360 days. The cement, sand, stone, gravel, or other material composing the concrete is carefully proportioned by weight, the correct percentage of water is used and the whole mass is placed in a mixer and thoroughly mixed. It is then deposited carefully in molds or forms, which after twenty-four hours are removed. The concrete is then moved into a storage room, and is there sprinkled with water three times each day. Each test piece is numbered on a card index, which tells where information relating to the test pieces can be found, and also indicates the dates on which the different pieces are to be tested.

A branch of the work that should be of interest to everybody, especially the small home builder, is the investigation of cement building blocks. Many houses are now built of cement blocks in preference to wood, because generally cement block construction is cheaper and better than wood, since it is fireproof, more durable and less expensive to maintain. The exterior

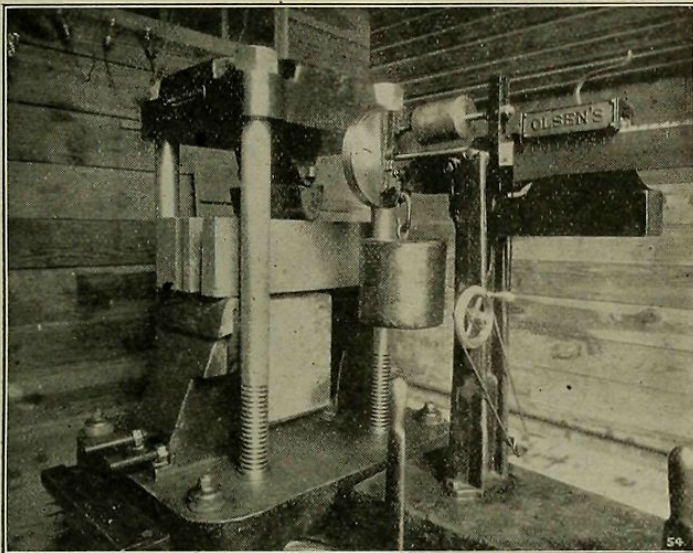


FIG. 3. TESTING CONCRETE BLOCKS.

surfaces of wooden buildings must be painted, and clapboards must be added from time to time; but when the cement block building is finished, the surface is there once for all; no further treatment, no repairs, no maintenance are necessary.

All the cement blocks used in these investigations are mixed in the concrete block machines. The concrete is mixed in a one-third cubic yard cubical concrete mixer and deposited on the floor of the testing room. It is then shoveled into the hollow block machines and compacted very firmly in the forms. Varying proportions of concrete, sand and stone are used in order to determine the relative value and economy of using different mixtures. Some blocks are made of wet concrete, others of concrete very dry, and still others of concrete having a consistency medium between wet and dry. In actual practice, concrete blocks made from comparatively dry concrete is usually preferred by the manufacturers, for these blocks harden quickly and the forms may be removed almost as soon as all the concrete is placed in the machine. By this practice it is possible to use the same machine for making a large number of blocks each day, whereas when wet concrete is used, the blocks must remain in the machine for a much longer time before they can be removed. When the concrete blocks are removed from the forms they are placed in the storage room and tested at different ages. Cylinders are also made from the same concrete that is used in the blocks, and the results of tests of the cylinders and of the blocks establish a relation between the strength of the concrete in the cylinder and that of the concrete in the block.

When the blocks and cylinders are placed in the storage-room, each test piece is numbered and its number is filed away on a card in a card index. Each card bears the date on which the test piece is to be tested and the cards are filed in chronological order. This brings the current date at the front of the drawer each morning, when cards bearing the same date are taken out and the pieces are taken from the storage-room and tested. The results are compiled on forms and later published in reports issued by the Geological Survey.

Concrete blocks are tested at the laboratories in two different ways; first as shown in Fig. 3, to see how much of a centre load each block will stand. Although blocks are not actually subjected to a load of this kind in practice, the results of this

test make it possible to compare the relative values of different building blocks. Second, after the block has been broken at the centre by this load, each half is placed in the testing machine and crushed, in order to find the crushing strength of the block. The results of this crushing test show how much pressure similar cement blocks will stand when used in actual building construction.

The results of the great fires at San Francisco and at Baltimore demonstrated very clearly the fact that modern buildings are not so nearly fireproof as they should be and as they can be made. The lack of fireproofing in the past has been due somewhat to the reluctance of owners to add a small percentage to the cost of their buildings by properly fireproofing them. The failure to employ fireproof construction more generally, however, was due in part to the fact that proper information was lacking, and many engineers, architects and owners who tried to make their buildings fireproof used all the information at their command at the time of building.

The art of fireproofing has been developed rapidly within a few years, but there is still much to be done, especially in relation to the fire-resisting properties of concrete. In order to obtain information to meet these needs, a series of fire tests is being carried on by the Geological Survey at the Fire Underwriters' Laboratory in Chicago. When these tests are completed, the results will not only show engineers and architects what material is best for fireproofing and how much should be used to procure the best results, but will also teach the small builder, the builder of a home, what kind of a cement block is best adapted to make his house fireproof.

It is the consensus of opinion among engineers that a reasonably fireproof building can be constructed, and it is hoped that the art of fireproofing will be so developed in the next few years that the public will also be convinced that this is true. It is also desirable that the public should be thoroughly informed as to the fire-resisting qualities of the various classes of building materials, and it is expected that the work being done by the United States Geological Survey will furnish reliable information, not only on this subject, but also in regard to the strength and other properties of these materials.

### The Production of Asphalt and Bituminous Rock in 1906.

The total production of asphalt in the United States in 1906 amounted to 138,059 short tons, valued at \$1,290,340, as against 115,265 short tons, valued at \$758,153, in 1905, an increase in 1906 of 20 per cent. in quantity and of 70 per cent. in value.

The term asphalt is here used in its broader sense, and is made to include all varieties, natural and refined, liquid, semi-liquid and solid, from the almost pure bitumen, or oil asphalt, to the bituminous sandstones and limestones. The production of these varieties in 1906 is shown in the following table:

Production of asphalt in 1906, in short tons.		
	Quantity.	Values.
Bituminous sandstone .....	24,085	\$70,686
Mastic .....	2,543	24,158
Hard and refined, or gum.....	24,178	341,106
Liquid or maltha .....	9,900	86,750
Wurtzilite and Gilsonite .....	12,947	159,960
Grahamite .....	1,952	16,432
Oil asphalt .....	62,454	591,248
	138,059	\$1,290,340

The great increase in the production of hard and refined (or gum) asphalt in 1906 over that of 1905, which amounted to only 3,036 short tons, is due chiefly to the new refinery development in Texas, although the production of this variety in California in 1906 (8,178 short tons) is 100 per cent. in advance of the total for 1905.

In the production of oil asphalt California stands almost alone, producing 62,361 short tons of the total quantity and showing a substantial increase over the production for 1905. A very small output is reported from Texas.

An advance chapter from "Mineral Resources of the United States, Calendar Year 1906," on the production of asphalt and bituminous rock in 1906, prepared for the United States Geological Survey by Joseph A. Taff, geologist, will soon be ready for distribution, and copies may be obtained without charge by applying to the Director of the Survey at Washington, D. C. The report treats briefly of the occurrence and uses of the material and gives the statistics of production, export and import.

About two-thirds of the asphalt imported into the United States comes from the island of Trinidad, off the coast of Venezuela. The pitch lake from which the asphalt is derived is about 100 acres in area and stands about 138 feet above the sea. The asphalt forming the lake is from 18 to 78 feet thick. The early reports described the material near the middle of the lake as being warm and soft, but now the asphalt is sufficiently firm to support teams at any point long enough to permit loading.

The use of asphalt as a street-paving material and as a constituent of varnishes and of roof and metal paints is well known.

## NEWEST GREAT HOTEL

ABOUT a year and one-half ago Mr. H. S. Black, of the United States Realty Company, proprietor of the Hotel Plaza plant at 5th av and 59th st, this city, approached Mr. Fred Sterry with a suggestion that he look over the hotel at the Park entrance with a view to whipping it into line as a profitable proposition. Mr. Sterry looked the plant over carefully and reported that, in his opinion, it would not be a wise policy to attempt any extensive improvements therewith. Then followed the overtures of a brand new hotel, provided Mr. Sterry would run it. As a consequence, on the expiration of F. A. Hammond's contract, the old Plaza was closed, dismantled and, as speedily as possible, razed. An interesting discovery was made in the latter work. Shortly after the completion of the original Plaza it was discovered that its foundations were inadequate and unstable. In fact a large section of the northern wall settled to such an extent that it was necessary to close up the hotel and to expend a large sum of money and much time in lowering and solidifying the foundations. Excavations for the new house's foundations disclosed that, while some of the basic piling terminated in a quicksand-impregnated bog, certain of the piles had been driven to solid rock, where the ends had curled up like gigantic hooks.

The new Plaza Hotel, to be known simply as "The Plaza," has one of the handsomest foregrounds of any metropolitan hostelry in existence. It fronts on Central Park, the main entrance being on 59th st.

The two great dining-rooms of the hotel are on the eastern side, facing on the Plaza. These connect directly with the tea room and are separated by a corridor opening upon the Plaza. The sides of this passage are of glass, removable at will, thus making it easily possible to consolidate the separate rooms into one vast dining hall. As one enters the house from the 58th st side, a women's reception room occupies a suitable space at the right, with three elevators to the top floor, whereby any of the upper portions of the hotel may be reached independently of the main office. Five marble staircases also communicate from the street with every floor.

To the northward of the main dining-room is a restaurant and cafe for men; this occupies the 5th av corner and has its entrance directly from that avenue. Another distinguishing feature of the Plaza is its ballroom. It is a handsomely decorated apartment, capable of affording ample facilities for about five hundred people. One of the especial items of this apartment, and one which appeals to one's sense of the fitness of things, is the stage, applicable for a speaker's rostrum, an orchestra and the scenic settings of a theatrical production. On occasion of the floor space being all required for dancing or other purposes, the custodian of the apartment has but to touch a button, the whole structure rises and assumes its province as a balcony, connecting with those on two sides of the apartment, thus forming a continuous gallery. It was no mean feat of electrical installation to lift bodily a steel-frame platform of this character, several tons in weight, to a height of 15 ft. without hitch or friction.

A typical floor of the hotel is arranged with single sleeping rooms with baths, double chambers with two beds and baths; and, from a parlor, one bedroom and bath, the sequence may be extended to parlor, with as many bedrooms and baths as may be desired. The visitor is impressed with the subtle combination of solid elegance and delicate beauty, an effect that must have required no small degree of skillful tact to accomplish.

The principal owners of the hotel, which will be opened on September 23, are Harry S. Black, president of the U. S. Realty and Improvement Company; John W. Gates, who is to occupy a forty-five thousand dollar a year suite in the new hotel; Hallgarten & Co., bankers, and Benjamin Beinecke. The George A. Fuller Co. is the builder. The hotel represents a total investment of \$12,500,000—of which \$3,500,000 is capital stock, \$5,000,000 on mortgage and \$4,000,000 on short term notes.

—The first battleship to be propelled by turbine engines is now in course of construction in the Fore River ship building yards at Boston. This big battleship, No. 29, will be equipped with Curtis steam turbines with a total capacity of 25,000 horse-

power. The high efficiency of these turbine engines, the absence of reciprocating parts, vibrations and consequent strains are expected to make this battleship the speediest in the Navy. The electrical apparatus on No. 29, and a sister ship to be built by the Newport News Ship Building Company, has been contracted for with the General Electric Company. The generating sets for supplying light and power on both the ships will be driven by small Curtis turbines. Four 300 kilowatt turbo-generating units will be installed on each ship. Ap-



THE NEW PLAZA HOTEL.

Henry J. Hardenbergh, Architect.

proximately 100 motors, of from 2 to 50 horsepower, will be used to operate the auxiliaries, including the forced draft fans, hull ventilation, turret turning, ammunition hoists, winches, cranes, laundry and workshop motors. The battleships will also be equipped with four 36-inch and four 60-inch searchlights. The Curtis steam turbine is best known in the electrical field in connection with the various types of General Electric turbo-generators, of which nearly a thousand units, aggregating over a million horsepower, have been installed during the past four years.

### Are Skyscrapers Dangerous?

COMMENTING upon the alarming prophecy by Mr. George W. Babb, president of the New York Board of Fire Underwriters, that there is danger of the skyscraper-district of New York being destroyed by fire, Architect Fitzpatrick, the executive officer of the International Building Inspectors' Society, says that while such a thing is not beyond the realm of possibility, it is highly improbable under present conditions, and could, at slight expense, be made an utter impossibility. The skyscraper-district of New York cannot be compared to anything there was at Baltimore or in San Francisco. In both conflagrations the tall buildings suffered by reason of the vast amount of poor building there was all about them. Fire found but comparatively little to burn within them, and in a great many cases, though damaged themselves, they served as a bulwark, a protection to adjacent and more combustible buildings. In Baltimore, as a matter of fact, as soon as the fire reached the skyscraper district, small as it was, it burnt itself out in them, and they actually saved the city beyond them, stopping the fire much as a dyke does the inrush of floodtide.

"In New York the downtown district is immeasurably better built generally than is that of any other city. There are more tall buildings, and these, serving almost exclusively as offices, contain the minimum of combustible material. Their tall steel frames, protected and enclosed with imperishable brick and hol-

low tile fireproofing, give a fire in the contents of the buildings nothing of a structural nature to feed upon and destroy.

"No, the skyscraper district of New York is about the safest place from fire in the whole country, and if the owners of the buildings would but go to work and put wired glass in metal sash in the windows where they have not already done so, thus making it absolutely impossible for fire to find ingress into the tall buildings from without, that district would be so safe that little or no insurance would need be carried upon the buildings about which Mr. Babb is so much perturbed."

### Figures of Wage Increase.

The annual investigation of the Bureau of Labor into wages and the retail prices of food, the report on which has just been placed in the hands of the printer, shows that in the principal manufacturing and mechanical industries of the country average wages per hour in 1906 were 4.5% higher than in 1905, the regular hours of labor per week were 0.5% lower, and the number of employes in the establishments investigated was 7% greater. The average full-time weekly earnings per employe in 1906 were 3.9% greater than in 1905.

During 1906 wages were increased generally in nearly all industries, 40 of the 41 industries covered by the investigation showing some increase.

In the building trades the increase is 6.1 per cent. In the manufacture of electrical apparatus and supplies the increase was 10.1 per cent. In street and sewer work done by contract the increase was 8.7 per cent.; in iron and steel, Bessemer converting, 8.5 per cent., and in the manufacture of cigars, 8.4 per cent. In the manufacture of bar iron the increase in wages per hour was 6.9 per cent. Briefly stated, two industries showed an increase in hourly wages of more than 10 per cent., 7 industries an increase of 5 per cent. but less than 10 per cent., and 31 industries an increase of less than 5 per cent. In the industries as a whole, weighted according to importance, the increase in hourly wages was 4.5 per cent.

### Points on the Material Market.

Plenty of money, but thin in spots.

Lime is in heavy demand, with prices firm.

Wanted—For a short period—an automatic distributing machine for investment money.

Building activities have reached the point where the money market is the all-important question.

Brick builders are getting their materials cheap at present. Common brick is at the lowest level of the season.

Contractors and builders will now get the money coming to them from the City, as Comptroller Metz has had great success with his bond sale.

The only feature in the smooth wire market during the week was the advance of five cents per 100 pounds. Business is still small, although specifications against old contracts are heavy.

Over 4,000 tons of steel will be required in the construction of the Queens approach to the Blackwell's Island Bridge, for which the Maryland Steel Co., 71 Broadway, is low bidder, at \$758,600, as reported last week.

Mr. J. P. Morgan's leadership unquestionably made the City bond sale a great success. So many followed his flag, he did not get all the bonds he expected, and so he has millions left, for which he must seek other investments.

An American consul in France writes of the opportunity to sell American lumber, such as red gum, oak, cypress and poplar. Correspondence should be in French, and measurements given according to the metric system. Quotations should be in francs.

R. G. Dun & Co. report that in most sections of the country commercial activity is fully maintained, and negotiations for fall and winter trade indicate no loss of confidence, but at a few points the weather has not favored the crops, which causes conservatism pending more definite information.

Business in hardwoods continues heavy, and prices are stiff. There is likewise a growing tendency on the part of some of the largest buyers here to curtail purchases to the minimum in a belief that the hardwood situation will ease up considerably, both in the matter of supply, as well as price.

W. H. Kirtland, the well-known slate dealer, said that the tendency to slowness in speculative building in this city had undoubtedly hurt the slate business to a great extent. Much of this material is used in flat houses and apartments. Roofing slate, however, is in good demand and the only trouble is that there is not much to be had. Recently the quarries raised the price 25 cents per square, and it is said that all of the producers of roofing slate are working hard to catch up with orders.

Before the establishment of American tin-plate manufacture this country took much more of the Welsh product than all other countries combined. The United States to-day receives less than one-seventh of the exports from Wales, though still the largest single customer. For the fiscal year ended June 30 our imports of tin and terne plates were 63,629 gross tons, as compared with 53,937 tons in the previous year. Meanwhile our production is at the rate of about 550,000 gross tons a year.

Another silent testimony of the confidence remaining in the country's continued prosperity is the large order for railway equipment just contracted for with the General Electric Co. by the Utah Light and Railway Co., of Salt Lake City. The Utah company is planning large extensions to its present 90

miles of track and will install 50 new cars. The contract calls for fifty complete quadruple equipments consisting of 200 GE-80 40 horsepower motors with K-28 controllers. In addition the company has ordered 74 GE-80 motors, with extra controllers, circuit breakers, rheostats, etc., for the re-equipment of old cars.

Building interests have now endured the money stringency for more than a year, and under all the circumstances they have held up well and given evidence of the sound basis on which they are proceeding. Everywhere there is confidence in a return of the maximum yield of work, equal to the record of the year 1905, as soon as the tide of outside money now pouring into the voids of the market begins to gain upon the demand and to lower the rates of interest. The lessened building in Manhattan has aided in maintaining rent schedules, and real estate values, as well as to indirectly fill vacancies in apartments caused by a previous overproduction and this summer's large emigration to the suburbs.

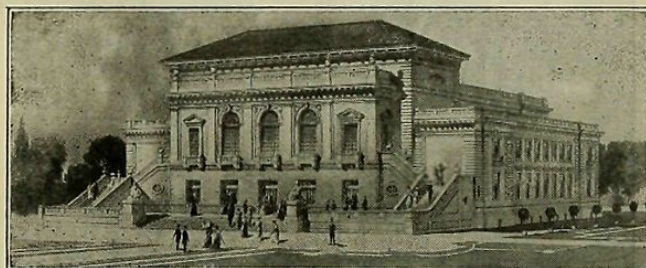
### New Public Building in Washington.

(See Illustration.)

The new building of the International Bureau of American Republics will be unique, not only in Washington, but in all the world. It will serve as the international headquarters or offices in one national capital of twenty-one different American nations. The nearest approach to it will be the new Temple of Peace now being erected at The Hague. The cost of this Pan-American structure, when it is fully completed and ready for occupancy, will be nearly \$1,000,000, of which Mr. Andrew Carnegie generously contributed \$750,000, and the different American nations approximately \$250,000.

The revised drawings of the architects have just been approved by the United States Secretary of State, Elihu Root, Chairman of the Governing Board of the Bureau, and John Barrett, the Director and chief administrative officer, after having been originally selected from the largest architectural competition in the history of Washington, in which 130 leading North American architects entered. The winners in this contest were Albert Kelsey and Paul P. Cret, associate architects, of Philadelphia, Pennsylvania.

This imposing international building will stand on one of the most attractive and commanding sites of ground in the national capital, commonly known as the Van Ness Tract, which covers five acres, or about two hectares, facing the Presidential grounds, or White Lot, on the east, and Potomac Park on the south, at the corner of 17th and B streets. This site is only two blocks below the Corcoran Art Gallery, next to the new building of the Daughters of the American Revolution, and within a short distance of the Washington Monument.



The dimensions of the building will be approximately 160 by 160 feet, or 52 by 52 meters. The main portion will stand two stories above a high stuccoed basement, and will, in turn, be surmounted by dignified balustrades. The rear portion, in order to cover the capacious Assembly Hall, will rise still higher. It will be constructed throughout of steel and concrete, with the effect of a Spanish stucco finish and with white marble steps, foundations and trimmings. The roofs will be of colored Spanish tile, and the interior exposed portions will be decorated with polychrome terra cotta.

The general architecture will suggest Latin American treatment out of respect to the fact that twenty of the twenty-one American republics are of Latin origin, but it will possess such monumental characteristics as will make it harmonize with the improvement of Washington. No building contracts yet awarded.

### Monolith Building Nears Completion.

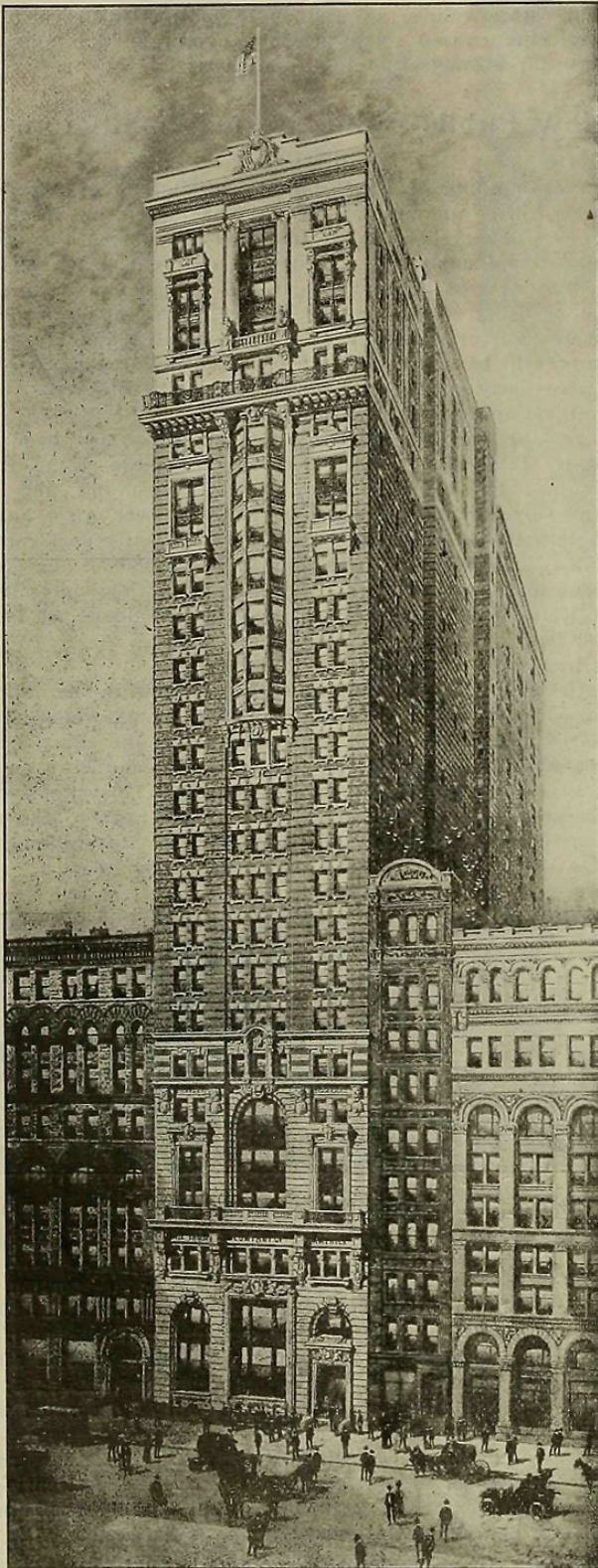
Nearing completion in West 35th Street, between 5th and 6th avenues, is the twelve-story "Monolith" Building. Its walls, foundations and piers are of concrete. In these places concrete is at its best. Cast-iron columns are protected from fire by terra cotta blocks.

In the floor construction a compromise has been made between all-concrete floor and a steel I-beam floor with concrete or hollow tile arches between the beams. The concrete beams have been retained, but like steel beams they have between them hollow tile blocks which protect all but their bottom edges in event of fire. Inside partitions are all made of porous terra cotta hollow blocks, so that each room is capable of localizing any fire which might start within it.

**Building a Skyscraper.**

**R**EPRESENTED herein is the new home of the Trust Company of America, at 37-43 Wall st, which will be occupied next Monday, Sept. 16. About 90 per cent. of the building was rented before it was ready for occupancy, on May 1st last. The list of officers include Oakleigh Thorne, president; Frank L. Hilton, secretary; H. B. Fonda, treasurer.

A modern office building often houses 4,000 persons, and the amount of daily business transacted in such a structure is proved by a recent count of elevator traffic, which showed that in a single building more than 60,000 persons, a number about equal to the entire population of Yonkers, Portland, Me., or Oakland, Cal., had been transported up and down during business hours.



TRUST COMPANY OF AMERICA.  
37-43 Wall Street. Francis H. Kimball, Architect.

The work of putting up such a building is one which requires many months, even before the foundations reach the level of the street, and during the past year the Trust company's building has furnished a striking illustration of the possibilities of modern construction methods.

With the increase in the number of huge buildings the construction of suitable foundations has become a science in itself. Not only must the weight of the building be known, but also the character of the soil and rock beneath the building site. The foundation contractors, after getting the architect's figures as to the weight of the structure to be erected, turn to their files and from them learn the probable conditions to be found when the excavations are made. The ability to gauge these

conditions is based on knowledge accumulated gradually as a firm's business increases, and it becomes a valuable stock in trade.

Planting skyscrapers on Manhattan, however, is a simpler task than similar operations carried on in some other cities. Here nature built upon a rock foundation, with a comparatively thin layer of soil for a covering, in consequence of which the work of supporting a building, though arduous, is not a difficult feat of engineering.

To reach rock bottom in excavating for the Trust company's building it was necessary to sink the foundations far below the tidewater level, which was reached at a level about 30 feet below the curb. At that level there was constructed, as the first step in sinking each caisson, a working chamber for the "sandhogs," or laborers employed in the excavation.

The trade of the "sandhog" has grown to such importance that its members are bound together by a union, which has drawn up, with experience as a basis, a set of rules the most important of which regulates the length of time a man may work under various degrees of air pressure. The normal pressure of the atmosphere is approximately 16 pounds to the square inch. In caisson sinking the pressure is artificially increased one-half pound to every foot added to the depth of the excavation. In ratio to the pressure the strain on human endurance increases. Thus, while the "sandhogs" may work for eight hours under no more than 20 pounds' pressure, when the pressure rises as high as 25, four shifts of men work in every 24 hours.

The immediate welfare of the "sandhogs" is guarded by a lad who sits just outside the caisson with his eyes glued for hours at a time on an air gauge, on the dial of which is registered the slightest fluctuation of the pressure inside. It is his business, by means of valves, to keep the pressure steady and to notice and give warning of any unusual conditions.

**Building Operations for August.**

A great volume of building and construction is still going on throughout the United States. Official reports, from some fifty representative building centres show a gain in twenty-two cities and a loss in twenty-eight cities as compared with August, 1906:

City.	Aug., 1907, cost.	Aug., 1906, cost.	Per cent. gain.	Per cent. loss.
Baltimore.....	\$676,628	\$712,970	..	5
Birmingham.....	200,257	205,744	..	2
Chicago.....	4,492,275	5,439,175	..	17
Cambridge.....	96,400	94,675	1	..
Cleveland.....	1,027,545	1,120,355	..	8
Chattanooga.....	70,760	71,890	..	1
Cincinnati.....	800,818	794,390	1	..
Davenport.....	60,000	28,820	108	..
Dallas.....	271,843	225,848	20	..
Detroit.....	1,055,600	1,042,950	1	..
Evansville.....	81,548	112,280	..	27
Grand Rapids.....	202,011	149,576	35	..
Harrisburgh.....	198,225	118,850	67	..
Hartford.....	445,695	232,805	91	..
Little Rock.....	76,502	140,519	..	45
Louisville.....	266,744	424,195	..	37
Los Angeles.....	1,342,006	1,476,522	..	9
Milwaukee.....	932,535	854,738	8	..
Minneapolis.....	1,251,835	1,147,695	9	..
Memphis.....	228,522	324,205	..	29
*Mobile.....	88,435	267,461	..	66
New Haven.....	232,842	198,822	17	..
New Orleans.....	311,992	334,573	..	6
Manhattan.....	7,776,195	9,027,046	..	12
Brooklyn.....	5,635,089	7,312,007	..	22
Bronx.....	1,810,600	3,124,405	..	42
New York.....	15,221,884	19,463,458	..	21
Omaha.....	568,700	472,750	20	..
Philadelphia.....	3,238,715	3,434,405	..	5
Pittsburgh.....	2,076,428	985,813	110	..
Pueblo.....	10,615	14,615	..	26
Reading.....	92,450	134,450	..	31
St. Joseph.....	491,775	87,260	463	..
St. Louis.....	1,515,855	2,233,900	..	32
St. Paul.....	955,670	563,339	69	..
Seranton.....	490,535	154,805	216	..
Spokane.....	410,546	396,675	3	..
South Bend.....	124,085	299,917	..	58
Syracuse.....	172,875	249,272	..	30
Salt Lake City.....	170,300	516,700	..	67
Topeka.....	213,321	67,515	..	67
Toledo.....	232,780	899,210	..	74
Terre Haute.....	159,870	62,052	157	..
Trenton.....	233,597	119,935	94	..
Washington.....	885,696	1,093,425	..	18
Worcester.....	257,875	253,520	1	..
Wilkesbarre.....	638,132	191,312	233	..
Total.....	\$41,570,820	\$47,213,416	..	11

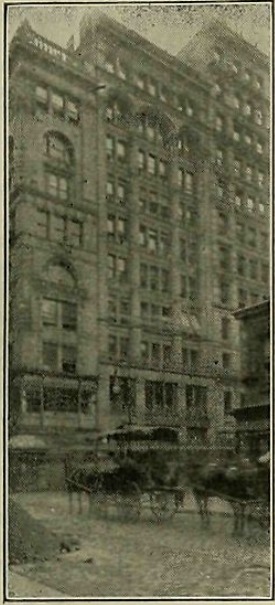
\*Mobile issued one permit for \$248,000, Aug., 1906.

—The quarterly meeting of the Association of American Portland Cement Manufacturers was held at the Marlborough-Blenheim Hotel, Atlantic City, N. J., on September 9th, 10th and 11th. Executive committee meeting on the evening of the 9th; business meeting of the association on the 10th, and reading of papers on the 11th. Among the papers read were two entitled as follows: "What the Cement Industry Needs in the Control and Regulation of the Cement Block Trade," by E. S. Larned. "Electrical Equipment in Cement Plants," by J. E. Porter, of the General Electric Co., Philadelphia, Pa.



# ANOTHER SYSTEM M CONTRACT

## JUST AN ADDITION



686-638 BROADWAY  
System M A three tier addition  
on top

Not as large, to be sure, as many we have finished or have now in work, but more important than many for the following reasons:

The original building was most substantially built by Architect Post. The architects for this addition, Koehler & Farnsworth, would accept no construction less substantial. Time of completion was a most important factor. Price was also not disregarded.

System M (patents pending) won this job twice in competition and is now being installed by the

## STANDARD CONCRETE-STEEL COMPANY

REINFORCED CONCRETE ENGINEERS AND CONTRACTORS

413-17 EAST 31st STREET

NEW YORK CITY

### New Catalogues.

"ELECTRIC HEATING AND COOKING DEVICES FOR MARINE USE" is the title of a handsome publication just issued by the General Electric Company as Bulletin No. 4523. The pamphlet is bound in a neat cover and contains illustrated descriptions of small apparatus particularly useful in ships' galleys, staterooms, smoking-rooms, sick bays, etc.

A ship's lighting plant, usually of more than ample capacity for intermittent load, offers at once an available source of supply, which, utilized for cooking, heating, etc., would provide numerous real and profitable conveniences with small increase in cost.

The electric heater, on account of its compactness, neatness, easy regulation and simplicity is ideal for stateroom use. The General Electric Co. manufactures several forms, including luminous radiators and non-luminous air heaters. One or two-quart water heaters, electric wash bowls and electric shaving mugs are familiar conveniences, and electric flat irons in sizes from 3 to 24 pounds are supplied for the laundry. Among special devices particularly servicable on shipboard may be mentioned electric soldering irons, glue pots, curling iron heaters, surgeon instrument sterilizers, heating pads, cigar lighters, etc.

Two distinct forms of heating elements are used by the General Electric Co., known as the cartridge and quartz enamel units. Both heating units are practically infusible and indestructible, but can be readily replaced if damaged by accident. The makers have taken great care in the design to insure the most efficient application of the heat and sufficient radiating surface so that nearly all the apparatus may be left in circuit indefinitely without fear of burn out.

"BYZANTINE MOSAICS.—A Brochure on the Establishment of a New Industry in Louisville by the American Mosaic and Tile Company," is the title of a neat little booklet issued by the company referred to.

The brochure presents some historical facts touching mosaic work in Rome and Venice, and demonstrates the ability of the company to furnish a very high order of that line of artistic and classical work. This is largely due to their having secured the services of Albino Tizian, whom they induced to come to this country for the express purpose of introducing art mosaic in Louisville. Mr. Tizian is a thoroughly competent artist in this class of work and comes to them after a long and honorable association with the well known house of A. Salviati & Co., of Venice. The beauty of mosaic work is undisputed and those interested in the artistic should write the company for a copy of this booklet.

LOCK-JOINT METAL SHINGLES.—Published by the Eller Manufacturing Co., Canton, O.

The new lock joint employed on the Champion Shingles is one of the most ingenious patented devices that has ever been brought to our attention. Those interested in roofing in any of its various

forms, will do well to investigate this system. A copy of the catalogue can be secured free of charge by addressing the manufacturers as above. The Eller Manufacturing Company, successor to J. H. Eller & Co., is an extensive manufacturer of metal ceilings, cornice, skylights, window frames, eaves-trough, conductor pipe, tin plate, hangers, roofing, siding, metal shingles and the like.

### How to Cut Tile.

The tile is marked with a lead pencil along the line where it is to be cut. The tile setter places it upon his knee and with the aid of the chisel, beginning at one end of the lead pencil line, he makes a number of slight indentations across the tile by means of a quick light blow with the hammer. It is necessary to deepen this indentation, depending on the tile, by cutting along it a second and sometimes a third time. The indentation completed, the tile is turned over and struck gently with the narrow edge of the hammer, and it nearly almost splits along the line of indentation. In making this indentation the tile must not be placed on anything hard, but on a yielding surface. The knee of the mechanic is the best suited and the most convenient. If the cut is at all irregular, it may be dressed with the chisel and hammer, holding the tile between the knees. It can be made perfectly true by grinding it on a firebrick sprinkled with sharp sand and wet with a little water.

### How "Antique" Oak is Made.

The manufacture of antique oak is one of the easiest of processes. The boards, moldings, panels, or whatever pieces are required, are made of oak which has just had time to dry sufficiently to prevent excessive warping.

They are then placed in a dark room, on the floor of which and quite close to the furniture to be "aged" are placed several bowls, plates and so forth of liquid ammonia. The room is then hermetically closed up, and the wood is left for a month or so, according to the age which is required. The coloration will extend to a depth of nearly a quarter of an inch, if the room is kept closed for a few months.

### Aids to Business Making.

A prominent 5th av broker, whose initials are "M. C.," said to us the other day: "The list of property owners in the Real Estate Directory is invaluable. If we ever hear of a property being sold we look at once to see whether the seller owns any in a locality in which we are interested. That method has given us more cheap property than any other."

## Building Operations.

### Statistics of Plans Filed.

The following is a table of the new buildings and alterations projected for Manhattan and the Bronx with the estimated cost, for the past week and also for the corresponding week of 1906:

	1907.	1906.
No. of the new buildings in Manhattan and the Bronx.....	40	78
Estimated cost of new buildings...	\$441,800	\$2,266,400
Total estimated cost of alterations for Manhattan and the Bronx...	\$231,300	\$194,425

### Particulars of New Bronx Armory.

FRANKLIN AV.—Estimates will soon be called for by the Armory Board, Hall of Records, for the general construction of the new Second Battery of the National Guard's Armory, to be situated in the east side of Franklin av, from 166th to 167th sts, the Bronx, to cost approximately \$600,000. Architect Charles C. Haight, No. 452 5th av, has completed the plans. The structure will be 4-stys high and strictly fireproof. The plans will specify reinforced concrete and structural steel work, brick and limestone, marble, tile, electric light and plumbing fixtures. Ex-Mayor Seth Low is chairman of the building committee. (See also issue Dec. 1, 1906.)

### Swallow & Howes to Build Sea Bright Church.

The general contract for the erection of the Strong Memorial Episcopal Church in West Park, Sea Bright, N. J., has just been awarded to Messrs. Swallow & Howes, No. 500 5th av, Manhattan. The contract price is somewhere in the neighborhood of \$100,000. The structure will measure 80x100 ft., and will be situated between Waterman and Packer avs, on a plot which takes in an entire block. Between six and eight months will be taken for construction. The material will be granite and limestone.

### No Plans Yet for Bronx Factory.

SOUTHERN BOULEVARD.—The B. H. Janssen Piano Company, Park av and 128th st, inform the Record & Guide that no plans have yet been drawn, or architect selected for the new fireproof factory building, which the company contemplates erecting on an entire block in the Borough of the Bronx, bounded by the Southern Boulevard, Brook av, Brown pl and 132d st. It is indefinite how soon operations will be started.

### Geo. A. Fuller Co. to Build La Salle Hotel, Chicago.

Contract for the new La Salle Hotel building, to be erected at Chicago, Ill., for which contractors have recently been figuring, has been awarded to the George A. Fuller Company, Fuller Building, Broadway and 23d st, Manhattan.

### Apartments, Flats and Tenements.

CHERRY ST.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for two tenements for M. A. Rofrano, 11 Oliver st, to be erected at Nos. 129-135 Cherry st, to cost \$80,000.

139TH ST.—Harry T. Howell, 149th st and 3d av, is making plans for two 5-sty flats for John M. Linck, 1047 Trinity av, to be erected on the south side of 139th st, 550 ft. east of Willis av, Bronx, to cost \$60,000.

### Alterations.

JAMES ST.—O. Reissmann, 30 1st st, will prepare plans for improvements to No. 66 James st for John Canonico, 64 Mulberry st.

MADISON AV.—Mrs. Mary O'Neill, 20½ Essex st, will improve No. 256 Madison av, from plans by Henry J. Feiser, 150 Nassau st.

1ST AV.—Samuel J. Silberman, 83 Canal st, will make alterations to No. 91 1st av. Max Muller, 115 Nassau st, will make the plans.

HUDSON ST.—Martin Garone, 175 Fulton Market, will make alterations to No. 634 Hudson st, for which A. L. Kehoe, 206 Broadway, is planning.

WILLETT ST.—Gross & Kleinberger, Bible House, are planning for alterations to No. 98 Willett st, for Herman Lottman, 962 Gates av, Brooklyn.

11TH AV.—Elizabeth M. Bahnforth, Saratoga Springs, N. Y., will make alterations to No. 844 11th av, for which M. Zipkes, 147 4th av, is making plans.

2D AV.—Frank Straub, 10 East 14th st, is preparing plans for extensive alterations to No. 2065 2d av for Israel Sachs, 243 East 106th st. No contracts let.

125TH ST.—Geo Ehret, 235 East 92d st, will make \$10,000 worth of alterations to Nos. 272-274 West 125th st, from plans by Westervelt & Austin, 36 West 34th st. The Childs Company, 42 East 14th st, is lessee. No contracts let.

44TH ST.—The International Geneva Association will make extensive alterations to the 4-sty clubhouse No. 143 West 44th

st, from plans by Otto Spannake, 233 East 78th st. No contracts have yet been made. Officers are: E. Wanderling, 75 West 44th st, president; E. Eberhard, secretary, and W. Bruhn, chairman committee.

### Miscellaneous.

Messrs. McKim, Mead & White, 160 5th av, Manhattan, are planning for additions and extensive alterations to the City Hall, New Britain, Conn.

J. Riely Gordon, 244 5th av, Manhattan, has plans under way for a 6-sty bank and office building to be erected at Cumberland, Md., at a cost of \$150,000.

Messrs. Thompson & Frohling, No. 1 Union sq, Manhattan, have been commissioned to make plans for a milk manufacturing plant to be erected at Buffalo, N. Y., at a cost of \$100,000.

Messrs. Denby & Nute, 333 4th av, Manhattan, are the architects for a chapter house for La Fayette College to be erected at Easton, Pa. Steinmetz & Walters, of Easton, will have the general contract.

Warren & Wetmore, 3 East 33d st, Manhattan, will prepare plans for a railroad station for the Grand Trunk & Canadian Pacific R. R., to be erected at Winnipeg, Man., Can., to cost in the neighborhood of \$500,000.

Architects Reed & Stem, 314 Madison av, Manhattan, and Endicott Building, St. Paul, Minn., are busy preparing plans for a 4-sty railroad station 117x231 ft. for the Northern Pacific R. R. Co., to be erected at Tacoma, Wash., at a cost of about \$800,000. Bids will be received about October 1.

### Estimates Receivable.

Chas. H. Schuman, 280 Broadway, Manhattan, will soon take figures for general alterations and interior changes to the Municipal Building for the Borough of Edgewater, N. J. R. A. Carleton is Mayor.

Thompson & Frohling, No. 1 Union sq, inform the Record and Guide that they are now ready for figures for the construction of a large apartment, store and office building to be situated on Hunter's Point av, Long Island City.

Bids will probably be received this fall, by the Commissioners Board of Bergen County, Hackensack, N. J., for the construction of a 4-sty courthouse, to cost approximately \$800,000. J. Riley Gordon, 402 5th av, Manhattan, is architect.

HENRY ST.—No contracts have yet been awarded for the 6-sty brick, slate roof stable, 63.6x60.6 ft., which Aronowitz, Segman & Bernadik, of 226 East 51st st, are about to erect at Nos. 278-282 Henry st, to cost \$48,000. Oscar Lowinson, 20 East 42d st, is architect.

### Contracts Awarded.

The Monad Engineering Co., 147 Cedar st, Manhattan, has the contract at \$19,236 for the construction of roads, walks and curbs at Fort Dade, Fla.

74TH ST.—The Baldwin Engineering Co., 107 West 17th st, has obtained the steam heating contract for the 4-sty store and office building, Nos. 217-227 West 74th st, for T. D. Brown-ing.

LAIGHT ST.—Chas. H. Peckworth, 415 Hudson st, has the contract for improvements to the 5-sty storehouse, south side of Laight st, between Washington and West sts, from plans by Chas. H. Fox, 214 West 103d st.

57TH ST.—Robert T. Lyons, 31 Union sq, has awarded to the Norman Fireproof Construction Co., 412 East 125th st, contract for fireproof work on the 3-sty residence, No. 439 East 57th st, for Mrs. Henrietta Williams, on premises.

The Culgin-Pace Contracting Co., 1761 Carter av, Bronx, has obtained the contract at \$269,870 for the construction of an intake dam and tunnel at Springfield, Mass. Hazen & Whipple, 220 Broadway, Manhattan, are consulting engineers.

9TH AV.—Charles O. Johnson, 482 West 24th st, has obtained general contract for extensive alterations, adding four additional stories, to the 2-sty store and laboratory Nos. 207-209 9th av for Jacob Appele, 273 West 23d st. Henry Davidson, 255 West 69th st, prepared the plans.

### Bids Opened.

Bids were received by J. A. Bensel, Comr. of Docks, for preparing for and painting the superstructure of the municipal ferryboats. Wm. Flanagan, Jerome av and 172d st, \$11,105 (low bid). Other bidders were: James Shewan, Jr., foot 7th st, East River; Neptune B. Smyth, 1123 Broadway; John Widden, 511 West 21st st.

### Aids to Business Making.

The object of real estate records is to increase your business possibilities to an extent inconceivable to any one who has not used the Real Estate Directory and Record & Guide Quarterly. And yet we are told at times, "We don't go after that kind of business." What would you think of the hunter who had a gun, which would only kill at one hundred yards, if you offered him a gun which would kill at two hundred yards, and he said: "I don't want it. I never bag game at two hundred yards."

## BUILDING NOTES

Nothing wrong but money.

Mr. Babb's story about aerial fires among the skyscrapers suggests a plot for a thrilling drama.

A building loan of \$130,000 wanted, for a reinforced-concrete building in Williamsburg section. See wants and offers.

Kinnear sheet metal radiators, made by the Pressed Radiator Co., Pittsburgh, Pa., have been adopted for the 41-sty Singer tower, now in course of construction in lower Broadway.

Viele, Cooper & Blackwood, 49 Wall st., Manhattan, have been engaged as engineers by the General Electric Co. to superintend the erection of a hydro-electric plant at Shaughticoke, N. Y.

J. W. Buzzell, formerly general manager for Mr. Frank B. Gilbreth, builder, has resigned to accept a position with the Consolidated Engineering & Construction Co., No. 1 Madison av.

The New York State Civil Service Commission will hold examinations Sept. 28 of candidates for the following positions: Bridge designer, \$1,500 to \$2,100 per year; bridge draftsman, \$1,200 to \$1,500 per year; architectural draftsman, \$15 to \$25 per week.

The Otis Elevator Co. has declared a quarterly dividend of 1½ per cent. on the preferred stock, payable October 15. Also on October 15 there will be paid to common stockholders the second installment of 1½ per cent. of the dividend of 3 per cent., declared March 12 last.

The number of men employed in the division of building, construction, municipal work and engineering of the Panama canal has been reduced by 25% because the appropriation is less this year than last, and also because the work in these divisions is largely completed. The reduction affects about one thousand men.

The Philadelphia office of The Edison Portland Cement Company, on September 1st was changed to the Arcade Building, with Mr. James T. Wakeman in charge as Philadelphia representative. Mr. E. Meyer, manager of sales, is located in the St. James Building, New York City. Mr. S. Churchill is New York representative, and Mr. M. M. Hunter, Machesney Building, Pittsburgh, is Western representative.

Messrs. P. M. & W. Schlichter, of 624 and 626 West 47th st, have had great success in introducing their German marbles. These marbles are the soundest of all colored marbles, take a high polish and, owing to the fact that they require but one-half the labor to finish, the price is attractive. The firm can furnish any quantity of these blocks of from 5 to 15 ft. long, height and thickness as required. These marbles have been used by the best architects in this city and have been used or specified in the following buildings: Tiffany's new building, Messrs. McKim, Mead & White, architects; Harmonie Club, 60th st and 5th av, McKim, Mead & White, architects; State Bank, Grand and Norfolk st, Mainzer & Necarsulmer, architects; Broadway Savings Institution, Park pl, Messrs. York & Sawyer, architects; German-American Insurance Co., Messrs. Hill & Stout, architects; State Bank of Hartford, Conn., B. W. Morris, Jr., architect; Morgan Art Gallery, Hartford, Conn., B. W. Morris, Jr., architect.

## PROJECTED BUILDINGS

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

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

### BOROUGH OF MANHATTAN.

#### SOUTH OF 14TH STREET.

Henry st, Nos 278-282, 6-sty brk and stone stores and tenement, 63.6x60.6, slate roof; cost, \$48,000; Aronowitz, Segman & Bernadik, 226 E 51st st; ar't, Oscar Lowinson, 18-20 E 42d st.—652.

Lafayette st, s e cor Howard st, 1-sty concrete and iron temporary compressor plant; cost, \$3,000; ow'r, ar't and b'r, Cranford Co, 52 9th st, Brooklyn.—653.

Rivington st, Nos 349-353, 5-sty brk and stone stable and wagon rooms, 66x66, slate roof; cost, \$18,000; Theodore Connolly, 355 Rivington st; ar't, Wm Kurtzer, Spring st and Bowery.—650.

Thompson st, Nos 183-183½, 7-sty brk and stone tenement, 57x 87, composition on concrete roof; cost, \$55,000; D O Mills, 634 5th av; ar't, J M Robinson, 15 Broad st.—656.

3d st, s s, 90 e Goerck st, 7-sty brk and stone stable, 45x82 and 88; cost, \$63,000; Joseph Goldfine, 78 Mangin st; ar'ts, Shampan & Shampan, 772 Broadway, Brooklyn.—651.

#### BETWEEN 14TH AND 59TH STREETS.

22d st, No 411 East, 1-sty brk and stone outhouse, 6.9x10.11; cost, \$500; J H Hughes, 21 Archer av, Mt Vernon, N Y; ar't, O Reissmann, 30 1st st.—657.

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

83d st, No 218 West, 2-sty brk and stone office building, 25x15, tar and gravel roof; cost, \$—; Thomas Ward, 213 W 83d st; ar't, Kenneth M Murchison, 320 5th av.—654.

#### NORTH OF 125TH STREET.

Spyuten Duyvil road, w s, 56.6 w sand house, radial brk chimney, 13x13; cost, \$1,800; Isaac G Johnson & Co, Spuyten Duyvil; ar't and b'r, Alphons Custodis Chimney Const Co, 99 Nassau st.—655.

### BOROUGH OF THE BRONX.

10th st, s s, 58 w Tremont av, two 2-sty frame dwellings, 21x50; total cost, \$10,000; P Kaufmann, 397 Wallace av; ar't, B Ebeling, West Farms road.—879.

139th st, s s, 550 e Willis av, two 5-sty brk tenements, 37.6x88 each; total cost, \$60,000; John M Link, 1047 Trinity av; ar't, Harry T Howell, 3d av and 149th st.—886.

167th st, e s, 105 n Sedgwick av, 1-sty frame office and shed, 20 x40; cost, \$150; David Christie, 177 W 95th st; ar't, Albert E Davis, 258 E 138th st.—883.

169th st, s w cor Findlay av, 3-sty frame tenement, 20x60; cost, \$7,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—869.

169th st, s e cor College av, 3-sty frame tenement, 20x60; cost, \$7,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—868.

207th st, n s, 32 w Parkside pl, 3-sty frame tenement, 22x58 and 60; cost, \$8,500; Wm O Madden, 207th st and Decatur av; ar't, F E Albrecht, Fordham.—887.

213th st, n s, 175 w 2d av, 1-sty frame shed, 28x32; cost, \$250; Carmine Cipolla, 106 E 220th st; ar't, L Howard, 1861 Carter av.—891.

225th st, s s, 430 e White Plains av, two 2-sty frame dwellings, 21x50 each; total cost, \$10,000; Emil Leske, 227th st and White Plains av; ar't, John Davidson, 227th st and 2d av.—881.

228th st, s s, 155 w Barnes av, two 2-sty frame dwelling, 21x52 each; total cost, \$9,000; Walbridge Buegel, 228th st and Barnes av; ar't, Albert Gerhards, 1450 Minford pl.—874.

230th st, s s, 381 e White Plains road, 2-sty frame dwelling, 21x 48; cost, \$4,500; Gilbert Realty Const Co, 101 W 42d st; ar't, A C Mezey, 487 E 141st st.—884.

Cauldwell av, w s, 251.2 s 161st st, 1-sty frame shed, 10x15; cost, \$100; Mark Franklin, 1017 Trinity av; ar't, M J Garvin, 3307 3d av.—867.

City Island av, n w cor Fordham av, 1-sty frame storage, 12x20; cost, \$200; W D Dayton, City Island; ar'ts, S H Booth & Sons, City Island.—885.

Duncomb av, s e cor Elizabeth st, 2-sty brk bakery, 100x100; cost, \$50,000; estate of Louis Fleischmann, 141 Broadway; ar't, Adolph Mertin, 33 Union sq.—872.

Eastburn av, w s, 106.70 s 174th st, two 2-sty frame dwellings, 21x 56 each; total cost, \$11,000; John Miller, 1045 E 176th st; ar't, H G Steinmetz, Bronx st. and Tremont av.—875.

Grant av, s s, 253.8 w Unionport road, 2-sty brk dwelling, 20x53; cost, \$9,000; John De Rosa, 290 Garfield st; ar'ts, Goldner & Goldberg, Jackson & Westchester avs.—873.

Grace av, w s, 100 n Lyon av, two 2-sty frame dwellings, 21x50 and 58; total cost, \$10,000; Martin Pletcher, Lyon av; ar't, B Ebeling, West Farms road.—880.

Maple av, s e cor 214th st, 2-sty frame dwelling, 20x27; cost, \$2,000; Peter Serillo, on premises; ar't, L Howard, 176th st and Carter av.—878.

Morris Park av, s s, 75 e Garfield st, 3-sty frame tenement, 25x 68; cost, \$9,000; Morris Lewis and Louis Schwartz, 230 Berrian av; ar't, Henry Nordheim, Boston road and Tremont av.—877.

Morris Park av, s e cor Hancock st, 4-sty brk tenement, 24.5x 91.9; cost, \$20,000; Felix Farago, 136 Van Buren st; ar'ts, Goldner & Goldberg, Jackson and Westchester avs.—888.

Morris Park av, n s, 25 w Victor st, 1-sty frame stable and shed, 25x70; cost, \$400; Hattie Landgrebe, Cruger av; ar't, T J Kelly, Morris Park av.—892.

Perry av, n w cor 206th st, 1½-sty frame stable, 20x27; cost, \$200; Frank Fisher, on premises; ar't, Wm Kenny, 2600 Decatur av.—882.

Theriot av, w s, 300 n Gleason av, 2-sty frame dwelling, 21x50; cost, \$4,500; Victor Pohjola, 228 E 123d st; ar't, Arthur H Lohse, 323 McGraw av.—889.

Unionport road, e s, 444 n Morris Park av, 2-sty frame dwelling, 21x35; cost, \$3,200; Annie Jenik, Graham st; ar't, Timothy J Kelly, Morris Park av.—871.

Virginia av, w s, 290.7 s Westchester av, 2-sty frame dwelling, 22 x63; cost, \$5,000; Thomas Davies, 906 Amsterdam av; ar't, P H McDonough, 69 St Lawrence av.—870.

Woodlawn road, n s, 104.6 w Webster av, 3-sty frame tenement, 22.1x62 and 68.6; cost, \$11,000; Jacob Zurnieden, 216th st and Barnes av; ar't, M J Garvin, 3307 3d av.—890.

Port Morris R R yard, 200 n Locust av and 141st st, 1-sty frame shed, 70x30; cost, \$500; Gen Electric Co, Schenectady, N Y; ar't, T F Mullaney, 550 W 156th st.—876.

### ALTERATIONS.

#### BOROUGH OF MANHATTAN.

Allen st, No 169, windows, air shaft, to 6-sty brk and stone tenement; cost, \$300; Nathan Greenberg, 2021 Fulton av; ar't, B M Silberberg, 4053 Fulton av.—2411.

Attorney st, No 175, alter floor beams, to 4-sty brk and stone tenement; cost, \$300; R Cornman, 175 Attorney st; ar't, Harry Zlot, 230 Grand st.—2464.

Canal st, Nos 107-111, partitions, show windows, to two 5-sty brk and stone tenements; cost, \$1,500; Gerald Fitzgibbon, 107 Canal st; ar't, Max Muller, 115 Nassau st.—2410.

Cannon st, No 116, partitions, windows, to 5-sty brk and stone tenement; cost, \$500; P Minkofsky, 116 Cannon st; ar't, O Reissmann, 30 1st st.—2459.

Cherry st, No 306, tank, to 5-sty brk and stone tenement; cost, \$150; H Falkin, 466½ Pearl st; ar't, Chas E Reid, 105 E 14th st; b'r, Jacob Feldman, 69 Forsyth st.—2408.

Cherry st, No 151, build chimney, show windows, to 4-sty brk and stone tenement; cost, \$100; Annie Levy, 7 E 119th st; ar't, Harry Zlot, 230 Grand st.—2463.

Columbia st, No 59, sink, to 5-sty brk and stone store and tenement; cost, \$100; Wm M Stuyver, 246 Rivington st; ar'ts, Gross & Kleinberger, Bible House.—2439.

Delancey st, No 138, erect 1-sty rear extension, to 3-sty brk and stone manufacturing plant; cost, \$200; Metropolitan Tobacco Co, 138 Delancey st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2452.

Elizabeth st, No 242, 1-sty brk and stone rear extension, 3.10x4.6, vent shaft, piers, skylight, toilets, to 5-sty brk and stone store and tenement; cost, \$5,000; Paolo Bonomolo, 242 Elizabeth st; ar'ts, Gross & Kleinberger, Bible House.—2438.

Greenwich st, No 401, toilets, to 4-sty brk and stone tenement; cost, \$300; H H Commanan, 84 William st; ar't, Harry Zlot, 230 Grand st.—2461.

Henry st, No 99, partitions, windows, store fronts, to 5-sty brk and stone stores and tenements; cost, \$5,000; Henry Fishman, 13 W 88th st; ar't, E A Meyers, 1 Union sq.—2429.

- Houston st, No 507 East, toilets, partitions, windows, show windows, to 3-sty brk and stone tenement; cost, \$3,000; R Katz, 1514 Washington av Bronx; ar't O Reissmann, 30 1st st.—2421.
- Houston st East, No 321, partitions, windows, show windows, to 4-sty brk and stone tenement; cost, \$1,200; Paul Heftler, 321 East Houston st; ar't, Henry J Feiser, 150 Nassau st.—2437.
- Houston st East, No 134, air shaft, partitions, windows, toilets, tank, to two 5-sty brk and stone tenements; cost, \$6,000; C Schlemmer, on premises; ar't, O Reissmann, 30 1st st.—2454.
- Laight st, s s, between Washington and West sts, windows, beams, alter elevator shaft to 5-sty brk and stone store house; cost, \$4,000; George W Linch, 146 W 93d st; ar't, Chas H Fox, 214 W 103d st.—2445.
- Lewis st, No 59, show windows, to 5-sty brk and stone tenement; cost, \$5,000; Morris Albert, 59 Lewis st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2413.
- Monroe st, No 299, steel girders, doors, to 2-sty brk and stone dwelling; cost, \$275; Sackett M Barclay, 299 Monroe st; ar't, Wm Kurtzer, Spring st and Bowery.—2416.
- Monroe st, No 255, partitions, windows, toilets, to 6-sty brk and stone store and tenement; cost, \$750; Katzoff & Feinberg, 67 Clinton st; ar't, Otto L Spannhake, 233 E 78th st.—2434.
- Sullivan st, Nos 66-70, cellar, brk and stone rear extension, 33.8x13, alter walls to 6-sty brk and stone tenement; cost, \$500; John B Basso, 70 Sullivan st; ar't, Louis F Frick, 524 W 160th st.—2448.
- 2d st, No 300, windows, to 5-sty brk and stone tenement; cost, \$200; Louis Glickman, 293 2d st; ar't, C H Dietrich, 42 Union sq.—2432.
- 3d av, No 2334, 1-sty brk and stone rear extension, 25x19.6, to 3-sty brk and stone store; cost, \$645; Emily Benson, Hotel Winthrop, 125th st and 7th av; ar't, R R Davis, 247 W 125th st.—2462.
- 7th st, No 127 East, 5-sty brk and stone rear extension, 13x34, partitions, windows, skylights, to 5-sty brk and stone store and tenement; cost, \$6,000; Hyman Galef, 239 East Broadway; ar't, L A Goldstone, 110 W 34th st.—2427.
- 9th av, Nos 207-209, add 4 stories to 2-sty brk and stone store and laboratory; cost, \$2,500; Jacob Appelle, 273 W 23d st; ar't, Henry Davidson, 255 W 69th st.—2455.
- 9th st, s s, 181.7 w 2d av, windows, partitions, to 4-sty brk and stone tenement; cost, \$500; G Bruestle, 306 E 25th st; ar't, O Reissmann, 30 1st st.—2460.
- 12th st, No 168 West alter roof add 2 stories to 5-sty brk and stone hospital; cost \$75,000; St Vincents Hospital, 168 W 12th st; ar'ts, Schickel & Ditmars, 111 5th av.—2456.
- 21st st, Nos 311-317 East, toilets, partitions, windows, skylight, to four 4-sty brk and stone tenement; cost, \$6,000; Sydney Fisher, 58 Lexington av; ar't, Wm G Clark, 438 W 40th st.—2417.
- 23d st, No 307 East, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,200; C L Eidlitz, 341 W 71st st; ar't, Geo Haug, 30 E 20th st.—2436.
- 27th st, No 153 W, toilets, partitions, windows, to two 4 and 5-sty brk and stone stores and tenements; cost, \$750; Benjamin Sire, 22 W 59th st; ar't, Thomas S Godwin, 302 14th st, Brooklyn.—2446.
- 34th st, No 124 West, partitions, show windows, to 4-sty brk and stone store and dwelling; cost, \$500; Isabelle G Watts, 125 E 57th st; ar't, Louis C Maurer, 22 E 21st st.—2406.
- 44th st, No 143 West, 1-sty brk and stone rear extension, 22.6x39, vent shaft, partitions, steel beams, to 4-sty brk and stone club house; cost, \$9,000; International Geneva Assoc, care architect; ar't, Otto L Spannhake, 233 E 78th st.—2423.
- 49th st, No 316 East, tank to 5-sty brk and stone tenement; cost, \$55; John W Foster, 727 9th av, ow'r and ar't.—2441.
- 50th st, Nos 126 and 128 W, vent shaft, windows, partitions, toilets to two 5-sty brk and stone tenements; cost, \$3,000; estate Francis McCabe, 464 8th av; ar't, John H Knubel, 318 West 42d st.—2444.
- 51st st, No 4 W, stoop to 4-sty brk and stone dwelling; cost, \$—; Miss M M Roberts, on premises; ar't, W H Orchard, 114 East 28th st.—2447.
- 54th st, No 56 East, 3-sty brk and stone rear extension, 9x11, to 4-sty brk and stone dwelling; cost, \$2,000; James A Renwick, 52 William st; ar't, Wm F Wallace, 202 West 18th st.—2457.
- 57th st, No 439 East, alter elevator shaft, windows, to 3-sty brk and stone dwelling; cost \$3,000; Mrs Henrietta Williams, 439 E 57th st; ar't, Robt T Lyons, 31 Union sq.—2435.
- 108th st, No 218 East, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$700; Salvatore Castello, 218 E 108th st; ar't, Frank Hausle, 81 E 125th st.—2450.
- 114th st, No 32 West, show windows, piers, to 3-sty brk and stone dwelling; cost, \$500; S M Robinson, 32 W 114th st; ar't, O Reissmann, 30 1st st.—2414.
- 125th st, Nos 272-274 West, partitions, stairs, store fronts, columns, to 4-sty brk and stone store, office and apartment building; cost, \$10,000; Geo Ehret, 235 E 92d st; ar'ts, Westervelt & Austin, 36 W 34th st.—2433.
- Av B, No 277, vent shaft, toilets, partitions, skylights, chimneys, tank, to 5-sty brk and stone store and tenement; cost \$5,000; Isadore Sinkowitz, 89 E 1st st; ar'ts, Gross & Kleinberger, Bible House.—2440.
- Av D, No 75, partitions, plumbing, windows, to 4-sty brk and stone store and tenement; cost, \$1,500; H W Berg, 245 7th st; ar't, Wm Kurtzer, Spring st and Bowery.—2449.
- Bowery, No 195, alter stairs, vault, partitions, new show windows, to 5-sty brk and stone store and storage building; cost, \$6,000; J H Schwartz, 101 Bowery; ar't, O Reissmann, 30 1st st.—2422.
- Broadway, s e cor 42d st, cut openings, stairway, to 15-sty brk and stone hotel; cost, \$4,000; John Jacob Astor, 23 W 26th st; ar't, C H Cullen, Hotel Knickerbocker, on premises.—2426.
- Madison av the blk—erect booths, to 1-sty brk and stone place of 4th av amusement; cost, \$5,000; Madison Sq Garden Co, on 26th st premises; ar't, M A Singer, 65 5th av.—2412.
- 27th st  
Madison av, No 766, 1-sty and basement brk and stone front extension, 20x5.6 to 4-sty brk and stone store and dwelling; cost, \$4,000; Meyer H Ullmann, 52 East 89th st; ar't, Chas Stegmayer, 168 E 91st st.—2443.
- 1st av the blk—erect roof house, tank, columns, to 3-sty brk and 2d av stone car house; cost, \$5,000; Metropolitan St Railway 96th st Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—97th st 2407.
- 1st av, No 2258, staircase, partitions, to 4-sty brk and stone store and tenement; cost, \$2,500; Anna M Wetter, 424 E 118th st; ar't, N Conforti, 324 E 116th st.—2425.
- 1st av, No 659, partitions, windows, skylights, to 4-sty brk and stone tenement; cost, \$500; V Perrone and P Colletti, 528 2d av; ar'ts, Briganti & Steeneken, 205 E 17th st.—2431.
- 1st av, No 661, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,000; V Perrone and P Colletti, 528 2d av; ar'ts, Briganti & Steeneken, 205 E 17th st.—2430.
- 3d av, Nos 1041-1044, store fronts to two 4-sty brk and stone tenements and stores; cost, \$600; Elbridge T Gerry, Newport, R I; ar'ts, J B Snooks Sons, 73 Nassau st.—2424.
- 3d av, No 763, alter toilet rooms, to 4-sty brk and stone store and tenement; cost, \$1,500; Robert Goelet estate, 9 W 17th st; ar't, Albert Morton Gray, 1402 Broadway.—2442.
- 3d av, e s, 135.4½ n 123d st, 1-sty brk and stone rear extension, 25x42, windows, to 3-sty brk and stone store and loft building; cost, \$3,700; Fanny Bachrach, 154 W 123d st; ar't, J K French, 163 Underhill av, Brooklyn.—2458.
- 4th av, No 391, erect sign to 2-sty brk store and dwelling; cost, \$75; David Lamb, 400 West End av.—2420.
- 4th av, No 395, erect sign, to 2-sty brk and stone store and dwelling; cost, \$75; David Lamb, 400 West End av.—2419.
- 5th av, No 210, alter bulkhead, partitions, to 11-sty brk and stone loft building; cost, \$800; Hoffman estate, 210 5th av; ar't, F O'Connor, 2060 Morris av.—2409.
- 6th av, Nos 83-85, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,000; Alfred Duane Pell, 929 5th av; ar't, T J Ivans, 7 Cannon st.—2418.
- 6th av, Nos 259-261, roof, to 5-sty brk and stone offices and salesroom; cost, \$6,000; Emma Schachtel and Sophia Dressler, 264 W 132d st; ar't, H W Cotthaus, 621 Broadway.—2428.
- 6th av, Nos 281-285, columns, piers, to three 5-sty brk and stone store and loft buildings; cost, \$450; The Beyer estate, 281 6th av; ar't, John H Friend, 148 Alexander av.—2451.
- 9th av, No 288, toilets, windows, to 4-sty brk and stone store and tenement; cost, \$300; T O'Brien, on premises; ar't, O Reissmann, 30 1st st.—2453.
- 11th av, Nos 487-493, partitions, to 2-sty brk and stone cooler; cost, \$300; N Y Butchers Dressed Meat Co, 487 11th av; ar't, W H Lewis, 487 11th av.—2415.
- 11th av, No 658, toilets, windows, skylights, partitions, to 4-sty brk and stone tenement; cost, \$500; Julia E McMahon, 551 W 147th st; ar'ts, J B Snooks Sons, 73 Nassau st.—2405.

## BOROUGH OF THE BRONX.

- Elsmere pl, n s, 275 w Marmion av, raise to new grade 2-sty frame dwelling; cost, \$300; James Wylie, on premises; ar't, Oscar W Allcott, 1056 Fairmont pl.—456.
- 146th st, No 417, new store, windows, new partitions, to 3-sty frame stores and dwelling; cost, \$300; J Kaplan, on premises; ar't, Louis C Abramans, 788 E 165th st.—467.
- 148th st, old No 602, new store front to 2½-sty frame store and dwelling; cost, \$500; Anthony Conneo, on premises; ar't, Louis Falk, 2785 3d av.—477.
- 169th st, Nos 586 to 590, new partitions, &c, to 3-sty frame tenement; cost, \$450; Jacob Stahl, 1273 Franklin av; ar't, C H Schuman, 280 Broadway.—455.
- 178th st, No 1266, 1-sty frame extension, 16.6x20, to 1-sty frame store and dwelling; cost, \$1,000; Richard D and Lillian M Williams, 2013 Bryant st; ar't, Louis Falk, 2785 3d av.—473.
- 216th st, s s, 200 e Barnes av, 2-sty frame extension, 18x22, to 2½-sty frame dwelling; cost, \$2,500; Mrs Flanagan, on premises; ar't, John Davidson, 227th st and 2d av.—461.
- 221st st, n s, 130 w White Plains av, 2-sty frame extension, 22.6 x12, to 2½-sty frame dwelling; cost, \$1,200; Barbara Trumble, on premises; ar't, John Davidson, 227th st and 2d av.—465.
- 222d st, s e cor Barnes av, 2-sty frame extension, 25.6x12, to 3-sty frame store and dwelling; cost, \$3,500; Victoria Jikowski, on premises; ar't, John Davidson, 227th st and 2d av.—463.
- 222d st, s s, 180 w White Plains av, move 2-sty frame dwelling; cost, \$1,000; E G Kidder, on premises; ar't, John Davidson, 227th st and 2d av.—464.
- 222d st, n s, 27 e 2d st, move 2-sty frame dwelling; cost, \$600; Mrs Geo Grenfelter, on premises; ar't, Louis Falk, 2785 3d av.—479.
- 241st st, n s, 133 e Richardson av, move 2½-sty frame shop; cost, \$350; Wm D Miller, White Plains av; ar't, Wm Thos Mapes, Wakefield.—469.
- Ash av, s s, 400 e Elm st, 2-sty frame extension, 20x15, to 2½-sty frame dwelling; cost, \$1,500; Peter Tasolacci, on premises; ar't, John Davidson, 227th st and 2d av.—466.
- Belmont av, e s, 350.5 s 177th st, new baths, new partitions, &c, to 3-sty frame dwelling; cost, \$2,000; Karl and Anna B Jaeger, 781 Fairmount pl; ar't, Fred Hammond, 943 Washington av.—458.
- Clinton av, No 2004, new cellar walls to 3-sty frame store and tenement; cost, \$1,200; Maria Palmier, on premises; ar't, J J Vreeland, 2019 Jerome av.—474.
- Commonwealth av, n w cor Beacon st, 2-sty and attic frame extension, 22x12.6, to 2-sty and attic frame dwelling; cost, \$1,500; Peter F Guerera, on premises; ar't, P H McDonough, 69 St Lawrence av.—457.
- Digney av, e s, 300 s Kingsbridge road, new windows, new plumbing, &c, to 2-sty frame dwelling; cost, \$500; F Parker, on premises; ar't, John Davidson, 227th st and 2d av.—462.
- Garrison av, s e cor Burnett pl, move 2-sty frame dwelling; cost, \$1,200; Edw Hammer, 355 Bond av, ow'r and ar't.—476.
- Garrison av, e s, 81.6 s Lafayette av, move 2-sty frame dwelling; cost, \$500; Bartholomew Reo, on premises; ar't, Chas S Clark, 709 Tremont av.—468.
- Marion av, e s, 307 n 200th st, 1-sty frame extension, 17.6x16, to 2-sty and attic frame dwelling; cost, \$600; Chas R Cronmeyer, on premises; ar't, F E Albrecht, Fordham.—472.
- Mott Haven R R yard, opposite Sheridan av and 153d st, new stairs, new concrete walks, &c, to 2-sty brk sub-station and battery house; cost, \$3,000; N Y C & H R R R Co, Grand Central Station; ar't, R G Ball, 335 Madison av.—475.
- Southern Boulevard, No 2303, new girders, new show windows, &c, to 4-sty brk store and tenement; cost, \$1,000; Samuel Bernheimer, on premises; ar't, Louis Falk, 2785 3d av.—459.
- Vyse av, w s, 75 s Jennings st, move and new partitions, new roof, &c, to 2-sty frame dwelling; cost, \$3,000; Frank Del Balso, 1481 Hoe av; ar't, Chas A Hunter, 1145 Freeman st.—470.
- West Farms road, s w cor St Raymonds av, new bay windows, to 2-sty and attic frame dwelling; cost, \$225; J W Rogers, on premises; ar't, Jas F Bly, 474 Sterling pl, Brooklyn.—471.
- White Plains road, w s, 400 s 240th st, move 1-sty frame store; cost, \$500; Wm W Penfield, Wakefield, ow'r and ar't.—460.
- 3d av, No 3551, new show window to 5-sty brk store and tenement; cost, \$150; Henry Mauss, on premises; ar't, Herman Horenburger, 122 Bowery.—478.

# Construction News

(Continued)

## Kings County.

**FLATBUSH.**—Kirby, Petit & Green, 35 West 31st st, Manhattan, let the general contract to Rufus H. Brown, Manhattan, for a 2-sty Sunday school building for the All Souls Universalist congregation, Flatbush.

**EAST NEW YORK AV.**—F. Buchar, 1774 Pitkin av, is making plans for a 4-sty store and flat, 52.10x111.6 ft., to be erected on East New York av, south side, 52.10 ft. east of Douglass st., to cost \$25,000. A. Fuchs, 529 47th st, is the owner.

**45TH ST.**—The Edward Johnson Building Co., 49th st and 12th av, will erect at once ten 2-sty frame dwellings, 22x46 ft., on the south side of 45th st, 100 ft. west of 15th av, to cost \$40,000. M. Rosenquist, 49th st and 12th av, is the architect.

**LAFAYETTE AV.**—Lord & Hewlett, 345 5th av, Manhattan, have completed plans for the 4-sty brick Masonic Temple, 95x95 ft., for the Brooklyn Masonic Guild, 615 Fulton st, to be erected on the northeast corner of Lafayette and Clermont avs, to cost \$300,000. A. R. Whitney, Jr., & Co., 135 Broadway, Manhattan, are the general contractors.

**12TH AV.**—On the east side of 12th av, 20 ft. north of 41st st, Moses Mapelbaum, 1255 40th st, will erect four 3-sty stores and dwellings, 20x52 ft., same to cost \$40,000. John C. Walsh, 4 Court sq, is making plans.

**BEVERLY RD.**—Messrs. Slee and Bryson, 134 Broadway, are planning for five 2-sty frame dwellings for Fannie L. De Bevoise, 330 East 18th st, on the north side of Beverly rd, 100 ft. west of Stratford rd, to cost \$21,400.

**AV. C.**—A. D. Isham, 132 Nassau st, Manhattan, has completed plans for two 3-sty stores and dwellings, 21.6x70 ft., on the southeast corner of Av C and 11th st, for J. C. Sawkins, 92 Linden av, to cost \$15,000.

**EAST 12TH ST.**—A. S. Bedell Co., Av C and East 15th st, owner and architect, will erect four 2-sty dwellings on East 12th st, east side, 129 ft. north of Foster av, to cost \$20,000.

**38TH ST.**—Twelve dwellings will be built on the north side of 38th st, 138 ft. east of New Utrecht rd, by the Silver Land Improvement Co., 1230 38th st. John C. Walsh, 4 Court sq, is architect. Cost, \$90,000.

**ROCKAWAY AV.**—The Amico Realty Co., State Bank Bldg., will erect at once a flat house at the southwest corner of Rockaway and Lott avs, from plans by Shampan & Shampan, 772 Broadway. Cost, about \$30,000.

## Queens County.

**BAY SIDE.**—Plans have been completed by Briganu & Steenen, 205 E. 17th st, Manhattan, for a residence to be erected at Bay Side. Frame, slate roof, hardwood finish and floors, hot water heat, bathroom and laundry fixtures, electric wires. Cost, about \$6,500.

**DOUGLSTON.**—Kennimore road and West Drive, s w cor, Douglaston; owner, M. Morris, 305 West 97th st, Manhattan; architect, A. Markowitz; one 2-sty frame dwelling will be erected to cost \$7,000.

**LONG ISLAND CITY.**—Ely av, w s, 167 ft. s Temple st; owner, Astoria Development Co., 150 Manhattan av, N. Y. City; architect, J. Boese; one 4-sty brk tenement, 29x72, will be erected to cost \$15,000.

**LONG ISLAND CITY.**—Orchard st, n s, bet. Monson st and East River; owner, City of N. Y.; architect, C. B. J. Snyder; one 1-sty brk grand stand, 207x25; cost, \$25,000.

**RIDGEWOOD.**—Fairview av, e s, 50 ft. n Linden st; owner, F. Endres, 609 Park av, Brooklyn; architects, L. Berger & Co; two 3-sty brk tenements will be erected.

**WOODHAVEN.**—Shaw av, n w cor 1st st; owner, U. C. Baptist Church, Ferris st, Columbia Park; architect, W. B. Wills; one 1-sty frame church, 56x40, to cost \$9,000.

**ELMHURST.**—Union av, w s, 375 ft. s 5th st; owner, A. M. E. Church, Winfield; architect, A. A. Moore; one 1-sty frame church, to cost \$5,000.

**DOUGLAS MANOR.**—S. L. Newman has bought from the Rickert-Finlay Realty Co. the plot 130x100 at the southwest cor of Beverly road and the East Drive, Douglas Manor. Mr. Newman will build a country residence on the property.

**JAMAICA.**—The Pennsylvania R. R. Co. will spend \$3,000,000 for a railroad station at Jamaica. The preliminary plans are now in the hands of the railroad officials for consideration. The new station is to be built of brick, stone and concrete. The executive offices of the road will be on the second floor. Alexander C. Shand, Philadelphia, Pa., is Ch. Engr.

## Westchester County.

**PELHAM HEIGHTS.**—W. H. Orchard, 114 East 28th st, Manhattan, is preparing plans for two 3-sty residences for John T. Brook Co., 114 East 28th st, at Pelham Heights, N. Y. The buildings will cost about \$19,000 and contain stucco, tile work, electric lights. The owners are general contractors.

## New York State.

**WATERTOWN.**—The State Street M. E. Society has accepted plans prepared by Brown & Davis, Cincinnati, O., for its new church. Some kind of stone will be used in the building, though its nature is not yet decided upon. Bids for the construction work on the building will soon be advertised for.

**WATERTOWN.**—L. G. De Cant and Geo. W. Kelley have bought the old Cramer homestead in Main st, and are considering building a large hotel or apartment house there.

**SCHENECTADY.**—The Jay Street Congregational Church will probably build at the cor of Rugby road and Glenwood Boulevard.

**WATERTOWN.**—Bids were opened Sept. 3 at the office of the Supervising Architect at Washington for the construction complete of the U. S. post office at Watertown, N. Y., as follows: W. H. Fissell & Co., New York City, \$81,900; time as specified. Connors Bros. Co., Lowell, Mass., \$79,823; time as specified. Richardson & Burgess Inc., \$81,175; time as specified.

**WEST POINT.**—Bids will be received by Maj. J. M. Carson, Jr., Q. M., West Point, Sept. 30, for furnishing and installing combination gas and electric light fixtures in old and new cadet barracks.

**SUFFERN.**—Allan A. Ryan has awarded contract for the building of his summer home at Suffern, N. Y., to McCreedy & Finch, of Tuxedo. The building will cost nearly \$1,000,000. It will take two years to complete it.

**WEST HAVERSTRAW.**—Bids are asked Sept. 30 by the Right. Rev. H. C. Potter, President Board of Managers, at West Haverstraw, for constructing, heating, plumbing and electric work in the open-air pavilion at New York State Hospital for Care of Crippled and Deformed Children. G. L. Heins, Capitol, Albany, is State Architect.

**OYSTER BAY.**—Walters & Woodill received the contract for the erection of a dairy house on the estate of Mortimer L. Schiff at Oyster Bay. The dairy house is to be one of the most elaborate buildings of its kind ever erected. It will be lighted by electricity. There will be an ice storage house two stories in height. The firm is now completing the foundations for the addition to the Brooklyn post office.

## New Jersey.

**NEWARK.**—The East Orange Board of Education has awarded to E. M. Waldron & Co., of Newark, the contract for erecting the Lincoln School in the 4th Ward of that city, for \$82,262.

**BELLEVILLE.**—Board of Education contemplates a new school. No plans.

**BAYONNE.**—Bids are asked by the Board of Education, Bayonne, Oct. 3, for constructing Public School No. 9, between East 25th and East 26th sts. A. C. Longyear, 126 Liberty st, Manhattan, is architect.

**MORRISTOWN.**—The Board of Directors of the Morris & Somerset Electric Co., will let contracts for the construction of the company's electric lighting plant immediately. The plant will cost about \$200,000.

**HIGHLANDS.**—Bids are asked by the Borough Council Sept. 25 for erecting municipal water works. Tunis H. Lane is Borough Clerk. Runyon & Carey, 122 Market st, Newark, N. J., are Engrs.

**NEWARK.**—Wm. E. Lehman has nearly completed plans for a 6-sty warehouse and store building for Goerke Co., to be erected at Newark at a cost of \$40,000.

**FAR HILLS.**—Kaufman, Kilian & White, 110 East 23d st, New York, have awarded to Flomerfelt & Huyler, Peapack, N. J., the contract for a 3-sty frame residence, 40x100 ft., at Far Hills, N. J. for Z. Belcher, same to cost \$14,000.

**MOORESTOWN.**—S. H. Bythewood, 1735 S. Bancroft st, Phila., Pa., wants sub-bids for a 1-sty church, at Moorestown, for the Baptist congregation, Rev. S. R. Willis, pastor.

**NEWARK.**—Nathan Myers, Metropolitan Bldg., Newark, is revising plans for a 4-sty commercial and manual training high school building for the board of education, to cost \$400,000.

**HADDON HEIGHTS.**—Lynch Bros., builders, Phila., Pa., have the contract for and are about to start work on the erection of the new school at Haddon Heights, N. J., from plans by Thomas Stephens, architect, of Camden.

**HIGH BRIDGE.**—Plans have been prepared by F. C. Roberts & Co., engineers, Phila., Pa., for three new buildings to be erected at High Bridge, N. J., for the Taylor Iron & Steel Co.

**WILDWOOD.**—A new city hall will be erected at Wildwood, N. J., plans for which are being prepared by H. L. Reinhold, Jr., and D. M. Van Horn, architects, of Phila., Pa.

**LONG BRANCH.**—Lewis G. Perrine, who died recently, has bequeathed money to St. James's Protestant Episcopal Church, which is about to erect a new edifice.—Long Branch Lodge, B. P. O. Elks, has decided to invite bids for its new home on Broadway and Slocum pl. Plans have been completed. The proposed home will cost \$18,000.

## Connecticut.

**WATERBURY.**—Bids have been received for the gymnasium building to be erected on Jefferson st for St. Cecilia's R. C. Church Corporation. Plans by Architects Freeney & Jackson call for a cement structure, 2 stories high, 35x70 ft., with concrete roof. Steam heat, gymnasium fittings, lockers, etc., required. Will include gymnasium on first floor, school on second floor. Owners in charge.

**NEW CANAAN.**—Lord & Hewlett, 345 5th av, Manhattan, are receiving estimates for a 2-sty residence at New Canaan, for Channing Frothingham, to cost \$20,000.

**HARTFORD.**—Two additions to La Salette College on New Park av are to be built at an expense of \$40,000. M. Donohue is the architect and Sinnott Bros. have the contract for the building.

**MERIDEN.**—From plans drawn by Architect David Bloomfield, the contract has been awarded to S. Z. St. Cyr to build the fine residence on Lincoln st for J. C. Churchill. It will be a frame house, of an attractive design, with a shingle exterior. There will be 10 rooms, finished in hardwoods, and provided with hot water, and the house will be provided with every convenience. Sub-contracts have been awarded to O. Lurati, mason work, and the Griswold, Richmond & Glock Co., the plumbing and metal work.

**HARTFORD.**—The Tidewater Building Co., of New York, has the contract for and has started work on a new factory building for the Underwood Typewriter Co. The building will be 1 sty high and basement, 200x100, of mill construction, with concrete foundations and gravel roof.

**NEW HAVEN, CONN.**—Architect Frank Elwood Brown has completed plans for a residence to be erected at the cor of Edgewood av and the Boulevard for Mrs. C. E. Cavanaugh, 1319 Boulevard. The plans show a handsome house, 30x45 ft., of wood, with a stucco exterior and shingle roof. There will be 8 rooms finished in hardwoods with hardwood floors, plate glass windows, mantels, fireplaces, etc. The heating will be by furnace and the house is to be provided with every convenience.

**ALLINGTOWN.**—New Haven architects have been selected to submit competitive plans for the proposed County Home to be erected in Allingtown, for building which the last session of the Legislature appropriated the sum of \$75,000. Senator D. A. Blakeslee is chairman of the committee having the matter in charge.

(Continued on page 428.)

# THE REAL ESTATE FIELD.

## Managing an Apartment House.

THE MANAGEMENT of property is a distinct and in some ways a most troublesome feature of the real estate business. Many brokers do not undertake it, as it requires so much of their time that the sales end of the business necessarily suffers. So many matters come up for daily adjustment; so many complaints from tenants, many of them most unreasonable, that it takes a man of peculiar temperament to stand the strain.

The first thing to do when a house is received in a broker's office is to go through each apartment carefully and note what is necessary to place it in good condition. The plumbing should be tested, the roof examined and the furnace looked after, that the fire can be lighted on the first cold day. The main flue from the firebox should be cleaned and coal ordered during the summer months when the price is cheapest. Then all is ready to build the fire and save untold trouble. Probably more complaints come into a broker's office on the second day of the first "cold snap" than on any other day during the year; and it is one time when the tenant is right, for there is more sickness after the first cold November days than at almost any other period. A great deal of such trouble can be avoided by foresight on the part of the agent in charge.

Now to the question of repairs. It is a difficult matter for the agent to satisfy the owner, as their ideas frequently are radically different. The question continually asked by owners of property is, "Why are decorators' bills so high? Last year they were not nearly so large." The additional cost of labor, material, etc., is gone into at some length by the agent, and while the owner in a measure sees the force of the explanation, he cannot forget that he has to pay out more money, though he entirely overlooks the fact that he is getting more rent than he did in former years.

To successfully take charge of an apartment house the agent's office should be for various reasons in the vicinity of the property. Should an accident occur, such as a bad leak, the agent can get to the house quickly; a prospective tenant nearly always seeks a broker's office in the neighborhood in which she wishes to locate; and should the call be at the house first and the prospective occupancy be referred to the agent by the janitor, it is an advantage that the distance is not far. There is every reason from both the owner's and the agent's standpoints why the agent's office should be as near the house as possible.

In taking charge of and managing an apartment house successful results depend largely on the character of the janitor. A good man, however, is very hard to get. It is false economy to underpay him, for, if he were taught to remember that he is in the employ of the owner of the house, instead of some few tenants who tip him, it would be much easier to get satisfactory results from a house. It is almost impossible for a tenant who fails to tip the average janitor to get a civil reply from him, though such a condition would not exist were a better class of man employed. The owner lays great weight on the fact that the janitor gets his rooms free. Those occupied by the janitor and his family nevertheless are often ones that could not be rented, and while it is true he has a place in which to sleep and eat, he must have sufficient wages to supply his other wants and make him desirous to hold his place.

A regular system should be adopted in the collection of rents, and the tenants should be induced, in a polite manner, to have the rent ready on a certain date. If the agent does his part and calls in person at the apartment, at the time expected, he will have better success in collections. How often does an agent hear that "the money was ready for you yesterday, but you did not come." Get the tenant to understand—putting it as nicely as possible—that the agent should have his money at a stipulated time, as there are other houses to be visited and that an accounting is expected at regular periods by the owner, and much will have been accomplished towards making tenants regular in their payments, owner's well satisfied and an agent's business cares less disagreeable. After all, tenants are creatures of habit, and an agent can induce them to "get the habit" of paying their rent promptly. At all events, the reverse is true; a dilatory and undiplomatic and irregular agent can make poor paying tenants of even the best of their class.

The agent should make arrangements with carpenters, plumbers, glaziers, painters, etc., to have them give preference to the agent's work, so that when an order for repairs is given it will receive immediate attention. The class of work, the generosity in expenditures on a house, depends entirely on the class of building. In connection with a tenement which rents, say for ten dollars a month for three rooms, great care should be exercised in repairs, or payments in such items will soon amount to three or four months' rent.

## Registration of Titles.

The appointment by Governor Hughes of a commission to examine into the Torrens system of land registration has focused the attention of real estate men on that method of real estate transfer. For the benefit of our readers who may be interested in this matter, the Record and Guide presents the following paper from a lawyer of New York, who is not a member of the Torrens commission, but has made a study of the subject.

THE agitation in New York State for the adoption of a system of registration of titles, commonly known as the "Torrens System," has arisen because of obvious defects in our present system. Real estate owners, brokers, attorneys and, in fact, all persons who have been close observers of the method of searching and examining titles for purposes of transfer or mortgage loans, have become convinced that some method should be devised whereby the transfer of land can be made with greater freedom and with a minimum of expense. It is fortunate, however, that the Legislature at its last session did not pass the bill introduced at that session, the provisions of which were practically unknown to real estate owners throughout the State. No method of land transfer, different from that now in use, will be generally adopted until the real estate public are convinced that the proposed system is free from defects and involves no risk or hardship by reason of its adoption. For this reason the appointment by the Governor, pursuant to an Act passed by the Legislature of a Commission to examine into the Torrens System of land registration, should prove of great benefit in establishing the facts upon this subject.

The bill introduced at the last session of the Legislature of this State, is largely patterned after the Illinois statute passed in 1897. It appears that the system provided for under the Illinois statute has been adopted in only one county in Illinois, namely Cook County, in which the City of Chicago is situated. The attitude of real estate owners in the City of Chicago toward this system of land registration is therefore of much interest. Since the adoption of the system in Chicago 2,071 certificates of title have been issued, representing real estate valued at \$9,492,660. During the year 1906 there were 911 transfers under the Torrens System, and they covered property the value of which was given as \$1,685,995. During the same period there were recorded under the old system 29,795 transfers, representing a total value of \$132,000,156. Under the Illinois statute provision is made for an indemnity fund, somewhat similar to that contained in the proposed bill introduced in the New York Legislature. The amount of the indemnity fund in Cook County on May 1, 1907, was less than \$10,000.

One possible reason for the failure of the Torrens System to come into more general use in Chicago, is that the lenders of money on bond and mortgage apparently have not cared to make loans on real estate registered under the Torrens System. The provision of the Illinois statute, that two years must elapse from the time the title is registered until the applicant can secure a final certificate, free from attack, has deterred many applicants from using the system. A similar provision or statute of limitation was incorporated in the bill introduced in the New York Legislature.

The experience in other commonwealths throughout the United States has not been materially different. The Torrens System went into effect in the State of California in the year 1897, but up to the first part of this year no decrees have been issued under it. In the State of Oregon and Colorado a similar system has been adopted, but does not seem to have been generally used. Minnesota passed a Torrens Act in 1901, and it is in operation in three counties in which the cities of Duluth, Minneapolis and St. Paul are situated. In St. Paul the system appears to have been popular, there having been 2,464 certificates issued since the law went into effect. In Minneapolis the record is not so favorable.

The matter of the adoption of a Torrens System of land registration was first formally presented to the Legislature of the State of Massachusetts in the year 1891, and was before the Legislature each year thereafter until the act was finally passed in 1898. The chief point of divergence between the Massachusetts act and that of Illinois, of interest to property owners, is the fact that only 30 days need elapse from the time that the examination is completed on behalf of the State until a final certificate is issued, instead of a period of two years under the Illinois statute.

For some reason which does not yet appear, the Torrens System has not been generally adopted by real estate owners in the State of Massachusetts. In some counties, mostly in the rural section, there have been no registrations of title under the act since its adoption in 1898. In the northern district of Bristol County, where the City of Taunton is situated, only three titles

have been registered in nine years. In Salem, situated in the southern district of Essex County, 94 certificates have been issued since 1898, and in the year 1906 104 instruments of various kinds were registered under the Torrens System as compared with 20,928 instruments recorded under the old system during the same year. In Fall River not more than two or three titles have been registered in any one year since the law went into effect. In Franklin and Nantucket counties no registrations have been made. In the City of Worcester 49 titles have been registered in all; in Barnstable County, 22; in Norfolk County, 136.

The working of the Massachusetts system in the City of Boston should prove instructive to the commission appointed by the New York Legislature, and will no doubt be clearly investigated. The chief objection made to the Massachusetts statute by its opponents is that it is unconstitutional. The State of Illinois has sought to obviate this attack on its statute by providing a two years statute of limitation, and a similar provision was inserted in the New York bill. The constitutionality of the Massachusetts statute has never been definitely determined. It was distinctly upheld by the Supreme Judicial Court of Massachusetts, the opinion being written by Chief Justice Holmes, now of the United States Supreme Court bench. A writ of error from this decision to the Supreme Court of the United States was dismissed in December, 1900, upon the ground that the petitioner for the writ did not have such an interest in the plot of real estate affected by the registration under the Torrens act as to be damaged by any action thereunder. The question of the constitutionality of the act was therefore not passed upon.

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### Land Taxation.

GOVERNOR HUGHES and Representative Cannon, in their speeches at Bluff Point took the same ground which was taken by Mr. Edward Polak in his interview in last week's Record and Guide, when he said that "the increase of taxation on land in Germany is a faint attempt of the government to get back public wealth that has been appropriated by private individuals. The Governor said:

"The disposition has been manifested in former days to regard the State as something rich, something powerful, something full of privilege from which a man can get something for his individual enrichment without thought of the community. That disposition is less frequently apparent and it will not flourish successfully long. We are suffering in New York here and there from ill-considered grants made by the State.

"Not long ago a question came up in regard to a grant of water power on the St. Lawrence. A great community desired industrial development; capitalists were eager to make the required investment; the question came before me and it seemed to me important that a precedent should be established that the water powers of the State were for the benefit of the people of the State, and that while industry should be welcomed and encouraged and no improper obstruction placed in the way of industrial or commercial progress, yet those that received preference from the State should render to the State its honest due.

"And it must be recognized that no one in the future under the watchful eye of the people is going to get away with very much that belongs to the community as a whole without rendering a due return and without getting it on concessions which promise benefit to the community as a whole."

Speaker Cannon endorsed the remarks of the Governor, and added:

"I might make mention of the fact that the State of Illinois giving up all the bed of the lake to the centre of the lake granted to the Illinois Railroad every foot of land that they should reclaim that was adjacent to their track, and that grant, if it had stood, would have been worth five times the whole Illinois Central system. It was tried in court and the court said that the sovereign State could not divest itself by legislative enactment of that power exercised for the benefit of the people. That was a good decision; it was right and proper."

Commenting on the foregoing excerpts, Mr. Polak remarked this week that the case of the Illinois Central Railroad related to only one piece of public property which the railroads have taken. The total amount of public lands which the railroads have appropriated must reach into the billions.

"The Pennsylvania Railroad has a franchise (land) in Pittsburgh which is conceded to be worth \$7,000,000, yet the railroad company refused to pay its actual taxes on this land and furthermore disputes the right of the city of Pittsburgh to levy taxes on this land at all.

"Governor Hughes in his speech at Bluff Point, N. Y., makes a clear distinction between private property and public property. He enunciates the principle laid down by a great economist: "That which belongs to the individual should be his as against the world, and that which belongs to the community should be theirs and not the individuals." As soon as the people will recognize the distinction between wealth produced by the community and wealth produced by the individual, then will be recognized the difference between just and unjust property."

### Personal.

Mr. Edward O. A. Glokner, member of the firm of Louis Becker & Co., 2003 Amsterdam av, has returned to the city after a vacation of several weeks at Asbury Park.

### Codification of Ordinances.

The report of the committee on Codification of Ordinances, submitted to the Board of Aldermen August 27 and published September 6, contains the General Ordinances of the City of New York, with the Building Code, the Sanitary Code and the Park ordinances printed as chapters. The general ordinances embrace the substance of all legal ordinances found to be in existence on August 1, 1907, after eliminating acts affecting only certain sections of the city and retaining only such provisions as were not already included in the General Ordinances. This has necessitated the subordination of the local ordinances to the provisions of the general ordinances.

It seems to the committee to be desirable that all ordinances which may hereafter be enacted shall be general in their character, and so far as possible, shall, when introduced, be introduced as amendments to certain specified sections of the Code.

No changes have been made in the Building Code other than those made by the Bureau of Buildings, except the changes of the words "Commissioner" to "Superintendent" of Buildings, "Department" to "Bureau" of Buildings, and the names of certain other departments referred to in the Building Code have been changed to comply with the names of the departments in accordance with the provisions of the charter.

The repealing clause of the Building Code has been omitted for the reason that the general enacting clause found on the first page of the General Code covers the provisions of such repealing clause. The Sanitary Code contains only such amendments as have been made by the Board of Health and duly certified by the Secretary of said Board to the City Clerk. What is true of the Sanitary Code with reference to amendments is also true of the Park Ordinances.

For the purpose of calling attention to the new matters which are recommended as proposed amendments or revisions of the Code, the committee has underlined such ordinances and portions as contain a change of words or of substance. This rule has been followed in cases where the matter embodied in the amendment was formerly an ordinance or part of an ordinance, referring to only a portion of the city, but now incorporated by the proposed amendments in some general ordinances.

In several cases the committee has recommended the repeal of certain ordinances, on the ground that they conflict with the provisions of the Greater New York charter; or that the provisions of the Greater New York charter have been found to cover all the provisions of an ordinance, and to have provided for the subject of such ordinance in a more complete way than the provisions of the ordinance itself. There are several instances where the committee has eliminated certain sections which are mere special resolutions and do not come within the proper definition of an ordinance. Instances of this sort may be found in reference to the establishing of markets, court yards, certain specified streets, and the appointment by the Mayor of trustees whom the Mayor would have power to appoint, in any event.

The enacting and repealing clause of all amendments has been stricken out, in place of which will be one general enacting and repealing clause. In one or two instances the committee has recommended a new ordinance. These instances, however, occur in cases where suggestions have been made by some department or official or by some body of citizens who have deplored the lack of some ordinance to cover each point in question. It will be noted that, in all such cases the ordinance suggested supplies an apparent defect in the Code or rounds out what is now an incomplete or unenforceable piece of legislation.

### A New Way to Attract Home Buyers.

Perhaps one of the most attractive propositions which has as yet been presented to prospective home buyers is that offered by Wood, Harmon & Co. in connection with the sale of 20 brick and stone, semi-detached, 2-family houses which that firm are completing in 44th and 45th sts, near 18th av, Brooklyn. The houses in question have six rooms and bath on the second floor and five rooms and bath on the lower floor and will be formally placed on the market on the 30th day of September. It has been announced by the builders that all who purchase before the date of opening will receive a complete set of furniture for one apartment free of expense. The offer specifies curly maple bedroom, furniture, brass bedsteads, and complete mission sets for the dining-rooms and parlors. The purchaser may suit his taste in this respect, however. The plan is unique and is attracting widespread attention.

### A Mortgage for \$2,200,000.

There was recorded during the week a mortgage for \$2,200,000, made by the Fifth Avenue and Thirty-fifth Street Realty Company, in favor of the Metropolitan Life Insurance Company, covering the southwest corner of Fifth av, and 35th st, 85.9x150, upon which a building of 11 stories in height is now being erected. The obligation is due May 1, 1910, and bears interest at 5½%.

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.

CONVEYANCES.		1906.	
1907.		Sept. 7 to 13, inc.	
Sept. 6 to 12, inc.		1906.	
Total No. for Manhattan.....	123	Total No. for Manhattan	207
No. with consideration.....	8	No. with consideration..	18
Amount involved.....	\$581,750	Amount involved.....	\$566,228
Number nominal.....	115	Number nominal.....	189
1907.		1906.	
Sept. 6 to 12, inc.		Sept. 7 to 13, inc.	
Total No. Manhattan, Jan. 1 to date....	9,513	Total No. Manhattan, Jan. 1 to date....	16,589
No. with consideration, Manhattan, Jan. 1 to date.....	643	No. with consideration, Manhattan, Jan. 1 to date.....	1,003
Total Amt. Manhattan, Jan. 1 to date....	\$36,069,361	Total Amt. Manhattan, Jan. 1 to date....	\$52,737,487
1907.		1906.	
Sept. 6 to 12, inc.		Sept. 7 to 13, inc.	
Total No. for the Bronx.....	149	Total No. for The Bronx	179
No. with consideration.....	18	No. with consideration..	12
Amount involved.....	\$65,800	Amount involved.....	\$123,469
Number nominal.....	131	Number nominal.....	167
1907.		1906.	
Sept. 6 to 12, inc.		Sept. 7 to 13, inc.	
Total No., The Bronx, Jan. 1 to date....	6,843	Total No., The Bronx, Jan. 1 to date....	9,258
Total Amt., The Bronx, Jan. 1 to date....	\$6,003,183	Total Amt., The Bronx, Jan. 1 to date....	\$6,472,723
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>16,356</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>25,847</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$42,072,544</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$56,210,210</b>
<b>Assessed Value, Manhattan.</b>			
1907.		1906.	
Sept. 6 to 12, inc.		Sept. 7 to 13, inc.	
Total No., with Consideration.....	8	Total No., with Consideration.....	18
Amount Involved.....	\$581,750	Amount Involved.....	\$566,228
Assessed Value.....	\$500,500	Assessed Value.....	\$412,000
Total No., Nominal.....	115	Total No., Nominal.....	189
Assessed Value.....	\$8,006,500	Assessed Value.....	\$9,981,300
Total No. with Consid., from Jan. 1st to date	643	Total No. with Consid., from Jan. 1st to date	1,003
Amount involved.....	\$36,069,361	Amount involved.....	\$52,737,487
Assessed value.....	\$24,086,100	Assessed value.....	\$36,886,775
Total No. Nominal.....	8,869	Total No. Nominal.....	15,586
Assessed Value.....	\$269,686,500	Assessed Value.....	\$515,817,010

MORTGAGES.		1906.	
1907.		Sept. 7 to 13, inc.	
Sept. 6 to 12, inc.		1906.	
Total number.....	123	Total number.....	165
Amount involved.....	\$4,533,961	Amount involved.....	\$823,203
No. at 6%.....	57	No. at 6%.....	66
Amount involved.....	\$2,739,461	Amount involved.....	\$329,065
No. at 5%.....	2	No. at 5%.....	12
Amount involved.....	\$15,000	Amount involved.....	\$26,933
No. at 5 1/2%.....	38	No. at 5 1/2%.....	65
Amount involved.....	\$973,900	Amount involved.....	\$288,570
No. at 4 3/4%.....	4	No. at 4 3/4%.....	1
Amount involved.....	\$143,000	Amount involved.....	\$93,000
No. at 4%.....	1	No. at 4%.....	2
Amount involved.....	100,000	Amount involved.....	\$48,000
No. at 3%.....	21	No. at 3%.....	21
Amount involved.....	\$557,600	Amount involved.....	\$85,635
No. without interest.....	23	No. without interest.....	9
Amount involved.....	\$2,928,000	Amount involved.....	\$61,000
1907.		1906.	
Sept. 7 to 13, inc.		Sept. 8 to 14, inc.	
Total No., Manhattan, Jan. 1 to date....	10,252	Total No., Manhattan, Jan. 1 to date....	13,571
Total Amt., Manhattan, Jan. 1 to date....	\$255,997,941	Total Amt., Manhattan, Jan. 1 to date....	\$267,601,818
Total No., The Bronx, Jan. 1 to date....	6,205	Total No., The Bronx, Jan. 1 to date....	6,729
Total Amt., The Bronx, Jan. 1 to date....	\$60,068,534	Total Amt., The Bronx, Jan. 1 to date....	\$50,316,444
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>16,475</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>20,300</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$316,066,475</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$317,918,262</b>

PROJECTED BUILDINGS.		1906.	
1907.		Sept. 8 to 14, inc.	
Sept. 7 to 13, inc.		1906.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	8	Manhattan.....	24
The Bronx.....	32	The Bronx.....	54
Grand total.....	40	Grand total.....	78
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$189,300	Manhattan.....	\$1,878,900
The Bronx.....	252,500	The Bronx.....	387,500
Grand Total.....	\$441,800	Grand Total.....	\$2,266,400
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$203,725	Manhattan.....	\$175,675
The Bronx.....	27,575	The Bronx.....	18,750
Grand total.....	\$231,300	Grand total.....	\$194,425
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	782	Manhattan, Jan. 1 to date.....	1,406
The Bronx, Jan. 1 to date.....	1,429	The Bronx, Jan. 1 to date.....	1,600
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,211</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>3,006</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$61,115,060	Manhattan, Jan. 1 to date.....	\$97,165,080
The Bronx, Jan. 1 to date.....	15,706,300	The Bronx, Jan. 1 to date.....	21,908,545
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$76,821,360</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$119,073,625</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx Jan. 1 to date	\$12,676,014	Mhhtn-Bronx Jan. 1 to date	\$16,994,865

BROOKLYN.

CONVEYANCES.		1906.	
1907.		Sept. 6 to 12, inc.	
Sept. 5 to 11, inc.		1906.	
Total number.....	564	Total number.....	836
No. with consideration.....	29	No. with consideration.....	32
Amount involved.....	\$261,533	Amount involved.....	\$225,618
Number nominal.....	535	Number nominal.....	804
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>24,506</b>	<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>26,998</b>
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$15,466,922</b>	<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$21,486,403</b>

MORTGAGES.

Total number.....	619	Total number.....	828
Amount involved.....	\$2,536,547	Amount involved.....	\$3,268,840
No. at 6%.....	327	No. at 6%.....	425
Amount involved.....	\$1,060,062	Amount involved.....	\$1,325,174
No. at 5 1/2%.....	238	No. at 5 1/2%.....	110
Amount involved.....	\$1,172,000	Amount involved.....	\$540,617
No. at 5%.....	37	No. at 5%.....	270
Amount involved.....	\$185,500	Amount involved.....	\$1,303,222
No. at 4 3/4%.....	1	No. at 4 3/4%.....	1
Amount involved.....	\$70,000	Amount involved.....	\$3,500
No. at 4%.....	2	No. at 4%.....	2
Amount involved.....	\$7,100	Amount involved.....	\$7,100
No. at 3 1/2%.....	1	No. at 3 1/2%.....	1
Amount involved.....	\$300	Amount involved.....	\$300
No. without interest.....	16	No. without interest.....	19
Amount involved.....	\$48,985	Amount involved.....	\$88,927
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>25,363</b>	<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>27,627</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$111,195,899</b>	<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$114,484,808</b>

PROJECTED BUILDINGS.

No. of New Buildings.....	116	No. of New Buildings.....	287
Estimated cost.....	\$1,221,040	Estimated cost.....	\$2,108,255
Total Amount of Alterations.....	\$274,348	Total Amount of Alterations.....	.....
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>6,702</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>6,028</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$51,542,168</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$45,670,577</b>
<b>Total amount of Alterations, Jan. 1 to date.....</b>	<b>\$5,008,333</b>	<b>Total amount of Alterations, Jan. 1 to date.....</b>	<b>\$3,659,918</b>

PRIVATE SALES MARKET

Review of the Week.

THERE is now a greater division of opinion among the real estate fraternity respecting the outlook for a revival of active realty trading than has existed for some time, and, while it is not to be denied that the present state of the real estate market is an enigma which baffles solution, even by trained students of conditions, there need be no cause for concern. Any unusual combination of circumstances and events may usually be counted upon to work a deterring influence on real property negotiations, and the present is no exception to the rule. The market is just now suffering from the prolonged effects of an assuredly stringent money condition as applied to mortgages. It is, besides, handicapped by exceptional opportunities for investment which well rated stocks and bonds are at present offering. Moreover, a succession of holidays, both legal and religious, have not been without their diverting influences; in fact, it is doubtful if a more effective aggregation of depressing factors could be found. Withal this, prices on the whole remain firm, reflecting a strong undercurrent of optimism, and, so far as may be judged, there is little liquidating in evidence among the operators, which is sufficient to indicate their confidence in the present level of values. Broadly speaking, the vast majority of Manhattan and Bronx realty is now in stronger hands, and, in most instances, its owners have so fortified themselves from loss by clever financing of mortgages that they are prepared to hold on indefinitely, knowing full well that upon the loosening up of mortgage funds and a stiffening in the prices of stocks and bonds that buyers must eventually meet their demands. This condition of tightness, so to speak, is not without its good effects, however, for it is acting as a timely check to the many small margined speculations which was characteristic of much of the trading for the several seasons immediately preceding the present. It is frequently asserted that there is a lack of buyers in the field, but the correctness of this reasoning is disproven by the fact that not only are many of the old investors seeking fresh opportunities for a profitable turn, but their ranks have lately been considerably swollen by others equally anxious to take a hand in the game; but between the unwillingness of the buyer to meet the higher exactions of the seller, and the difficulties encountered in the present mortgage situation, the average broker is experiencing no end of trouble in his attempt to make both ends meet. This condition seems but temporary and the purchaser must sooner or later become reconciled to the new level of values. In the meantime there are no signs of falling prices, although the market is congealed.

Among the interesting transactions, the sale of the southwest corner of 5th av and 48th st, at a figure approaching \$500,000, foreshadows another business building in the 5th av section. Over on the middle west side private dwellings were the feature, and in upper Harlem the sale of the Eighthie building in 125th st furnished a topic for much speculation in that locality. Across the Bronx an increase in the reported sales of lots and 2-family dwellings is noticed, and the monotony of dealings in that zone was broken by the purchase of a block front on the Southern Boulevard which is to be improved by the erection of a large piano factory. The total number of private sales reported is 61, of which 13 were below 59th st, 21 above, and 27 in the Bronx.



**SOUTH OF 59TH STREET.**

**BARROW ST.**—Jas. M. Zunino sold for Sampson H. Schwarz 45 Barrow st, a 3-sty dwelling, 21x40. The parcel is situated between Bedford and Bleecker sts.

**MADISON ST.**—Mandelbaum & Lewine sold 207 Madison st, 3-sty front and rear buildings, 37.1x100.2, to a builder, who will erect a 6-sty tenement.

**THOMPSON ST.**—Polizzi & Co. sold for the Partiniese Realty Co. the 6-sty tenement 231 Thompson st, 25x75.

**16TH ST.**—D. P. Dowd sold for Otto Schlobohm two 3-sty brk dwellings, 34.8x92, at 139-141 W. 16th st, to George H. Fargis.

**22D ST.**—The One Hundred and Tenth Street Co. sold 217 to 221 East 22d st, a 6-sty flat with store, 56.3x75, taking in part payment the northeast cor of Willow av and 137th st, a plot 100x125. The former parcel is directly in the rear of Westminster Presbyterian Church, between 7th and 8th avs.

**37TH ST.**—Pocher & Co. sold for the Badt-Mayer Co. to G. V. Donnelly 455 West 37th st, a 3-sty frame tenement, 25x98.9.

**Edison Electric Co. a Buyer.**

**41ST ST.**—William P. Rooney sold for Teresa A. McMannus 316 West 41st st, a 5-sty tenement on lot 25x98.9, to the Edison Electric Co., which owns 314, adjoining.

**In the Times Square Section.**

**42D ST.**—Artist J. G. Brown, N. A., has again closed a contract to sell his 3-sty dwelling at 250 West 42d st, 24.9x98.9. Last spring Mr. Brown sold the property to the William Rosenzweig Realty Operating Company and the purchaser sold its contract at an advance of \$7,500 to William L. Miller, who recently purchased the adjoining parcel, No. 252. The new buyer, however, found, upon having the title searched that there was a divergence between the contract and the deed, and Mr. Brown had his house on his hands again. But the artist has now found a new buyer for the house, and has closed a contract to sell it at a figure understood to be \$15,000 higher than the price which was to have been paid by Mr. Rosenzweig, and half as much more than the price that Miller was to have paid.

**Express Company Will Build.**

**44TH ST.**—Westcott Express Co. bought 226 East 44th st, a lot 25x100. This, with adjoining property bought last Spring, makes a plot of six lots, upon which an 8-sty building will be erected.

**47TH ST.**—William P. Rooney sold for the Directors' Realty Company, 260 West 47th st, a 5-sty tenement, 25x100.5.

**48TH ST.**—Gem Realty Co. bought from Ephraim L. Ennis, 234 West 48th st, a 3-sty and basement dwelling, 17x100.5. Louie K. Fries was the broker.

**49TH ST.**—Leo Kramer sold for William Arnold 547 West 49th st, a 3-sty dwelling, 25x84.10.

**BOWERY.**—Solomon Plaut sold to a purchaser for investment 79½, 81 and 81½ Bowery, a 4-sty building, 37.6x116.3x irregular, between Canal and Hester st.

**A \$500,000 Deal on Upper Fifth Avenue.**

**5TH AV.**—Through the efforts of Whitehouse & Porter a deal involving the purchase of 594 5th av was successfully concluded during the week. The seller is the estate of Chas. T. Cook, who was for many years president of Tiffany & Co. The property is situated at the southwest cor of 48th st, and covers a lot 25x100, and the building is a 5-sty dwelling. Although it has not been definitely stated, the price paid is understood to have been something over \$500,000. It was originally owned by Columbia University, and was for many years held by the late Mr. Cook under lease, being subsequently purchased by him nearly four years ago. The purchaser is Col. Robert M. Thompson, of 43 Exchange pl. It is his intention to erect a \$500,000 building on the property as soon as he gets possession in May, 1908. The Wampage Realty Co. acted for Col. Thompson in the transaction. The brokers were Whitehouse & Porter and Chambers & Veiller.

**NORTH OF 59TH STREET.**

**76TH ST.**—Voorhees & Floyd and L. J. Phillips & Co. sold for Mrs. Eliza J. Arkenburgh the 4-sty and basement dwelling, 319 West 76th st, 22x102.2.

**77TH ST.**—Arnold & Byrne sold for Albert Freund to O. Greenbaum, 203 and 205 East 77th st, two 5-sty tenements, 30x102.2.

**79TH ST.**—Susie T. Lyons sold to Albert Tilt 51 E. 79th st, a 4-sty and basement stone front dwelling, 23x102.2, adjoining the northeast cor of Madison av.

**82D ST.**—Butler & Herrman Company sold for Mrs. Theresa L. von Valkenberg the 5-sty flat 137 West 82d st, 25x102.2.

**84TH ST.**—Pease & Elliman sold for Frederick C. Hillard 323 West 84th st, a 3-sty dwelling, 25x102.2.

**85TH ST.**—Charles F. Schorer sold to W. H. Gartner 307 West 85th st, a 3-sty and basement dwelling, 20x102.2.

**86TH ST.**—Slawson & Hobbs sold to Maximilian Toch, of Toch Bros., paint manufacturers, 329 West 86th st, a 5-sty stone front residence, 20x90x100.

**91ST ST.**—Duff & Conger sold 133 East 91st st, a 3-sty dwelling, 17.6x78, for Geo. P. Hotaling.

**95TH ST.**—Rose H. Stroock sold to a purchaser for occupancy 26 East 95th st, a 5-sty American basement dwelling, 16x100.8.

**103D ST.**—J. Majud sold for Albert Erdman 162 East 103d st, a 5-sty double flat, 27x100.

**104TH ST.**—Ernst-Cahn Realty Co. sold for A. E. Smith the 5-sty apartment house 230 East 104th st, 25x100.

**114TH ST.**—Duff & Conger sold to a client for investment 122 East 114th st, a 5-sty double flat, 25x100, for Gustav Schnoor and Adolph Sandhope.

**122D ST.**—Shaw & Co. sold for Edward J. Welling 275 West 122d st, a 3-sty and basement dwelling, 14x50.74.

**A Movement in 125th Street.**

**125TH ST.**—D. H. Scully sold for George D. Eighmie the Eighmie building, a 4-sty office structure at 127 and 129 West 125th st, 38.9 x99.11, bet. Lenox and 7th avs. A sale of this property reported some weeks ago fell through. This makes about \$2,000,000 worth of property in 125th st sold by Mr. Scully during the last 18 months.

**132D ST.**—Porter & Co. sold for Eugene Galland 259 West 132d st, a 3-sty and basement dwelling, 16x99.11.

**149TH ST.**—John R. and Oscar L. Foley sold for George Sprickerhoff 220 and 222 West 149th st, a 6-sty apartment house, 40x99.11.

**PARK AV.**—The Martin estate sold, through John J. Kavanagh, 629 Park av, between 65th and 66th sts, a 4-sty single flat, 22.8x80.

**A Quickening on West End Avenue.**

**WEST END AV.**—Slawson & Hobbs sold for Mary B. O'Reilly and others 900 West End av, northeast cor of 104th st, a 4-sty high stoop dwelling, 20.11x73. The buyer will occupy the premises.

**WEST END AV.**—Williams & McAnerney sold for the estate of Blanche G. Sterling 505 West End av, a 4-sty dwelling, 34x100 and irregular. No. 509, also a 4-sty dwelling, changed hands last week.

**WEST END AV.**—Max Weinstein resold through Freedman & Chenken and the McVickar, Gaillard Realty Co. 901 West End av, northwest cor of 104th st, a 4-sty dwelling, on lot 20.1x100, to Richard W. Jones, Jr., president of the Oriental Bank. Mr. Weinstein secured the property recently in a trade for 1721 3d av, negotiated by Freedman & Chenken.

**WASHINGTON HEIGHTS.**

**HAMILTON TERRACE.**—Duff & Brown sold for Lewis C. Hahn the 3-sty and basement limestone dwelling, 62 Hamilton Terrace, 20x100.

**146TH ST.**—Du Bois & Taylor sold for a client of J. Romaine Brown & Co. the 4-sty double flat, 25.6x100, at 603 West 146th st, 100 ft. west of Broadway.

**179TH ST.**—Thomas Scholes bought for occupancy from Mrs. May J. Brauer, 612 West 179th st, a 4-sty stone front dwelling, 18x99.11.

**BRONX.**

**155TH ST., ETC.**—John H. Behrmann sold for Joseph Weil 392 East 155th st, a two-family house with store; for M. J. Albrecht, two lots in 225th st, between White Plains and Barnes avs, to Emil Leske, who will erect two 2-family houses; for Emil Leske one of the 2-family houses on 225th st, adjoining the foregoing purchase; also for Joseph Courtenay, three lots in 230th st, west of White Plains ave.

**159TH ST.**—M. F. Kerby sold for Grace W. Delnoce the 3-family house, 572 East 159th st, 97.6 ft. east of Park av, 26x100.

**159TH ST.**—Kurz & Uren sold for Annie Lomax the 6-sty flat, 611 and 613 East 159th st, on plot 50x100, adjoining the northeast cor of Courtlandt av.

**216TH ST., ETC.**—A. Shatzkin & Sons bought from Abraham Piser the northwest cor of 216th st and 5th av, 114x105; also the lot 25 x80 on the south side of 223d st, east of Paulding av. The same firm sold a lot 25x100 on the east side of Beech av, south of Corsa av; also to Carcia and Francesco Tortorelli the plot 75x100 on the north side of 214th st, 100 ft. east of Tilden av.

**230TH ST.**—Hugo Wabst sold for G. Puckhafer a plot, 50x114, on the north side of 230th st, near White Plains road, to G. Trigge.

**BOSCOBEL AV.**—Whitehall Realty Co. sold the plot, 50x71, on the east side of Boscobel av, 100 ft. north of 170th st; also the plot, 50x60, on the west side of Nelson av, 100 ft. north of 170th st, in the Ogden tract. The buyer is a builder, who will erect 2-family houses.

**CROTONA AV., ETC.**—C. B. Coulter sold for A. Rieger 2144 Crotona av, a 2-family dwelling, 35x85; for E. S. Robinson the plot 75 x100, on the south side of Garden st, 28 ft. east of Crotona av, for H. Feller, one of the new 2-family brick dwellings on the north side of 181st st, between Crotona and Clinton avs, and for A. Anderson 2124 Arthur av, a 2-sty dwelling.

**FAIRMOUNT PL.**—M. F. Kerby sold for Frank Knezek to Mary Bird the 2-sty house, 30x200, on the north side of Fairmount pl, 70 ft. east of Crotona av.

**JESSUP AV.**—Jesse C. Bennett & Co. sold for improvement, with private houses, to John C. Holahan, 3 lots on Jessup av, near Featherbed lane, and to I. M. Michaels 2 lots on Jessup av, near Jessup pl, for improvement.

**KINGSBRIDGE TERRACE.**—Peter Ward sold for H. C. Monday a lot on the west side of Kingsbridge Terrace, 151 ft. south of Kingsbridge road. The buyer will erect a 2-family house.

**PARK AV.**—John R. and Oscar L. Foley sold for the Chelsea Realty Co. the northeast cor of Park av and 185th st, two 5-sty apartment houses, 100x100.

**ROBIN AV.**—Steven B. Ayres and Frank S. Beavis sold to C. W. Burrows the lot, 25x100, on the east side of Robin av, 175 ft. north of Tremont road, Tremont Terrace.

**New Factory for Bronx.**

**SOUTHERN BOULEVARD.**—B. H. Janssen Piano Co. bought the entire block bounded by the Southern Boulevard, 132d st, Brown pl and Brook av, and will erect thereon a large fireproof factory building. The company's present factory is at Park av and 128th st.

**TINTON AV.**—Horace S. Ely & Co. sold for a client to a Mr. Schell, 877 Tinton av, adjoining the northwest cor of 161st st, a 3-sty frame dwelling, 29x135.

**TINTON AV.**—Eugene J. Busher sold for Lillian E. Selby 680 and 682 Tinton av, two 3-family single flats, 40x63x125, to two clients, who will occupy same.

**WASHINGTON AV.**—John R. and Oscar L. Foley sold for Mrs. E. Frank 2085 and 2087 Washington av, two 3-sty frame dwellings, 43x98.

**WILLOW AV.**—In part payment for 217 to 221 East 22d st, the 110th Street Co. takes the northeast cor of Willow av and 137th st, a plot 100x125.

**LEASES.**

C. Schierloh leased the 3-sty dwelling 322 West 52d st for Mary H. Ewer to Xavier Jund.

William Cruikshank's Sons leased for the Stevens estate to the J. Pitman Company 29 Front st, a 5-sty brick stable, 28.8x98.6.

Renton-Moore Co. leased for Mrs. G. R. Carrington to Wilhelm Kaupe for a term of years, a 4-sty private dwelling 459 West 144th st, 20x99.11.

Duross Company leased the 3-sty and basement house 125 West 16th st for Mrs. Annie M. Meeks to Margaret J. Dickey; also 824 Greenwich st, a 3-sty and basement house, for John J. Danahar to Ann Holden; also 57 Grove st, a 3-sty and basement dwelling, for Andrew Cavagnaro to William De Muth.

Jacob Finkelstein leased for the Mishkind Feinberg Realty Co. for a term of 10 years the entire store in the building on the southwest corner of Suffolk and Delancey sts, to Condax & Contojans,

who will occupy the quarters after elaborate alterations are completed, as a first class ice cream parlor. The aggregate rental amounts to \$120,000.

Colin M. Eadie leased for the Eagle Tube Co. to Edmund B. Carns 622 to 630 West 24th st for a term of 19 years; also for the Eagle Tube Co. to a client of Pocher & Co., the southeast cor of 24th st and 13th av, known as the Anchor House, in conjunction with the plot of 125x100 on the south side of 24th st adjoining the same for a term of 19 years, at an aggregate rental of about \$250,000.

#### STATEN ISLAND.

Wood, Harmon & Co. sold nine of their recently completed houses on Richmond turnpike, Glenwood av and Clove road, South New York.

New York Realty Co. sold the following lots at Carmel Park, Arlington: Lot 44 to John Bridy, lot 146 to Joseph Matteo, and lot 147 to Joseph Ferrara.

## REAL ESTATE NOTES

Platt & Leadbeater have moved their office to No. 43 West 34th st.

Mr. Oscar L. Foley has been elected a member of the Real Estate Board of Brokers.

Mae Johnston Ferguson is the purchaser of the property at No. 1041 Forest av, recently sold by Huberth & Gabel.

Samuel Goldsticker, of 149 Broadway, Manhattan, has left town for a short vacation, but is expected to return the early part of next week.

The old firm of Bloodgood, De Saulles & Talbot has been dissolved by mutual consent, and will be succeeded by Bloodgood & Gilbert, who will continue the business at the old quarters, 542 5th av.

I. T. Flatt, attorney-at-law, has been appointed by Judge Ford, of the Supreme Court, receiver of the rents of the premises, 1506 Brook av, Bronx, pending foreclosure proceedings of the premises.

A meeting of the House and Real Estate Owners' Association was held last evening at New York Turner Hall, 85th st and Lexington av, at which delegates to the United Real Estate Owners' Association were elected.

In part payment for the Luce holdings at the southeast corner of 5th av and 53d st Edward Holbrook gives one of the three new 5-sty 30-ft. American basement dwellings on the south side of 52d st, east of 5th av.

Mr. George Niner, for ten years private secretary to Congressman Jefferson M. Levy, has formed a partnership with his brother, Isidor Niner, and has opened offices at 15 William st, for the transaction of a general real estate and insurance business.

G. P. Butterly, who has been manager of the leasing department of H. H. Fuller Realty Company since its organization, has withdrawn from that concern to organize the G. P. Butterly Company, which will conduct a general real estate business with offices in the Flatiron Building. The following are the officers of the new company: G. P. Butterly, president; T. B. Ackers, treasurer, and G. C. Heberd, Jr., secretary.

An experienced real estate collector desires to make a change in his position, and a man experienced in mason and estimate work seeks a position as superintendent of construction. Further particulars on these matters will be found in Wants and Offers. It will also be noticed there that an opening exists for an experienced renting man familiar with the district south of 23d st, and that a real estate operator and broker advertises that he would join forces with a high-class man or firm.

The Columbia Fireproof Door and Trim Co. (recently incorporated) has purchased the business of the late Samuel I. Rockmore, for many years a manufacturer of metal ceilings and metal-covered woodwork, whose office and plant is at Blake and Bristol sts, Brooklyn. The new company is headed by J. A. Rappoport, formerly of the National Fireproof Sash & Door Co., associated by Samuel Dolgow. The factory is in full running order, and in a position to furnish estimates on all classes of work in its line. Telephone 894 East New York.

The condition of the realty market in the Long Acre section is most unsatisfactory to brokers, and sales are difficult to make, owing to the prices that owners are asking for their properties. Houses to rent are very scarce and when a sign "to rent" is placed on a house it seldom remains there long, for people seem willing to rent a house with a 60 and sometimes even a 30-day possession clause. While such a condition exists it is most difficult for a broker to make the seller concede anything, consequently the market is "quiet and steady."

The recent sale of the southeast corner of 53d st and 5th av, to Mr. Edward Holbrook, president of the Gorham Company, is a great relief to the owners of property in the avenue below 59th st. The property was under contract from Mr. Harry J. Luce, and the intending purchaser, after making two payments, decided to abandon the plans that he had for the property; namely, building of a studio apartment house. The difficulty that he encountered was the procuring of a satisfactory building loan; so Mr. Luce released him from his obligation.

There are four old-fashioned four-story brown-stone dwellings, Nos. 667 to 671 5th av and No. 2 East 53d st, in the parcel.

The new Plaza Hotel, 5th av and 59th st, furnishes a striking example of the tightness of the money market. This property is situated in the heart of "fashionable New York," at the main entrance to Central Park, and is surrounded by residences of the monied men of the city, yet the owners were confronted by a very serious condition when trying to raise money to complete the hotel. They had exhausted the money obtained by the sale of stock and the \$5,000,000 mortgage held by the Metropolitan Life Insurance Company and were in need of additional money to complete the structure. It was tentatively decided to issue a second mortgage, but the condition of the money market made this impossible, and it was decided to request all stockholders of record to take three year notes in proportion to the amount of stock held by them. The requests which met with immediate response and assured the success of the undertaking. The hotel will open with more than fifty per cent. of its rooms permanently occupied.

## THE AUCTION MARKET

Excluding the successful sale conducted by Joseph P. Day at Belle Harbor, Rockaway, on Saturday last, at which a total of \$139,925 was secured, the few auction offerings for the week were made up entirely of legal sales, the results of which were rather unsatisfactory. On Tuesday Samuel Goldsticker sold in foreclosure a vacant plot 100x100 on the west side of the Southern Boulevard, 225 ft. north of Jennings st, to the plaintiff in the action, E. M. Greacen, for \$12,000. The amount due under the judgment was \$19,190. On Thursday both of the advertised foreclosure sales, which included a 3-sty brick synagogue at 58 and 60 Rivington st, and two 6-sty brick tenements, 85x98.9, at 306 to 312 East 27th st, were adjourned. In fact, there was little of interest to draw even a fair-sized attendance. Next week's budget promises to be more attractive, for among other parcels scheduled to be sold are a number of private dwellings which are offered by Joseph P. Day in the way of a special sale, to take place at the Vesey Street Salesroom on Sept. 19th, at which offering a large and representative gathering is expected to be present.

#### Time Money Scarce.

The time money market on New York is quoted nominally at 5 per cent. for 30 days. For 60 and 90 days, 6 per cent. is bid and 6½ per cent. asked. Other periods are generally quoted up to six months at 6 per cent. bid. Each loan is a matter of special negotiation and commissions are being paid based on the class of collateral offered. The quotations given apply to good mixed Stock Exchange collateral. Transactions based on all industrial collateral, where such loans are effected, range from ½ to 1 per cent. higher than the foregoing figures. A loan on all industrial collateral was made this week for six months at 8 per cent. Money brokers said they could secure 7 per cent. on prime mixed collateral.

#### Obituary.

Marx H. Beringer, senior member of the firm of M. H. Beringer & Co., and one of the oldest real estate men in the city, died suddenly at his home at 108 East 74th st on last Tuesday morning. He was 81 years old, and was ill only one day. Mr. Beringer was born in Bodenheim, Germany. He came to this country in 1848, and settled in the South. After the war he came to New York and invested in real estate. He was successful from the start and was soon one of the leading operators of the city. For 25 years he was a member of the firm of Lalor & Beringer, his partner being a brother-in-law of John D. Crimmins.

#### A Quickening on Staten Island.

Since Labor Day there has been a large increase in the number of lots and plots sold in Richmond Borough, and from present indications the demand is likely to exceed that of the fall of 1906. Wood, Harmon & Co. continue to report sales, the latest being 4 lots in Addition No. 1, South New York; also 9 lots in Addition No. 3, and 71 lots in Addition No. 4. The 6-room cottage which this firm has offered to the person giving the best reasons for the purchase of lots at South New York will be presented some time in Christmas week. It is understood that so far there are over 500 contestants, and the number is increasing daily.

Other sales in that borough have recently been concluded by the Cuzzo & Gagliano Co., who sold for the St. George Realty & Construction Co., at Fingerboard Terrace, Grassmere, 11 lots to various buyers.

#### Tile and Cement Roofs.

A very beautiful effect can be given to a concrete roof if clay tiles or varied light-toned colors be partly imbedded in the concrete. Such an experiment was shown at a recent arts and crafts exhibition. The effect was precisely that of the old roofs to be seen in Spain.

## OF INTEREST TO PROPERTY OWNERS.

### Fire Limits in The Bronx.

**M**UCH resentment is shown in the Bronx against the recommendation of the Committee on Fire Limits, of the Building Code Revision Commission, to prohibit the erection of frame buildings south of Fordham road, Kingsbridge road and Pelham av, as it is held that such an ordinance enacted at this time would obstruct the most desirable form of development in the borough. It is agreed that frame building in rows must be prohibited, but that detached frame cottage building should not be interfered with when dwellings are planned to stand on plots having not less than fifty feet of frontage each. The Civic League of the Bronx has voiced the prevailing feeling on the subject in these words:

Whereas, It has been proposed to the Building Code Commission to extend the fire limits in the Bronx to a point one hundred (100) ft. north of Fordham road at the Harlem River, and extending easterly a similar distance north of Kingsbridge road and Pelham av to one hundred (100) ft. west of the Southern Boulevard to 182d st to the westerly side of the Bronx River; and

Whereas, This would prevent the erection of detached frame cottages along the Grand Concourse and in such sections as Mount Hope, Highbridge, Morris Heights and Fordham Heights, where the development is mainly detached cottages; and

Whereas, It is desirable that frame buildings in rows be prohibited. In our judgment there is no necessity at the present time for such extension of the fire limits as would permit detached frame dwellings; therefore be it

Resolved, By the Board of Trustees of the Civic League of the Bronx that the Building Code Commission be respectfully urged not to extend the fire limits as proposed, but to exempt the limits referred to from the requirements for brick buildings; and it is further

Resolved, That the secretary be and hereby is directed to send a copy of this resolution to the Bureau of Buildings, Borough of the Bronx, and the Building Code Revision Commission.

Mr. Albert E. Davis, prominent architect in the Bronx, who was secretary of a previous Building Code Commission, and hence is acquainted with all the principles involved, considers that the fixing of an arbitrary zone within which "no frame or wood structure shall be built" is illogical and ill-adapted to conditions in the Bronx. Mr. Davis says that within the new territory of hills and valleys—bounded by the existing and proposed fire limits—an area twice that of the present restricted area, there is much undeveloped property; while the development which has taken place differs as radically as the heart of the city does from a suburban town. In the easterly section, either voluntarily or by reason of the Tenement House Act, the buildings are largely of brick construction, while in the central and westerly sections they are chiefly detached cottages.

"The Deputy Chief of the Fire Department in the Bronx informs me," continued Mr. Davis, "that there are very few fires in the frame district, the Bronx fires being most all in apartment houses or tenements, and yet all of those over three stories are now required to be of brick.

"To insure protection against the spread of fire, the better way would seem to be to prohibit the erection of frame buildings in which large numbers of people sleep or are employed, or which are of an extra hazardous character, anywhere within the city limits. This would include tenement houses, hotels, lodging houses, hospitals, schools, asylums, convents, factories, office buildings, theaters and stables.

"It seems equally reasonable to prohibit the erection of frame buildings in rows in any part of the city, because the fire risk is as great whether within or without an arbitrary limit or imaginary line. In my judgment, detached frame cottages ought not to be prohibited in any part of the Bronx, or, for that matter, of the city. They are usually occupied by careful, thrifty, intelligent citizens of the most desirable kind, and add to the attractiveness of the City. Any restrictive measure tending to increase the cost of building homes and to drive this class of citizens to the suburbs, is inimical to the City's best interests."

### Water-Meter Decision.

A decision recently rendered by the Supreme Court in the test case (Smith vs. O'Brien, as Commissioner, etc.), conducted for the council of the House and Real Estate Owners' Association of the Twelfth and Nineteenth wards, by Mr. Adolph Bloch, is considered of the greatest importance to property owners. It is in regard to the power of the Commissioner of Water Supply to require the installation of water meters on the water pipes furnishing water to the stores, apartments in rear of stores, toilets in halls and yards of the tenement houses.

Under the decision of Justice Keogh, the Commissioner has power only to require a water meter to be placed in the store itself, where the water is furnished for business consumption. He has no power to require the metering of water used in the apartments in rear of stores, nor in the halls or yards.

### Realty Interests Gratified by the Bond Sale.

The surprising result of the sale of \$40,000,000 of 4½% City bonds, which was subscribed five times over, on Tuesday, and that at a little above par, is a staggering blow to those who have so persistently questioned the solvency of the City of New York, and effectually puts an end to all disturbing talk in this connection. Many of the bids for the new issue run up to 103, and the desire to secure the bonds is evidenced by the large number of registered bids, which equalled a total of 886. This showing is abundant proof of the stability of the City's credit, and the sale obviates all possibility of a financial crisis, which was previously believed to have threatened the municipality.

There are few who received the news in a greater spirit of appreciation than did the contractors who have for so long a period been waiting for their money. It will take about \$16,000,000 to liquidate the present obligations, which have been increasing at the rate of three and four million dollars a week. It is perhaps needless to say that the result of the bidding is extremely gratifying as well to realty interests, as it will render certain the early completion of many important public improvements, such as the opening of streets and the building of sewers, upon which depend the successful marketing of considerable vacant as well as improved property.

### Bronx Improvements Initiated.

The following indicated proceedings have been initiated by local boards in the Bronx:

No. 617. Nereid av, acquiring title, from White Plains road to the city line.

No. 590. Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Lafayette av, from the Bronx River to Clason's Point road.

No. 619. Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Olinville av (Richard st), between Bronx and Pelham Parkway and Burke av (Morris st). Estimated cost, \$98,000. Assessed value of real estate within area of assessment is \$234,970.

No. 666. Constructing sewer and appurtenances in Nelson av, between Boscobel av and Featherbed lane.

No. 667. Paving with asphalt block on a concrete foundation, Morris av, from Tremont av to Burnside av, and setting curb where necessary. No opposition.

No. 668. Paving with asphalt block on a concrete foundation East 179th st, from Jerome av to Morris av, and with granite block pavement on a concrete foundation from Morris av to the Grand Boulevard and Concourse, and setting curb where necessary.

No. 669. Laying out an extension of Depot pl, from Sedgwick av to West 169th st.

No. 670. Acquiring title to Faile st, between Aldus st and Garrison av.

No. 671. Acquiring title to lands necessary for that portion of West 231st st, from Riverdale av to Bailey av, where not already acquired.

No. 672. Regulating and re-regulating, grading and regrading, setting and resetting curb, laying and relaying, flagging, laying and relaying crosswalks, readjusting receiving basins, etc., on East 161st st, between Jerome av and the Grand Boulevard and Concourse, and paving and repaving the roadway thereof with granite blocks on sand foundation, the portion of the roadway affected by surface railway tracks to be paid for by the Union Railway Co.

No. 673. Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying of crosswalks, building approaches and erecting fences where necessary in West 162d st, from Summit av to Ogden av.

No. 674. Paving with creosote-resinate wood block on a concrete foundation and setting curb where necessary on Elm pl, between 189th st and Kingsbridge road. Estimated cost, \$5,500. Assessed value of real estate included within probable area of assessment is \$113,600.

No. 677. Constructing receiving basins and appurtenances at the northeast, southeast, northwest and southwest corners of East 142d st and Robbins av.

### Treating Old Trees.

Grand old trees that are rotting away can be saved. Why then should we be deprived of their beautiful foliage and invaluable service? Property owners have been careless in this respect, and unkind in their treatment of old friends.

When a tooth begins to decay a sensible man has it filled. The dentist cuts away the decayed parts and fills the cavity with gold, silver or cement.

Trees can be treated in the same way, and their lives indefinitely prolonged. Cut out all decayed wood and fill the cavity with Portland or natural cement. Anybody can do it, but many owners in fine old towns of New England and the Hudson River region are employing foresters to do it.

—The plan of submitting wills to a rigid criticism, after they have been made and before the testator's death, is new in the sense of its becoming popular. It is also justified by results.

## Tearing Down and Building Anew

MR. CHARLES A. GERLACH, of Madison av and 59th st, the well-known real estate authority, expressed his views yesterday on some matters that are a little out of the ordinary course of discussion. There are few men in New York who have had greater or more extended experience in building high-class apartment hotels and who are more intimately acquainted with the realty situation and the value of property, especially in certain sections of the best residential districts. Discussing the subject of building in New York and the fact that in nearly every important street buildings were being torn down to make way for more costly ones, Mr. Gerlach said that he did not believe in tearing down well-constructed buildings and putting up new ones as good financial business propositions:

"The loss of rent and the carrying charges for new construction bring the cost of a new building to a point of a 3% or possibly 6% rate. I claim that old buildings, with judicious improvements to meet the requirements of the building departments of the city, as any intelligent architect, builder and renting agent could advise, would be desirable in most instances. This, of course, would be after careful examination of the premises. Alterations under these conditions would thus retain a large portion of the tenants, and while the improvements are being made, an increased rent might be obtained from the old tenants.

"Further requirements from other applicants could be met and on the whole a much larger and safer return could be made on the investment. According to my idea this would be better than tearing down and reconstructing in the present uncertain conditions of labor, material and money market, which enable only wealthy people with money in the bank lying idle to demolish and to build anew.

"You can pick out," continued Mr. Gerlach, "any number of large buildings, hotels, apartment houses and office buildings and figure for yourself the cost of an adequate alteration, and the cost of tearing down and reconstructing, and you will find almost the business lifetime of an owner would be required to get back the money that he has sunk. Every location in New York has its own peculiarities, and, drawing a circle around the location, each is, as it were, a city itself, with a large population within the radius of a mile. Thus it is easy to figure with judgment on values regarding alterations, and there should not be so much reckless tearing down.

"There is a notable instance in the Plaza Hotel. Whether the present new hotel will pay a greater return on the upwards of twelve millions cost than the former hotel built only ten years ago, which was fireproof and was good for another fifty years, is a question. It must not be forgotten that the building that has been demolished to make way for the new one cost about \$2,500,000. Would not alterations costing, say \$200,000, have answered the purpose of the investment instead of erecting the present costly building?

"When we speak of general conditions of real estate in the different boroughs, I believe that any investor who will carefully examine and look over the records of sales and transfers and form his opinion with the advice of active operators in the location before investing, will certainly make no mistake and will get many times a greater return on his investment than from any other known form yielded by capital.

"There are certain reasons why New York City property should be more valuable than that of any city in the Union. It is not because it is on an island and has a limited area. It is owing to the fact that one can borrow from 60% to 90% of its value on bond and mortgage. Moreover, with adequate improvements in New York property a tenant can always be found at a good profit. Therefore New York City property is always an exchangeable commodity."

### Stock Quotations: Real Estate and Building Corporations.

	Int. rate.	Int. period.	Bid.	Asked.
Alliance Realty Co.	8	Q-J	110	120
Bond and Mort Guar.	12	Q-F	340	350
Century Realty Co.	10	A&O	185	195
City Investing Co.	6	M&N	85	95
Hudson Realty.	8	Q-J	120	135
Lawyers Title I & T.	12	Q-F	230	250
Lawyers Mort Co.	10	Q-J	187	193
Mortgage Bond Co.	4	Q-J	85	95
N Y Mort & Sec Co.	10	Q-J	180	190
Realty Associates.	8	A&O	138	145
Title Guar & Trust.	16	Q-J	440	460
Title Ins Co of N Y.	7	A&O	150	160
U S Mort & Trust.	24	J&J	425	...
U S Title Guar & T Co.	6	Q-J	...	100

—The only way to treat a pavement after it is once down is to let it alone. In many cities of Europe a conduit runs on each side of the street, and in this all the light wires and pipes of every description are placed. It sometimes becomes necessary to disturb the surface of the concrete over this conduit, but the paving itself is never molested. The spectacle of a gang of men digging up a street pavement in any leading city of Europe is quite unknown.

## Economy of Tiling.

The price of labor is an important element in the cost of tiling, and as wages vary considerably in different localities, it is impossible to quote prices on a tiled floor and wainscoting which will hold good for all places. Roughly speaking, however, good tiling costs from about 40 to 50 cents per sq. ft. for floors, and from 60 to 75 cents per sq. ft. for walls. At first glance this seems to be a large amount to be paid for a floor or wall covering for the bathroom, kitchen, laundry, vestibule or porch, which are the parts of the house where tiling is most necessary. It should be remembered, however, that in laying a tile floor one saves in so many ways that in spite of the fact that the initial cost of tiling is considerable, it is, nevertheless, the most economical of all flooring materials in the parts of the house mentioned.

A tile floor, when properly set, is virtually everlasting. It requires no repairing, painting or oiling. It is not necessary to cover it with a carpet. Ordinarily it can be cleaned by simply flushing it off with water. This is a tremendous saving of labor in comparison with the laborious scrubbing and oiling necessary to keep the wooden floor in proper condition.

A house with a tiled bathroom, kitchen, butler's pantry, vestibule and porch always looks fresh and clean and is free from the disagreeable musty odor so characteristic of old houses. This is caused by the germ of decay, bred in the decomposing organic matter that has been absorbed by wooden floors and walls which are being constantly spattered with water or other liquids containing animal and vegetable matter.

The decorative, sanitary and durable qualities of tiling are so great that there is no better way of practicing real economy than by figuring closely on all other parts of the house, so as to have sufficient surplus to meet the initial expense of tiling the bathroom, kitchen, butler's pantry, laundry, vestibule and porch.

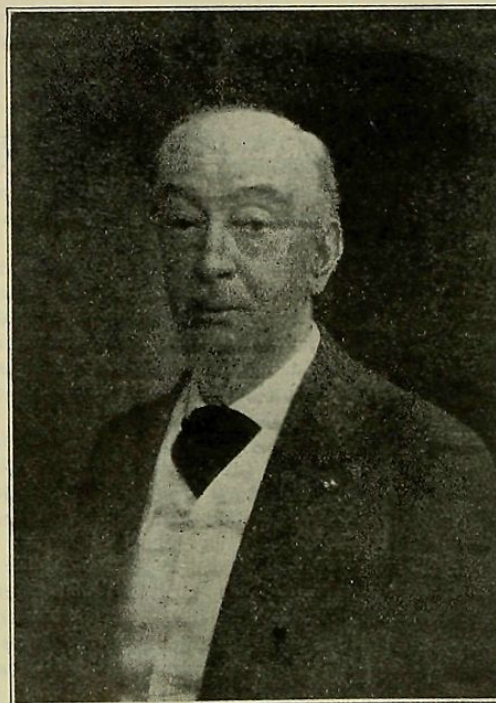
## How Jenney Handled Grafters.

By SCOTT N. HUGHES.

WILLIAM LE BARON JENNEY, the Chicago architect, who died recently in Los Angeles, was a man of odd characteristics. He was "straight," but too charitable ever to bend backwards. He recognized human frailties, but seldom condemned the frail man.

Jenney despised worse than anything the grafter, and his manner of dealing with that type of man was effective.

One day Jenney was in his private office when a man who wanted to provide certain materials for a building then under



W. L. B. JENNEY.

construction came in and approached John Ewen, then a "cub" in Jenney's office, with a flagrant bribe offer. He offered Mr. Ewen \$50 if his material was used.

Mr. Ewen was seized with an inspiration. Instead of throwing the man out of the office, he said: "Mr. Jenney always handles that end of the business. Go in and see him." Then he awaited the explosion.

\* \* \*  
TEACHES YOUNG MAN A LESSON.

The man innocently approached Mr. Jenney and made the proposition.

"Sit down a moment," said Jenney quietly. A moment later he looked up and said: "Young man, are you new in the business?"



# WANTS AND OFFERS



## AT \$25,000

An opportunity to purchase a bargain; NO. 65 WEST 83D ST., BETWEEN CENTRAL PARK WEST AND COLUMBUS AV., four-story, high-stoop private house; brownstone and brick front, foyer hall, laundry, and butler's pantry extension; lot 16.8x100.2; open plumbing; parquet floors; possession. Caretaker on premises, or N. L. & L. OTTINGER, Room 602, 31 Nassau St.

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149 W. 61ST ST., a four-story brown stone dwelling for sale. Lease expires Oct. 1. JACOB A. KING, 596 Broadway, or 51 W. 125th St.

CASH CUSTOMER wants building or plot 100x100, suitable for heavy storage. JACOB A. KING, 51 W. 125th St., or 596 Broadway.

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

PART of 125th St. store to let; first-class location. JACOB A. KING, 51 W 125th St., N. Y.

ARCHITECTURAL DRAUGHTSMAN wants position, Manhattan, Brooklyn architect. BOX 110, c/o Record and Guide.

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BUILDING LOAN WANTED for a long established business in Williamsburgh section, of \$130,000, on a total valuation of \$225,000, for a reinforced concrete building. Full particulars will be furnished upon request. BOX 105, c/o Record and Guide.

REAL ESTATE COLLECTOR, 5 years present firm, desires position. Thoroughly understands management and repairs; also inside office work. Address BOX 306, c/o Record and Guide.

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PURCHASED AND SOLD

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

"Yes, sir, I'm just starting. I want to get in right. My stuff is good, and I want a chance."

"Well," said Mr. Jenney, "there are two ways to do business. If you want to do the best kind of business, with the best firms, don't do as you have done to-day. I have no doubt that is the way to do business with some firms. If you are after that class of business that is the proper way to get it. But if you want the best business don't approach any one as you have me. I'll give you the contract at your figures. If you can afford to give me \$50, you can afford to knock \$50 off the price to the owner. Let's reduce your figures \$50 and give the builder the benefit."

\* \*

**BIG CONTRACTOR PAYS BRIBE.**

Another and severer lesson he administered to a big contractor. This man was prominent socially, financially, and in religious circles, and through Jenney he got the contract for a skyscraper. One day, while the building was in course of construction, he entered Mr. Jenney's office and handed him a check.

"What's this for?" asked Jenney.

"It's the usual 10 per cent. of the first payment—your share," he added, significantly.

Mr. Jenney took the check, chatted for a time with the man, and finally went out into the workroom.

"What's the amount of that contract?" he asked Mr. Mundie, his partner.

Mundie told him.

Jenney figured for a moment, muttered, "Yes, the amount is correct," and then retired to his private office and indorsed the check over to the owner of the building.

Nothing more was heard of the matter until the end of the month, when the crooked contractor received from his bank a check indorsed both by Mr. Jenney and the owner of the building.

There was nothing for him to do but to take his medicine. He appeared in Jenney's office, expecting to be flayed for his tactics, but nothing of that sort happened. Mr. Jenney remarked:

**GIVES MONEY TO THE OWNER.**

"I am extremely glad to know that you can afford to make the lowest bid on a building, and give the owner 10 per cent. back and still make money on it, but don't you think it would be more businesslike just to subtract 10 per cent. from the total contract price and save all this red tape of sending the check to me and having me indorse it over to the owner?"

There was not a word of condemnation or reproof and only a few who learned of it from the owner ever knew of the occurrence.

Mr. Jenney did not cast out that contractor, but continued to do business with him. And when Mr. Jenney built his own home he gave a contract for part of the material to this man—and the man skinned him.

**Progress on Great Public Improvements.**

Publication of a month's record of excavation in the Culebra cut makes possible a comparison of the rate of progress in the building of the Panama Canal with railroad operations on almost as great a scale. With thirty-eight steam shovels the government forces handled 880,000 cubic yards of material in this month. In the building of the Lane cut-off of the Union Pacific Railroad, the contractors in May removed 417,000 cubic yards, or almost half the Panama total, with only six steam shovels.

In this 12-mile line that is being built from Omaha to Lane there are 3,000,000 cubic yards of excavation, fills that involve the handling of 2,500,000 yards of material, and cuts of as much as a mile in length in which the roof of an 8-sty building would be level with the natural grade at the top, where the cut is 400 feet wide. The largest fills are 2,500 and 3,000 feet in length. Two-thirds of this work is completed, and the Union Pacific's new line, saving nine miles in distance and avoiding the grades and curves of the present route, will be ready for the laying of track in November.

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NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

- 15th st, n w cor 5th av, restore asphalt pavement.
- 59th st, s w cor 5th av, restore asphalt pavement.
- 46th st, No 50, repairing sidewalk.
- Columbus av, 74th and 75th sts, alter sewer.
- 92d st, No 208, repairing sidewalk.
- 95th st, No 140, repairing sidewalk.
- 118th st, s s, 460 ft e Lenox av, receiving basin.
- 143d st, Harlem River and Lenox av, sewer.
- 144th st, Harlem River and Lenox av, sewer.
- 145th st, and Broadway, receiving basin.
- 152d st, 5th av and Macomb's Dam rd, sewer.
- St Nicholas av, bet 169th and 181st sts, flagging sidewalk.
- 161st st, Nos 544, 546, 548, 574, 576 and 578, repairing sidewalk.
- 167th st, Amsterdam to Audubon av, flagging and curbing sidewalk.
- 174th st, Amsterdam and Audubon avs, sewer.
- 203d st, Harlem River and 9th av, sewers.
- 204th st, Harlem River and 9th av, sewers.

ASSESSMENTS COMPLETED.

- Burnside av, Tremont to Ryer av, regulating, grading, &c.
- Perry av, 207th st and Gun Hill rd, regulating, grading, &c.
- 100th st, Harlem River and 1st av, extension of sewer.
- 1st av, bet 81st and 84th sts, alteration to sewers.
- 82d st, bet 1st and 2d avs, alteration to sewers.
- 81st and 83d sts, at 1st av, alteration to sewers.
- 188th st, Park to Beaumont av, regulating, grading, &c.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Sept. 16.

- Garrison av, Maspeth to Flushing av, at 1 p m.
- Hawkstone st, Walton av to Grand Boulevard and Concourse, at 12 m.
- Boston rd, between Bronx Park and White Plains rd, at 11 a m.
- Bronx Park addition, at 10 a m.
- Lane av, between Westchester av and West Farms rd, at 11 a m.
- Tremont av, Bronx River to Eastern Boulevard, at 9.30 a m.
- W 177th st, Broadway to Riverside Drive, at 2 p m.
- Bridge at 153d st, between Railroad av East and Sheridan av, at 11 a m.
- Public Park at Southern Boulevard, at 1 p m.
- Highbridge Park, between 159th and 172d sts, at 1 p m.
- Eden av, East 172d to E 174th st, at 11 a m.
- Public Park at Rae st, German pl and St Anns av, at 11 a m.

Tuesday, Sept. 17.

- Strip of land at Boulevard Lafayette, at 10.30 a m.
- W 151st st, Riverside Extension to U S bulkhead line Hudson River, at 11 a m.
- Northern av, north of 181st st, at 2 p m.
- Nautilus st sewer, Richmond, at 2 p m.
- East 233d st, Bronx River to Hutchinson River, at 3 p m.
- Corlears Hook Park addition, at 2 p m.
- Lawrence av, Lind av to W 167th st, at 3 p m.
- Gun Hill rd, Webster to Elliott av, at 11 a m.
- Crotona Park addition, at 10.30 a m.
- Hull av, Montgomery av to Muller st, at 11.30 a m.
- Freeman st, between Stebbins and Intervale avs, at 12 m.
- Edgewater rd, Garrison av, or Mohawk, to Seneca av, at 12.30 a m.
- Grand Boulevard and Concourse, southerly, at 2.30 p m.
- Sedgwick av, between Fordham rd and Bailey av, at 3 p m.

Wednesday, Sept. 18.

- Main st, City Island, at 3 p m.
- St Nicholas Park, opposite W 128th st, at 10 a m.
- W 150th st, Broadway to Riverside Drive, at 11 a m.
- Thayer st, Broadway to Nagle av, at 11 a m.
- St Nicholas Park addition, at 3 p m.
- Thursday, Sept. 19.
- Two public parks at Boulevard Lafayette, at 2 p m.
- W 162d st, Broadway to Riverside Drive, at 11 a m.
- Bronx Boulevard, Old Boston Post rd, to E 242d st, at 3 p m.
- E 222d st, Bronx River to 7th av, at 3 p m.
- Friday, Sept. 20.
- Stuyvesant pl, Richmond, at 11 a m.
- Seaview av, Richmond, at 2 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week

ending Sept. 13, 1907, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

The total amount at the end of the list comprises the consideration in actual sales only. \*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

- Broadway, Nos 2689 to 2695 | s w cor 103d st, 103d st, No 240 | 100.11x120, 10-sty brk and stone hotel. (Amt due, \$66,-168.34; taxes, &c, \$—; sub to two mortgages aggregating \$638,716.12.) Adj to Sept. 24.
- 144th st, No 511, n s, 150.3 w Amsterdam av, 16.6x99.11, 3-sty brk dwelling. (Amt due, \$1,177.36; taxes, &c, \$—; sub to a mort of \$10,000.) Henry Powell .....\$11,875
- Concord avs e cor 147th st, late Dater st, 200 Dater st | x100, vacant. (Amt due, \$19,-284.61; taxes, &c, \$305.34.) Adj to Oct 3.

BRYAN L. KENNELLY.

- 191st st, s s, 100 e St Nicholas av, 150x95.9x 150.3x104.3, vacant. (Amt due, \$4,514.19; taxes, &c, \$9,498.91.) Adj to Sept. 24....

SAMUEL GOLDSTICKER.

- \*Southern Boulevard, w s, 225 n Jennings st, 100x100, vacant. (Amt due, \$19,190.98; taxes, &c, \$331.20.) Eleanor M Greacen .....12,000

WM. KENNELLY, JR.

- Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80, 3-sty brk synagogue. (Amt due, \$22,290.76; taxes, &c, \$975.) Adj to Oct 3 .....

Summary table with columns for Total, Corresponding week, Jan. 1st, 1907, to date, and Corresponding period, 1906.

VOLUNTARY AUCTION SALES.

Sept. 16.

By BRYAN L. KENNELLY.

- Washington st, No 716, 3-sty brk building, 22.10 x56.5x23.5x50.11 1/2.
- Lenox av, No 413, 3-sty attic and cellar brk Queen Anne dwelling, 25.6x90.

Sept. 19.

By JOSEPH P. DAY.

- 80th st, No 156 E, 3-sty and basement brk and stone dwelling, 19x102.2.
- 86th st, No 57 W, 4-sty and basement brk and stone, 3-sty extension, dwelling, 22x100.8 1/2.
- 139th st, No 249 W, 4-sty brk and stone American basement dwelling, 32.4 1/2x99.11.

ADVERTISED LEGAL SALES.

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

Sept. 14.

No Legal Sales advertised for this day.

Sept. 16.

- 138th st, Nos 10 to 20, s s, 120 w 5th av, 125x 99.11, three 6-sty brk tenements, stores in Nos 14 and 16. David Levy et al agt Joseph Jacobson et al; J C Levi, Weil & Newhouse, att'ys; Peter J Everett, ref. (Amt due, \$16,435.43; taxes, &c, \$2,119.46; sub to prior mortgages aggregating \$119,135.67.) Mort recorded June 22, 1906. By Joseph P Day.
- 11th av, Nos 440 and 442, e s, 24.9 n 36th st, 49.4x100, 3-sty brk loft and store building. Max Levi agt John S Buzzini et al; Strasbourger, Weil, Eschwege & Schallek, att'ys, 74 Broadway; Oscar P Willman, ref. (Amt due, \$15,745.62; taxes, &c, \$741.60; sub to a mort of \$18,000.) Mort recorded Dec 27, 1905. By Joseph P Day.

Sept. 17.

No Legal Sales advertised for this day.

Sept. 18.

- 225th st, n s, 205 e 2d st, 100x114, Wakefield. James M Beam agt Sarah F Van Tassel et al; Edw A McCue, att'y, 61 Park Row; Geo A Steves, ref. (Partition.) By Joseph P Day.
- 236th st, s s, 100 e Kepler av, 50x100, vacant. Andrew D Robertson agt Estate of Sarah White; Wm S Gordon, att'y, 141 Broadway; James Blythe, admr. (Amt due, \$2,448.38; taxes, &c, \$375.) (Creditors sale.) By Joseph P Day.
- 72d st, No 442, s s, 50 w Av A, 16.8x75, 3-sty brk tenement. John A Aspinwall et al agt William Schaefer et al; Russell Benedict, att'y, 18 Wall st; Isaac Phillips, ref. (Amt due, \$4,784.08; taxes, &c, \$608.97.) Mort recorded March 17, 1888. By Samuel Marx.

- 2d av, No 54 n e cor 3d st, 24 x 60, 4-sty brk 3d st, No 43 building and store. Rudolph Spangenberg exr, &c, agt Nicholas Karatsonyi et al; Frederick H Ernst, att'y, 1370 Prospect av, Bronx; Joseph W Keller, ref. (Amt due, \$34,033.30; taxes, &c, \$1,836.90.) Mort recorded Feb 2, 1893. By Joseph P Day.
- 213th st, n s, 100 e Maple av, Wakefield, 50x100. Irving Realty Co agt A Shatzkin & Sons, Inc, et al; Hillquit & Hillquit, att'ys, 320 Broadway; Lawrence Cohen, ref. (Amt due, \$649.44; taxes, &c, \$4.42; sub to a mort of \$8,000.) Mort recorded June 11, 1906. By Joseph P Day.

Sept. 19.

- Home st, No 1074, s s, 211.1 e Stebbins av, 17.1x69.3x23.9x85.8, 2-sty frame dwelling.
- Home st, No 1076, s s, 228.2 e Stebbins av, runs e 24.10 x s 41.11 x s e 2.5 x s w 36.9 x n 69.3 to beg, 2-sty frame dwelling.
- Home st, s s, 252.11 e Stebbins av, runs e 25 x s 31.10 x s e 65.2 to Intervale av, x s w 25 x n w 75.3 x n 41.11 to beg, vacant.
- Intervale av, n w s, 655.7 n e 167th st, 75x 72.10, vacant.
- Interior parcel beg at a point 91.1 n w Intervale av and 74.1 s Home st, runs n e 24.7x s 11.7 x s w 14.6 x n w 18.3 to beg.
- Isaac A Benequit et al agt Joseph Cohen et al; John L Bernstein, att'y, 5 Beekman st; Thomas F Donnelly, ref. (Partition.) By Joseph P Day.
- 3d av, w s, 201.2 s 173d st, 50.1x80.6x50x85.5, vacant. Miriam M Read agt James McIntyre et al; Frank G Wild, att'y, 277 Broadway; Francis L Patton, Jr, ref. (Partition.) By Joseph P Day.
- Arthur av, No 2415, w s, 127.7 n 187th st, 25x 113.3x25x113.5, 2-sty frame dwelling. Christopher J Ward agt John Ward et al; Holm, Smith, Whitlock & Scarff, att'ys, 61 Park Row; Roger A Pryor, ref. (Partition.) By Joseph P Day.
- Tremont av | s e cor Aqueduct av, runs e — to Aqueduct av | Harrison av (proposed) x s to Harrison av | proposed st, x w — to Aqueduct av, x n — to beginning, lots 1 to 31.
- Macomb's road | n e cor 176th st (proposed), 176th st | runs n w — to proposed st, Harrison av | x e — to Harrison av (proposed) x s — to 176th st (proposed), x w — to beg, lots 32 to 57.
- Harrison av | n e cor 176th st (proposed), runs 176th st | n — to Tremont av, x n e to a Tremont av | lane, x s — to 176th st (proposed), x w — to beg, lots 58 to 77, vacant.
- Arabella D Huntington extrx et al agt Sylvester H Kneeland et al; Parsons, Closson & McIlvaine, att'ys, 52 William st; John F Coffin, ref. (Amt due, \$808,339.64; taxes, &c, \$40,998.) By Bryan L Kennelly.

No Legal Sales advertised for these days.

Sept. 20.

- 27th st, Nos 306 to 312, s s, 100 e 2d av, 85x98.9, two 6-sty brk tenements and stores. Pincus Lowenfeld et al agt Maria Wimple et al; Arnstein & Levy, att'ys, 128 Broadway; Thomas P Dinnean, ref. (Amt due, \$49,112.60; taxes, &c, \$317.) Mort recorded Jan 3, 1907. By Joseph P Day.

PROPOSALS.

Department of Bridges, Nos. 13 to 21 Park Row, Borough of Manhattan, City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Bridges at the above office until 2 o'clock p. m. on

THURSDAY, SEPTEMBER 26, 1907.

For the construction and electrical equipment of the subway station tracks and the electrical equipment of the elevated railway tracks of the Williamsburg (New East River) bridge, over the East River, between the Boroughs of Manhattan and Brooklyn.

For full particulars see City Record. JAMES W. STEVENSON, Commissioner of Bridges. Dated September 12, 1907.

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

WEDNESDAY, SEPTEMBER 25, 1907.

For furnishing all the labor and materials necessary or required to effect certain alterations and repairs to the Department Building, southwest corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, 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 September 13, 1907.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF AUGUST 28TH TO SEPTEMBER 11TH, 1907, OF THE CONFIRMATION BY THE Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX: 24TH WARD, SECTION 11. FULTON AVENUE—REGULATING, GRADING, SETTING CURB-STONES, FLAGGING SIDEWALKS, LAYING CROSS-WALKS, BUILDING APPROACHES AND PLACING FENCES, from St Paul's Place to East 175th Street.

HERMAN A. METZ, Comptroller. City of New York, August 27, 1907.

PROPOSALS

Department of Correction, No 148 East Twentieth street, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M. on TUESDAY, SEPTEMBER 17, 1907, Borough of Manhattan. For furnishing all labor and material required for completing the inter-communicating telephones, fire alarm systems, drill bells, etc., in pavilion No. 4, Hart's Island, New York, which work has been abandoned by David E. Kennedy. For full particulars see City Record. JOHN V. COGGEY, Commissioner. Dated September 3, 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 MONDAY, SEPTEMBER 23, 1907, Borough of Manhattan. For furnishing and delivering five hundred (500) tons of anthracite coal for companies located south of Fifty-ninth street, Manhattan. For full particulars see City Record. FRANCIS J. LANTY, Fire Commissioner. Dated September 10, 1907. (37633)

Department of Correction, No. 148 East Twentieth street, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M. on THURSDAY, SEPTEMBER 26, 1907, Borough of Manhattan. For furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles. For full particulars see City Record. JOHN V. COGGEY, Commissioner. Dated September 10, 1907. (37640)

PUBLIC NOTICES.

NOTICE TO TAXPAYERS.

Department of Finance, Bureau for the Collection of Taxes, New York, September 2nd, 1907. TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year. If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax. Each requisition should be accompanied by an envelope bearing the proper address of the applicant, AND WITH RETURN POSTAGE PREPAID. In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, of certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments. Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting on lines, as required in case of personal application. The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the property is located, as follows: John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York. John B. Underhill, corner Third and Tremont avenues, Borough of The Bronx, New York. James E. Bouck, Municipal Building, Borough of Brooklyn, New York. George H. Creed, corner Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York. John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York. After receiving the bills, the taxpayer will see that they are properly rebated, then draw check for the net amount TO THE ORDER OF THE RECEIVER OF TAXES, and mail bill and check with an addressed envelope, WITH THE RETURN POSTAGE PREPAID to the Deputy Receiver in whichever borough the property is located. Checks should be mailed as soon as possible after the bills have been received by the taxpayer. All bills paid during October must be rebated before payment. DAVID E. AUSTEN, Receiver of Taxes.

PROPOSALS

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, SEPTEMBER 26, 1907, Borough of Brooklyn. For furnishing and planting trees and shrubs in McLaughlin Park, Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37619)

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock noon on MONDAY, SEPTEMBER 23, 1907, Borough of Brooklyn. For furnishing and delivering 100 draft horses. For full particulars see City Record. W. BENDEL, Commissioner of Street Cleaning. Dated September 9, 1907. (37625-1)

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, SEPTEMBER 19, 1907, Borough of The Bronx. For furnishing and delivering two hundred (200) barrels Portland cement (No. 1, 1907) for parks, Borough of The Bronx. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37601)

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, SEPTEMBER 26, 1907, Borough of The Bronx. For furnishing and delivering ten thousand (10,000) linear feet two-pipe iron fence (No. 1, 1907) for parks, Borough of The Bronx. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37647-1)

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, SEPTEMBER 26, 1907, Borough of Brooklyn. For repairs and alterations to steam heating apparatus in the shelter house, Prospect Park, Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37647-2)

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, SEPTEMBER 26, 1907, Boroughs of Brooklyn and Queens. For furnishing and delivering top soil or garden mould to parks and parkways in the Boroughs of Brooklyn and Queens. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37654-1)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 11 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 MANHATTAN: 22D WARD, SECTION 4. WEST 46TH STREET—REPAIRING SIDEWALK, in front of No. 50. COLUMBUS AVENUE—ALTERATION AND IMPROVEMENT TO SEWER, east side, between 74th and 75th Streets. 12TH WARD—SECTION 5. WEST 92D STREET—REPAIRING SIDEWALK, at No. 208. EAST 95TH STREET—REPAIRING SIDEWALK, at No. 140. 12TH WARD, SECTION 6. 118TH STREET AND LENOX AVENUE—RECEIVING BASIN, on the southeast corner. WEST 143D STREET—SEWER, between the Harlem River and Lenox

Avenue. WEST 144TH STREET—SEWER, between Harlem River and Lenox Avenue. 12TH WARD, SECTION 7. 145TH STREET AND BROADWAY—RECEIVING BASIN, on the southeast corner. WEST 152D STREET—SEWER, between 8th Avenue and Macomb's Dam Road. 12TH WARD, SECTION 8. ST. NICHOLAS AVENUE—FLAGGING AND RE-FLAGGING SIDEWALK, east and west sides, between 169th and 181st Streets. WEST 161ST STREET—REPAIRING SIDEWALK, at Nos. 544, 546, 548, 574, 576 and 578. WEST 167TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Amsterdam Avenue to Audubon Avenue. WEST 174TH STREET—SEWER, between Amsterdam Avenue and Audubon Avenue. SEWERS IN 203D STREET, between the Harlem River and summit west of Ninth Avenue; and in 9TH AVENUE, between 202d and 204th Streets. WEST 204TH STREET—SEWER, between Harlem River and 9th Avenue. HERMAN A. METZ, Comptroller. City of New York, September 10, 1907. (37681)

PROPOSALS.

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 WEDNESDAY, SEPTEMBER 25, 1907. For furnishing all the labor and materials necessary or required to furnish and install certain steam cooking apparatus, a steam boiler and other fixtures, together with all necessary steamfitting and other work incidental thereto, in the dining pavilion on the grounds of 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 September 13, 1907.

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, SEPTEMBER 26, 1907, Borough of Brooklyn. For furnishing and delivering topsoil or garden mould to various parks in the Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37647-1)

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, SEPTEMBER 26, 1907, Borough of The Bronx. For furnishing and delivering timber (No. 4, 1907) for parks, Borough of The Bronx. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37647-2)

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, SEPTEMBER 26, 1907, Borough of Brooklyn. For furnishing and delivering four thousand (4,000) cubic yards (double screened) Hudson River road gravel to Parks and Parkways, Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37661)

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, SEPTEMBER 26, 1907, Borough of Brooklyn. For furnishing and delivering three thousand (3,000) cubic yards fine bank gravel on Bridle Path, Ocean Parkway, between Prospect Park and Coney Island. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37654-2)

PUBLIC NOTICES.

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

List 9392, No. 1. Constructing extension of sewer in One Hundredth street, between Harlem river and First av.

List 9404, No. 2. Alteration and improvement to sewers in Fifth streets, and in Eighty-second and Eighty-fourth First and Second avenues, and street, between Fifty-first street and Eighty-third street at Fifth avenue.

BOROUGH OF THE BRONX.
List 9152, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East One Hundredth and Eighty-eighth street, from Park avenue to Beaumont avenue.

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

List 9308, No. 4. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East One Hundredth and Sixty-ninth street, from Clay avenue to the Grand Boulevard and Concourse.

List 9332, No. 5. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Creston avenue, from Burnside avenue to East One Hundredth and Eighty-fourth street.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 15, 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,
September 12, 1907.

For other Legal Advertisements see page 428.

REAL ESTATE RECORDS

Key to abbreviations:

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deed. 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 1907.

CONVEYANCES

September 6, 7, 9, 10, 11 and 12.
BOROUGH OF MANHATTAN.

Attorney st, No 92, on map No 94, e s, 175 s Rivington st, 25x75, 3-sty brk tenement and store. Abraham Rothman and ano. EXRS, &c, Jenny Diamant to Joseph Solomon. Mort \$18,000. Sept 12, 1907. 2:343—8. A \$14,000—\$25,000. 35,000
Broome st, Nos 65 to 69, s w cor Cannon st, 50.4x56, two 4-sty on map Nos 65 and 67 brk tenements and stores. Elvin J Cannon st, No 19 Brown to Louis A Valente. Mort \$57,250. Aug 8. Sept 6, 1907. 2:331—43. A \$25,000—\$35,000. other consid and 100
Clinton st, No 129, w s, 100 n Broome st, 25x100, 5-sty brk tenement and store. Louis Haims and Rebecca his wife to Rebecca Haims. All liens. Sept 7. Sept 9, 1907. 2:347—27. A \$20,000—\$33,000. other consid and 100
Canal st, Nos 124 to 128, s w cor Chrystie st, 70.3x50, 5-sty brk Chrystie st, No 41 loft and store building. Jacob Levy et al to The World Realty Co, a corpn. All liens. Sept 3. Sept 7, 1907. 1:290—22. A \$40,000—\$70,000. nom
Canal st, Nos 195 and 197, n s, abt 50 e Mulberry st, 25x75, 6-sty brk loft and store building. Rosetta Stone to Max Stone. 1-8 part. Mort \$51,275. Sept 6, 1907. 1:205—34 and 35. A \$34,000—\$74,000. nom
Duane st, No 209, n s, abt 28 e Caroline st, 25x29, 5-sty brk loft and store building. Anna Lacord to Earl G Pier. All liens. Sept 11. Sept 12, 1907. 1:142—24. A \$10,000—\$14,500. nom
Forsyth st, No 156, e s, abt 100 s Rivington st, —x—, 5-sty brk tenement and store, and 6-sty brk tenement in rear, to Geo W May. 2:420—48. A \$18,000—\$29,000.
Forsyth st, No 150, e s, abt 175 s Rivington st, —x—, 5-sty brk tenement and store and 6-sty brk tenement in rear, to John May, Jr. 2:420—45. A \$18,000—\$30,000.
84th st, No 219, n s, abt 200 e 3d av, —x—, 4-sty stone front tenement. 5:1530—9. A \$8,000—\$11,000; and Penn st, No 81, Brooklyn to Mary A wife of Wm H Darbee.
Lee av, No 90, Brooklyn, to Mary A May.
6th st, No 641, n s, abt 85 w Av C, —x—, 5-sty brk tenement and store. 2:389—40. A \$14,000—\$25,000, to Eliz P May.
South 2d st, No 194, Brooklyn to Ella M May.
Forsyth st, No 154, e s, abt 125 s Rivington st, —x—, 5-sty brk tenement and store and 5-sty brk tenement in rear, 1/2 part, to Ella M May. 2:420—47. A \$18,000—\$29,000.
Grand st, No 362, Brooklyn, to Alice May.
Forsyth st, No 154, e s, abt 125 s Rivington st, —x—, 5-sty brk tenement and store and 5-sty brk tenement in rear, 1/2 part. 2:420—47. A \$18,000—\$29,000, to Alice May.
12th st, No 703, n s, abt 65 e Av C, —x—, 5-sty brk tenement and store. 2:382—58. A \$9,000—\$19,000.
3d st, No 129, n s, abt 225 w Av A, —x—, 4-sty brk tenement and store and 4-sty brk tenement in rear. 2:431—40. A \$13,000—\$20,000. The rents of house to Geo W and John May his exrs, to be held in trust for Geo W May, Lydia May and Cath A May and Pheobe A May, all of Brooklyn, and Eliza Brooks of N Y, under will of John May, late of Brooklyn. Aug 15, 1883. Sept 10, 1907.
Greenwich st, No 53, e s, 84.6 s Edgar st, 25.3x25.8 to Trinity Trinity pl, No 10 pl x25.2x31.10, 5-sty brk tenement and store. Thos F Murray to Andrew J Doyle. Mort \$19,000. Sept 6, 1907. 1:19—3. A \$10,400—\$13,000. other consid and 100
Goerck st, w s, 124.9 n Broome st, strip, 0.3x100.
Goerck st, a strip adj and lying in rear of above and No 31 Goerck st, 25 ft long, 0.5 at n s and 0.6 on s s.
Jos E Hurwitz to Abraham I Kantrowitz. All title. Q C. May 8. Sept 6, 1907. 2:327. 2,062.50
Greenwich st, Nos 429 to 433, e s, 100 s Vestry st, runs s 75 to

Laight st, Nos 60 and 62 | Laight st x e 125.6 x n 83 x w — x s 21.7 x w 100 to beginning, 9-sty brk and stone loft and store building.
50th st, No 210, s s, 77.10 w Broadway, 25x100.5, 2 and 3-sty brk building and store.
50th st, No 212, s s, 102.10 w Broadway, 25x100.5, 2 and 3-sty brk building and store.
FORECLOS, July 17, 1907. Edw W Crittenden referee to Frank H Clement. Sept 4. Sept 6, 1907. 1:219—7. A \$77,000—\$250,000; 4:1021—46 and 47. A \$68,000—\$71,000. 340,000
Greenwich st, Nos 429 to 433, e s, 100 s Vestry st, runs s 75 to n s Laight st, Nos 60 and 62 | Laight st x e 125.6 x n — x w — x s 21.7 x w 100 to beginning, 1-3 part, 9-sty brk and stone loft and store building.
50th st, No 210, s s, 77.10 w Broadway, 25x100.5, 2 and 3-sty brk building and store. 1/2 part.
50th st, No 212, s s, 102.10 w Broadway, 25x100.5, 2 and 3-sty brk building and store. 1/2 part.
Frank H Clement to Ann L Clement. Mort \$146,000. Sept 4. Sept 6, 1907. 1:219—7. A \$77,000—\$250,000; 4:1021—46 and 47. A \$68,000—\$71,000. nom
Same property, 1-3 part of 1st parcel, 1/4 part of 2d parcel and 1/4 part of 3d parcel. Same to John E Dietz. Mort \$146,000. Sept 4. Sept 6, 1907. 1:219, 4:1021. nom
Same property, 1-3 part 1st parcel, 1/4 part of 2d parcel and 1/4 part 3d parcel. Same to Fredk Dietz. Mort \$146,000. Sept 4. Sept 6, 1907. 1:219, 4:1021. nom
Henry st, No 83, n s, 237.5 e Market st, 25x87.6, 6-sty brk tenement and store. Sophia Mayer to Bertha Kaufmann. Mort \$30,750. Aug 14. Sept 6, 1907. 1:282—7. A \$16,500—\$36,000. 100
Henry st, No 83, n s, 237.5 e Market st, 25x87.6, 6-sty brk tenement and store. Bertha Kaufmann to Sophia Mayer. Mort \$30,000. Sept 6. Sept 9, 1907. 1:282—7. A \$16,500—\$36,000. 100
Houston st, Nos 53 to 57 | s w cor Mott st, 63.4x82x64.4x76, Mott st, Nos 291 1/2 and 293 | three 5-sty brk tenements and stores. Rocco M Marasco to Thomas Rosson. Mort \$80,000. Sept 7. Sept 10, 1907. 2:509—24 to 26. A \$49,000—\$81,500. nom
Houston st, No 157, s s, 58.4 e Eldridge st, 25x74.5, 5-sty brk tenement and store. FORECLOS, Aug 7, 1907. Sylvester L H Ward ref to A Fred Silverstone. Sept 12, 1907. 2:417—13. A \$16,000—\$25,000. 37,550
James st, No 45, w s, 25 s Madison st, 25.1x60.2x25.3x59.8, 3-sty brk tenement and store. Giovanni Marturano to Martin Garone. 1/2 part. All title. Mort \$14,000. Sept 11. Sept 12, 1907. 1:116—20. A \$8,500—\$10,000. other consid and 100
Ludlow st, No 146, e s, 200 n Rivington st, 25x89.4, 6-sty brk tenement and store and 4-sty brk tenement in rear. George Mandel to Charles Greines, Elias Ginsburg and Isaac Baer. Q C and correction deed. Aug 10. Sept 11, 1907. 2:411—46. A \$20,000—\$29,000. nom
Mott st, No 161, w s, 150 n Grand st, 25x100, 5-sty brk tenement and store. Bertha Kaufmann to Sophia Mayer. Mort \$35,000. Aug 9. Sept 11, 1907. 2:471—49. A \$15,000—\$27,000. other consid and 100
Spring st, Nos 170 to 174, s s, 62 e Thompson st, 63.8x66.6x63.6x64.4, three 3-sty brk tenements and stores. Ralph Delli Paoli to Alessandro Delli Paoli. Mort \$35,000. Sept 4. Sept 11, 1907. 2:488—18 to 20. A \$34,500—\$36,000. other consid and 100
Thompson st, No 168, e s, 80 n Houston st, 18x75, 3-sty brk tenement and store. CONTRACT. Morris Denbosky with Lewis Kresner. Mort \$7,000. Sept 5. Sept 11, 1907. 2:525—34. A \$7,000—\$8,000. 11,000
William st, No 182 | n e cor Spruce st, 23.11x97.4x45.7x Spruce st, Nos 23 and 25 | 93.9, 5-sty brk loft, office and store building. Robert E Bonner et al to New Yorker Staats Zeitung. Mort \$35,000. June 18. Sept 6, 1907. 1:103—1. A \$77,200—\$110,000. other consid and 100



# 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.

Wooster st, Nos 137 and 139, w s, abt 120 n Prince st, 50x100, 6-sty brk loft and store building. Edwin Schwab to Julia Brown, of Brooklyn. All liens. Sept 11. Sept 12, 1907. 2:515-34. A \$48,000-\$77,000. other consid and 100

57th st E, No 734, s s, 226.8 w Av D, 29.4x96, 7-sty brk tenement and store. Release mort. The State Bank to Davis Rosenkrantz. Sept 6. Sept 7, 1907. 2:374-25. A \$21,000-\$45,000. nom

6th st E, No 410, s s, 150 e 1st av, 25x97, 5-sty brk tenement and store. Joseph L Bittenwieser and Lena his wife to Julius B Fox. Mort \$18,000. Aug 30. Sept 6, 1907. 2:433-12. A \$14,000-\$22,000. other consid and 100

6th st E, No 410, s s, 150 e 1st av, 25x97, 5-sty brk tenement and store. Julius B Fox and Louise his wife to Jos L Bittenwieser. Mort \$25,000. Sept 4. Sept 6, 1907. 2:433-12. A \$14,000-\$22,000. other consid and 100

11th st W, No 233, n s, 179.10 w Waverly pl, runs n 12 and 40 x e 0.6 x n 45 x e 19.10 x s 45 x w 0.6 x s 40 and 12 to st x w 20.4 to beginning, 3-sty brk dwelling.

Bedford st, No 15, w s, 142.5 s Downing st, runs w 38.2 x n w 48.5 x s 13.5 x s e 41.10 x e 38.5 to st and n 19.4 to beginning, 3-sty brk tenement.

Mary B Van Etten et al INDVID & EXRS David Van Beuren to Chas H Van Etten. Jan. 12. Sept 11, 1907. 2:614 and 528. 22,998

Same property. Chas H Van Etten to Ella B and Mary B Van Etten. Jan 12. Sept 11, 1907. 2:614-35. A \$9,000-\$11,500. 2:528-44. A \$5,000-\$5,500. 22,998

13th st E, No 624, s-s, 318 e Av B, 20x103.3, vacant. Henry W Keil et al EXRS Henry Keil to Pincus Lowenfeld and Wm Prager. Aug 12. Sept 12, 1907. 2:395-18. A \$11,000-\$11,000. 7,250

Same property. Henry W Keil et al HEIRS, &c, Henry Keil to same. All title. B & S. Aug 12. Sept 12, 1907. 2:395. other consid and 100

17th st E, No 427, n s, 369 e 1st av, 25x92, 5-sty brk tenement and store. Max Zwerdling to Jennie Geller. Mort \$17,750. Sept 6. Sept 7, 1907. 3:949-16. A \$9,000-\$13,500. other consid and 100

19th st W, No 409, n s, 125 w 9th av, 21.5x80, 3-sty brk dwelling. Edw H Proudman to Michael Kirk. Mort \$8,000. Sept 11, 1907. 3:717-31. A \$6,500-\$9,500. other consid and 100

21st st W, No 23, n s, 388.1 w 5th av, 25x98.9, 4-sty stone front dwelling. Alice B wife Frank Seabury to Benjamin Stern. Q C and correction deed. All liens. Aug 6. Sept 7, 1907. 3:823-26. A \$52,000-\$58,000. nom

22d st E, No 156, s s, 92.4 w 3d av, 16.4x98.9, 4-sty brk tenement. Pincus Lowenfeld et al to Saml D Davis. Mort \$18,500. Sept 5. Sept 7, 1907. 3:877-53. A \$12,000-\$14,000. other consid and 100

22d st W, No 471, n s, abt 175 e 10th av, 16.8x98.8, 4-sty stone front dwelling. Jennie B Olwell to J Perry Stoltz. Sept 10, 1907. 3:720-12. A \$8,000-\$10,000. other consid and 100

27th st E, Nos 3 to 7, n s, 125 e 5th av, 57x98.9, 12-sty brk and stone hotel. Clifford Realty Co to J C Lyons Building & Operating Co. Mort \$400,000. Aug 28. Sept 6, 1907. 3:857-7. A \$150,000-\$440,000. nom

27th st E, No 132, s w s, 51 w Lexington av, 13.6x39.6, 4-sty stone front dwelling. Chas F Murphy to Lexington Realty Co. Aug 21. Sept 9, 1907. 3:882-70. A \$5,500-\$8,000. other consid and 100

28th st E, No 324, s s, 300 e 2d av, 20x98.9, 4-sty brk tenement and 2-sty brk building in rear. Giovanni Palma to Andrea Palma, Borough of Richmond. Mort \$2,000. Sept 10, 1907. 3:933-43. A \$7,000-\$10,500. other consid and 100

37th st W, Nos 542 and 544, s s, 225 e 11th av, 50x98.9, two 5-sty brk tenements. Max Schlesinger to Charlotte Schwartz 1/2 part, and Celia and Ruth Schlesinger each 1/4 part. July 17. Sept 6, 1907. 3:708-58 and 59. A \$14,000-\$28,000. other consid and 100

40th st W, No 339, n s, 275 e 9th av, 25x98.9, 4-sty brk tenement and store and 3-sty frame tenement in rear. Pauline A Horn to Earl G Pier. Mort \$15,000. July 15. Sept 6, 1907. 4:1031-12. A \$14,000-\$15,000. other consid and 100

43d st E, No 8, s s, 178.6 e 5th av, 20.6x100.5, 4-sty stone front dwelling. Wm E Hoag to Lena K wife Wm E Hoag. Mort \$57,000. Aug 27. Sept 9, 1907. 5:1277-65. A \$72,000-\$76,000. nom

46th st W, No 420, s s, 300 w 9th av, 25x100.4, 4-sty brk tenement Anna Lacord to Earl G Pier. All liens. Sept 11. Sept 12, 1907. 4:1055-45. A \$10,000-\$12,000. nom

47th st W, No 130, s s, 437.6 e 7th av, 18.9x100.5, 4-sty stone front dwelling. Benj S Peck to Chas E Coddington, of Bay Shore, L I. B & S. June 11, 1906. Sept 11, 1907. 4:999-47. \$31,000-\$32,000. nom

50th st W, No 534, s s, 425 w 10th av, 25x100.5, 5-sty stone front tenement. Catherine Vetter to Louis Karasik. Mort \$23,500. Sept 5. Sept 7, 1907. 4:1078-50. A \$7,500-\$20,000. other consid and 100

52d st E, No 4, s s, 100 e 5th av, 30x100.5, 5 and 6-sty stone front dwelling. Edward Holbrook to Harry J Luce. Mort \$180,000. Sept 10. Sept 11, 1907. 5:1287-66. A \$125,000-\$215,000. nom

55th st W, No 540, s s, 225 e 11th av, 25x100.5, 5-sty brk tenement and store. FORECLOS, Sept 4, 1907. Abraham Greenberg referee to Bernard McTavey. Sept 5. Sept 9, 1907. 4:1083-55. A \$7,000-\$14,000. \$3,900 over and above mort of \$10,000 and interest

62d st W, No 152, s s, 175 e Amsterdam av, 25x100.5, 5-sty brk tenement. Anna Lacord to Earl G Pier. Mort \$25,000. Sept 11. Sept 12, 1907. 4:1153-57. A \$13,000-exempt. nom

63d st E, Nos 332 and 334, s s, 200 w 1st av, 50x100.5, two 5-sty brk tenements and stores. Achille Fellini to John Bozzuffi. Mort \$30,000. May 1. Rerecorded from May 17, 1907. Sept 9, 1907. 5:1437-35 and 36. A \$18,000-\$38,000. other consid and 100

74th st E, No 220, s s, 235 e 3d av, 25x102.2, 4-sty brk tenement and store and 3-sty brk tenement in rear. Dora Graff and ano to Isaac Gotlieb. Mort \$5,200. Aug 30. Sept 6, 1907. 5:1428-39. A \$11,000-\$17,000. nom

74th st E, No 220, s s, 235 e 3d av, 25x102.2, 4-sty brk tenement and store and 3-sty brk tenement in rear. Release mort. The State Bank to Dora Graff. Aug 26. Sept 6, 1907. 5:1428-39. A \$11,000-\$17,000. nom

75th st W, No 41, n s, 263 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Warren W Foster and ano TRUSTEES Chas E Tilford to Lionel F Straus. Aug 30. Sept 12, 1907. 4:1128-11. A \$19,000-\$35,000. 42,500

75th st E, No 230, s s, 239.5 w 2d av, 20.2x102.2, 4-sty brk tenement. Charles Busch to Samuel Silverman. Mort \$10,500. Sept 6. Sept 10, 1907. 5:1429-34 1/2. A \$9,000-\$12,000. 100

78th st E, No 156, s s, 95 e Lexington av, 18.9x102.2, 3-sty stone front dwelling. Max Loewenberg to James R Keane. Mort \$11,000. Sept 10. Sept 11, 1907. 5:1412-49. A \$10,000-\$13,000. other consid and 100

78th st E, No 156, s s, 95 e Lexington av, 18.9x102.2, 3-sty stone front dwelling. Sophia M Young to Max Loewenberg. Mort \$11,000. Aug 9. Sept 10, 1907. 5:1412-49. A \$10,000-\$13,000. other consid and 100

78th st E, No 16, s s, 241 e 5th av, 17x102.2, 4-sty brk dwelling. FORECLOS, July 10, 1907. Joseph F Mulqueen ref to Hatasah Realty Co. Aug 30. Sept 12, 1907. 5:1392-63. A \$44,000-\$60,000. 57,700

83d st W, No 302, s s, 20 w West End av, 20x78.8, 3-sty and basement stone front dwelling. Barbara J Jordan to Daniel B Brinsmade. Mort \$19,500. Aug 31. Sept 10, 1907. 4:1245-26. A \$10,000-\$22,000. other consid and 100

Same property. Michael N Delagi to same. Q C. Sept 3. Sept 10, 1907. 4:1245. nom

84th st E, Nos 158 to 162, s s, 93.6 w 3d av, 81x102.2, three 5-sty brk tenements. Fanny Spiro to Matthew F Mulvihill. Mort \$115,875. Sept 6, 1907. 5:1512-41 to 43. A \$42,000-\$84,000. nom

86th st E, No 435, n s, 221 w Av A, 18x100.8, 4-sty stone front dwelling. Emanuel V Voska to Anna wife of Emanuel V Voska. All liens. Sept 12, 1907. 5:1566-16. A \$6,000-\$10,000. other consid and 100

88th st W, No 132, s s, 242 w Columbus av, 18x100.8, 3-sty and basement stone front dwelling. Alex C Milne to Ada A Murry. Aug 13. Sept 6, 1907. 4:1218-42 1/2. A \$9,000-\$20,000. nom

94th st E, No 171, n s, 175 w 3d av, 18.9x100.8, 3-sty stone front dwelling. Simon S Friedberg to Georgia I Naughton. Mort \$9,000. Sept 11. Sept 12, 1907. 5:1523-29 1/2. A \$8,500-\$11,000. other consid and 100

95th st W, No 130, s s, 465 e Amsterdam av, 17x100.8, 3-sty and basement brk dwelling. Annie R Jeannot to Lizzie Whitfield. Sept 3. Sept 10, 1907. 4:1225-45 1/2. A \$8,500-\$13,000. other consid and 100

97th st E, No 203, n s, 90 e 3d av, 25x100.11, 5-sty brk tenement. Major R Westervelt to Matilda Merklen, of Brooklyn. Mort \$24,500. Dec 28, 1905. Rerecorded from Dec 29, 1905. Sept 7, 1907. 6:1647-4 1/2. A \$8,000-\$17,000. other consid and 100

Same property. Matilda Merklen to Morris Levy. B & S. All liens. Aug 26, 1907. Sept 7, 1907. 6:1647. nom

100th st W, No 243, n s, 125 e West End av, 15x100.11, 4-sty stone front tenement. Gideon E Fountain to Ora E Akeley. Sept 9. Sept 10, 1907. 7:1872-6. A \$8,400-\$19,000. nom

101st st W, No 312, s s, 117 w West End av, 17x100.11, 5-sty stone front dwelling. Milton W Curry to Rudolph Gaertner. Mort \$18,000. Sept 10. Sept 11, 1907. 7:1889-25 1/2. A \$10,500-\$28,000. other consid and 100

104th st E, Nos 234 to 240, s s, 175 w 2d av, 75x100.11, two 6-sty brk tenements and stores. Barnet Kliansky to Morris Cohen and Davis Levy. Mort \$100,250. Sept 5. Sept 6, 1907. 6:1653-32 and 33. A \$24,000-\$90,000. other consid and 100

106th st E, No 156, s s, 70 e Lexington av, 25x80.11, 5-sty brk tenement and store. Mark G Cohn to Eva Cohn. Mort \$21,400. Sept 11. Sept 12, 1907. 6:1633-50. A \$10,000-\$18,500. other consid and 100

107th st E, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement and store. Sigmund Orbach to Morris Insel. Mort \$19,375. Sept 5. Sept 6, 1907. 6:1612-39. A \$8,000-\$15,500. other consid and 100

110th st E, No 334, s s, 400 e 2d av, 25x100.11, 2-sty brk tenement and store. Marco Sica to Luigi A Sica. 3-5 parts. Mort \$7,000. Aug 30. Sept 12, 1907. 6:1681-36. A \$6,000-\$7,000. nom

111th st E, No 230, s s, 240 w 2d av, 30x100.11, 6-sty brk tenement and store. Robt J Hubbard to Martin Garone. 1/2 part. Mort \$34,750. Sept 11. Sept 12, 1907. 6:1660-35. A \$8,500-\$36,000. other consid and 100

111th st E, No 230, s s, 240 w 2d av, 30x100.11, 6-sty brk tenement and store. Martin Garone to Julius A Lowenstein, all of. Mort \$34,750. Sept 11. Sept 12, 1907. 6:1660-35. A \$8,500-\$36,000. other consid and 100

111th st W, Nos 212 to 218, s s, 250 w 7th av, 100x100.11, two 6-sty brk tenements. Pincus Lowenfeld et al to Hyman Adelstein and Abram Avrutine. C a G. Correction and confirmation deed. Mort \$45,500. Aug 27. Sept 12, 1907. 7:1826-44 and 46. A \$48,000-P \$60,000. other consid and 100

111th st W, Nos 216 and 218, s s, 300 w 7th av, 50x100.11, 6-sty brk tenement. Release mort. State Bank to Hyman Adelstein and Abram Avrutine. Sept 5. Sept 6, 1907. 7:1826-46. A \$24,000-P \$30,000. nom

112th st E, s s, 50 w Madison av, runs w 67.9 x s 54.11 to c l old Harlem road x s w — x e 83.8 x n 100.11 to beginning, vacant. Louis Karasik to Saml Michelson. Mort \$35,000. Sept 5. Sept 7, 1907. 6:1617-59 and 60 and 60 1/2. A \$29,000-\$29,000. other consid and 100

112th st E, No 19, n s, 282 e 5th av, 19x100.11, 5-sty brk tenement. Joseph Dunn to Mitchell P Talmage. Mort \$15,000. Sept 5. Sept 6, 1907. 6:1618-12. A \$8,500-\$16,000. nom

113th st E, Nos 127 and 129, n s, 213.4 e Park av, 36.8x100.11, 6-sty brk tenement and store. Louis Feinberg et al to Iron Realty Co. Mort \$17,000. Aug 31. Sept 6, 1907. 6:1641-10. A \$15,000-\$46,000. other consid and 100

113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty brk tenement. William Daly to Annie Goldflam. Mort \$16,000. Sept 7. Sept 9, 1907. 6:1618-63. A \$8,500-\$15,000. nom

# THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

## IRONWORK FOR BUILDINGS

- 115th st E, Nos 117 to 129, n s, 155 e Park av, 131.3x100.11, three 6-sty brk tenements and stores. FORECLOS, Sept 6, 1907. Gabriel L Hess ref to Penco Realty Co (all title which Meyer Frank had on May 9, 1907). Sept 10, 1907. 6:1643-8 to 12. A \$52,500-\$111,000. 500
- 117th st E, No 106, s s, 47.6 e Park av, 15.10x64.11, 3-sty brk dwelling. Chas C Watkins, Jr., to Mary McCarthy. B & S. All liens. Sept 6, 1907. 6:1644-69. A \$4,000-\$4,500. 100
- 118th st E, No 232, s s, 210 w 2d av, 21x100.11, 6-sty brk loft and store building. Mary McCarthy to Gussie Englander. Mort \$27,000. July 29, 1907. 6:1667-33. A \$5,800-P \$18,000. 100
- 122d st E, Nos 164 to 168, s s, 141 e Lexington av, 50.5x70.4x 50.2x67, 6-sty brk tenement and store. Joseph Ludman to Richard Tretler. Mort \$35,000. Aug 30, 1907. 6:1770-47. A \$14,000-P \$60,000. other consid and 100
- 124th st W, No 232, s s, 400 e 8th av, 25x100.11, 4-sty brk tenement and store. Augusta Riessner to Frank H Hines. All title under will Thos F Hines. Mort \$12,000. Sept 6, 1907. 7:1929-48. A \$11,000-\$14,000. other consid and 100
- 126th st E, No 227, n s, 271.6 e 3d av, 33.6x99.11, 5-sty brk tenement and store. Hannah Cohen to Eva Cohn. Mort \$32,100. Sept 6, 1907. 6:1791-12. A \$9,500-\$29,000. other consid and 100
- 126th st E, No 225, n s, 254.6 e 3d av, 17x99.11, 5-sty brk tenement and store. Bella R Blitzer to Hannah Bergman. Mort \$17,750. Sept 2, 1907. 6:1791-11½. A \$4,500-\$14,500. other consid and 100
- 127th st E, No 157, n s, 240 w 3d av, 30x99.11, 6-sty brk tenement and store. Samuel Michelson to Louis Karasik and Louis J Jacoves. Mort \$30,000. Aug 31, 1907. 6:1776-27. A \$9,000-P \$37,000. nom
- 127th st E, No 157, n s, 240 w 3d av, 30x99.11, 6-sty brk tenement and store. Louis J Jacoves et al to Catherine Vetter, of Ridgefield Park, N J. Mort \$30,000. Sept 6, 1907. 6:1776-27. A \$9,000-P \$37,000. nom
- 131st st W, No 133 (129), n s, 341 w Lenox av, 17x99.11, 3-sty stone front dwelling. John J Halstead to Mary E Doscher. Mt \$12,000. Aug 6, 1907. 7:1916-17½. A \$7,400-\$13,000. other consid and 100
- 132d st W, No 224, s s, 224 w 7th av, 16.8x99.11, 3-sty stone front dwelling. Randolph Guggenheimer to Geo H Pigueron. B & S. All liens. Aug 2, 1907. 7:1937-43. A \$6,600-\$11,000. nom
- 132d st W, No 224, s s, 224 w 7th av, 16.8x99.11, 3-sty stone front dwelling. Geo H Pigueron to the Fuchs Construction Co. Mort \$10,000. Aug 30, 1907. 7:1937-43. A \$6,600-\$11,000. nom
- 144th st W, No 468, s s, 82.6 e Amsterdam av, 17.6x99.11, 4-sty brk and stone dwelling. J Allen Townsend et al to Geo W Simpson. C a G. Sept 5, 1907. 7:2059-27. A \$4,500-\$13,500. other consid and 100
- 146th st W, No 603, n s, 100 w Broadway, 25.6x99.11, 4-sty brk tenement. Frank J Sinnott to Rose Nulle. Mort \$14,000. Sept 7, 1907. 7:2093-27. A \$8,000-\$20,000. other consid and 100
- 148th st W, No 614, s s, 140 w Broadway, 15x99.11, 3-sty brk dwelling. Thomas Smith et al to John E Brown. Mort \$7,000. Sept 3, 1907. 7:2094-39½. A \$4,500-\$10,000. other consid and 100
- 161st st W, No 566, s s, 220.6 e Broadway, 16x99.11, 3-sty stone front dwelling. Monroe F Mannheimer to Mary Van Norden. B & S. Mort \$3,000. Sept 6, 1907. 8:2119-17. A \$5,200-\$11,500. 100
- 163d st W, No 448, s s, 85 e Amsterdam av, runs e 40 x s 112.6 x w 25 x n 12.6 x w 15 x n 100 to beginning, 5-sty brk tenement. Joseph Horowitz to Tremont Construction Co. Mort \$43,000. Sept 9, 1907. 8:2110-10. A \$—\$. other consid and 100
- Av B, No 287, e s, 42 s 17th st, 20x68, 5-sty brk tenement and store. Myron Sulzberger et al to Samuel C Baum. Mort \$10,500. Sept 4, 1907. 3:984-58. A \$5,700-\$9,000. other consid and 100
- Av B, No 179, e s, 51.9 n 11th st, 17.2x71, 4-sty brk tenement and store. Max Rosenthal et al to Israel Kurzman. Mort \$12,750. Sept 6, 1907. 2:394-3. A \$9,000-\$12,000. other consid and 100
- Amsterdam av, Nos 2000 and 2002 | n w cor 159th st, 49.11x 159th st, No 501 | 79.10, 6-sty brk tenement. Release judgment. Lawyers Realty Co to Frederick Knack. Aug 6, 1907. 8:2118-42. A \$30,000-\$80,000. nom
- Amsterdam av, Nos 1117 and 1119 | s e cor 115th st, 40.11x100. 115th st Amsterdam av, Nos 1101 and 1103 | n e cor 114th st, 40.11x100, 114th st two 6-sty brk tenements and stores. The Polstein Realty and Construction Co to Joseph Polstein. Mort \$82,099. Sept 5, 1907. 7:1867-1 and 38. A \$80,000-P \$100,000. other consid and 100
- Amsterdam av, No 454 | s w cor 82d st, 27.2x87x27.2x86.11, 5-82d st, No 200 | sty brk tenement and store. 4:1229 36. A \$30,000-\$49,000.
- Columbus av, Nos 181 to 189 | n e cor 68th st, 100.5x30, 5-sty 68th av, No 77 | brk tenement and store. 4:1121 1. A \$60,000-\$90,000.
- 8th av, Nos 870 and 872 | n e cor 52d st, runs n 40.5 x e 70 x n 52d st, Nos 271 and 273 | 60 x e 15 x s 100.5 to 52d st, x w 85 to beginning, two 4-sty brk tenements and stores and 3-sty brk and stone dwelling in st. 4:1024; 1, 2 and 4¼. A \$75,000-\$86,000.
- 8th av, No 640 | n e cor 41st st, 24.8x100, 5-sty brk tenement and store. 4:1013-1. A \$60,000-\$80,000.
- 8th av, No 830 | n e cor 50th st, 25.6x70, 4-sty brk tenement and store. 4:1022-1. \$38,000-\$43,000.
- 9th av, Nos 618 and 620 | s e cor 44th st, 40.2x100, two 3-sty and 44th st, Nos 358 and 360 | one 2-sty brk tenements and stores. 4:1034-61 and 62. A \$40,000-\$45,500.
- 45th st, No 107, n s, 100 w 6th av, 20x100.5, 3-sty stone front dwelling. 4:998-28. A \$38,000-\$40,000.
- 52d st, No 269, n s, 85 e 8th av, 15x100.5, 3-sty brk and stone dwelling. 4:1024-4½. A \$16,000-\$17,000.
- Louis B Adams to Daisy C K wife of Louis B Adams. ½ part of title. Aug 30, 1907. Sept 11 1907. nom
- Bloomingsdale road (closed) strip bounded s by n s 120th st, n by s s 126th st, e by w s Broadway and on w by Claremont av, except a strip bounded n by s s 125th st, e by w s land formerly of Alois Gutwillig, w by c l said Old Bloomingsdale road and s by a line 104.4 s from s s 125th st, being east ½ of said road, 34x104.4, also except strip formed by e s of said road at n s 125th st, runs w — to c l said road, x n — to w s Broadway, x s — to e s said road, x s — to beginning. Cathalena C Mercer HEIR Sophia Mercer to Harry C Birge of Falls Church, Fairfax Co, Va. All title. B & S. The intention being to convey all interest in said closed roadway and land adjacent thereto to which party 1st part is entitled. Aug 15, 1906. (Recorded from Dec 21, 1906). Sept 11, 1907. 7:1992 and 1993. other consid and 100
- Bowery, No 204, w s, 160.5 n Spring st, 16.8x99.8x16.8x98.11, 2-sty brk store. FORECLOS, Aug 27, 1907. Thos W Churchill ref to City Real Estate Co. Sept 10, 1907. 2:492-33. A \$15,000-P \$17,000. 17,000
- Bowery, No 43, s e s, 165.1 n e Bayard st, 20.5x69.10x20.4x71.9, 5-sty brk building and store.
- Water st, No 361 | s w cor James slip, 39.4x21.9x38.11x22.3, James slip, No 11 | 3-sty frame tenement and store. Louis B Adams to Daisy C K wife of Louis B Adams. ½ part of all title. Aug 30, 1907. Sept 11, 1907. 1:290-8. A \$16,000-\$30,000. 1:110-1. A \$10,000-\$11,500. nom
- Broadway, No 4052, late Kingsbridge road, e s, 22.2 s 171st st, 27.9x101.11x25x114, 2-sty frame tenement and store. Johanna C Fealy to Godric McGowan. Sept 5, 1907. 8:2141-7. A \$10,500-\$12,000. other consid and 100
- Jensen av | n w s, at e s Terrace View av, runs n e 81.11 Terrace View av | x n w 105.1 to Terrace View av, x s 133.8 on curve to beginning, vacant. Solomon Berliner et al to Mark L Kelly. Sept 3, 1907. 13:3402-64. A \$—\$. other consid and 100
- Lenox av, Nos 661 to 679 | n w cor 143d st, 199.11 to s s 144th st, 143d st | x100, five 6-sty brk tenements and 144th st, No 100 | stores. FORECLOS, Sept 6, 1907. Leopold Moschowitz ref to Penco Realty Co (all title which Meyer Frank had on May 9, 1907). Sept 10, 1907. 7:2012-29 to 36. A \$123,500-\$230,000. 500
- Lexington av, No 1621, on map Nos 1621 and 1623 | n e cor 102d 102d st | st, 55x47.6, two 5-sty brk tenements and stores.
- 2d av, No 2499 | s w cor 128th st, 25x75, 5-sty brk tenement and 128th st | store. Louis B Adams to Daisy C K wife of Louis B Adams. ½ part. All title. Aug 30, 1907. 6:1630-21. A \$17,000-\$33,000. 1792-28. A \$9,500-\$20,000. nom
- Lexington av, No 611 | begins 25th st, n s, 79.10 e Lexington av, 25th st, No 135 | runs w 79.10 to e s Lexington av, x n 20 x e 40.1 and 39.9 x s 19.9 to beginning, 6 and 7-sty brk and stone hotel. Earl G Pier to Anna Lacord. Mort \$45,000. Sept 5, 1907. 3:881-28. A \$23,000-\$53,000. nom
- Madison av, No 1014, w s, 30 n 78th st, 23x100, 5 and 6-sty stone front dwelling. J C Lyons Building and Operating Co to Star Holding Co. Mort \$75,000. Sept 4, 1907. 5:1393-15. A \$65,000-\$120,000. other consid and 100
- Madison av, Nos 1642 to 1646, w s, 43.11 s 110th st, 57x100, three 5-sty stone front tenements, stores in Nos 1644 and 1642. Eva Cohn to Marcus Rosenthal. Mort \$60,200. Sept 6, 1907. 6:1615-55 and 56. A \$24,000-\$36,500. 100
- Riverside Drive, No 335, e s, 78 n 105th st, 22.11x100, 5-sty brk and stone dwelling. Wm T Lawson to Leonidas M Lawson, Jr. Mort \$52,500. July 1, 1907. 7:1891-42. A \$24,000-\$60,000. other consid and 100
- St Nicholas av, No 220 | n e cor 121st st, 32.4x84.8x27.6x67.9, 5-121st st, No 273 | sty brk tenement and store. John P Flannery to Paul F O'Neill. Mort \$45,000. Sept 10, 1907. 7:1927-1. A \$20,000-\$37,000. nom
- St Nicholas av, No 80 | n e cor 114th st, 59.9x abt 124.3x50.11x93, 114th st, No 123 | 7-sty brk tenement. Abraham Miller et al to Upright Co. Mort \$125,000. July 15, 1907. 7:1824-14. A \$48,000-\$140,000. nom
- Wadsworth av, w s, 250 s 187th st, 25x150, vacant. Isidor Grayhead to David Carfolite. Sept 4, 1907. 8:2167-66. A \$8,000-\$8,000. other consid and 100
- 1st av, No 2416, e s, 25.2 s 124th st, 25.1x100, 5-sty brk tenement and store. Arthur Baur to Concetta Marrone. Q C and confirmation deed. Aug 21, 1907. 6:1811-46. A \$7,000-\$18,000. nom
- 1st av, No 420, s e s, abt 70 s 25th st, 24.8x100, 5-sty brk tenement and store. Sarah Cohn to A B C Realty Co. Mort \$13,000. Sept 11, 1907. 3:956-57. A \$13,000-\$19,000. nom
- 2d av, Nos 188 and 190 | s e cor 12th st, 41.3x100, 6-sty brk 12th st, Nos 300 and 300½ | tenement and store. Louis Haims and Rebecca his wife to Rebecca Haims. All liens. Sept 7, 1907. 2:453-8. A \$45,000-\$—, other consid and 100
- 2d av, Nos 1848 and 1850, e s, 50.8 s 96th st, 50x100, two 5-sty brk tenements and stores. Henry Greenfield to Leon I Levien. Mort \$53,750. Sept 6, 1907. 5:1558-51 and 52. A \$26,000-\$42,000. nom
- 2d av, Nos 1848 and 1850, e s, 50.8 s 96th st, 50x100, two 5-sty brk tenements and stores. Joseph Siskind to Henry Greenfield. ¼ part. All liens. Aug 23, 1907. 5:1558-51 and 52. A \$26,000-\$42,000. nom
- 2d av, No 877 | s w cor 47th st, 25x73, 5-sty brk tenement and 47th st, No 242 | store.
- 2d av, No 1161 | n w cor 61st st, 21.3x48.6, 4-sty brk tenement 61st st, No 257 | and store.
- 3d av, No 719 | s e cor 45th st, 25.1x80, 3-sty brk tenement and store.
- 45th st, Nos 200 and 202 | Louis B Adams to Daisy C K wife Louis B Adams. ½ part of all title. Aug 30, 1907. Sept 11, 1907. 5:1320-29. A \$22,000-\$30,000; 1416-21. A \$13,000-\$17,000; 1318-48. A \$28,000-\$35,000. nom

# HECLA IRON WORKS

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# IRON WORK

3d av, No 1953, e s, 106.2 s 108th st, 17.8x100, 4-sty brk tenement and store. Benj J Striem to Morris Prowler. Mort \$16,000. Aug 30. Sept 6, 1907. 6:1657-4. A \$9,500-\$16,000. other consid and 100

3d av, Nos 539 and 541 | s e cor 36th st, 49.5x100, two 3 and 36th st, Nos 200 and 202 | one 4-sty brk tenements and stores. 3:916-60 to 62. A \$48,000-\$61,000.

7th av, No 342 | n w cor 29th st, 20.9x64, 4-sty brk 29th st, Nos 201 and 203 | tenement and store. 3:779-36. A \$29,000-\$34,000.

7th av, No 344, w s, 20.9 n 29th st, 19x64, 4-sty brk tenement and store. 3:779-37. A \$23,000-\$26,000.

7th av, No 375, e s, 25.3 s 31st st, 21x75, 3-sty brk tenement and store. 3:806-77. A \$34,000-\$36,000.

8th av, Nos 539 and 541 | n w cor 37th st, runs n 28 x w 75 x n 37th st, Nos 301 to 305 | 21.3 x w 25 x s 49.4 to st, x e 100 to beginning, 6-sty brk loft and store building. 3:761-31. A \$72,000-\$107,000.

11th av, No 246 | n e cor 26th st, 25x98.4x25x98.3, 5-sty brk 26th st, Nos 559 | tenement and store. 3:698-1. A \$11,000-\$40,000.

30th st, Nos 208 and 210, s s, 121 w 7th av, 46x98.9, 3-sty frame and 4-sty frame brk front tenements and stores and two 4-sty brk tenements in rear. 3:779-49 and 50. A \$24,000-\$29,000.

31st st, No 54, s s, 80 e 6th av, 20x63, 3-sty brk building and store. 3:832-76. A \$43,000-\$50,000.

34th st, Nos 413 and 415, n s, 100 e 1st av, 49.6x98.9, two 4-sty brk tenements and stores. 3:966-5, 6. A \$32,000-\$42,000.

34th st, No 417, n s, 149.6 e 1st av, 25.6x98.9, 4-sty brk tenement and store. 3:966-7. A \$16,000-\$21,500.

35th st, No 407, n s, 80 w 9th av, 20x24.9, 2-sty frame tenement and store. 3:733-30. A \$4,000-\$4,500.

37th st, No 307, n s, 100 w 8th av, 25x98.9, 6-sty brk loft and store building. 3:761-30. A \$10,500-\$24,000.

Louis B Adams to Carolyn K wife of Louis B Adams. 1/2 part of all title. Aug 30. Sept 11, 1907. nom

5th av, No 2149, e s, 50 n 131st st, 24.11x99, 5-sty brk tenement. Albert W J Petrie to George Latour. Mort \$17,000. Sept 1. Sept 11, 1907. 6:1756-3. A \$14,000-\$25,000.

5th av, Nos 667 to 671 | s e cor 53d st, runs e 125 x s 100.5 x w 53d st, No 2 | 25 x n 40 x w 100 to e s of av, x n 60.5 to beginning, four 4-sty and basement stone front dwellings. Harry J Luce to Edward Holbrook. Mort \$600,000. Sept 7. Sept 10, 1907. 5:1288-68 to 70 1/2. A \$639,000-\$684,000. other consid and 100

7th av, No 162, w s, 46 s 20th st, 23x85, 3-sty brk tenement and store. Rufus King exr Margaret King to Emma Rosen. Sept 12, 1907. 3:769-39. A \$15,500-\$17,500. 27,000

### MISCELLANEOUS.

Baltic st, foot of, Brooklyn. Acknowledgment of performance of conditions in grant of letters patent to Frederick Wood, Commissioners of the Land Office, Albany, N Y, to New York Dock Co. April 26, 1906. Re-recorded from Kings Co. Mar 22, 1907, Sec 2 block 308. Sept 12, 1907. 1:1.

Exemplified copy last will of Annie McGrate Flanagan. Dec 14, 1903. Sept 12, 1907.

### BOROUGH OF THE BRONX.

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

Bryant st or av, w s, 175 s 172d st, 50x100, vacant. Gertrude H Hotto to Hyman Davis and Frank E Silverman. Mort \$4,500. Sept 11. Sept 12, 1907. 11:2995. other consid and 100

Brown pl | n e cor 132d st, 100x95, vacant. Chas S Brown et al 132d st | EXRS, &c, Lewis B Brown to Bernhard H Janssen. July 11. Sept 7, 1907. 9:2277. 12,750

Elsmere pl, n w cor Marmion av, 25x100, vacant. Jere C Lyons to Star Holding Co. Sept 4. Sept 6, 1907. 11:2956. other consid and 100

\*Dock st, s w s, 300 s e Thomas st, runs s w 157.1 x n 159.9 x e 154.10 to st, x — 150 to beginning, Westchester. Henry C Henderson to C Adelbert Becker. All liens. Aug 30. Sept 10, 1907. 4,000

\*Dock st, s w s, 150 s e Thomas st, 150x157.1x159.9x154.10, Westchester. C Adelbert Becker to Westchester Concrete Block Co. All liens. Sept 12, 1907. other consid and 100

Dawson st, No 810, s s, 101.11 e Tinton or Beach av, 25.5x114.8x 25x119.8, 2-sty frame dwelling. Alice McN Batten to Katie Freyer. Sept 11. Sept 12, 1907. 10:2665. other consid and 500

Fox st, s s, 278.11 e Prospect av, 40x109, 5-sty brk tenement. Release 2 mort. N Y Trust Co to Joseph Leitner and Charles Kreyborg. Aug 28. Sept 11, 1907. 10:2683. consideration of each, other consid and 1,000

Fairmount pl, No 707, n e s, abt 70 e Crotona av, deed reads part lot 107 map Fairmount, and adj lot 99, runs n e 200 x s e 30 x s w 200 to pl x n w 30 to beginning, 2-sty frame dwelling. Frank Knezek to Mary E Bird. Mort \$2,000. Sept 10, 1907. 11:2950. other consid and 100

Fox st, s s, 478.11 e Prospect av, 40x109, 5-sty brk tenement. Release two mort. N Y Trust Co to Joseph Leitner and Chas Kreyborg. Sept 4. Sept 10, 1907. 10:2683. consideration of each 1,000

Faile st, No 882, on map No 796, e s, 125 n Seneca av, 25x100, 2-sty frame dwelling. Frederick McCarthy et al to Bernardo F Carlock. Mort \$4,500. Aug 31. Sept 10, 1907. 10:2761. other consid and 100

\*Harrison st, w s, abt 313 n Davis st, 50x86x-x81.11. Duncan A McLeod to Louis Schmid. Mort \$520. Sept 5. Sept 9, 1907. other consid and 100

\*Harriet pl, w s, 223.5 n Eastern Boulevard, 75x100, Throggs Neck. Benedict av, s s, 21.6 e Pugsley av, 21.6x100x23.6x100. Richard H Arnold to Harry Arnold, of Poughkeepsie, N Y. All liens. Sept 9, 1907. nom

Hoffman st, No 2471, w s, 30 s 189th st, 16.8x97.5, 2-sty frame dwelling. Louise F Heller to Andrew F Ryder. Mort \$2,500. Sept 11. Sept 12, 1907. 11:3058. 100

Home st, n s, 86.5 e Longfellow st, 50x100, vacant. Dawson Realty Co to David Kleinitz. Mort \$5,145. Sept 6, 1907. 11:3006. other consid and 100

Loring pl, w s, 80.1 n 183d st, 21x101.4x20.11x102.8, 3-sty brk dwelling. Edwin C Dusenbury to Marie Wittmack. Sept 5, Sept 6, 1907. 11:3225. other consid and 100

\*Marian st | n w s, abt 269 n 239th st, 47.8x— to 1st st, 16.10x 1st st | 148.6, Washingtonville. Catherine wife of Wm Heppenheimer an HEIR of Cajetan Boller to Wm D Miller. All title. All liens. Sept 9, 1904. Sept 7, 1907. nom

Minford pl, No 1428, e s, 125 n Jennings st, 25x100, 2-sty frame dwelling. Augusta Sauer to David Henry. Sept 5. Sept 6, 1907. 11:2977. 100

\*Matilda st, s e s, 425 n 239th st, 25x100, Washingtonville. Kate Nordmann to Joseph Keller. Mort \$4,500. Aug 27. Sept 12, 1907. other consid and 100

\*Magenta st, n s, 510 e White Plains road, 50x100 and being lots 207a and 208a, map No 426 of building lots near Williams-bridge. A Shatzkin & Sons to Francesco and Antonio Filloremo, of Brooklyn. Mort \$1,280. Sept 7. Sept 9, 1907. 100

\*Poplar st, n s, 176 e Forest st, 25x97x25x99.10. Marcus Nathan to Anna McKown, Aug 28. Sept 4, 1907. Corrects error in last issue, when description read Westchester av, s s, abt 75 w 175th st. other consid and 100

\*Poplar st, n s, abt 200 e Forest st, 25x100. Marcus Nathan to Sarah Nerenberg. Aug 15. Sept 6, 1907. other consid and 100

\*Pell pl, s e cor 243d st, 33.4x100, South Mt Vernon. Abraham Epstein to the Becker-Scaison Co. Mort \$1,000. July 5. Sept 9, 1907. other consid and 100

\*Southerly st, n s, 166.8 w Main st, 33.4x108.3, being w 1-3 of lot 12 map of property Eliz Pell on City Island. Henry Rohlfis to Alex Steinerz. Sept 5. Sept 6, 1907. other consid and 100

\*Tompkins st, e s, 425 n 152d st, 49.5x31.10x abt 80x77.9. Hudson P Rose Co to Mary M De Canio. Aug 28. Sept 11, 1907. nom

\*Tompkins st, e s, 400 n 152d st, 25x77.9x30.9x95.7. Hudson P Rose Co to Mary M De Canio. Aug 31. Sept 11, 1907. nom

\*2d st, w s, — s 224th st, and being lot 1138 map Wakefield, contains 1/4 acre. Henry L Franklin to Gabriel Marks. 1/2 part. Mort \$2,000. Aug 28. Sept 9, 1907. nom

\*4th st, s s, 249 w Av C, 50x103, Unionport. Philip Kaufman to Wm H R Hoffman. Mort \$800. Sept 6. Sept 7, 1907. other consid and 100

\*5th st, n s, 323.11 e Green lane or av, 25x100, Westchester. Release judgment. Title Guarantee and Trust Co to Isaac M Lerner. Sept 25, 1906. Sept 10, 1907. 20

\*10th st, s s, abt 108 w Tremont av, 50x108, Unionport. Wm H R Hoffmann to Philip Kaufman. Sept 6. Sept 9, 1907. nom

\*11th st, n s, 355 w Av D, 25x108, Unionport. Chas A Weber to Jacob F Gohner. Mort \$2,500. Sept 3. Sept 11, 1907. other consid and 150

136th st, No 349, old No 595, n s, 156.6 e Alexander av, 25x100, 5-sty brk tenement. Maria E Bunz and ano to William Spiegel. Mort \$14,000. Sept 12, 1907. 9:2299. other consid and 100

138th st, No 534, s s, 265.2 e Brook av, 50x100, 6-sty brk tenement and store. Release mort. Samuel J Goldsmith to Chas H Ehrenstrom. Sept 6. Sept 9, 1907. 9:2265. nom

Same property. Chas H Ehrenstrom to Morris Fisher. Mort \$48,546. Sept 3. Sept 9, 1907. 9:2265. nom

144th st, n s, 525.2 e Willis av, old line, 25x93.9x22.6x96.1, 4-sty brk tenement. Anna Carsey to Frances E Morrison. Sept 4. Sept 6, 1907. 9:2289. other consid and 100

152d st, Nos 288 and 290, s s, 200.3 (?) e Morris av, 50x117x 50x117.2, 6-sty brk tenement and store. Release judgment. Lawyers Realty Co to Garibaldi Realty and Construction Co. Aug 13. Sept 9, 1907. 9:2411. nom

164th st, n s, 192.8 e Washington av, being w 1/2 of the lot which is 52.5x199.10x41.5x199.10, vacant. Order of court ratifying and confirming report of referee and debarring all rights and claims of the defendants therein. Henry Metzinger plaintiff agt John Doe and Richard Roe as DEVISEES and HEIRS of George Albreight decd defendants. Sept 9. Sept 10, 1907. 9:-2369.

167th st, s s, 93.10 w Fox st, 20x84x20x83.9, 3-sty frame tenement. Jas C Gaffney to Geo W Ryan and Marcella his wife tenants by entirety. Mort \$8,000. Sept 10. Sept 11, 1907. 10:2717. nom

170th st, No 392, s s, abt 60 w Clay av, runs s 63.2 x e 16.8 x n 74.4 to st x w 20.1 to beginning, 2 and 3-sty frame tenement. Rosa Altieri to John F Ernst and Louisa Voepel. Mort \$4,500. Sept 10. Sept 11, 1907. 11:2782. 100

\*173d st, e s, 281 s Gleason av, 25x100. Certificate, &c, by John J Donahue EXR Mary White that he is about to sell above to Mary Connors for \$350 over and above mortgage of \$495. Sept 5. Sept 12, 1907.

\*Same property. Same to same. Mort \$495. Sept 5. Sept 12, 1907. 845

174th st, n w cor Eastburn av, 95x88.3. Eastburn av, w s, 68.3 n 173d st, 25x95. Morris av, e s, 131.7 s 174th st, 25x85. Morris av, e s, 63.3 n 174th st, 25x85. Morris av, w s, 136.7 s 174th st, 75x85 vacant. Edw L Woolf et al to Jas A Woolf, of New Rochelle, N Y. 3/4 parts. Sept 9. Sept 11, 1907. 11:2824, 2795 and 2790. other consid and 100

178th st, No 8, s s, 60 w Cedar av, or Riverview terrace, 20x98, 2-sty frame dwelling. Louis C Tiffany and ano EXRS Chas L Tiffany to Frances Meiner. July 11. Sept 10, 1907. 11:2883. 3,500

180th st, No 721, n s, 91.9 w Washington av, runs n 85.10 x w 3.2 x n 50 x w 46.9 x s 50 x w 3.2 x s 85.10 to st, x e 53.2 to beginning, 2-sty frame dwelling and 2-sty frame rear dwelling. Peter N Kotnowski to Mark Hunt. Mort \$5,000. Sept 5. Sept 9, 1907. 11:3037. other consid and 100



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- 180th st, No 579, n s, 80 e Tiebout av, 20.1x90, 3-sty frame tenement. Frank A Schorer to Jas E Delaney. Sept 10. Sept 11, 1907. 11:3143.
- 187th st, Nos 932 and 934, s s, 100 w Crescent av, 50x100, except part for Crescent av, 5-sty brk tenement and store. Simon Lesser et al to Joseph Schwarz, of Atlantic City, N. J. Mort \$48,900. Sept 7. Sept 9, 1907. 11:3074. other consid and 100
- \*214th st, n s, 200 w Tilden av, 25x100, Laconia Park. A Shatzkin & Sons to Nicholas Arace. Mort \$800. Sept 5. Sept 10, 1907. 100
- \*214th st, n s, 125 w Tilden av, 25x100, Laconia Park. A Shatzkin & Sons to Michael Girardi. Mort \$500. Sept 5. Sept 6, 1907. 100
- \*216th st, n s, 125 w Tilden av, 25x109.4, Laconia Park. Francesco P Cordone to Mary Marcon. Mort \$300. Mar 9. Sept 11, 1907. nom
- \*219th st, s s, 163.5 w 3d or Park av, 28x24.11x28x26.11. Release mort. John H Burt to Emil Wabst. Aug 13. Sept 6, 1907. nom
- \*219th st, s s, 180 e 4th av, 25x114, Wakefield. William A Skahan to Patrick and Anna M Dwyer. Sept 11. Sept 12, 1907. nom
- \*220th st, s s, 155.5 w 5th av, 25.9x114.5, Wakefield. James W Barker to Filomena Balac and Barbara Hejduk. Mort \$2,500. Sept 9. Sept 10, 1907. 100
- \*223d st, s s, 280 e 4th st, 25x114, Wakefield. Luigi Romeo to Mariano Cordovano. Mort \$600. Sept 10. Sept 11, 1907. other consid and 100
- \*223d st, s s, 305 e 4th st, 25x114, Wakefield. Oswald Sommer to Luigi Romeo. Nov 27, 1905. Rerecorded from Dec 1, 1905. Sept 11, 1907. other consid and 100
- \*226th st, n s, 175 w Paulding av, 25x109.6. A Shatzkin & Sons to Raffaele Di Pippo. Mort \$690. Sept 10. Sept 11, 1907. other consid and 100
- \*226th st, n s, 200 w Paulding av, 25x109.6. A Shatzkin & Sons to Louis Respol. Mort \$690. Sept 10. Sept 11, 1907. 100
- \*228th st, s s, 255 e Barnes av, 25x114, Wakefield. Swedish American Realty Co to Carl M Nicholson. Mort \$5,500. Aug 1. Sept 6, 1907. other consid and 100
- 235th st (Willard av), s s, 150 w Kepler av, 25x100, vacant. Geo J Lander to Geo Lander. Aug 15. Sept 9, 1907. 12:3369. other consid and 100
- 235th st, n s, 425 e Keppler av, 25x100, 2-sty frame dwelling. Dora M Schrenkeisen to Joseph P Gorman. Mort \$3,000. Sept 10. Sept 11, 1907. 12:3376. 100
- 259th st, s s, 300 e Riverdale av, 100x95, 2-sty frame dwelling and vacant. Richard Fitzgerald to Bridget wife of Richard Fitzgerald. Sept 6. Sept 7, 1907. 13:3423. nom
- Arthur av, bet 179th and 180th st and being lot 60 map property of Nathaniel Jarvis, Jr, in Upper Morrisania, 50x100, except part for av, William Edebohls et al to Louis Heim. Mort \$3,500. Sept 11, 1907. 11:3069. other consid and 100
- Arthur av, bet 179th and 180th sts, and being lot 58 same map 50x100, except part for av. Mary Ryer to same. All liens. Sept 11, 1907. 11:3069. other consid and 100
- Arthur av, bet 179th and 180th sts and being lot 59 same map, 50x100, except part for av. Wm Edebohls to same. All liens. Sept 11, 1907. 11:3069. other consid and 100
- Arthur av, bet 179th and 180th sts, and being lots 58, 59 and 60 same map, each lot 50x100, except part for av. Louis Heim to Cornelius J Behan, of Brooklyn. Mort \$19,000. Sept 11, 1907. 11:3069. other consid and 100
- Aqueduct av E, e s, 25.4 s Evelyn pl, 25.4x97.5x25x92, vacant. Arthur S Gaynor and ano EXRS, &c, Thos F Gaynor to Eliz J Wellwood. Mort \$1,700. Sept 11. Sept 12, 1907. 11:3209. 2,200
- Anderson av, w s, 246 n 164th st, 53x100, vacant. Katharine S Du Bois to Chas A Herrmann. Sept 7. Sept 11, 1907. 9:2508. nom
- \*Boston road, s e cor Grace av, 45x105.2x45x103.5. Irving Realty Co to Joseph Keller. Aug 30. Sept 10, 1907. other consid and 100
- Bainbridge av, No 2659, w s, 184.11 n 194th st, 26x73.5x26x72.5, 2-sty frame dwelling. Helen D Meyers to Samuel Wenk. Mort \$5,000. Sept 6. Sept 10, 1907. 12:3294. other consid and 100
- Briggs av, n w s, 439.8 n 194th st, 22x95.9x22x94.11, 3-sty frame dwelling. William H Wright & Son, Inc, to Eliz J McDonnell. Mort \$6,000. Correction deed. July 10. Sept 10, 1907. 12:3300. other consid and 100
- Briggs av, No 2666, e s, 238.2 n 194th st, 22.8x75.10x22.7x74.11, 2-sty frame dwelling. William H Wright & Son Inc, a corp, to Nathaniel B Sawyer and Anna M his wife, tenants by entirety. Mort \$4,000. Sept 7. Sept 9, 1907. 12:3294. other consid and 100
- Boston road, No 1444, s s, 119.5 e Prospect av, 25x90, 4-sty brk tenement and store. CONTRACT. Gertrude C Wright with Henry C Ahrens. Mort \$15,000. Aug 7. Sept 11, 1907. 11:2963. 21,500
- Brook av, No 1362, e s, 195 s 170th st, 24.6x100, 4-sty brk tenement. Zerline Stein to Jonas Weil. Mort \$10,750. June 5. Sept 12, 1907. 11:2894. other consid and 100
- \*Burdett av, s s, 500 w Ft Schuyler road, 25x100x25x—. Nathan Postal to George Rueckel. Sept 5. Sept 7, 1907. nom
- Brook av, Nos 898 to 902 | s e cor 162d st, 124.11x83.1x104.1x141.5, 162d st | two 2-sty frame dwellings and 1-sty frame building and vacant and 1-sty frame store. Samuel Grod-ginsky to Isaac Haft. 1-3 part. Mort \$33,300 and all liens. Sept 5. Sept 6, 1907. 9:2366. other consid and 100
- \*Bear Swamp road, s s, 63.3 e Cruger st, 63.3x74x50x113.3. Frank A Becker to Jennie Arnold. Aug 8. Sept 6, 1907. nom
- \*Castle Hill av (Av C), s e cor Story av (3d st), 54.3x105, Unionport. Thos J Kerr to Wm H Brady. Mort \$1,200. Aug 17. Sept 9, 1907. other consid and 100
- Crimmins av, n e cor Oak terrace, 100x86, vacant.
- Crimmins av, s e cor Oak terrace, 100x61.5, vacant. Mort on two parcels above \$20,500.
- Crotona av, e s, 440 n 183d st, 20x100, vacant. Mort \$6,750. John O'Leary to Lorenz Weiher. Sept 5. Sept 7, 1907. 10:2555 11:3102. other consid and 1,000
- \*De Milt av, s s and extending to Bronx River and distant 25 w of right of way of N Y & Harlem R R, runs s — to n line on map of Washingtonville, x w — to c l Bronx River, x — to said av, x e — to beginning. Francis K Stevens to Wm D Miller. B & S and C a G. Sept 28, 1905. Sept 7, 1907. other consid and 100
- \*De Milt av, n s, 68.2 e Pell pl, 34.1x70x33.4x—. South Mt Vernon. Walter B Dixon to Wm T Mapes. Aug 31. Sept 11, 1907. other consid and 100
- \*Eastchester road, e s, 247 n Boston Post road, 25x103.9x25x—. Lillie Dallin to Kath A McCrain. Mort \$550. Sept 5. Sept 9, 1907. other consid and 100
- Findlay av | n w cor 166th st, runs w 200 to e s College av, x College av | n 350 x e 100.2 x s 50 x e 100.2 to w s Findlay av, 166th st | x s 300 to beginning. J C Lyons Building and Operating Co to Star Holding Co. Sept 4. Sept 6, 1907. 9:2434. other consid and 100
- Fulton av | n w cor Wendover av, 42.9x100x28.3x101, 5-sty Wendover av | brk tenement. Annita De Feo to Michael A De Feo. Mort \$41,000. Nov 3, 1905. Sept 11, 1907. 11:2929. 100
- \*Glebe av, e s, 101.11 s Lyon av, 25.5x115.9x26.9x107.8, Westchester. Joseph Plante et al to Margaretha E Stickle. Mort \$3,500. Aug 31. Sept 9, 1907. other consid and 100
- Grand Boulevard and Concourse, s e s, 104.10 s w Eastburn av, runs s w 147.8 x e 81.6 x n 25 x e 20 x n 82.4 to beginning. Eastburn av, w s, 176.7 s Grand Boulevard and Concourse, 75x95. Morris av, e s, 46.5 s Grand Boulevard and Concourse, 50x85. Morris av, w s, 75 n 174th st, 50x101.6. 174th st, n s, 101.6 w Morris av, 50x108.7x60.5x75.4, vacant. James A Woolf et al to Edw L Woolf, of Portchester, N. Y. ¼ parts. Sept 9. Sept 11, 1907. 11:2795 and 2825. other consid and 100
- \*Harrington av, s s, 145.6 e Fort Schuyler road, 25x124.6x25.2x 127. Emile Coletti to Marie C Simindinger. Sept 10. Sept 11, 1907. nom
- Hoe av, s w cor Freeman st, 50x100, vacant. Margt M Heydt nee Sullivan to Timothy P Sullivan. Aug 15. Sept 11, 1907. 11:2979. nom
- \*Hilton av, n s, 100 w Deane pl, 50x100, Westchester. Marcus Nathan to Philip Klein. Mort \$1,000. Sept 5. Sept 6, 1907. other consid and 100
- \*Hobart av, w s, 225 s Waterbury av, 50x100. Hudson P Rose Co to Filippo Pagliaro. Sept 7. Sept 10, 1907. nom
- Hughes av (Frederick st), e s, bet 189th st and Pelham av and being lot 204 map S Cambreling et al at Fordham, 25x87.6. Gaetano or Gaetano Ambriola to Maria G wife of Gaetano Ambriola. All liens. Sept 9. Sept 10, 1907. 11:3078. nom
- Hughes av, No 2173, w s, 66.11 s 182d st, 24x95, 2-sty frame dwelling. Max Davidson to Nicola Strazza. Mort \$4,000. Sept 7. Sept 9, 1907. 11:3070. nom
- Intervale av, w s, 193.10 n Westchester av, 50x100, vacant. Maurice Frankel to Annie Lomax. Mort \$6,500. Aug 30. Sept 7, 1907. 10:2699. other consid and 100
- Jackson av, No 1024, e s, 109.4 n 165th st, runs e 87.6 x n 13.9 x w 11.9 x n 5.6 x w 75.9 to av, x s 19.3 to beginning, 3-sty frame tenement. Emma wife of Henry Buhler to Herman Frohlich. Mort \$6,500. Sept 10. Sept 12, 1907. 10:2650. other consid and 100
- Jerome av, late Central or Lexington av | n e cor Cameron pl, late Cameron pl | Elizabeth st, 125x100, vacant. Richard B Cushion to Richard B Cushion EXR of R Cushion, late of Rye, N Y. All liens. Aug 1, 1905. Sept 9, 1907. 11:3186. 15,000
- \*Kinsella av, s s, 251.4 w Bronxdale road, 25x100, Westchester. Nora Ryan to Emil and Emily Hummelt. Sept 9, 1907. Mort \$1,600. other consid and 100
- Longwood av, n s, 325.7 e Barry st, late Leggett av, 50.1x91.1x50 x88.1, vacant. Menotti Lanzillotti to Nicholas D Clements. Mort \$2,500. Sept 5. Sept 7, 1907. 10:2737. nom
- Longfellow av, No 1918, late Division st, e s, abt 35 n Rodman pl, deed reads at north cor of the building called Patent Yellow, and being lot 26 map Wm Crowther, 25x100, except part for Longfellow st, 2-sty frame dwelling. Lillian J Hertz to Margt A Hunt. Mort \$3,000. Sept 5. Sept 6, 1907. 11:3016. nom
- \*Muliner av, n s, 425 e Lydig av, 25x100. Fidelity Development Co to Chas W Geddes. Aug 24. Sept 10, 1907. other consid and 100
- \*McGraw av, n s, 50 e Cottage Grove av, 25x100. Chas C Watkins, Jr, to Mary McCarthy. B & S All liens. Sept 6. Sept 10, 1907. 100
- Morris av, e s, 68.3 n 173d st, 100x85.
- Morris av, w s, 11.11 s Grand Boulevard and Concourse, runs s 138.2 x w 116.4 x n 24.7 x n e 156.7 x e 11.3 to beginning. Morris av, w s, 150 n 174th st, 75x111.2x75.4x103.2, vacant. Edw T Woolf et al to Eugene T Woolf, of Chappaqua, N. Y. ¼ parts. Sept 9. Sept 11, 1907. 11:2794 and 2825. other consid and 100
- Morris av, e s, 88.3 n 174th st, 75x85.
- Morris av, e s, 263.3 n 174th st, 75x85.
- Eden av, e s, 81.7 s 174th st, 150x95, vacant. Edw L Woolf et al to L Estelle Corner, of New Rochelle, N. Y. ¼ parts. Sept 9. Sept 11, 1907. 11:2795 and 2824. other consid and 100
- Mapes av, old s e s, 242.11 n e Tremont av, 47x150.2, except part for av, 2-sty frame dwelling. Abraham Schnitzler to Joseph Diamond. Mort \$5,000. Sept 5. Sept 6, 1907. 11:3107. other consid and 100
- \*Neil av, s e cor Muliner av, 25.6x63.7x51.9x75.6, Bankers Realty and Security Co to Solomon Beringer. Mort \$1,700. Aug 30. Sept 12, 1907. nom
- \*Middletown road, s s, 200 w Mapes av, lots 29 and 30, 50.3x112.5 50x115, Westchester. Chas F Stein to Albert Kuhnemuth. Sept 10. Sept 11, 1907. other consid and 100
- \*Middletown road, s s, 200 w Mapes av, 50.3x112.5x50x115, Westchester. Release mort. Annie R Daily to Chas F Stein. Sept 10. Sept 11, 1907. nom

# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

- \*Pilgrim av, w s, 200 s Tremont road, 50x100. Frank S Beavis to Frank M Abbott. Mort \$550. Aug 15. Sept 10, 1907. other consid and 100
- Prospect av, No 740, e s, 25 s 156th st, 18.9x90, 2-sty brk dwelling. Erich von Eschwege to Simon and Irma E Lustgarten. Mort \$5,500. Sept 5. Sept 6, 1907. 10:2687. nom
- \*Pilgrim av, e s, 75 n Mildred pl, 25x100. Chas H Stumpf to Leon Hublitz. Mort \$1,750. Sept 6. Sept 9, 1907. other consid and 100
- Park av, No 4590 n e cor 185th st, 100x100, two 5-sty brk tenement, stores on av. Chelsea Realty Co to Apartment Realty Co. Mort \$122,000. Sept 10. Sept 11, 1907. 11:3039. other consid and 100
- Prospect av, No 1032, e s, abt 160 n 165th st, 16.8x100, except part for av, 3-sty frame dwelling. Jeanie S Timpson to Wm V Kiehle. Sept 10. Sept 11, 1907. 10:2691. other consid and 100
- \*Public road, in Village Westchester leading across Westchester Creek, n s, 40 e from s cor land Chas H Sherwood, runs n e 100 x s e 20 x s 100 to road, x w 30 to beginning. Wm E Ferris EXR Jennie B Ferris to Geo T Davis. Sept 10, 1907. 8,000
- \*Robin av, e s, 175 n Tremont road, 25x100. Helen B Younkin to William Burrows. Mort \$710. Sept 5. Sept 9, 1907. other consid and 100
- Ryer av, w s, 202.11 n 181st st, strip, 0.6x94.3x0.5x97.2. Jos E Butterworth to Richard Keil. Q C. Sept 4. Sept 11, 1907. 11:3157. nom
- Same property. Jennie Clinton et al to same. Q C. All title. All liens. Aug 26. Sept 11, 1907. 11:3157. 100
- Same property. Maria Henry et al to same. Q C. Aug 16. Sept 11, 1907. 11:3157. 100
- \*Rosedale av, e s, 50 n Merrill st, 25x100, 2-sty frame dwelling. Mary M De Canio to Lyman W Divine. Mort \$1,500. June 21. Sept 6, 1907. nom
- \*St Lawrence av, w s, 25 n Merrill st, 50x100, 2-sty frame dwelling and vacant. Frederick C Hamann et al to Sarah Spero. Mort \$3,000. Aug 30. Sept 7, 1907. nom
- \*St Lawrence av, n w cor Merrill st, 25x100. Louis F Hamann to Sarah Spero. Mort \$1,500. Aug 30. Sept 7, 1907. nom
- Sheridan av n w cor 161st st, 114.9x99.11x115.7x99.11, vacant. 161st st. Mort \$8,550.
- Grand Boulevard and Concourse, s e cor 162d st, 118.5x99.11x117.4x100, vacant. Mort \$11,250.
- Joseph H Morris to Herman Joveshof. Sept 10. Sept 12, 1907. other consid and 100
- St Anns av, No 356, e s, 300.4 n 141st st, 25x90, 4-sty brk tenement. Jacob Laux to Eliz Laux. All title. Mort \$7,500. July 24. Sept 12, 1907. 10:2556. other consid and 100
- Sedgwick av, w s, — n 229th st and 175 s land Horace B Clafin, 226.1x126.3x208x125. Mort \$16,000.
- Nathalie av, e s, — n 229th st and 200 s land conveyed by Nathaniel P Bailey to Saml W Fairchild Jan 20, 1893, 193.7x101 x208x100. Mort \$6,000.
- Nathalie av, w s, — n 229th st and at n line lands Tecca N Reed, 289.9x118.1x286.1x123.8. Mort \$8,000.
- Heath av, e s, — n 229th st and at n line land Tecca N Reed, 283.1x100.7x286.1x103.8. Mort \$8,500.
- Heath av, w s, — n 229th st, and at n line land Tecca N Reed, 279.3x100.7x277x100.7. Mort \$10,500.
- Bailey av, e s, — n 229th st, and at n line land Tecca N Reed, 274.4x101.3x277x100.7, Kingsbridge. Mort \$20,000.
- Isidor Blumenkrohn to Ida Blumenkrohn. ¼ part. Sept 10, 1907. 12:3253, 3256, 3260. other consid and 100
- St Anns av, No 345, w s, 50 s 142d st, 25x98.10x25x99.5.
- St Anns av, No 347, w s, 25 s 142d st, 25x99.5x25x100, two 5-sty brk tenements.
- Philip H Eichler et al to Jacob Quattlander. Mort \$14,000 on No 345. July 29. Sept 9, 1907. 9:2268. other consid and 100
- Southern Boulevard, or 200th st, s s, 30.7 w Bainbridge av, 50x100, 2-sty frame dwelling. Matilda B Toussaint to Cath A Weiner. Mort \$11,000. Sept 9, 1907. 12:3297. other consid and 100
- Trinity av, No 526, s e s, 196 s w 149th st, 17.10x109, 3-sty frame tenement. Julius H Haas to Henry C Niedenstein. Mort \$5,500. Sept 3. Sept 9, 1907. 10:2557. other consid and 100
- Tremont av, s e cor Marmion av, 20.10x100x21x100.
- Elsmere pl, n e cor Marmion av, 21.3x100x21x100, vacant.
- Jere C Lyons to C Edwin Deppeler. Sept 4. Sept 6, 1907. 11:2960. other consid and 100
- Topping av, No 1752, e s, 250 n 174th st, 25x95, 3-sty brk tenement. Mary E Kelley to Thos A Kiernan. Mort \$16,000. Aug 28. Sept 7, 1907. 11:2799. other consid and 100
- Valentine av, No 2969, n s, 167.6 e Southern Boulevard or 200th st, 25x125, 2-sty frame dwelling. Wm C Bergen to Maria Smith. Mort \$6,000. Sept 4. Sept 6, 1907. 12:3306. other consid and 100
- Washington av, No 1017, w s, 100 s 165th st, 25x100, 3-sty frame tenement and store. Mort \$5,600.
- Washington av, No 1023, n w s, 75 s w 165th st, 25x97x25x99, 3-sty frame tenement and store. Mort \$4,000.
- Gussie Englander to Mary McCarthy. July 27. Sept 10, 1907. 9:2386. 100
- \*Westchester av, late Road to Harlem, s e s, at s w s Ferris pl, runs s w along road, 50 x s e 50.11 x n e 97.10 to Ferris pl, x n w 90.2 to beginning, except part for Westchester av, Westchester. Abraham Piser to Jacob G Breunich. Mort \$4,000. Sept 6. Sept 7, 1907. other consid and 100
- Weeks av, Nos 1729 and 1731, late Clinton av, w s, 51 n 174th st, 50x100, except part for Weeks av, two 2-sty frame dwellings.
- Catherine Reiss to Owen T Martin. Sept 6. Sept 7, 1907. 11:2796. other consid and 100
- Weeks av, No 1731, late Clinton av, w s, 76 n 174th st, 25x100, except part for Weeks av, 2-sty frame dwelling. Owen T Martin to Daniel and Catherine McGeehan. Mort \$5,000 on this and adj 25 ft. Sept 6. Sept 7, 1907. 11:2796.
- Washington av, No 1384, e s, 108 s 170th st, 25x126.5x25x127.2, 4-sty brk tenement. Release mort. Mutual Life Ins Co of N Y to John C Cook. Sept 9. Sept 12, 1907. 11:2910. 2,500
- \*White Plains road, n e cor 223d st, 114x80, Wakefield, except part for road. Richard R Maslen to Burchard Arens. Mort \$7,000. Sept 5. Sept 11, 1907. other consid and 100
- \*White Plains road, s e cor 212th st, 100.4x33.5x100x25.4, Williamsbridge. Richard R Maslen et al to Burchard Arens. Sept 10. Sept 11, 1907. other consid and 100
- Washington av, e s, 199.9 n 169th st, 51.2x109x51.3x105.5, vacant. FORECLOS, Aug 7, 1907. Chas J Leslie ref to Abraham H Levy and Joseph C and Jacob B Engel. Mort \$4,350. Sept 6, 1907. 11:2910. 4,350.
- Woody Crest av, w s, 80.7 n 162d st, 25.2x109.3x25x106.2, 2-sty frame dwelling. Gertrude B Martin to Margt M Cole. Aug 22. Sept 6, 1907. 9:2511. other consid and 100
- \*White Plains road, w s, abt 209 n 239th st, 26.1x133x25x134.2, Washingtonville, expert part for White Plains rd. Anna H Silverman to Ella Bathrick. Q C. May 22, 1903. Sept 7, 1907. nom
- \*Same property. Adele Judd et al INDIVID and ADMRX Henry M Silverman to same. B & S and C a G. June 27, 1903. Sept 7, 1907. nom
- Washington av, No 1457, w s, 362.6 s old 9th st, now 171st st, 18.9x150, except part for av, 3-sty frame tenement. Edward Fitzgerald to John M Eames. Mort \$6,000. Sept 6, 1907. 11:2902. other consid and 100
- Washington av, Nos 1532 and 1534, e s, 94.10 s Wendover av, 50x100.
- Washington av, Nos 1528 and 1530, e s, 200 n 171st st, 50x150, two 6-sty brk tenements, stores in Nos 1532 and 1534. Isaac Haft et al to Benjamin Silverman. Mort \$65,000. Sept 5. Sept 7, 1907. 11:2912. other consid and 100
- Washington av, Nos 1532 and 1534, e s, 94.10 s Wendover av, 50x100, 6-sty brk tenement and stores. Benjamin Silverman to Samuel Grodinsky. Mort \$30,000. Sept 5. Sept 7, 1907. 11:2912. other consid and 100
- Washington av, Nos 1528 and 1530, e s, 200 n 171st st, 50x150, 6-sty brk tenement. Benjamin Silverman to Samuel Williams. Mort \$35,000. Sept 5. Sept 7, 1907. 11:2912. other consid and 100
- Walton av, No 945, n w s, 398.7 s w 164th st, runs n w 75.2 thence to left 47.2, thence to right 18.6 x s w 22.11 x s e 125.1 to av x n e 60 to beginning, 3-sty frame dwelling and 2-sty frame stable and vacant. Xavier Dietlin EXR Eliza Bigot to Geo K Martin. Mort \$7,500. Sept 7. Sept 9, 1907. 9:2476. 16,000
- \*Westchester av, s s, abt 75 w 175th st, 25x97x25x99.10. Marcus Nathan to Anna McKown. Aug 28. Sept 4, 1907. This deed appeared in last week's issue, but the location of the property is wrong, and should be Poplar st, n s, 176 e Forest st; see Poplar st, this week's issue; also mortgage, McGown, Anna to Marcus Nathan, in Bronx Mortgages.
- \*White Plains road, e s, 225 n Locust av, 26.5x101.4x—x100. Elm st, n w cor Locust av, 217x100x abt 235x101.4. Elm st, s w cor Locust av, 200x75. Sound Realty Co to Bronxwood Realty Co. All liens. Sept 4. Sept 11, 1907. nom
- \*1st av, w s, 300 s 1st st, runs w 348 to Bronx River x s and e along river 608.6 to 1st av x n 318 to beginning, Olinville, except parts for st and River. Joseph Marcus et al to Oscar Johnson, of Mt Vernon, N Y. All title. All liens. Sept 7. Sept 9, 1907. other consid and 100
- \*Lot 109 amended map (No 1038) of Bronxwood Park. Release mort. Filomena Cipolla to Bronxwood Realty Co. Aug 26. Sept 12, 1907. nom
- \*Lots 70 to 77 map of 126 lots, being a subdivision of plot 23 on Classon Point map. Hudson P Rose Co to Mary M De Canio. Aug 28. Sept 11, 1907. nom
- \*Lots 52, 100 and 101 amended map (No 1038) of Bronxwood Park. Alfred A Taft to The Bronxwood Realty Co. B & S. All liens. Mar 11. Sept 11, 1907. nom
- Lots 65, 66 and 67 map No 917 Bronxwood Park, same map. Lily L wife Geo P Shirmer to same. Mort \$2,200. Aug 31. Sept 11, 1907. nom
- \*Lot 82 same map. Geo P Shirmer et al to same. Aug 26. Sept 11, 1907. nom
- \*Lot 68 same map. Release mort. Herman F Epple to same. Aug 27. Sept 11, 1907. 500
- \*Lots 53 and 64 same map. Release mort. Emma L Shirmer to same. Sept 9. Sept 11, 1907. 500
- \*Lots 8 and 9 same map. Hudson P Rose Co to Mary M De Canio. Aug 29. Sept 11, 1907. nom
- \*Lots 9, 10 and 12 to 17 block 15. Lots 10 to 14 and 19 and 20 block 24, map of Pelham Park, except parts for sts. Marie True to Bronxwood Realty Co. Mort \$1,180 and all liens. Sept 5. Sept 6, 1907. other consid and 100
- \*Lot 228 map Section 4, St Raymond Park. Mary M De Canio to Frank Gregor and Frank Gregor, Jr. Mort \$3,600. Sept 4. Sept 6, 1907. other consid and 100

# NON-CRAZING TILE

**Mart & Lawton**  
1123 Broadway  
New York, N. Y.

**"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."**

**FRONT ENAMELED AND BRICKS**

**GENUINE "HARVARD" FREDENBURG & LOUNSBURY**

**ROSENDALE CEMENT**

**289 FOURTH AVENUE, Corner 22d Street NEW YORK**

\*Lots 437 and 438 map Washingtonville, 65x152x—x158 s w s. Westchester av, s w s, lot 352 same map 48.5x103.3. Marion st, n w s, lots 355 and 356 same map 68.10x145.3. Catherine st, s e s, lot 237 and gore N 81x100x93.6x—, s w s. Marion st, s e s, gore lot R same map 39.6x100x55x—. Catherine st, n w s, gore lot Q same map, 25x—x5x100, n e s. Harry H Donnelly to Frances C Donnelly. All title. May 5, 1902. Sept 7, 1907. nom

Part lot 28 block 8 map Sections A & B of North New York. Release assignment of rents recorded Nov 20, 1906. London Realty Co to Emma F Tierney. Sept 4. Sept 6, 1907. 9:2303. 375

Part lot 28 block 8 map Secs A and B of North N Y. Release assignment of rents recorded Mar 12, 1907. Same to same. Sept 4. Sept 6, 1907. 9:2303. 375

Plot begins 556.3 n from c l proposed Eastern Boulevard and 360 e from e s lands N Y, N H & H R R Co, runs n 150 x e 110 x s 201.4 x n w 121.5 to beginning, contains 19,324 sq ft. Release mort. East Bay Land & Impt Co to Jacob Leitner. Sept 5, Sept 6, 1907. 10:2606. nom

Plot 100 w Sedgwick av and abt 370 n 176th st, deed read begins at n w cor of land conveyed to Kalle by Schrader, runs w 23.7 x s 50 to point 127.2 w Sedgwick av, x e 27.2 x n 50 to beginning, with all title which party 1st part owns between n and s lines between other lands to the east now owned by said Kalle up to east side or line of the railroads to the west, being lot 156 block 2882 on tax map. Hermann H Cammann EXR & Lewis G Morris to Chas F Kalle. 1/2 part. Q C. Aug 26, Sept 9, 1907. 11:2882. 375

Same property. Fordham Morris to same. 1/2 part. Q C. Aug 21. Sept 9, 1907. 11:2882. nom

80th st, No 177 East, all. Chas B Gumb to Pauline Bauer; 3 yrs, from May 1, 1907. Sept 7, 1907. 5:1509... 1,200

87th st, Nos 211 and 213, n s, 63 e Broadway, 37x77. Assign lease. Stephen Kjeldsen to Franklin Automobile Co of Syracuse, N Y. Sept 9. Sept 12, 1907. 4:1235... 5,800

115th st, No 312 East. Bill of sale. Assign lease, &c. Pietro Armentano to William Zoll. Aug 14. Sept 6, 1907. 6:1686. nom

116th st, No 105 West, store, &c. Simon E Bernheimer and ano to Edward Anrig; 10 years, from May 1, 1907. Sept 12, 1907. 7:1901... 2,500

118th st, No 232 East. Surrender lease. Ideal Storage and Auction House to Mary McCarthy. All title. Sept 7. Sept 10, 1907. 6:1667... nom

121st st, Nos 413 to 421 East, ground floor in rear building 79x45. Chas A Wilson to Abraham Levin et al, from Nov 1, 1907, to Jan 1, 1916. Sept 7, 1907. 6:1809... 660

121st st, No 245 East. Assign lease. Jacob Haltzer to Rosa Haltzer. Sept 3. Sept 6, 1907. 6:1786... nom

161st st, No 575 West, all. Regina De Buck Robinson to John P Butler; 1 year, from Oct 1, 1907. Sept 11, 1907. 8:2120... 1,100

Amsterdam av, No 508, north store. Frank A Jaeger to A Goldberg; 5 years, from June 1, 1907. Sept 7, 1907. 4:1232... 900

Amsterdam av, No 1875, all. Theresa C Bull to Henry L Bantelman; 2 years, from May 1, 1908. Sept 11, 1907. 7:2067... 1,200

Av B, No 200. Cancellation of lease. Gottlob F Jaissle with John Fuhrmann firm Fuhrmann & Co. Aug 19. Sept 11, 1907. 2:406... nom

Broadway, w s 37 s Manhattan st, 11x53, store and basement. Charter Construction Co to Henry Sterling; 5 years, from Jan 1, 1908. Sept 10, 1907. 7:1995... 1,200

Broadway, s w cor Manhattan st, store, &c. Charter Construction Co to Michaly J and Dominick J Gilhuly, firm of Gilhuly Bros; 10 years, from Jan 1, 1908. Sept 10, 1907. 7:1995... 4,500 and 5,000

Broadway | s w cor 127th st. Assign lease. H Koehler & Co to John J Kennedy. Sept 5. Sept 10, 1907. 7:1993... nom

Broadway, No 3141, n w cor 125th st, store, &c. Louis A Koelsch and ano to Diedrich Brand; 5 years, from Oct 1, 1907. Sept 10, 1907. 7:1993... 900 and 960

Broadway, No 1548, 1st upper floor. Maison Louie to Dora Maxon et al; from Oct 1, 1907, to May 1, 1910. Sept 12, 1907. 3:998... 1,000

Broadway, No 1565, 1st and 2d lofts. Harry Levey to Jan Bun and Wong Wing; 4 years, from May 1, 1907. Sept 12, 1907. 4:1018... 2,000

Broadway, s e cor 143d st, 5th store from 143d st. C M Silverman & Son to George Baehre and ano; 5 years, from Oct 15, 1907. Sept 7, 1907. 7:2074... \$1,400 to 1,700

Broadway, No 3167. Assign lease. John J Kennedy to Davis J Marshall. Sept 5. Sept 11, 1907. 7:1993... nom

Same property. Reassign lease. Davies J Marshall to John J Kennedy. Sept 6. Sept 11, 1907. 7:1993... nom

Broadway, No 812, store, basement and sub basement. Joseph L Graf and ano to Bertha Shackman; 3 7-12 years, from July 1, 1904. Sept 11, 1907. 2:557... 3,600 to 4,500

Same property. Extension of lease for 5 years, from Feb 1, 1908, at \$4,800 per year. Same to same. Sept 3. Sept 11, 1907. 2:557... nom

Broadway | United States Realty Building, part of basement. Number One Hundred and Eleven Broadway, a corpn, to Trinity pl Franklin B Basford and John Glenn firm of Basford Thames st | & Glenn; from May 1, 1907, to May 1, 1912. Sept 9, 1907. 1:50... 6,000

Columbus av, No 721. Assign lease. John Wieben and ano to William Oehmke. Sept 6. Sept 11, 1907. 4:1209... nom

Lenox av, No 482, south store. Frank Malatzky to Henry Dietz; 3 years, from May 1, 1908. Sept 7, 1907. 6:1732... 996

Park row, Nos 31 and 32, north store and entire basement. Max Goldstine to Charles Furthmann, of Harrison, N Y; 9 4-12 years, from Jan 1, 1907. Jan 1, 1907. Sept 11, 1907. 1:90... 11,000

Same property. Cancellation of lease dated Feb 16, 1906, and recorded June 27, 1906. Charles Furthmann with Max Goldstine. All title. Jan 1, 1907. Sept 11, 1907. 1:90... nom

Same property. Assign lease. Gustave Hilbert to Charles Furthmann. Nov 17, 1906. Sept 11, 1907. 1:90... nom

1st av, Nos 193 and 195. Surrender lease. Jacob Rosenwasser to Louis Kalisky. Sept 6. Sept 11, 1907. 2:453... nom

1st av, Nos 193 and 195. General release, especially as to lease. Louis Kalisky to Jacob Rosenwasser. Sept 6. Sept 7, 1907. 2:453... 100

1st av, Nos 1945 and 1947, north store. Astredi Pardi et al to William Zoubkoff and ano; 3 years, from Sept 1, 1907. Sept 9, 1907. 6:1671... 360 and 390

1st av, No 222. Assign lease. Paolo Castrovinci and ano to Consumers Brewing Co. Sept 6. Sept 12, 1907. 2:441... nom

2d av, No 547, store, &c. David Brenner to Henry P Willms; 5 years, from Sept 1, 1907. Sept 6, 1907. 3:936... 1,248

2d av, No 1496. Assign lease. Geo Deffaa to Josef Lang. Sept 6. Sept 7, 1907. 5:1452... nom

Same property. Consent to assign lease. John F Ward to Geo Deffaa. Sept 6. Sept 7, 1907. 5:1452... nom

2d av, No 324. Assign lease. Netti Horowitz to Christine Nopol. Sept 9. Sept 10, 1907. 3:924... nom

3d av, Nos 953 and 955, north store, &c. Fritz Handrich & Sons, a corpn, to John F Rousar; 3 11-12 years, from May 27, 1907. Sept 10, 1907. 5:1331... 1,800

3d av, No 134, store, &c. Josephine Buchignani to Charles Thaler; 9 months, from Aug 1, 1907; 5 years renewal at \$1,850. Sept 7, 1907. 3:870... 1,800

**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.)

September 6, 7, 9, 10, 11 and 12.

**BOROUGH OF MANHATTAN.**

Ann st, No 19, n w cor Theatre alley. Assign lease. Frederick Weierman to William Zoll. Sept 6, 1907. 1:90... nom

Beaver st, No 3. Agreement cancelling lease. Geo F Lockwood with Thos F Foley. Sept 10. Sept 11, 1907. 1:22... nom

Cherry st, No 106, store, &c. Michael A Rofrano to Joseph Carpineto; 5 years, from May 1, 1907. Sept 12, 1907. 1:252... 900

Same property. Assign lease. Joseph Carpineto to Consumers Brewing Co. Sept 5. Sept 12, 1907. 1:252... nom

Chrystie st, No 203, north store. Morris Goldberg and ano to Frank Sigismond; from Aug 1, 1907, to May 1, 1912. Sept 12, 1907. 2:426... 468 and 540

Same property. Assign lease. Frank Sigismond to Consumers Brewing Co. Aug 15. Sept 12, 1907. 2:426... nom

Exterior st, s e s, at c l blk bet 23d and 24th sts, runs n abt 49.4 to s s lot 927 on map Clement C Moore x e — to w s lot 929 x s 49.4 x w 52.7 to beginning... 24th st, s e cor Exterior st, runs e 75.3 x s 24.8 x w — to st x n abt 24.8 to beginning... 24th st, s s, 325 w 11th av, 25x98.9... Consent to sub-let leasehold premises. Kath T Moore to Eagle Tube Co. Aug 1, 1906. Sept 6, 1907. 3:669... 1,700 and 1,800

Fulton st, No 176, 25x77, all. Caroline B Sellow to the "Childs Company;" 21 years, from May 1, 1908. Sept 7, 1907. 1:80... taxes, &c, and \$6,500 to \$9,500

Lewis st, No 76, all. Adolph Sandrowitz and ano to Aaron Franklin; 3 years, from Aug 1, 1907. Sept 6, 1907. 2:329... 4,212

Warren st, No 11, front part of basement. Chas A Strom to Frank Milano; 2 1/2 years, from June 1, 1907. Sept 11, 1907. 1:134... 480

Water st, No 535 | s w cor Jefferson st, corner store. Joseph Jefferson st, No 82 | Spector and ano to Chas McGovern and ano; 5 years, from Mar 15, 1907. Sept 10, 1907. 1:247... 780

10th st, No 87 East, all. Chas G Huntemann and ano to Sophie Pfaffli; 10 years, from Oct 1, 1907. Sept 9, 1907. 2:556... 1,700 and 1,800

15th st, No 515 East, all. Eliza Caruso to Antonio May; 3 yrs, from Oct 1, 1907. Sept 9, 1907. 3:973... 2,664

15th st, No 34 West, store and basement. Joseph Quinn to A B Andrews Co; 3 years, from Feb 1, 1908. Sept 11, 1907. 3:816... 2,000

24th st, s s, 250 w 11th av, 75x98.9. Consent to sub let leasehold premises. Clement C Moore to Eagle Tube Co. July 20, 1906. Sept 6, 1907. 3:669... 24th st, s s, 350 w 11th av, runs s 98.9 x w 50 x n 49.4 x w — to e s Exterior st x n abt 24.8 x e — to w s lot 929 on map C C Moore x n 24.8 to s s 24th st x e 50 to beginning... 24th st, s s, 225 w 11th av, 25x98.8... Consent to sub-let leasehold premises. Casimir de R Moore to Eagle Tube Co. July 20, 1906. Sept 6, 1907. 3:669... 34th st E, Nos 2 to 6, s s, 100 e 5th av, 52.11x98.9, all. Wm W Astor to Improved Property Holding Co of N Y.; from Sept 1, 1907, to May 1, 1926. Sept 12, 1907; with privilege of three renewals, each of 20 years. 3:863... taxes, &c, and 21,192.67

58th st, Nos 540 to 550 West, east and west sections as divided off ground floor; also the yard and driveway. Jefferson Real Estate Co to Walter H Stearns; 5 years, from May 1, 1907. Sept 9, 1907. 4:1086... 2,800

# DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

**E. THIELE, Sole Agent,  
99 John St., New York.**

3d av, No 955 | portion of basement, &c. John F Rousar  
55th st, No 203 East | to Wm W Knabe, of N Y and Henry Bock,  
of Fort Lee, N J; 4 years, from April 27, 1907. Sept 10 1907.  
5:1331..... 600  
7th av, No 827, store, &c. Emma H Wenning and ano to Her-  
man Blendermann; 3 years, from Oct 1, 1907. Sept 10, 1907.  
4:1006.....2,400  
8th av, No 225, all. Cath M Woodward et al HEIRS, &c. Elizabeth  
Woodward to Chas H Drake; 5 years, from May 1, 1907. Sept 11,  
1907. 3:745.....2,000  
8th av, No 2692. Assign lease. Frederick Koster to Peter Kin-  
ning. Sept 3. Sept 9, 1907. 7:2029.....nom  
8th av, No 2591, cor store and flat above. Wm Buhler to Fred-  
erick Neus; 5 years, from May 1, 1906. Rerecorded from Sept  
29, 1904. Sept 9, 1907. 7:2041.....2,000  
Same property. Assign lease. Frederick Neus to Joseph Wan-  
nop. Nov 14, 1904. Sept 9, 1907. 7:2041.....nom  
Same property. Assign lease. Joseph Wannop (with consent of  
J S Edwards) to Charles Grill. June 10, 1905. Sept 9, 1907.  
7:2041.....nom  
Same property. John S Edwards to Charles Grill; Aug 29, 1907,  
4 years renewal from May 1, 1911. Sept 9, 1907. 7:2041..2,000  
9th av, No 687, all. Home Circle Realty Corporation to M B  
Stafford; from Oct 1, 1907, to April 30, 1912. Sept 6, 1907.  
4:1057.....3,600

**BOROUGH OF THE BRONX.**

Longwood av, n w cor Hewitt pl, store. Thos C and George Edgar  
to Henry Seekamp; 2 years, from June 1, 1906. Sept 11, 1907.  
10:2689.....1,200  
Longwood av, No 1129, n w cor Barry st, 20x63, all. Margt A  
Downey to Casimir Ilg; 5 years, from Oct 1, 1907. Sept 6,  
1907. 10:2736.....600 to 900  
Westchester av, No 1022, store. American Real Estate Co to Ja-  
cob K Schwalm; 5 years, from Aug 1, 1907. Sept 10, 1907  
10:2727.....960 to 2,000  
Willis av, No 219, store, &c. Caroline M Behnken to Edw Monoh-  
an or Monahan; 5 years, from May 1, 1907. Sept 12, 1907.  
9:2299.....1,560  
Same property. Assign lease. Edw Monohan or Monahan to Con-  
sumers Brewing Co. Aug 14. Sept 12, 1907. 9:2299.....nom  
Washington av, No 2128, e s, 28 s from s w cor Washington av  
and 181st st, all. Wallace Wyand to August Vogt; 3 years, from  
Oct 1, 1907. Sept 9, 1907. 11:3047.....540  
3d av, No 2863, inside store. Chas S Levy to Melrose Amusement  
Co; 5 years, from Oct 1, 1906. Sept 9, 1907. 9:2328.....5,000  
3d av, No 2865, s w cor 150th st, cor store, 30x—. Chas S Levy  
to Enterprise Amusement Co; 3 years, from Oct 1, 1906, with  
2 years renewal. Sept 9, 1907. 9:2328.....5,000 and 6,000  
3d av, No 2777, two upper floors. Nathan Lion to Joseph Quinn  
and ano; 8 months, from Sept 1, 1907. Sept 6, 1907. 9:2327.  
.....for term 480

**MORTGAGES**

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

September 6, 7, 9, 10, 11 and 12.

**BOROUGH OF MANHATTAN.**

Adelstein, Hyman, N Y, and Abram Avrutine, of Arverne, L I, to Wilson M Powell. 111th st, Nos 212 and 214, s s, 250 w 7th av, 50x100.11. See Cons. 5 years, 5%. Sept 12, 1907. 7:1826.  
55,000

Auerbach, Pauline to Bertha Lissauer. 80th st, No 75, n s, 20 6 w Park av, 20x82.2. Sept 10, due, &c, as per bond. Sept 12, 1907. 5:1492. 25,000  
Afro-American Realty Co to Dwight McDonald and ano. 149th st, No 303, n s, 80 w 8th av, 20x99.11; 150th st, No 302, s s, 80 w 8th av, 20x99.11; 136th st, No 30, s s, 410 e Lenox av, 37.6x 99.11. Prior mort \$—, May 27, due, &c, as per bond. Sept 12, 1907. 7:2035, 6:1733. 2,600  
Same to same. Same property. Certificate as to above mort. Sept 12, 1907. 7:2035, 6:1733.  
Akeley, Ora E to Gideon E Fountain. 100th st, No 243, n s, 125 e West End av, 15x100.11. P M. Sept 9, 3 years, 4½%. Sept 10, 1907. 7:1872. 10,000  
Applegarth, Thos M to BOWERY SAVINGS BANK. 30th st, No 19, n s, 325 w 5th av, 25x98.9. Aug 31, 3 yrs, 4½%. Sept 10, 1907. 3:832. 60,000  
A B C Realty Co to Aaron Simon. 1st av, No 420, s e s, abt 70 s, 25th st, 24.8x100. Prior mort \$13,000. 3 years, 6%. Sept 11, 1907. 3:956. 6,000  
Arnold Realty Co to Wm Ehrlich. 127th st, No 403, n s, 48.11 w Convent av, 70x99.11x10.6x—. Certificate as to mort for \$14,000. Sept 6, 1907. 7:1967.  
Apartment Construction Co to Surety Realty Co. Broadway, No 810; also St Nicholas av, n w cor 151st st, ——. Consent to mort for \$20,000. Sept 6, 1907. 2:557, 7:2066.  
Same to same. Same property. Certificate as to mort for \$20,000. Sept 6, 1907. 2:557, 7:2066.  
Adelstein, Hyman and Abram Avrutine to Ruth W Price. 111th st, Nos 216 and 218, s s, 300 w 7th av, 50x100.11. Sept 5, 5 years, 5%. Sept 6, 1907. 7:1826. 55,000  
Apartment Construction Co to Surety Realty Co. Broadway, No 810, e s, 291.6 n 10th st, 23.8x115.9x23.7x115.6; St Nicholas pl, Nos 21 to 29, n w cor 151st st, No 401, 90.7x85.3 to e s St Nicholas av, Nos 820 to 826, x92.7 to 151st st, x 65.9. Prior mort \$302,500. Due Dec 31, 1907, 6%. Sept 6, 1907. 2:557 and 7:2066. 20,000  
Bereano, Clara to TITLE GUARANTEE & TRUST CO. 3d st, No 67, n s, 285 e 2d av, 20x96.2. Sept 9, 1907, due, &c, as per bond. 2:445. 16,000  
Brown, John E to Thomas Smith and ano. 148th st, No 614, s s, 140 w Broadway, 15x99.11. P M. Prior mort \$7,000. Sept 3, due, &c, as per bond. Sept 9, 1907. 7:2094. 3,000  
Basford, Franklin B, of Jersey City, and John Glenn to Lion Brewery. Broadway, Cedar st, Thames st and Trinity pl, U S Realty Building. Saloon lease. Sept 3, demand, 6%. Sept 9, 1907. 1:50. 6,000  
Ballin, Sarah to FARMERS LOAN AND TRUST CO. 22d st, No 149, n s, 145 w 3d av, 25x98.9. 3 years, —%. Sept 6, 1907. 3:878. 25,000  
Baum, Saml C to Myron Sulzberger and ano. Av B, No 287, e s, 42 s 17th st, 20x68. P M. Sept 4, 1 year, 6%. Sept 6, 1907. 3:984. 2,500  
Bischoff, Henry to Herman F Schlusing. Park av, s e cor 105th st, No 100, 100.11x20. Sept 10, 5 years, 4½%. Sept 11, 1907. 6:1632. 10,000  
Bingham, Amelia to Geo Zahm. 31st st, No 40, s s, 235 e Madison av, No 350, w s, 107.5 n 44th st, 18x95. Extension and bond. Sept 12, 1907. 3:860. 8,000  
Baum, Martha E with Pauline Jedel. 11th av, Nos 599 to 603, s w cor 45th st, Nos 600 and 602, 75.3x100. Extension mort. Aug 31. Sept 6, 1907. 4:1092. nom  
Beaumont, Jessie F, of London, Eng, with Thos B Hidden. Madison av, No 350, w s, 107.5 n 44th st, 18x25. Extension and modification agreement. July 1. Sept 10, 1907. 5:1279. nom  
Bryan, Wm exr Annie V Bryan with Ruth A Bruce-Brown guardian Wm Bruce-Brown and ano. 96th st, No 226, s s, 369 e 3d av, 32x100.8. Extension mort. July 9. Sept 10, 1907. 5:1541. nom  
Brill, Solomon with TITLE GUARANTEE & TRUST CO. 3d st, No 67 East. Subordination agreement. Sept 6. Sept 10, 1907. 2:445. nom  
Brinsmade, Danl B to Barbara J Jordan. 83d st, No 302, s s, 20 w West End av, 20x78.8. P M. Sept 9, 1 year, 6%. Sept 10, 1907. 4:1245. 3,500  
Behning, Adelheid to Samson Lachman. 181st st, No 619, n s, 84.11 e Wadsworth av, 20x100. Prior mort \$3,000. Sept 7, 3 years, 5%. Sept 10, 1907. 8:2165. 3,000

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A true Portland of PURE WHITE COLOR, combining the essential qualities of great tensile strength and imperviousness to a rigorous climate.

"SNOW WHITE" Portland Cement is not approached by any known product for the following purposes, viz.: Facing for concrete construction and stucco, ornamental and architectural forms, superior substitute for terra cotta work, white ground for terrazzo and mosaic work, base for all artificial stone, floor and other tile, special sanitary plastering of all kinds, architectural landscape work, for setting marble and light stones or brick, plastering elevator and light shafts.

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Bradley, John J to Henry Allen. Horatio st, No 72, s s, 276.1 e Washington st, 25x87.5; Horatio st, No 74, s s, 251.1 e Washington st, 25x87.5. Sept 6, 1907, 3 years, 6%. 2:642.	15,000	Same and Robert Friedmann with same. Same property. Subordination of mort for \$15,000 to mort for \$27,800. Sept 6. Sept 12, 1907. 2:335.	nom
Bonneau, Andre to Leopold Leysersohn. Waverly pl, No 120, s s, 137.3 e 6th av, runs s 104 x e 11 x n 7 x e — x n 97 to pl, x w 22 to beginning. Sept 11, due Oct 7, 1912, 5%. Sept 12, 1907. 2:552.	10,000	Same with Cyrus C Miller et al. Same property. Subordination of mort for \$15,000 to mort for \$73,000. Sept 6. Sept 12, 1907. 2:335.	nom
Childs, James to N Y LIFE INS CO. 88th st, No 122, s s, 193.6 w Columbus av, 15.6x100.8. Sept 4, 3 years, 5%. Sept 12, 1907. 4:1218.	11,000	Fuchs Construction Co to Gertrude Fuchs. 132d st, No 224, s s, 224 w 7th av, 16.8x99.11. 1 year, 6%. Sept 11, 1907. 7:1937.	3,000
Cole, Bella to Morris E Webber trustee for Sara K Brush will Abbott Hodgman. 136th st, No 102, s s, 75 w Lenox av, 16.8 x99.11. Sept 10, 3 years, 5½%. Sept 11, 1907. 7:1920.	8,000	Same to same. Same property. Certificate as to above mort. Sept 10. Sept 11, 1907. 7:1937.	nom
Same to Frank N Waterman. Same property. Prior mort \$8,000. Sept 10, demand, 6%. Sept 11, 1907. 7:1920.	1,500	Fox, Julius B to Francis Speir and ano trustees. 6th st, No 410, s s, 150 s e 1st av, 25x97. Sept 4, 5 years, 5%. Sept 6, 1907. 2:433.	25,000
Clausen, Chas C to American Malting Co. 72d st, Nos 502 to 508, s s, 98 e Av A, 100x102.2. Prior mort \$14,000. Aug 31, 2 years, 6%. Sept 11, 1907. 5:1483.	35,000	Fred, Many, Henry C Fredericks and Saml Epstein to Noel B Martin and ano exrs Reune Martin. 111th st, No 64, s s, 95 e Madison av, 24.10x100.10. Sept 7, 3 years, 5%. Sept 9, 1907. 6:1616.	19,000
Clement, Frank H to Frederick Dietz and ano trustees Robt E Dietz for benefit Anna Dietz. Greenwich st, Nos 429 to 433, e s, 100 s Vestry st, runs s 75 to n s Laight st, Nos 60 and 62, x e 125.6 x n 83 x w — x s 21.7 x w 100 to beginning. Sept 4, 3 years, 4%. Sept 6, 1907. 1:219.	100,000	Same with Henrietta Wimpfheimer. Same property. Subordination mort. Sept 9, 1907. 6:1616.	nom
Clement, Frank H to Frederick Dietz and ano trustees Robt E Dietz for Howard J Dietz. 50th st, No 210, s s, 77.10 w Broadway, 25x100.5; 50th st, No 212, s s, 102.10 w Broadway, 25x100.5. Sept 4, 3 years, 5%. Sept 6, 1907. 4:1021.	46,000	Freeborn, Geo W with Joseph Weibler. 117th st, No 166, s s, 276 w 3d av, 17x½ blk. Agreement to reconvey property held as collateral upon payment of \$600, within 1 year from date. Sub to mort \$6,000. June 13, 1901. Sept 9, 1907. 6:1644.	nom
Carfolite, David to Edmund Coffin. Wadsworth av, w s, 250 s 187th st, 25x150. P M. Sept 4, 2 years, 5%. Sept 6, 1907. 8:2167.	4,000	Fleischmann Realty & Construction Co to TITLE GUARANTEE & TRUST CO. 8th av, Nos 2726 and 2728, s e cor 145th st, 40 x100. Sept 9, 1907, due, &c, as per bond. 7:2030.	65,000
Crooks, Samuel with Rosie Kaminski. 64th st, No 122, s s, 212 w Columbus av, 19x100.5. Extension mort. Sept 6, 1907. 4:1155 or 1135.	nom	Same to same. Certificate as to above mort. Sept 9, 1907. 7:2030.	nom
Duffy, Bridget to Mary Glennen. 18th st, No 231, n s, 211.6 w 2d av, runs n 100.2 x w 17.8 x — 4.1 x s w 6.5 x s 92 to st, x — 22.2 to beginning. June 10, demand, 6%. Sept 12, 1907. 3:899.	1,000	Goldstein, Max to Mitchel Valentine. 114th st, No 39, n s, 519.11 w 5th av, 25x100.11. Sept 11, 5 years, 5%. Sept 12, 1907. 6:1598.	24,500
Davis, Saml D to Pincus Lowenfeld and ano. 22d st, Nos 152 and 154, s s, 92.4 w 3d av, 57.8x98.9. P M and Building loan. Sept 5, 1 year, 6%. Sept 7, 1907. 3:877.	3,500	Garone, Martin to Giovanni Marturano. James st, No 45, w s, 25 s Madison st, 25.1x60.2x25.3x59.8. Prior mort \$14,000. Sept 11, 2 years, 6%. Sept 12, 1907. 1:116.	1,000
Same to same. Same property. Building loan. Sept 5, 1 year, 6%. Sept 7, 1907. 3:877.	40,000	Ginsburg, Harry to Hannah Sullivan. 66th st, No 247, n s, 125 e West End av, 25x100.5. Prior mort \$—. Sept 10, due, &c, as per bond. Sept 12, 1907. 4:1158.	1,400
Diel, Peter and Margaretha to Pascal A Romanelli. 13th st, No 539, n s, 145 w Av B, 25x103.3. Agreement as to reduction of mortgage, &c. Aug 24. Sept 6, 1907. 2:407.	nom	Gertner, Josef to Marie N Winkhaus. 114th st, No 221, n s, 310 e 3d av, 25x100.11. Sept 6, 5 years, 5%. Sept 11, 1907. 6:1664.	20,000
EQUITABLE LIFE ASSUR SOC of the U S with A E Silverman Building Co. 85th st, No 336 West. Extension mort. July 25. Sept 12, 1907. 4:1246.	nom	Gordon, Nathan, Leopold Schlessel and Sarah wife of Jacob Goldstein of Brooklyn, N Y, to Joseph S Marcus. Madison av, Nos 1454 and 1456, s w cor 190th st, 50x100. Sept 6, due Jan 4, 1908, 6%. Sept 7, 1907. 6:1605.	2,500
EQUITABLE LIFE ASSUR SOC of the U S with Edmund F Swanberg. 136th st, No 206 West. Extension mort. July 5. Sept 12, 1907. 7:1941.	nom	Gregorio, Maria M to TITLE GUARANTEE & TRUST CO. 111th st, No 241, n s, 100 w 2d av, 25x100.10. Sept 7, due, &c, as per bond. Sept 9, 1907. 6:1661.	10,000
EQUITABLE LIFE ASSUR SOC of the U S with Susan R La Grange. 139th st, No 259 West. Extension mort. April 8. Sept 12, 1907. 7:1942.	nom	Grill, Charles to Lion Brewery. 8th av, No 2591. Saloon lease. Sept 4, demand, 6%. Sept 9, 1907. 7:2091.	7,322
EQUITABLE LIFE ASSUR SOC of the U S with Geo L Hermes. 30th st, No 332 East. Extension mort. July 16. Sept 12, 1907. 3:935.	nom	Grossman, Martin J and Geo J, of White Plains, N Y, exrs, &c, Margaretha Klotz to Mary M Bergener. 13th st, No 529, n s, 270 w Av B, 25x103.3. July 1, 3 years, 6%. Sept 6, 1907. 2:407.	2,000
EQUITABLE LIFE ASSUR SOC of the U S with Frank Queen Publishing Co (Ltd). 28th st, No 47 West. Extension mort. May 15. Sept 12, 1907. 3:830.	nom	Hyams, Anna M to Joseph L R Wood. 130th st, No 203, n s, 75 w 7th av, 16.8x99.11. 3 years, 5%. Sept 12, 1907. 7:1936.	10,000
EQUITABLE LIFE ASSUR SOC of the U S with Thirty-Second Street Building Co. 32d st, Nos 18 and 20 West. Extension mort. July 1. Sept 12, 1907. 3:833.	nom	Same to John B Goldfrank. Same property. Prior mort \$10,000. 1 year, 6%. Sept 12, 1907. 7:1936.	3,000
EQUITABLE LIFE ASSUR SOC of the U S with Bendet Isaacs et al exrs Myer Finn. Reade st, Nos 148-152. Extension mort. July 31. Sept 12, 1907. 1:141.	nom	Harris, Herman and Saml I Siegel and Isaac M Berinstein with LAWYERS TITLE INS AND TRUST CO. Lenox av, s w cor 121st st, No 100, 100.11x75. Subordination mort. Sept 11. Sept 12, 1907. 7:1905.	nom
EQUITABLE LIFE ASSUR SOC of the U S with Sidney T wife of Elisha Dyer, Jr. 56th st, No 37 West. Extension mort. Aug 26. Sept 12, 1907. 5:1272.	nom	Harris, Rachel with TITLE GUARANTEE & TRUST CO. 3d st, No 67 East. Subordination agreement. Sept 6. Sept 10, 1907. 2:445.	nom
EQUITABLE LIFE ASSUR SOC of the U S with David G Beuick. 129th st, No 28 West. Extension mort. July 16. Sept 12, 1907. 6:1726.	nom	Holbrook, Edward to Harry J Luce. 5th av, Nos 667 to 671, s e cor 53d st, No 2, runs e 125 x s 100.5 x w 25 x n 40 x w 100 to av x n 60.5 to beginning. P M. Prior mort \$600,000. Sept 10, 1907, due, &c, as per bond. 5:1288.	265,000
EQUITABLE LIFE ASSUR SOC of the U S with Ludin Realty Co. 41st st, Nos 220 and 222 West. Extension mort. Aug 31. Sept 12, 1907. 4:1012.	nom	Homburger, Rosa to Bertha Rosenthal. 139th st, No 208, s s, 129.6 w 7th av, 17x99.11. Sept 10, 1907, 3 years, 5%. 7:2024.	13,500
EQUITABLE LIFE ASSUR SOC of the U S with Erastus B Treat. St Nicholas av, Nos 944 to 950. 4 extension of mort. July 31. Sept 12, 1907. 8:2108.	nom	Hahn, Wm and Solomon Katz with LAWYERS TITLE INS AND TRUST CO. 11th st, No 617, n s, 243 e Av B, 25x103.3. Subordination mort. Sept 5. Sept 6, 1907. 2:394.	nom
EQUITABLE LIFE ASSUR SOC of the U S with John H Ryan and ano. St Nicholas av, No 952. Extension mort. July 13. Sept 12, 1907. 8:2108.	nom	Hirsch, Jacob to Eliz W Burke. 29th st, Nos 327 and 329, n s, 322.3 e 2d av, 44x98.9. Aug 29, 5 years, 5%. Sept 6, 1907. 3:935.	22,000
EQUITABLE LIFE ASSUR SOC of the U S with Erastus B Treat. St Nicholas av, No 954. Extension mort. July 31. Sept 12, 1907. 8:2108.	nom	Hawthorne Building Co to Joseph J Meaney. 143d st, No 621, n s, 325 w Broadway, runs n 99.11 x w 60.7 to e s Riverside Drive, x s — to st, x e 65 to beginning. Prior mort \$97,000. Sept 5, due Jan 17, 1908, 6%. Sept 7, 1907. 7:2090.	14,000
EQUITABLE LIFE ASSUR SOC of the U S with Chas S Hirsch. 72d st, No 259 West. Extension mort. June 27. Sept 12, 1907. 4:1164.	nom	Same to same. Same property. Certificate as to above mort. Sept 5. Sept 7, 1907. 7:2090.	nom
EQUITABLE LIFE ASSUR SOC of the U S with L B Eskesen. St Nicholas av, n e cor 174th st, 89.8x100. Extension mort. Aug 21. Sept 12, 1907. 8:2131.	nom	Havemeyer, Wm F with Anna J Steers. 132d st, No 235, n s, 306 w 7th av, 16x99.11. Extension mort. Sept 9. Sept 11, 1907. 7:1938.	nom
EQUITABLE LIFE ASSUR SOC of the U S with NEW AMSTERDAM NATIONAL BANK. 7th av, Nos 589 to 595, e s, 49.5 s 42d st, runs e 99.11 to w s Broadway, Nos 1457 to 1463, x s 92 x w 53.3 x s 0.4½ x w 71.4 to 7th av x n 89 to beginning. Extension mort. Aug 31. Sept 12, 1907. 4:994.	nom	Handel, Selig and Geo Lewis to Simon Goldman and ano. Av A, No 293, w s, 22 n 18th st, 20x90. Aug 20, due Jan 1, 1908, 5%. Sept 11, 1907. 3:950.	1,400
EQUITABLE LIFE ASSUR SOC of the U S with Morris Wolf and ano. 114th st, s s, 150 w Amsterdam av, 50x100.11; 113th st, s s, 400 e Broadway, 50x91x55x114. Extension mort. July 29. Sept 12, 1907. 7:1884-1885.	nom	Harris, Herman and Saml I Siegel to LAWYERS TITLE INS AND TRUST CO. 121st st, No 100, s w cor Lenox av, 75x100.11. Sept 6, 5 years, 5%. Sept 11, 1907. 7:1905.	165,000
EQUITABLE LIFE ASSUR SOC of the U S with Euclid Hall Co. Broadway, Nos 2341 to 2355, n w cor 85th st, No 251, runs w 105.1 x n 204.4 to s s 86th st, No 250, x e 119.6 to w s Broadway x s 204.10 to beginning. Extension mort. July 1. Sept 12, 1907. 4:1233.	nom	Insel, Morris to Sigmund Orbach. 107th st, No 84, s s, 25 w Park av, 25x75.11. P M. Prior mort \$12,500. Sept 5, installs, 6%. Sept 6, 1907. 6:1612.	1,750
Eichhorst, Carl to DRY DOCK SAVINGS INST. 7th av, No 2472, w s, 24.11 s 144th st, 24.11x75. 5 years, 5%. Sept 12, 1907. 7:2029.	20,000	Jablonek, Adolf to Seymour Realty Co. 82d st, No 225, n s, 279.7 w 2d av, 25.10x102.2. Aug 27, due Sept 1, 1912, 5%. Sept 6, 1907. 5:1528.	26,000
Feigensohn, David to Cyrus C Miller et al. Houston st, No 427, s e cor Columbia st, Nos 144 to 148, 50x75. Sept 6, 5 years, 5%. Sept 12, 1907. 2:335.	73,000	Same and Sundel Hyman with same. Same property. Subordination agreement. Sept 6, 1907. 5:1528.	nom
Same to Realty Transfer Co. Same property. Prior mort \$73,000. Sept 7, demand, 6%. Sept 12, 1907. 2:335.	27,850	Jackson, Benj A to U S TRUST CO of N Y. 73d st, No 254, s s, 265.8 e West End av, 20x102.2. Sept 11, due Sept 1, 1912, 5%. Sept 12, 1907. 4:1164.	25,000



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Kaufmann, Bertha to Benj M Gruenstein and ano. Mott st, No 161, w s, 150 n Grand st, 25x100. P M. Prior mort \$—.	
Aug 9, due April 22, 1909, 6%. Sept 11, 1907.	2:471. 9,000
Kirk, Michael to Edw H Proudman. 19th st, No 409, n s, 125 w 9th av, 21.5x80. P M. 1 year, 6%. Sept 11, 1907.	3:717. 1,500
Kelly, Mark L to Solomon and Feist Berliner. Jansen av, n w s, at e s Terrace View av, runs n e 81.11 x n w 105.1 to Terrace View av, x s 133.8 on curve to beginning. P M. Sept 3, 3 years, 5%. Sept 11, 1907.	13:3402. 4,500
Kosofsky, Simon to Aaron Kosofsky. 6th av, No 805, w s, 80 s 46th st, 19.6x80. Prior mort \$37,750. Sept 6, 3 years, —%. Sept 11, 1907.	4:998. 3,600
Kalcheim, Henry to Jules Weil. 6th st, Nos 806 to 812. Assignment of rents to extent of \$3,000. Sept 6, Sept 9, 1907.	2:360. 3,000
Kelly, Mary F to Victor A Harder. 174th st, n s, 100 w Amsterdam av, 50x89.8. Aug 29, 3 yrs, 6%. Sept 9, 1907.	8:2131. 4,770
Karasik, Louis and Louis J Jacoves to Saml Michelson. 127th st, No 157, n s, 240 w 3d av, 30x99.11. P M. Prior mort \$30,000. Sept 6, 3 years, 6%. Sept 7, 1907.	6:1776. 3,000
Lauria, Pasquale of N Y, and Giuseppe Genovese, of Queens Borough, N Y, and Pancrazio Grassi, of N Y, to CITIZENS SAVINGS BANK. 24th st, Nos 328 and 330, s s, 225 w 1st av, 50x98.9. Sept 5, 5 years, 5%. Sept 6, 1907.	3:929. 48,000
Levy, Hart to Albert Francis Hagar. 116th st, No 118, s s, 250 w Lenox av, 25x100.11. 5 years, 5%. Sept 6, 1907.	7:— 28,000
1825.	
Same to Geo Hahn. Same property. P M. Prior mort \$28,000. Sept 6, 1907, due, &c, as per bond.	7:1825. 6,500
Loewenberg, Max to Sophia M Young. 78th st, No 156, s s, 95 e Lexington av, 18.9x102.2. P M. Aug 9, due June 22, 1909, 5%. Sept 10, 1907.	5:1412. 7,000
Lemon, Joseph E to Chas Miller. Mott st, No 195, w s, 25x100. Extension mort. Aug 22. Sept 11, 1907.	2:480. nom
Latour, Geo to Albert W J Petrie. 5th av, No 2149, e s, 50 n 131st st, 24.11x99. P M. Sept 1, 3 years, 6%. Sept 11, 1907.	6:1756. 3,500
Lowenfeld, Pincus and Wm Prager to American Mortgage Co. 13th st, No 624, s s, 318 e Av B, 20x103.3. P M. 1 year, 5½%. Sept 12, 1907.	2:395. 7,000
MUTUAL TRUST CO of Westchester Co trustee Charlotte Y Smith to Wm H Smith. An interest of \$29,500. John st, No 93. Sept 6, 1907.	1:76. order of court
Same to same. Frankfort st, No 23. Sept 6, 1907.	1:103. order of court
Same to Edith H Smith. Cherry st, No 230. Sept 6, 1907.	1:255. order of court
Same to same. Jefferson st, No 53. Sept 6, 1907.	1:103. order of court
Same individ to Wm H Smith. Houston st, Nos 430 and 432 East. Sept 6, 1907.	2:357. order of court
Same to Edith H Smith. 29th st, No 405 East. Sept 6, 1907.	3:961. order of court
Same as trustee Charlotte Y Smith to Wm H Smith. Columbus av, No 827. Sept 6, 1907.	7:1836. order of court
McCarthy, Mary to Mary W Seaman. 118th st, No 232, s s, 210 w 2d av, 21x100.11. July 28, due Mar 8, 1909, 6%. Sept 10, 1907.	6:1667. 6,000
Masor, Barnet and Theron S Johnson to STATE BANK. 92d st, Nos 336 and 338, s s, 200 w 1st av, 50x100.8. Prior mort \$40,000. Sept 10, 1907, 12 months, 6%. 5:1554. notes, 10,000	
Masor, Barnet and Theron S Johnson to LAWYERS TITLE INS & TRUST CO. 92d st, Nos 336 and 338, s s, 200 w 1st av, 50x100.8. Sept 10, 1907, 5 years, 5%. 5:1554. 40,000	
McMichael, Chas C to Thomas J Meehan. Washington terrace, No 11, e s, 88.9 s 186th st, 17.9x62.6; Washington terrace, No 17, e s, 142 s 186th st, 19x62.6. Prior mort \$—. Sept 11, due Oct 15, 1907, 6%. Sept 12, 1907.	8:2156. 1,200
Matthies, Bernhard to Henry Elias Brewing Co. 27th st, No 327 East. Saloon lease. Sept 10, demand, 6%. Sept 11, 1907.	3:— 933. 2,215
MUTUAL LIFE INS CO of N Y with Louis J Jacoves and Louis Karasik. 112th st, s s, 50 w Madison av, runs w 67.9 x s 54.11 to e l Old Harlem road, x s w — x e 83.8 x n 100.11 to beginning. Extension mort. Aug 29. Sept 7, 1907.	6:1617. nom
Milgrim, Louis to Chas J Fox. Forsyth st, Nos 190 and 192, s e cor Stanton st, Nos 43 and 45, runs e 48 x s 70 x e 7 x s 5 x w 55 to st; x w 55 x n 75 to beginning. Prior mort \$101,000. Sept 6, 1907, 1 year, 6%. 2:421. 3,000	
Murry, Ada A to Alex C Milne. 88th st, No 132, s s, 242 w Columbus av, 18x100.8. P M. Sept 6, 1907, due, &c, as per bond.	4:1218. 18,000
Meli, Rosalia to Simon Uhlfelder and ano. 136th st, Nos 620 to 626, s s, 287.6 w Broadway, 87.6x99.11. Prior mort \$107,000. Sept 6, due Mar 1, 1908, 6%. Sept 7, 1907.	7:2002. 6,000
Mannheimer, Monroe F to Silvie M Warner and ano committee Eugenie Martinache. 161st st, No 566, s s, 220.6 e Broadway, 16x99.11. P M. 3 years, 5%. Sept 6, 1907.	8:2119. 9,000
McCarthy, Mary to Caroline Willits. Washington av, w s, 70 s 165th st, runs s 50 x w 97.1 x n 25 x e 3 x n 25 x e 93.3 to beginning; 117th st, No 106, s s, 47.6 e Park av, 15.10x64.10; McGraw av, n s, 50 e Cottage Grove av, 25x100. P M as to first parcel. Sept 7, 1 year, 6%. Sept 10, 1907.	9:2386, 6:1644. *. 3,000
McGowan, Godric to Johanna C Fealy. Broadway, No 4052, late Kingsbridge road, e s, 22.2 s 171st st, 27.9x101.11x25x114. P M. Sept 5, 3 years, 5%. Sept 6, 1907.	8:2141. 10,000
Nulle, Rose to Frank J Sinnott. 146th st, No 603, n s, 100 w Broadway, 25.6x99.11. P M. Sept 7, 3 years, 6%. Sept 9, 1907.	7:2093. 7,000
Oehmke, Wm to Lion Brewery. Columbus av, No 721. Saloon lease. Sept 6, demand, 6%. Sept 11, 1907.	4:1209. 6,000
Ottinger, Nathan to BOWERY SAVINGS BANK. Columbus av, Nos 29 to 33, e s, 40.5 s 61st st, 60x69.10; all title to strip in rear 60x0.7½. Sept 10, 1907, due Aug 12, 1912, 4½%. 4:1113. 60,000	
Polstein, Joseph to Polstein Realty and Construction Co. Amsterdam av, Nos 1101 and 1103, n e cor 114th st, 40.11x100. P M. Prior mort \$75,000. Sept 5, 5 years, 6%. Sept 6, 1907.	7:1867. 15,000
Polstein, Joseph to Polstein Realty and Construction Co. Amsterdam av, Nos 1117 and 1119, s e cor 115th st, 40.11x100. P M. Prior mort \$75,000. Sept 5, 5 years, 6%. Sept 6, 1907.	7:1867. 15,000
Powell, Ida M to TITLE GUARANTEE AND TRUST CO. Franklin st, No 176, n s, abt 100 w Hudson st, 25x87.6. Aug 19, due, &c, as per bond. Sept 6, 1907.	1:187. 35,000
Peoples Trust Co exr Isidor M Bon to Wm Ottmann. Central Park West, Nos 97 and 98, w s, 50.5 n 69th st, 50x100. Certificate as to reduction of mort. Sept 10, 1907.	4:1122. —
Paterno, Rocco and Domenico Bochicchio to Lion Brewery. Houston st, No 128 West. Saloon lease. Aug 30, demand, 6%. Sept 9, 1907.	2:525. 2,311.05
Powell, Jas D with Ida M Powell. Hudson st, Nos 105 to 109, n w cor Franklin st, Nos 168 to 174, 75.3x100.8x75.10x100. Agreement subordinating a mort for \$130,000 to easement or beam right. Aug 27. Sept 6, 1907.	1:187. nom
Racey, Robert H with TITLE GUARANTEE & TRUST CO. 111th st, No 241 East. Subordination mort. Sept 5. Sept 9, 1907.	6:1661. nom
Rosenkrantz, Davis to Hattie Taub extr Leon Taub. 5th st, No 734, s s, 226.8 w Av D, 29.4x96. Prior mort \$32,000. Sept 6, 3 years, 6%. Sept 7, 1907.	2:374. 2,000
Rosson, Thomas to Rocco M Marasco. Mott st, Nos 291½ and 293, s w cor Houston st, Nos 53 to 57, 76x64.4x82x63.4. P M. Prior mort \$80,000. Sept 7, 3 years, 6%. Sept 10, 1907.	2:509. 20,000
Rosen, Emma to LAWYERS TITLE INS AND TRUST CO. 7th av, No 162, w s, 46 s 20th st, 23x85. P M. 5 years, 5%. Sept 12, 1907.	3:769. 17,000
Rosen, Frank to Simon Amdursky, Brooklyn. 7th av, No 162, w s, 46 s 20th st, 23x85. P M. Prior mort \$17,000. 3 years, 6%. Sept 12, 1907.	3:769. 6,000
Rose, Abraham to Maria C Langschmidt. 58th st, No 427, n s, 303.11 w Av A, 18.1x100.4. 3 years, 5%. Sept 12, 1907.	5:— 1370. 7,000
Same to Saml Salomon with same. Same property. Subordination mort. Sept 12, 1907.	5:1370. nom
Rosenthal, Joseph to Rosa Frey. 134th st, No 508, s s, 190 w Amsterdam av, 40x99.11. Prior mort \$40,000. Nov 19, 1906, 2 years, 6%. Sept 10, 1907.	7:1987. 2,000
Starr, Thos E to Mary L Beerbower. 27th st, No 343, n s, 333.9 e 9th av, 21.3x98.9. 1-6 part. All title. Assignment of all right, title and interest in estate of his father to extent of \$250. Due Dec 1, 1907, 6%. Sept 6, 1907.	3:751. 250
Schreiber, Isaac to Louis D Livingston and ano. 47th st, No 258, s s, 150 e 8th av, 25x100.5. Sept 6, 1 year, 6%. Sept 7, 1907.	4:1018. 4,000
Silverman, Saml to Dora Frank. 75th st, No 230, s s, 239.5 w 2d av, 20.2x102.2. Sept 6, due Aug 10, 1908, installs, 6%. Sept 7, 1907.	5:1429. Notes 700
Silverman, Saml to Chas Busch. 75th st, No 230, s s, 239.5 w 2d av, 20.2x102.2. Prior mort \$10,500. Sept 6, due, &c, as per bond. Sept 7, 1907.	5:1429. 3,500
Schoenholz or Schoenholtz, Morris with BOWERY SAVINGS BANK. 125th st, No 254 East. Extension mort. Aug 27. Sept 6, 1907.	6:1789. nom
Simpson, Geo W to J Allen Townsend and ano. 144th st, No 468, s s, 82.6 e Amsterdam av, 17.6x99.11. P M. Sept 5, 3 years, 4½%. Sept 6, 1907.	7:2059. 13,000
Schropp, Chas F and Eliz with TITLE GUARANTEE AND TRUST CO. Amsterdam av, Nos 1431 and 1433, e s, 24.11 s 131st st, 50x100. Subordination mort. Sept 5. Sept 6, 1907.	7:1970. nom
Schenkein, Pesel widow, Joseph, Max and Benj and Louis Schenkein and Gittel Kister widow to Helen M Kelly-guardian Eugenia Kelly. Av C, No 196, s e cor 12th st, No 700, 27.6x62.6. Sept 4, 4 years, 5%. Sept 6, 1907.	2:381. 18,000
Salvation Army to Eperanto Mortgage Co. 40th st, Nos 218 and 220, s s, 215 e 3d av, 40x98.9. 5 years, 5%. Sept 11, 1907.	3:920. 30,000
Same to David Kidansky and ano. Same property. Prior mort \$30,000. 5 years, 6%. Sept 11, 1907.	3:920. 15,000
STATE BANK with Jeanette F Bonner. Broome st, No 263. Subordination mort. July 30. Sept 9, 1907.	2:413. nom
Silverstone, A Fred to F Kingsbury Curtis. Houston st, No 157, s s, 58.4 e Eldridge st, 25x74.5. P M. 3 years, 5%. Sept 12, 1907.	2:417. 22,000
Same to Jennie Goldstein. Same property. P M. Prior mort \$22,000. Sept 12, 1907, 5 years, 6%. 2:417. 11,000	

# BANZAI MATT ENAMEL

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Spangenberg, Jacob to TITLE GUARANTEE AND TRUST CO. Amsterdam av, Nos 1431 and 1433, e s, 24.11 s 131st st, —x100x 49.11x100. Due, &c, as per bond. Sept 6, 1907. 7:1970. 33,000	Bernitt, Henry G to GERMAN SAVINGS BANK, N Y. Stebbins av, No 1060, e s, 488.4 n 165th st, 25x166.8x25.4x166.6, 3 yrs, 5%. Sept 12, 1907. 10:2691. 5,000
Stanton, Lucius M to TITLE GUARANTEE & TRUST CO. 71st st, No 31, n s, 350.6 w Central Park West, 25x102.2. Sept 9, 1907, due, &c, as per bond. 4:1124. 20,000	*Bronxwood Realty Co to Filomena Cipolla. Lots 68, 82 and 109 map Bronxwood Park. Certificate as to mort for \$3,500. Sept 5. Sept 12, 1907.
Schwartz, Jeannette with Karl M Wallach. 79th st, Nos 162 and 164, s s, 130 e Lexington av, 2 lots, each 20x102.2. 2 extensions of mort. July 30. Sept 6, 1907. 5:1413. nom	*Same to Alex P Falconer or Hamilton Bank of N Y City. Lots 1, 19 to 24, 26 to 29 and 32 to 39 supplementary map Bronxwood Park; lots 52, 53 and 64 amended map Bronxwood Park; lots 65, 66 and 67 map Bronxwood Park. Certificate as to mort for \$17,000. Sept 5. Sept 12, 1907.
Straus, Lionel F to U S TRUST CO of N Y. 75th st, No 41, n s, 263 e Columbus av, 20x102.2. P M. Due Nov 1, 1910, 5%. Sept 12, 1907. 4:1128. 28,000	*Bronxwood Realty Co to Alex B Falconer. White Plains road, e s, 225 n Locust av, 26.5x101.4x—x100; Elm st, n w cor Locust av, 217x100x abt 235x101.4; Elm st, s w cor Locust av, 200x 75; lots 65 to 67 map (No 917) of Bronxwood Park; lots 52, 53 and 64 amended map Bronxwood Park. Prior mort on lots 52, 53, 64 and 65 to 67, \$4,200. Sept 5, due Mar 5, 1908, 6%. Sept 11 1907. 17,000
Solomon, Joseph to Abraham Rothman and ano exr, &c, Jenny Diamant. Attorney st, No 92, on map No 94, e s, 175 s Rivington st, 25x75. P M. Prior mort \$18,000. 3 years, 6%. Sept 12, 1907. 2:343. 7,000	*Same to Filomena Cipolla. Lots 68, 82 and 109 amended map Bronxwood Park. Sept 4, due, &c, as per bond. Sept 11, 1907. 3,500
Stoltz, J Perry to American Mortgage Co. 22d st, No 471, n e s, abt 175 e 10th av, 16.8x98.8. P M. Sept 10, 1907, 3 years, 5%. 3:720. 9,000	Beck, Gottfried and Henry G Bernitt with GERMAN SAVINGS BANK, N Y. Stebbins av, No 1060. Subordination mort. Aug 29. Sept 12, 1907. 10:2691. nom
Sauter, Eva G to TITLE GUARANTEE & TRUST CO. Columbus av, No 711, e s, 50.8 s 95th st, 25x80. Sept 10, 1907, due, &c, as per bond. 4:1208. 10,000	*Breunich, Jacob G to Abraham Piser. Westchester av, late road to Harlem, s e s, at s w s Ferris pl, 50x50.11x97.10x90.2, except part for Westchester av, Westchester. P M. Sept 5, 2 years, 6%. Sept 7, 1907. 6,000
Taylor, David H to TITLE GUARANTEE AND TRUST CO. 70th st, No 229, n s, 313 w Amsterdam av, 19x100.5. Sept 4, due, &c, as per bond. Sept 6, 1907. 4:1162. 17,000	*Beringer, Solomon to Bankers Realty and Security Co. Neil av, s e cor Muliner av, 25.6x63.7x51.9x75.6. P M. Aug 30, 3 yrs, —%. Sept 12, 1907. 1,700
Tillis, Amelia and Bertha Fox with Mary V Hamilton. 81st st, Nos 151 and 153, n s, 256.2 w 3d av, 43.10x102.2. Subordination mort. Dec 28, 1906. Sept 7, 1907. 5:1510. nom	*Birnbaum, Hermann to Isabella Pollock. Bronx Park av, e s, 50 s 178th st, 25x100. Prior mort \$3,000. Sept 6, 2 years, 6%. Sept 11, 1907. 1,400
Talmage, Mitchell P to Joseph Dunn. 112th st, No 19, n s, 282 e 5th av, 19x100.11. Due Mar 1, 1910, 6%. Sept 6, 1907. 6:1618. 3,700	Bittner, Otto and John C Cook with GERMAN SAVINGS BANK. Washington av, No 1386. Subordination mort. Sept 9. Sept 11, 1907. 11:2910. nom
Tinsley, Gertrude to Henry McCaddin Jr Fund for Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S of America and Elsewhere, a corpn. 118th st, No 123, n s, 220 e Park av, 20x100.11. Sept 7, 1 year, 5%. Sept 10, 1907. 6:1767. 8,000	*Bronxwood Realty Co to Marie True. Lots 9, 10, 12 to 17 blk 15 and lots 10 to 14 and 19 and 20 blk 24 Pelham Park, except part for Lawrence av. P M. Prior mort \$1,180. Sept 4, due, &c, as per bond. Sept 6, 1907. 1,500
Thirty-Fifth Street & Fifth Avenue Realty Co to METROPOLITAN LIFE INS CO. 5th av, Nos 366 to 370, s w cor 35th st, No 2, 85.9x150. June 7, due May 1, 1910, 6%, until completion of building, and 5½% thereafter. Sept 10, 1907. 3:836. 2,200,000	Brinckmann, Henry to Margaret Smyth. Southern Boulevard, s s, 225 e St Anns av, 100x138.2x100x117.7, except part for 133d st. Sept 6, 1 year, 6%. Sept 9, 1907. 10:2546. 2,000
Same to same. Same property. Certificate as to above mort. June 7. Sept 10, 1907. 3:836. —	Cleland, Geo M to Isabella Murison. 240th st, s s, 96 e Mt Vernon av, 40x100. Due, &c, as per bond. Sept 6, 1907. 12:3380. 1,500
Same and Wm R Rose with same. Same property. Subordination mort. Sept 6. Sept 10, 1907. 3:836. nom	Cosmos Realty Co to James G Wentz. Norwood (Decatur) av, e s, 330.8 s Gun Hill road, 50x190 to w s Webster av. Building loan. Sept 5, demand, 6%. Sept 7, 1907. 12:3355. 24,000
Tucci, Tommaso, of North Tarrytown, N Y, to Luigi Tucci. 115th st, No 450, s s, 94 w Pleasant av, 24.10x100.10. Prior mort \$—. Sept 10, due Jan 5, 1910, 6%. Sept 11, 1907. 6:1708. 5,000	Same to same. Same property. Certificate as to above mort. Sept 5. Sept 7, 1907. 12:3355.
Tremont-Construction Co to Emily Uthe. 163d st, No 448, s s, 85 e Amsterdam av, runs s 100 x e 15 x s 12.6 x e 25 x n 112.6 to st, x w 40 to beginning. P M. Prior mort \$37,500. Sept 9, 3 years, 6%. Sept 12, 1907. 8:2110. 8,000	Cole, Margaret M to Edward H Cole. Woody Crest av, w s, 80.7 n 162d st, 25.2x109.3x25x106.2. P M. Sept 5, 3 years, 5%. Sept 6, 1907. 9:2511. 5,500
Ungerland, Alvesius to GERMAN SAVINGS BANK. 84th st, No 511, n s, 156.6 e Av A, 19.5x102.2. 1 year, 5%. Sept 12, 1907. 5:1581. 6,030	Callanan, Katie A to Henry L Calman trustee of estate Gustave B Calman. 183d st, No 781, n s, 117.11 w Southern Boulevard, 25x100. Sept 10, 5 years, 5%. Sept 11, 1907. 11:3114. 4,000
Von Inten, Ferdinand and Frank Wallach exr Henry Wallach with Joseph Locurto. 97th st, No 233, n s, 125 w 2d av, 25x100.11. Extension mort. July 18. Sept 11, 1907. 6:1647. nom	Cinelli, Pietro to GERMAN SAVINGS BANK. Arthur av, s e cor 187th st, 100x22x100x21.7. Sept 5, 3 years, 5½%. Sept 11, 1907. 11:3073. 11,000
Vetter, Catherine to Louis Karasik and ano. 127th st, No 157, n s, 240 w 3d av, 30x99.11. P M. Prior mort \$33,000. Sept 5, 2 years, 6%. Sept 7, 1907. 6:1776. 4,250	Same and Lion Brewery with same. Same property. Subordination agreement. Sept 6. Sept 11, 1907. 11:3073. nom
Weinstock, Samuel and George Brown to Jules Weil. 8th st, No 77, n s, 75 w 1st av, 25x85.11. Sept 7, due Dec 7, 1908, 6%. Sept 9, 1907. 2:450. 1,500	Cook, John C to The GERMAN SAVINGS BANK, N Y. Washington av, No 1386, e s, 108 s 170th st, 25x125.3x25x126.10. 1 year, 5%. Sept 11, 1907. 11:2910. 12,000
Whitfield, Lizzie to Annie R Jeannot. 95th st, No 130, s s, 465 e Amsterdam av, 17x100.8. P M. Sept 3, 3 years, 5%. Sept 10, 1907. 4:1225. 10,000	Carlock, Bernardo F to Fredk McCarthy and ano. Faile st, No 882, on map No 796, e s, 125 n Seneca av, 25x100. P M. Prior mort \$4,500. Aug 31, 5 years, 6%. Sept 10, 1907. 10:2761. 3,250
Wolkenberg, Joseph and Irving Simon to Solomon Simon et al. 67th st, Nos 210 to 220, s s, 190 e 3d av, 120x103.5. 1 year, 6%. Sept 6, 1907. 5:1421. 20,000	Davis, Hyman and Frank E Silverman to Gertrude H Hotto. Bryant av, w s, 175 s 172d st, 50x100. P M. Prior mort \$4,500. Sept 11, due, &c, as per bond. Sept 12, 1907. 11:2995. 3,000
Woytisek Construction Co to City Mortgage Co. 96th st, Nos 35 to 39, n s, 307 e Columbus av, runs n 101.10 x e 13 x s 0.11 x e 20 x n 0.11 x e 31 x s 101.10 to st, x w 64 to beginning. Demand, 6%. Sept 12, 1907. 7:1832. 125,000	*Davis, Geo T to Wm E Ferris exr Jennie B Ferris. Public road in Village of Westchester leading across Westchester Creek, n s 40 e from s cor lot of land Chas H Sherwood, runs n e 100 x s e 20 x s 100 to road, x w 30 to beginning. P M. 3 years, 5%. Sept 10, 1907. 4,000
Same to same. Same property. Certificate as to above mort. Sept 12, 1907. 7:1832. —	Delaney, Jas E to Margaret Luhrs. 180th st, No 579, n s, 80 e Tiebout av, 20.1x90. P M. Sept 10, due, &c, as per bond. Sept 11 1907. 11:3143. 4,500
Young, Cornelia T wife of Wm S to TITLE GUARANTEE AND TRUST CO. 132d st, No 218, s s, 176 w 7th av, 15.8x99.11. Due, &c, as per bond. Sept 12, 1907. 7:1937. 7,000	Delaney, James E to Almira J Brown. 167th st, No 459, n s, 189.5 e Park av, 27x100; 180th st, n s, 80 e Tiebout av, 20.1x 90. P M. Prior mort \$8,700. Sept 10, 60 days, 6%. Sept 11, 1907. 11:3143, 9:2389. gold, 1,800

### BOROUGH OF THE BRONX.

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

Abert, Benj with James G Wentz. Norwood av, e s, 330.8 s Gun Hill road, 50x190 to w s Webster av. Subordination agreement. Sept 5. Sept 7, 1907. 12:3355. nom	Davis, Hyman to Abraham Newman. Bryant st, e s, 100 s 172d st, 2 lots, each 25x100. 2 morts, each \$3,000. 2 prior morts, each \$8,500. Sept 5, 4 years, 6%. Sept 7, 1907. 11:3000. 6,000
*Arnold, Jennie to Frank A Becker. Bear Swamp road, s s, 63.3 e Cruger st, 63.3x74x50x113.3, Bronxdale. P M. July 22, due Sept 5, 1910, 5%. Sept 6, 1907. 2,000	Same to Wm Simon. Bryant st, e s, 75 s 172d st, 25x100. Prior mort \$8,500. Sept 5, 4 years, 6%. Sept 7, 1907. 11:3000. 3,000
*Arens, Burchard to Richd R Maslen. White Plains road, n e cor 223d st, 114x80, Wakefield, except part for road. P M. Prior mort \$7,000. Sept 10, 3 years, 5%. Sept 11, 1907. 4,000	Same to same. Bryant st, e s, 150 s 172d st, 25x100. Sept 5, 4 years, 6%. Sept 7, 1907. 11:3000. 3,000
*Arens, Burchard to Richd R Maslen and ano. White Plains road, s e cor 212th (Logan) st, 100.4x33.5x100x25.4, Williamsbridge. P M. Sept 10, due, &c, as per bond. Sept 11, 1907. 3,500	Deppeler, C Edwin to Star Holding Co. Tremont av, s e cor Marmion av, 20.10x100x21x100. P M. Sept 4, 2 years, 5%. Sept 6, 1907. 11:2960. 4,000
Altman, Rebecca with TITLE GUARANTEE AND TRUST CO. Monroe av, e s, 270 n 174th st, 50x100. Subordination mort. Sept 11, 1907. 11:2798. nom	Same to same. Marmion av, n e cor Elmsmere pl, 100x21x100x21.3. P M. Sept 4, 2 years, 5%. Sept 6, 1907. 11:2960. 2,500
*Arace, Nicholas to A Shatzkin & Sons, Inc. 214th st, n s, 200 w Tilden av, 25x100, Laconia Park. P M. Sept 5, due May 1, 1908, 6%. Sept 10, 1907. 200	De Lorenzo, Filomena to Sebastian J Breihof. 179th st, late Lebanon st, s s, 100 e Clinton av, 21.9x95x21.7x95. Aug 30, due Feb 30, 1908, probable error, 6%. Sept 6, 1907. 11:3093. 6,000
*Anderson, Carl F to Sarah Spero. Commonwealth av, e s, 125 n Mansion st, 25x100. P M. Prior mort \$—. Aug 31, due Mar 1, 1910, 6%. Sept 7, 1907. 1,000	Ernst, John F and Louisa Voepel to Rosa Altieri. 170th st, No 392, s s, abt 60 w Clay av, runs s 63 x e 16.8 x n 74.4 to st, x w 20.1 to beginning. P M. Prior mort \$4,500. Sept 10, 3 years, 6%. Sept 11, 1907. 11:2782. 3,200
Bergen, Wm C to TITLE GUARANTEE & TRUST CO. Valentine av, No 2909, w s, 167.6 n Southern Boulevard or 200th st, 25x125. Sept 4, due, &c, as per bond. Sept 6, 1907. 12:3306. 6,000	Eichler, Philip H, Fredk A and Henry E with Jacob Quattlander. St Anns av, No 347. Extension mort. Sept 4. Sept 12, 1907. 9:2268. nom

# 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 648 Greenpoint

Freyer, Katie to Alice McN Batten. Dawson st, s s, 101.11 e Tinton or Beach av, 25.6x114.8x25x119.8. Sept 11, due Aug 1, 1912, 5½%. Sept 12, 1907. 10:2665. 5,000	Markel, Louis W to Wm J Boesch. Crotona Park South, s s, 61.9 e Crotona av, 21.9x82.5x20.10x88.11. Sept 9, 1907, 3 years, 5½%. 11:2937. 5,000
Gorman, Joseph P to Dora M Schrenkeisen. 235th st, n s, 425 e Keppler av, 25x100. P M. Sept 10, 11 years, 6%. Sept 11, 1907. 12:3376. 2,200	Meagher, Carrie F wife of John J to NORTH SIDE SAVINGS BANK. Fulton av, w s, 48.8 s 167th st, 75x93.11x74.11x96.1. Sept 9, 1907, 1 year, 5%. 10:2608. 7,000
Goldman, Harris B to DOLLAR SAVINGS BANK. 3d av, w s, 99 s 158th st, 25x98.3x25x98.6. Prior mort \$8,000. Aug 5, due Dec 1, 1908, 6%. Sept 6, 1907. 9:2379. 1,000	Melrose Amusement Co to Harry Daniel. 3d av, No 2863. Store lease. All title. Sept 7, 1 year, 6%. Sept 9, 1907. 9:2328. 2,500
Gaffney, Jas C to Leonard H Best and ano exrs & c Albert Best. 167th st, s s, 93.10 w Fox st, 20x84x20x83.9. Sept 9, 3 years, 5%. Sept 11, 1907. 10:2717. 8,000	Same to same. Same property. Consent to above mort. Sept 7, 1907. 9:2328. —
Same to same. 167th st, s s, 73.10 w Fox st, runs s 83.2 x s 0.2 x w 19.11 x n 83.9 x e 20 to beginning. Sept 9, 3 years, 5%. Sept 11, 1907. 10:2717. 8,000	*Marino, Giovannino to Cyrus Tompkins. Garfield st, w s, 100 s Columbus av, 25x100. Sept 7, 3 years, 5½%. Sept 9, 1907. 6,000
Hecht, Ferdinand to TITLE GUARANTEE & TRUST CO. 169th st, n e cor Boston road, runs e 117 x n 124.3 x w 20 x s 75 x w 97 x s 50 to beginning. Sept 10, 1907, due, & c, as per bond. 11:2961. 5,000	Morrison, Frances E to Anna Carsey. 144th st, n s, 525.2 e Willis av, old line, 25x93.9x22.6x96.1. P M. Prior mort \$11,000. Sept 5, due, & c, as per bond. Sept 6, 1907. 9:2289. 3,000
Hunt, Mark to Peter N Kotnowski. 180th st, No 721, n s, 91.9 w Washington av, runs n 85.10 x w 3.2 x n 50 x w 46.9 x s 50 x w 3.2 x s 85.10 to st x e 53.2 to beginning. P M. Prior mort \$5,000. Sept 5, due, & c, as per bond. Sept 9, 1907. 11:3037. 2,800	Morrison, Frances E to Klara Simon. 144th st, n s, 525.2 e Willis av, old line, 25x93.9x22.6x96.1. P M. Sept 5, due, & c, as per bond. Sept 6, 1907. 9:2289. 11,000
*Hummelt, Emil and Emily to Nora Ryan. Kinsella av, s s, 251.4 w Bronxdale road, 25x100, Westchester. P M. Prior mort \$400. Sept 9, 1907, due July 9, 1909, 5%. 3,600	Marx, Magdalena to James G Wentz. Hughes av, w s, 382.8 s 180th st, 25.1x100. Building loan. Sept 6, demand, 6%. Sept 7, 1907. 11:3069. 7,000
Herbert, Blanche L to HARLEM SAVINGS BANK. Marion av, No 2768, e s, 21 n 197th st, 23x103.5x23.4x107.2. Sept 9, 1907, due, & c, as per bond. 12:3283. 5,000	Mead, John L to TITLE GUARANTEE AND TRUST CO. Trinity av, No 684, e s, abt 250 n Westchester av, 24.6x73.5x27.1x 72.3 s s. Due, & c, as per bond. Sept 6, 1907. 10:2635. 5,000
*Hublitz, Leon to Charles H Stumpf. Pilgrim av, e s, 75 n Mildred pl, 25x100. P M. Sept 6, 1 year, 6%. Sept 9, 1907. 425	*McKown, Anna to Marcus Nathan. Poplar st, n s, 176 e Forest st, 25x97x25x99.10. P M. Aug 28, 3 years, 5½%. Sept 4, 1907. Corrects error in last issue when description read Westchester av, s s, abt 75 w 175th st. 3,000
Henry, David to Annie F Smith. Minford pl, No 1428, e s, 125 n Jennings st, 25x100. P M. Sept 5, due, & c, as per bond. Sept 6, 1907. 11:2977. 5,000	McCarthy, Frederick with LAWYERS TITLE INS & TRUST CO. 162d st, No 1025 East. Extension mort. Aug 27. Sept 10, 1907. 10:2690. nom
Heim, Louis to Wm Edebohls. Arthur av, bet 179th and 180th sts, and being lot 59 map Upper Morrisania, 50x100, except part for Arthur av. P M. 3 years, 5%. Sept 11, 1907. 11:3069. 5,000	Martin, Owen T to Manhattan Mortgage Co. Weeks av, late Clinton av, Nos 1729 and 1731, w s, 51 n 174th st, 50x100, except part for Weeks av. P M. Sept 6, 3 years, 5½%. Sept 7, 1907. 11:2796. 5,000
Same to Mary A A Cross. Arthur av, bet 179th and 180th sts and being lots 58 to 60 same map, except part for Arthur av. Prior mort \$15,500. 3 years, 6%. Sept 11, 1907. 11:3069. 3,500	McCarthy, Mary to Gussie Englander. Washington av, No 1017, w s, 100 s 165th st, 25x100, except part for av. P M. Prior mort \$6,000. Sept 7, 1 year, 6%. Sept 10, 1907. 9:2386. 1,500
Same to Wm Edebohls et al. Arthur av, bet 179th and 180th sts, and being lot 60 same map, 50x100, except part for Arthur av. 3 years, 5%. Sept 11, 1907. 11:3069. 2,000	Meyer, Carl H to Otto Leppert. Oakland pl, n s, 125 w Clinton av, 25x120. Due Aug 31, 1910, 5%. Sept 12, 1907. 11:3095. 4,000
Same to Mary Ryer. Arthur av, bet 179th and 180th sts, and being lot 58 same map, 50x100, except part for Arthur av. P M. 3 years, 5%. Sept 11, 1907. 11:3069. 5,000	Meiner, Frances to Louis C Tiffany and ano exrs Chas L Tiffany. 178th st, No 8, s s, 60 w Cedar av or Riverview Terrace, 20x98. P M. July 11, due Aug 6, 1913, 5%. Sept 10, 1907. 11:2883. 3,000
Janssen, Bernhard H to City Real Estate Co. Brown pl, n e cor 132d st, 100x95. P M. July 11, 3 years, 5%. Sept 6, 1907. 9:2277. 8,900	*Nerenberg, Sarah to Marcus Nathan. Poplar st, n s, abt 200 e Forest st, 25x100, Westchester. P M. Prior mort \$3,500. Aug 15, due, & c, as per bond. Sept 6, 1907. 1,000
Keenan, Michl J to Danl F Fox. 181st st, s s, 300 w Grand av, 25x131.7x25x130. Sept 9, 1907, due, & c, as per bond. 11:3210. 4,000	*Nicholson, Carl M to Swedish American Realty Co. 228th st, s s, 255 e Barnes av, 25x114, Wakefield. Aug 1, 3 years, 6%. Sept 6, 1907. 1,500
*Kuhl, Johanna M to Dorothy Rappe. Commonwealth av, e s, 135.11 s West Farms road, 25x100. Sept 5, 4 years, 5½%. Sept 6, 1907. 3,000	New York Trust Co with Jacob Schmitt. Tinton av, w s, 190 n 166th st, 40x126.10. Subordination agreement. Sept 5. Sept 6, 1907. 10:2661. nom
Kuhn, August to Isabella T Jackson. Jerome av, e s, 246.6 s Fordham road, runs e 105 x n 115.10 x w 57.4 x s 16.10 x w 37.4 to av, x s 102.11 to beginning. 3 years, 5%. Sept 6, 1907. 11:3188. 16,000	O'Leary, John to Louise B Cromwell. Cambreling av, w s, 350 n 183d st, 25x100. Sept 5, 3 years, 5%. Sept 6, 1907. 11:3088. 10,000
Kiernan, Thomas A to Mary E Kelley. Topping av, No 1752, e s, 250 n 174th st, 25x95. P M. Prior mort \$11,000. Aug 15, 5 years, 6%. Sept 7, 1907. 11:2799. 2,300	O'Connell-Piper Co to CORN EXCHANGE BANK of City N Y. 151st st, Nos 929 and 931, late Pontiac st, n w cor Concord av, mort reads n s, being plot bounded s by Pontiac st, w by lot 283, n by lot 284 and e by lot 285, 50x100, being part of lot 284 map Wilton, Port Morris and East Morrisania, except part for Concord av. July 3, due Nov 4, 1907, 6%. Sept 10, 1907. 10:2643. 2,000
Kelley, Michael to Cath L Wynne. Topping av, No 1750, e s, 225 n 174th st, 25x95. P M. Prior mort \$12,000. Aug 15, 5 years, 6%. Sept 7, 1907. 11:2799. 5,000	Pouch, Fredk H and Alonzo B exrs Alfred J Pouch with Henry Weyhausen. Mapes av, No 2146, e s, 223.4 n 181st st, 22x145. Extension agreement. Aug 2. Sept 6, 1907. 11:3111. nom
Kiehle, Wm V to Jeanie S Timpson. Prospect av, No 1032, e s, abt 160 n 165th st, 16.8x100, except part for av. P M. Sept 10, 3 years, 5%. Sept 11, 1907. 10:2691. 4,000	*Parker, Emma F wife and Cornelius B, of Westchester, to Jas W Elgar. West Farms road, n s, at s w cor of the Methodist Church lot, runs n 15 rods to n w cor thereof x w 4 1-6 rods x s 14½ rods to road x e 4¼ rods to beginning, except part for road, Westchester. Aug 26, due Sept 1, 1910, 5½%. Sept 9, 1907. 4,500
Same to Fredk Meyer. Same property. P M. Prior mort \$4,000. Sept 10, 3 years, 6%. Sept 11, 1907. 1,500	Polatschek, Leopold to Anton Erdmann. 158th st, No 562, s s, 133.4 w St Anns av, 33.4x100. Prior mort \$21,000. Sept 4, 3 years, 6%. Sept 6, 1907. 9:2360. 5,000
Knox, Arthur and Robert A Shaw with American Mortgage Co. Fox st, s s, 238.11 e Prospect av, 280x115. Subordination mort. Sept 15. Sept 11, 1907. 10:2683. nom	Paulsforth, Anthony W to Goodwin Brown as committee John Colclough. Katonah av, e s, 100 n 236th st, 27.6x85. 3 years, 5%. Sept 11, 1907. 12:3385. 4,700
*Keller, Joseph to Irving Realty Co. Boston road, s e cor Grace av, 45x105.2x45x103.5. P M. Aug 30, 3 years, 5%. Sept 10, 1907. 900	*Pagliaro, Filippo to Hudson P Rose Co. Hobart av, w s, 225 s Waterbury av, 50x100. P M. Sept 7, 3 years, 5½%. Sept 10, 1907. 950
*Same to same. Same property. P M. Prior mort \$900. Aug 30, 3 years, 5%. Sept 10, 1907. 200	*Rizzo, Sebastiano to WAPPINGER SAVINGS BANK of Wappinger Falls, N Y. Holland (Pine) av, s w cor Bartholdi st, 100x 50, 24th Ward. Sept 9, 3 years, 5½%. Sept 11, 1907. 6,000
Knox, Arthur with Sophie Martin and ano exrs John Martin. Fox st, s s, 478.11 e Prospect av, 40x109. Subordination mort. Sept 10, 1907. 10:2683. nom	Robinson, David to Cornelia S Scharfenberg extrx Mary E Macauley. Teller av, No 1065, w s, 239.6 n 165th st, 20x100. Aug 27, 3 years, 5%. Sept 11, 1907. 9:2428 and 2433. 8,000
Leitner, Joseph and Charles Kreymborg to Sophie Martin and ano exrs John Martin. Fox st, s s, 478.11 e Prospect av, 40x109. Sept 5, 3 years, 5%. Sept 10, 1907. 10:2683. 24,000	Same to John Rogener. Teller av, Nos 1061 and 1063, w s, 199.6 n 165th st, 2 lots, each 20x100. 2 morts, each \$7,500. Aug 27, 3 years, 5%. Sept 11, 1907. 9:2428-2433. 15,000
Lustgarten, Simon and Irma E to Ehrich van Eschwege. Prospect av, No 740, e s, 25 s 156th st, 18.9x90. Prior mort \$5,500. Sept 5, due Oct 1, 1910, 6%. Sept 6, 1907. 10:2687. 3,000	Rydberg, Per A to Nathaniel B Farrar. Rochambeau av, e s, 50 n 208th st, 25x100. Aug 16, 3 years, 5%. Sept 11, 1907. 12:3338. 5,000
Levy, Lawrence L with James G Wentz. 182d st, n s, 57 w Hughes av, runs n 83.11 x w 28 x n 31 x w 3 x s 104.11 to st, x s e 35.2 to beginning. Subordination mort. Sept 7. Sept 12, 1907. 11:3071. nom	Rogge, Margaret to KNICKERBOCKER TRUST CO. Woodlawn road, s w s, 25 n w Perry av, 50x100; Perry av, n w s, 100 s w Woodlawn road, 50x100; Perry av, n w s, at s w s Woodlawn road, 100x25. July 9, 1 year, 5½%. Sept 7, 1907. 12:3334. 11,000
Leitner, Jacob to City Mortgage Co. Plot begins 556.3 n Eastern Boulevard, 360 e land of N Y, N H & H R R, runs n 150 x e 110 x s 201.4 x n w 121.5 to beginning. All title to strip 30 ft wide on west. Demand, 6%. Sept 6, 1907. 10:2606. 30,000	*Reitano, Joseph and Alfonso Bottino to Katharina Gass. 226th st, late 12th av, n s, 280 e 4th av, 25x114, Wakefield. Aug 31, 2 years, 6%. Sept 9, 1907. 750
Loughman or Lockman, Mary R and James and Rose to HARLEM SAVINGS BANK. Bathgate av, late Madison av, s w cor 182d st, late Grove st, runs s w along n w s Madison av, 135 x n w 157 x n e 135.2 to st, x s e 162 to beginning, except part for Bathgate av. Prior mort \$4,300. Due, & c, as per bond. Sept 12, 1907. 11:3049. 3,700	Same to same. 226th st, late 12th av, n s, 255 e 4th av, and being part lot 345 bounded e by line parallel with most easterly line of lot 345 and 25 ft therefrom, and w by line parallel with most easterly line of lot 345 and 50 ft therefrom, same map, 25x114. Aug 31, 2 years, 6%. Sept 9, 1907. 750
Leitner, Joseph and Charles Kreymborg to American Mortgage Co. Fox st, s s, 300 w Av St John, 40x109. Sept 5, 3 years, 5%. Sept 11, 1907. 10:2683. 24,000	
*Leone, Antonio to Central Brewing Co. White Plains road, w s, 4th house, south of 240th st. Saloon lease. Sept 4, demand, 6%. Sept 7, 1907. 750	

# ARCHITECTURAL IRON WORK | EXCELLENCE | HERVEY THOMPSON

ECONOMY | 176-178 E. 119th St., New York, N. Y.

Robinson, David and Adolph Mandel with John Rogener. Teller av, Nos 1061 and 1063, w s, 199.6 n 165th st, 2 lots, each 20x100. 2 subordination agreements. Sept 11. Sept 12, 1907. 9:2428, 2433. nom

Same with Cornelia S Scharfenberg extrx Mary E Macauley. Teller av, w s, 239.6 n 165th st, 20x100. Subordination agreement. Sept 11. Sept 12, 1907. 9:2428, 2433. nom

Shretski, Wm with James G Wentz. 182d st, n e s, 88 w Hughes av, 33.2x94.4x31x104.11. Subordination agreement. Sept 7. Sept 12, 1907. 11:3071. nom

Schaffner, John P to Paul Quattlander. Valentine av, e s, 94.6 n 180th st, runs n 18.11 x e 84.11 x s 12.6 x e 15 x s 6.3 x w 97.10 to beginning. Sept 9, 3 years, 5%. Sept 10, 1907. 11:3144. 3,500

Sawyer, Nathaniel B and Anna M his wife tenants by entirety to Wm H Wright & Son, Inc. Briggs av, No 2666, e s, 238.2 n 194th st, 22.8x75.10x22.7x74.11. P M. Sept 7, installs, 5%. Sept 9, 1907. 12:3300. 2,000

Schick, Philip to Samuel Huggins. Cauldwell av, e s, 100 n 161st st, 18.8x100. Sept 6, 3 years, 5%. Sept 9, 1907. 10:2631. 5,000

Same and Maria Schmidt with same. Same property. Subordination agreement. Sept 6. Sept 9, 1907. 10:2631. nom

\*Stickel, Margaretha to Domina Plante. Glebe av, e s, 101.11 s Lyon av, 25.5x115.9x26.9x107.8, Westchester. Aug 31, 3 yrs, 6%. Sept 9, 1907. 1,700

Stephens, Anna C with Max Davidson and ano. Hughes av, No 2173. Extension mort. Dec 19, 1906. Sept 9, 1907. 11:3070. nom

\*Stumpfel, Chas H to North New York Co-operative Building & Loan Assoc. Pilgrim av, e s, 75 n Mildred pl, 25x100, Aug 2, installs, 6%. Sept 9, 1907. 1,750

St Marks Construction Co to Harry A Gordon. College av, n e cor 165th st, 438.11 to s s 166th st, x199.4 to w s Findlay av, x 438.11 to 165th st, x194.3. Sept 4, 45 days, —%. Sept 7, 1907. 9:2433. Note. 1,000

Simmonds, Hibbert C to Central Mortgage Co. Katonah av, w s, 25 s 238th st, 3 lots, each 25x85. 3 mort, each \$4,500. July 1, 3 years, 5%. Sept 11, 1907. 12:3378. 13,500

Same to same. Katonah av, s w cor 238th st, 25x85. July 1, 3 years, 5%. Sept 11, 1907. 12:3378. 4,500

Same to same. Katonah av, s w cor 238th st, 100x85. Prior mort \$18,000. 1 year, 6%. Sept 11, 1907. 12:3378. 3,650

Schnitzlein, Theo N to GERMAN SAVINGS BANK, City N Y. Woodycrest av, n e cor 162d st, runs n 133.3 x e 100 x s 75 x s — to av x w 103.7 to beginning. Sept 9, 3 years, 5%. Sept 11, 1907. 9:2507. 15,000

Schmidt, Bernhard, of Mt Vernon, N Y, with Patrick O'Neill. Rider av, s w cor 144th st, 118x25x114 to st, x25.4, also lot adj rear of above at point 85 s 144th st, runs s 29 x w 25 x n 25.1 x e 25.4 to beginning. Extension mort. Sept 10. Sept 11, 1907. 9:2340. nom

Thomas, Rowland W to Edw P Larned. 179th st, s s, 205.2 w Anthony av, 25x75.6x25x74.3. Sept 5, 1 year, 6%. Sept 6, 1907. 11:2811. 6,500

Same to same. 179th st, s s, 180.2 w Anthony av, 25x74.3x25x73. Sept 5, 1 year, 6%. Sept 6, 1907. 11:2811. 6,500

\*Turnbull, Robert J heir Cath V R Turnbull to Louis J de Millhau. Av C, southerly end at n boundary line of Castle Hill Farm in centre of north gate and road leading to Castle Hill Farm, runs to Westchester Creek, contains 51 587-1,000 acres; also lands under water of Westchester Creek in front and adj above, contains 915-1,000 of an acre; plot begins at monument standing at point where s w cor of premises intended to be hereby set off adj s e cor of land of Mary V Johnson, runs to w s Westchester Creek, contains 35 145-1,000 acres; also land under water in front of and adj above premises, contains 647-1,000 of an acre. 1-5 part all title, Westchester. Sept 5, 2 years, 5%. Sept 6, 1907. 15,000

Tierney, Emma F wife of Edw to Bronx Security & Brokerage Co. Willis av, s w cor 141st st, 16.8x81. Sept 6, due Jan 1, 1908, 6%. Sept 7, 1907. 9:2303. 850

\*Trainor, Francis to Sarah A Wright. Balcom av, e s, 100 n Lating st, 25x100. Sept 7, due Jan 1, 1911, 5%. Sept 9, 1907. 2,500

\*Valentino, Nunzia to Cath C Hill. White Plains road or 3d st, w s, 115 n 230th st, 25x105, Wakefield. July 10, 1905, due July 28, 1906. 6%. Sept 12, 1907. 450

Weiner, Cath A to Matilda B Toussaint. Southern Boulevard or 200th st, s s, 30.7 w Bainbridge av, 50x100. P M. Prior mort \$4,000. Sept 9, 1907, due, &c, as per bond. 12:3297. 7,000

Wittmack, Marie to Eliza N Hall. Loring pl, w s, 80.1 n 183d st, 21x101.4x20.11x102.8. P M. Sept 5, 3 years, 5%. Sept 6, 1907. 11:3225. 10,000

Same to Amelia W Dusenbury. Same property. Prior mort \$10,000. Sept 5, 2 years, 6%. Sept 6, 1907. 11:3225. 3,500

\*Westchester Concrete Block Co to C Adelbert Becker. Dock st, s w s, 300 s e Thomas st, runs s w 157.2 x n 159.8 x e 154.9 to Dock st, x — 150 to beginning, Westchester. P M. 3 years, 5%. Sept 12, 1907. 5,000

Waters, Benj to TITLE GUARANTEE AND TRUST CO. Tinton av, w s, 126.4 s 158th st, 26.4x135. Due, &c, as per bond. Sept 12, 1907. 10:2655. 4,000

Wellwood, Elizabeth J to Arthur S Gaynor and ano exrs, &c, Thomas F Gaynor. Aqueduct av E, e s, 25.4 s Evelyn pl, 25.4 x97.5x25x92. P M. Aug 12, 3 years, 5%. Sept 12, 1907. 12:3209. 1,700

\*Weber, Chas A to Maria Moritz. 11th st, n s, 355 w Av D, 25x108. Sept 9, 3 years, 6%. Sept 11, 1907. 2,500

\*Zanetti, Giacomo to James G Wentz. 227th st, late 13th av, n s, 130 e 4th st, 25x114.5. Building loan, Sept 5, demand, 6%. Sept 6, 1907. 3,700

## PROPOSALS.

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock noon on

MONDAY, SEPTEMBER 23, 1907.

Boroughs of Manhattan and The Bronx. For furnishing and delivering 150 sets single cart harness.

For full particulars see City Record. W. BENSEL, Commissioner of Street Cleaning. Dated September 9, 1907. (37625-2)

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, SEPTEMBER 26, 1907.

Borough of Brooklyn. For repairs and alterations to boilers and hot water heating apparatus in the greenhouse, Prospect Park, Borough of Brooklyn.

For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

For other Legal Advertisements see pages 415 and 416.

For other Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Judgments, Satisfied Judgments, Mechanics' Liens, Building Loan Contracts and Satisfied Mechanics' Liens, see pages 429, 430 and 431.

## FILINGS OF SEPT. 13.

### LIS PENDENS.

Sept. 13.

106th st, No 232 East. Abraham A Silberstein agt Rosie Shatz et al; specific performance; att'y, A A Silberberg.

Washington st, Reade st and West st, whole block. Charles Lehman-Charley agt John R Bartlett et al; action to recover amount; att'ys, Taylor & Anderson.

129th st, s s, 165 w Park av, 25x99.11. Rudolf Gersman agt Katherine Van Valin; action to foreclose mechanics lien; att'ys, Katz & Sommerich.

Eldridge st, e s, 100.7 s East Houston st, 125x100. New York Metal Ceiling Co agt Louis Minisky et al; action to foreclose mechanics lien; att'y, C S Macy.

Vyse av, e s, 50 s Jennings st, 25x100. Martin B Hofman agt Rebecca Trube et al; specific performance; att'ys, Leidy & Goodstein.

Lot 233, map of Washingtonville, Bronx. Wm N Aubuschon et al agt Clinton McDonald; action to recover possession; att'y, B J Gerdling.

42d st, s s, 325 w 7th av, 75x90.0. Donald Mitchell agt the Dunmore Realty Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.

### FORECLOSURE SUITS.

Sept. 13.

Lenox av, n e cor 141st st, 99.11x150. Maurice Cohen agt Meyer Frank et al; att'ys, Kantrowitz & Esberg.

Bathgate av, e s, 189 s 76th st, 27x100. The Westchester Fire Ins Co agt James A McMahon et al; att'y, F M Tichenor.

**FIRMS** in the Building Trades find that it pays in more ways than one to be represented in the advertising pages of the leading Metropolitan Real Estate and Building paper.

## CONSTRUCTION NEWS.

(Continued from page 403.)

### Pennsylvania.

NORRISTOWN.—A handsome residence will be erected at Norristown, Pa., for F. B. Wonsetter. Edwin Boggs, Philadelphia, Pa., is the architect.

VILLANOVA.—The Villanova Company, Limited, has had plans prepared by Architects Bailey & Bassett, Philadelphia, Pa., for two residences which the company will erect at Villanova, Pa. Brick and stone, hot water heat, electric light and all modern appliances.

PHILADELPHIA.—The Childs Dining Hall Co. are about to start work on the erection of the large restaurant building at 1000-1002 Market st., Philadelphia, Pa. Cost will be about \$100,000. Doyle & Co. are the builders.

HOMER CITY.—Harry Fliebringer is secretary of the M. E. Congregation which will build a church, according to plans prepared by Architects Allison & Allison, Westinghouse building, Pittsburgh.

PHILADELPHIA.—Newman & Harris, 1123 Broadway, Manhattan, have nearly completed plans for \$100,000 worth of alterations to the club building at Philadelphia for the Art Club.

DANVILLE.—Bids will be received Sept. 24 by Dr. H. B. Meredith, Supt. State Hospital for the Insane, at Danville, for erecting a female infirmary building and buildings for acute insane male and acute insane female patients. T. P. Reitmyer, Masonic Temple, Williamsport, Pa., is architect.

BELLE VERNON.—The American Window Glass Co. will rebuild its plant at Belle Vernon, recently destroyed by fire. Considerable new machinery will be needed.

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# GAS COOKERS



# GAS HEATERS

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MAPLEDORAM & CO. REAL ESTATE BROKERS

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Branch Office: Bay Ridge Ave., cor Fort Hamilton Ave.

143d st, s s, 100 w 8th av, 25x99.11. Jennie Thayer agt Clarence Person et al; att'y, J W Hyde.

Kjeldsen, Stefan—Wyckoff, Church & Partridge, Inc. 1907 400.49 Kennedy, Kate admr—W A Brady. 1907. 3,798.01

Nelson av, e s, 200.6 n 166th st, 30.3x31.1x9.11. Robert A Brookes agt Arthur Brookes et al; partition; att'y, E J Deasy.

JUDGMENTS.

- Sept. 13 Albrecht, Theodore E H—Frederick Clark. \$51.05 13\*Armann, Gebhardt—Otto Stahl. 90.24 13 Bock, Fritz—Max Schleimer. 64.65

MECHANICS' LIENS.

- Sept. 13. 108—Houston st, n e cor Wooster st, 102x102 Sloane & Moller agt New York Telephone Co, and P J Carlin Construction Co. 3,417.79

15th st, s s, 220.6 e Av A, 72x—. Mary K Kelly agt Thomas F Boyle et al; partition; att'y's, Phelps, Evins & East.

Watson av, s s, 204.9 e Olmstead av, 24.11x108.1. Eliza McAuliffe agt Arthur P Walsh et al; action to impress lien; att'y, J M Tully.

20th av, n s. Old White Plains rd, s s, e 1/2 gore lot 12. Katy Bristovich agt Joseph Bristovich; partition; att'y, A H Wadick.

217th st, s s, lots 613 and 651, map of Wakefield, Bronx, 200x114. John T Bradley agt Frank Wolf et al; partition; att'y, A H Wadick.

84th st, n s, 383.4 w 3d av, 36.8x102.2. J Edward Cramsey agt James D Cramsey, Jr, et al; partition; att'y, G W Bristol.

132d st, n s, 229 w Willow av, 50x100. Catherine G Shannon et al agt James Gallavan et al; partition; att'y, C W Sinnott.

1st av, No 2414. Jacob Leopold agt Abraham Cohen; action to foreclose mechanics lien; att'y, L Schafran.

183d st, s s, 25 w Hughes av, 25x75. Frederick Wohn agt Magdalena Marx et al; action to foreclose mechanics lien; att'y's, Langbein & Langbein.

8th av, w s, 49.11 s 143d st, .03x69.1. Geo C D Brand et al agt Max Bernstein; action to recover possession; att'y, R K Brown.

3d st, s w s, lot 547, 24.8x105.11. Fidelis Spiedel et al agt Magdalena Sieke; partition; att'y, L S Goebel.

115th st, Nos 434 and 436 East. August Muggler agt Roman Realty & Construction Co et al; action to foreclose mechanics lien; att'y's, Herman & Hirschman.

Lots 70 and 71, map of Adeo Park, Bronx, 50x100. Carmine Cipolla et al agt Alva Durant; action to foreclose two liens; att'y, R C Burlando.

BUILDING LOAN CONTRACTS.

- Sept. 13. 96th st, n s, 307 e Columbus av, 64x101.10. City Mortgage Co loans Woytisek Construction Co to erect an 8-sty apartment; 11 payments \$125.000

FORECLOSURE SUITS.

Sept. 7. 121st st, n s, 573 w 7th av, 17x100.11. Howard O Wood agt Geo L Weber et al; att'y, L A Seitz.

2d av, s e cor 100th st, runs s 160.11 x e 106 x s 40.11 to 99th st, x e 148 x n 100.11 x w 148 x n 100.11 x w 106 to beg. Albert Crane agt Samuel Hillman et al; att'y, D Seymour.

154th st, No 411 West. Dry Dock Savings Institution agt Moses Bachman et al; att'y, F M Tichenor.

SATISFIED MECHANICS' LIENS.

- Sept. 13. 2d av, No 1612. Peter F Willig agt Sophie Sarg. (March 5, 1907) \$297.10 Eldridge st, No 205. Solomon Tannenbaum agt Solomon Blinder. (Sept 9, 1907) 3,283.00

Sept. 9. 2d av, e s, 60.3 s 58th st, 40.2x100. 38th st, n s, 225 e 2d av, 25x98.9.

Two actions. Aaron Goodman agt Louis Zimmerman; att'y, J M Roeder.

Amsterdam av, e s, whole front between 121st and 122d sts, 191.8x100. Harris Mandelbaum et al agt Solomon Lewine et al; att'y's, Eisman, Levy, Corn & Lewine.

114th st, s s, 340 e Broadway, 20x100.11. Mary E Tilton agt Emma L T Hoppig et al; att'y, W H Ford.

Rivington st, No 310. City Real Estate Co agt Herman Haas et al; att'y, H Swain.

Longwood av, n s, whole front between Beck and Fox sts, 200x100. Geo F Johnson agt Maurice S Konheim et al; att'y's, Ferriss & Roeder.

92d st, No 204 West. Dry Dock Savings Institution agt Gustave A Becker et al; att'y, F M Tichenor.

Sept. 11. Lot 431, Block O, amended map of Mapes estate, West Farms. Henry Monahan agt Barney Curran et al; att'y, J J K O'Kennedy.

144th st, s s, 350 e 8th av, 50x99.11. Henry Dreyer agt Raphael Kurzrok et al; att'y, H M Goldberg.

Sept. 12. Cambreling av, s e cor 189th st, runs e 148.2 to Beaumont av, x s 100.1 x w 145.8 x n 100 to beg. Eliza J Thomas agt William Wainwright et al; att'y, C A Hitchcock.

Timpson pl, s e s, 43.1 n e from an angle which is 219.5 n e 144th st, runs n e 326.1 x s e 120.9 x s w 393.10 x n w 100 to beg. William Hyams agt C A Hyde & Co et al; att'y's, Gross & Sneedaira.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments fled against corporations, etc., will be found at the end of the list.

- Sept. 7 Atkinson, David—Benjamin Kutner et al. \$39.41 7 Abrams, Michael—Morris Kornfeld et al. 153.90

LIS PENDENS.

- Sept. 7. Eldridge st, e s, 100.7 s Houston st, 125 x 100. New York Metal Ceiling Co agt Minsky Realty & Construction Co et al; action to foreclose mechanics lien; att'y, C G Macy.

SATISFIED JUDGMENTS.

- Sept. 13. Andrew, Wm G—J D Leys et al. 1898. \$517.06 Chisholm, Kenneth—J W Grant et al. 1904. 191.44

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- W. K. Vanderbilt's residence.....City
- F. K. Stratton's residence.....Mt. Vernon
- C. Oliver Iselin's residence.....New Rochelle
- New York Subway.....

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  - A. H. Davenport & Co.....331 5th Ave.
  - C. H. Cottrell.....572 5th Ave.
  - The Gehlen Co.....583 5th Ave.
  - Tiffany Studios.....347 Madison Ave.

- Rinehart & Son.....49 W. 31st St.
- Frank T. Woods.....2 E. 33d St.
- John Beatty.....245 W. 46th St.
- Fred'k Bertsch.....2628 B'way
- A. Neumann.....363 W. 42d St.
- N. Y. Central R.R.....42d St.
- The Peerless Rubber Co.....16 Warren St.
- The Puritan Water Co.....
- The Hotel Saville.....28th St. and Madison Ave.
- The Palisade Lumber & Supply Co., 42d & B'way

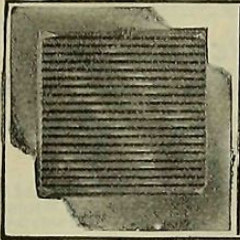
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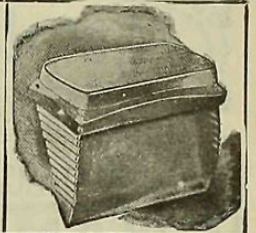
- |  |   |   |
|--|---|---|
| 12 Amann, Chas T—Charles Frollech et al. 29.13   | 7 Hertz, Alfred C—Victor Fletcher.....19.16               | 9 Sauter, John—James V Walsh et al. 423.41                                |
| 7 Barbier, Eugene—Benj B Davenport... 84.72  | 7 Hasbrouck, Minnie A—G W Thedford Coal Co.....35.17      | 10 Schiller, Morris—Alcolm Co.....44.41                                   |
| 7 the same—the same.....114.22   | 7 Hamden, Frank—Olin J Stephens, Inc. 234.60              | 10 Scott, Alice B—Geo C Engel.....554.54                                  |
| 7 Billing, Leopold—Victor Fletcher.....395.31  | 7 Hawkins, Wm S—The McCall Co.....414.42                  | 10 Shapiro, Philip D, Aaron S and Isaac L—N J Terra Cotta Co.....1,805.33 |
| 7 Belmont, Arthur—Olin J Stephens, Inc. 234.60   | 7 Halsted, Chas S—Union Trust Co of N. Y. costs, 122.18   | 10 Spero, Morris—Wm D Sporberg.....47.71                                  |
| 7 Boyle, James—Benj Jacobson et al.....35.15   | 10 Hall, Warren R—Glenn M Congdon.....536.29              | 10 Smith, Henry S—N Y Telephone Co.....22.10                              |
| 9 Bayersdorf, Michael—Sidney S Mitchell.....1,344.71   | 10 Hedden, Jessie L—Alcolm Co.....123.91                  | 10 Schlessinger, Abraham & Sarah—Richardson & Boynton Co.....507.95       |
| 9 Boyajian, Munjet K—Frank Richards Laundry Supply Co.....65.83                                  | 10 Herbert, George—Nonie F Kelly.....40.28                | 10 Schiff, Sadie—Samuel J Howe.....278.61                                 |
| 9 Bernard, George—Thomas I McNeece.....30.31   | 10 Halleran, Aloisius G—Alfred Peats Co. 101.04           | 11 Samson, Edw L J—Waite A Colton.....32.31                               |
| 9 Broron, Wm R—Harry White.....359.86  | 10 Hankins, Arrow C—Oliver Typewriter Co.....37.91        | 11 Stern, John—Joseph Bloch et al.....28.55                               |
| 9 Beck, Robert W—New Amsterdam Motor Co.....37.61  | 11 Hill, Percy T—Samuel E Lichtenheim. 424.86             | 11 Silberkrauss, Zador—Morse Bernstein. 16.80                             |
| 9 Berg, L Rodney—Brickelmaier Decorating & Painting Co.....88.64                                 | 11 Hahn, Kate A—Washington Marble Co. 221.61              | 11 Scobloff, Max—Louis Bossert et al.....837.88                           |
| 10 Boyajian, Peter K* John K* and Harry K* and Munjet—Hudson Concrete Construction Co.....196.66 | 11 Hurwitz, Herman—Patterson Bros.....81.26               | 11 the same—the same.....524.67   |
| 10 Bernius, Chas E—Bernard F Mundy.....77.62   | 11 Huppert, Isaac—Joseph Tino et al.....148.12            | 11 Samuel, James W—Louis Reinhardt.....45.31                              |
| 10 Boon, Ella L—Geo C Engel.....554.54   | 11 Howison, Margaret—Henry E Jaeger. 42.06                | 11 Schafarman, Nathan—Hyman Friedman.....147.15                           |
| 10 Berge, Christ—David Mayer Brewing Co.....36.79  | 12 Henry, Fred—Morris Rosenfeld et al. 160.31             | 11 Schenken, Samuel—John Bell Co.....392.60                               |
| 10 Broschart, David—the same.....21.35   | 12 Hartigan, Paul—Richard J Stainton.....197.76           | 12 Schilling, Jacob—Jacob Barron et al. 326.02                            |
| 10 Bell, Geo M—Saranac Realty Co.....1,494.68  | 12 Issing, St John—Abner P Biglow et al. 51.81            | 12 Schlesinger, William—Peter Samuels et al. costs, 69.30                 |
| 11 Bassen, William—Saranac Realty Co. 1,581.87   | 12 Ihle, Clara & Oscar—Saunders P Jones et al.....107.53  | 12 Scheider, Peter—Betti Frank et al.....353.67                           |
| 11 Bernstein, Edward—Joseph Tino et al. 148.12   | 9 Jennings, James—Saunders P Jones et al.....227.13       | 12 Spain, David—Jacob Koltk.....13.65                                     |
| 11 Brown, Joseph—Perry P Hopp.....22.47  | 9 Jardine, Alexander—Daniel H Carstairs et al.....195.49  | 12 Sturtevant, Sophia—Maria A Granie. 388.87                              |
| 11 Busch, John—Joseph Bloch et al.....28.55  | 10 Jelalian, Karing H—Alfred C Dodge.....40.32            | 12 Schmidt, Chas C & Walter J—Frank Knezek, Jr.....427.92                 |
| 11 Bandler, Jacob—Louis Marks.....293.98   | 11 Jacobson, Barney & Michael—Daniel Levisky costs, 27.41 | 10 Thomas, Cornelius—David Mayer Brewing Co.....49.22                     |
| 11 Bonimovitz, Josef & Solomon—Harry Hugel.....50.70   | 12 Judson, Sidney—Emanuel Kapelsohn. 203.50               | 10 Townsend, Oliver C—Eleanor S Townsend.....11,358.12                    |
| 11 Bergman, Samuel—Franklin H Brown. 199.87  | 7 Kurzrok, Raphael—Jacob E Ludwig et al.....517.32        | 12* Taddonto, John—Leopold Brunhild et al.....299.93                      |
| 11 Brown, Pratt A—Lord & Taylor.....783.96   | 7 Kest, Max—Henry Webendorfer.....203.85                  | 12 Tennison, Herbert—James F McCormick.....186.69                         |
| 12 Brown, George—Frederick G Behrens. 531.22   | 7 Krause, Oscar—Met Tobacco Co.....44.97                  | 12 Victory, James A—Wilmot W Dees.....60.93                               |
| 12 Butterworth, Frank—Temple Gwathmey.....1,052.55   | 9 Killough, Robert—E H Ogden Lumber Co.....137.81         | 7 Warren, Harry J—A S Rosenthal Co.....113.82                             |
| 12 Boyle, Lella M—Leon R Jacobs.....28.16  | 9 Knapp, Clyde D—Brooks Bros.....608.65                   | 7 Whelan, Edgar—Mary Halloran.....63.01                                   |
| 12 Beyer, Michael—Gude Bros.....89.91  | 9 Kilroy, Michael J—Frederick Leu et al.....124.86        | 7 Weiss, Adolph* & Rose—Chas A Leferts & Co.....98.22                     |
| 7 Cohen, Barnett—Jacob B Levine et al. 549.41  | 10 Kinsley, Morton E—Geo W Payne.....279.93               | 7* Wolf, Joseph—the same.....98.22  |
| 7 the same—the same.....549.41   | 10 Kohler, Andrew—Alcolm Co.....44.41                     | 7 Weiss, Adolph, Rose & Joseph—Smith & Loughlin, Inc.....39.33            |
| 7 the same—the same.....549.41   | 10 Katz, Leo—the same.....28.41                           | 9 White, Whitman V—Blickensderfer Mfg Co.....49.72                        |
| 7 Corey, Lester—Am Exchange Cigar Co. 216.47   | 10 Kennedy, Wm J—Michael Carmina.....542.29               | 9 Wood, Dr Walter—Mark Cross Co.....14.72                                 |
| 7 Cohen, Louis—Ben Cohen.....5,556.92  | 11 Katz, Herman—Joseph Stern et al.....131.57             | 9 Wallenstein, Samuel L—Thomas J Mooney.....709.37                        |
| 9 Conway, Cornelius F—Saunders P Jones et al.....184.80  | 11 Kreuscher, Robert—Samuel Wilders Sons Co.....17.81     | 9 Wartsman, Edw D—W R Ostrander & Co.....21.20                            |
| 9 Cassell, Chas L—the same.....107.25  | 12 Kraus, or Karlin, Josephine—Elise Vannerlau.....84.72  | 9 Wingender, George—Owen Toher.....78.16                                  |
| 10 Coughlin, John—Alcolm Co.....44.41  | 7 Landesberg, Samuel H—Fishel Rosenthal.....78.52         | 10 Wiseman, Adam J—Alcolm Co.....19.41                                    |
| 10 Catty, James W—Geo S Nicholas et al. 100.62   | 10 Le Gallienne, Richard—John W Hughes. 27.67             | 10 Weinberg, Oscar* & Mary—Jules Levy. 32.79                              |
| 10 Christie, Elizabeth—J Meryn Eriksen. 292.81   | 10 Lubetkin, Sarah—Van Norden Trust Co.....1,052.79       | 11 Wexler, Henry—Chas F Smith.....44.61                                   |
| 10 Claussen, Matthew B—Julia A Ruave. 138.49   | 11 Liebovitz, Morris—Israel Pomèranz.....costs, 69.13     | 11 Warren, Wm I—Charles Cahn.....69.06                                    |
| 10 the same—Anna R Finkle.....73.95  | 11 Lippman, Wm J—Lawyers CoOperative Pub Co.....53.91     | 11 Wolf, Morris—Albert Levy et al.....20.31                               |
| 11 Caldor, Schoma—Warner Bros Co.....189.52  | 11 Lane, Sylvester L—Am Surety Co of N Y.....32.66        | 11 Wallenstein, Samuel L—Union Stove Works.....432.41                     |
| 11 Cohen, Barnet—Rider Ericsson Engine Co.....51.19  | 12 Lewis, Clarence C—Morris Salz et al. 45.20             | 11 Wallenstein, Saul—Lester C Lockwood.....1,034.54                       |
| 11 Ciarcia, Antonio—Michael Larkin et al.....costs, 23.08  | 7 Meryash, Louis—Wm H Barnes et al. 138.18                | 12 Williams, Christian G—Theodore E Conklin.....159.56                    |
| 11 Carsons, Chas G—Edgar Schman.....285.70   | 7 Manley, Dean V R—John S Seymour et al. 541.99           | 12 Waterbury, Lawrence—De Dietrich Import Co.....4,123.65                 |
| 11 Clendenin, Claude F—Chas P George. 290.41   | 9 Moore, Max L—Chas A Kramer.....113.47                   | 12 Wollman, George—S Wiesbader.....320.31                                 |
| 11 Chicklacos, Antony* & Peter—Andrew Davey.....307.60   | 9 Mueller, Julius—Thomas J Mooney.....1,555.77            | 12 Wanderer, Morris—Jacob O Lefler et al.....256.68                       |
| 12 Caggiano, Antonio—Leopold Brunhild et al.....299.93   | 9 Mulvaney, Mary C—Frank W Deickmann.....86.10            | 12 Weiss, Rose* & Adolph—Herman Rosenberg.....64.65                       |
| 12 Cash, Isaac—Reedy Elevator Co.....177.63  | 10 Markransky, Samuel—Griffin Roofing Co.....323.52       | 12* Wolf, Julius—the same.....64.65                                       |
| 12 Cohen, Samuel—Charles Heins.....121.41  | 11 Meurer, Gottlieb—Joseph Stern et al. 478.83            | 12 Ward, C Montague—Josephine O'Donnell et al.....127.85                  |
| 7 Doe, John—Victor Fletcher.....395.31   | 11 Miller, Edwin B—Chas R Partridge.....42.82             | 12 White, Elizabeth S—National Alumini.....72.42                          |
| 7 De Virgilio, Nicolo—Met Tobacco Co.....7.41  | 11* Morgenstern, Aaron—Gutman Spielholz. 170.01           | 12 Winkel, William—Clara Kerger.....203.00                                |
| 9 Davison, Chas B—Am Surety Co of N Y.....26.25  | 11 Mears, Thomas—Duval & Co.....10.81                     | 10 Young, Ernest—Joseph Seeman et al. 126.08                              |
| 10 Donnelly, James J—Peter Sauer et al. 66.84  | 11 Meyer, Henry E—Robert Altman.....73.06                 | 11 Yankowitz, Fannie* & David—Meyer Schlechter.....78.03                  |
| 10* Doe, John—Alfred C Dodge.....40.32   | 11 Martin, Owen—Childs H Childs et al.....costs, 17.41    | 7 Zion, Max—Henry Davidson et al. costs, 80.36                            |
| 10 Distler, John, Jr—Edw H Hazen.....116.42  | 11 Mathot, Louis—Hildreth K Bloodgood. 1,685.60           | 10 Zingaro, Joha—David Mayer Brewing Co.....203.90                        |
| 10 Diggins, Elmer—Oliver Typewriter Co. 126.06   | 11 Murray, Wm H—Bert K Bloch.....199.31                   | 12 Zimmerman, Louis—Mary Noonan.....311.26                                |
| 11 Dessauer, Monro—Adolph Zinn.....478.59  | 11 Mernar, Charles—John H Roberts.....101.16              | 12 Zimmerman, Augustus F—Geo C Lotz.....31.22                             |
| 11 Doeplner, Otto—La Mont M Bowers.....costs, 88.24  | 12 Markowitz, Abraham—Reedy Elevator Co.....177.63        |   |
| 11 Davidson, Julius—Louis Marks.....151.15   | 9 Nvulassy, Zoltan—Alcolm Co.....28.41                    |   |
| 11 Delcher, James B—McGibbon & Co.....46.05  | 9 O'Shaughnessy, William—Wm R H Martin et al.....62.66    |   |
| 11 de Waltoff, Samuel A—Elmer D Tribbet.....527.80   | 11 Onderdonk, Geo V—Rachel Vose.....1,997.47              |   |
| 11 Duke, George—Peter Engel.....274.21   | 7 Pomeranz, Samuel—N J Terra Cotta Co. 326.76             |   |
| 12 Dorsky, Frank—Jacob Barron et al.....326.02   | 11 Peck, Louis—Louis Bossert et al.....837.88             |   |
| 12 Dorsky, Samuel—Nathan Hurwitz et al. 175.70   | 11 the same—the same.....524.67                           |   |
| 11 Eckert, Victoria—Peter Engel.....117.22   | 11 Pellasco, Gertrude A—Charles Tucker. 68.88             |   |
| 12 Elmer, William—Joseph Murray et al. 85.49   | 11 Pantinosa, Vito—Geo L Storm & Co.....36.54             |   |
| 9 Fellouris, John* & Antonio—Harry Poster.....26.00  | 10 Quinn, John—Arthur D Wood et al.....61.47              |   |
| 9 Flatto, Tessie—Joseph H Harkow.....316.90  | 7 Rappaport, Jacob A—Philip Borgia et al.....220.04       |   |
| 9 Frank, Elias—Chas A Weber.....39.72  | 9 Ryan, Geo E—Man Electrical Supply Co.....66.38          |   |
| 9 Feuss, Adolph C—Henry Eggers et al. 288.56   | 10 Raffter, Edw A—A Sulka & Co.....72.10                  |   |
| 10 Fenichel, Herman & Pauline—Richardson & Boynton.....507.95                                    | 10 Ruppe, Charles—Richard Mollenhauer. 107.41             |   |
| 11 Fowler, Lillian—Harris S Morris et al. 80.15  | 10 Rasmussen, Robert T—Clarke & Baker Co.....154.15       |   |
| 11 Fitzgerald, Maurice—Lawyers Cooperative Pub Co.....170.16                                     | 10 Richardson, Thomas—Breslin Hotel Co.....88.97          |   |
| 12 Fogarty, John A—Chas H Bahrenburg et al.....281.63  | 10 Ruggiero, Giuseppe—David Mayer Brewing Co.....441.22   |   |
| 7 Greenwaldt, Wm F—Fernand de Montibello et al.....77.37   | 10* Roe, Richard & Peter—Alfred C Dodge.....40.32         |   |
| 7 Grimm, John—Aberene Stone Co.....63.22   | 10 Ringrose, Hyacinth—O'Brien & Ryder Co.....174.22       |   |
| 7 Gallaher, Wm F—Daniel Mapes, Jr.....261.00   | 11 Roe, Livingston, Jr—Joseph F Taylor et al.....43.87    |   |
| 7 Gauthier, William—Brookfield Glass Co. 86.86   | 11 Rosenblum, Max—Julian H Meyer et al.....43.81          |   |
| 9 Goldstein, Alfred D—Robert Johnson.....26.95   | 11 Reis, Isidor—Meyer Ellenbogen.....135.21               |   |
| 10 Gunkel, Gustave—David Mayer Brewing Co.....16.96  | 12 Redd, John A—Michael J Hayden.....112.30               |   |
| 10 Gillingham, Geo O—Geo C Engel.....554.54  | 12 Rubin, Max—Franklin Sheppard et al. 303.35             |   |
| 11 Gerstle, Ralph J F—Frank Hockin.....108.31  | 12* Rosch, Frank B—Jacob Meurer.....33.25                 |   |
| 11 the same—Topping Bros.....47.23   | 7 Sedden, Chas F—Aberene Stone Co. 140.51                 |   |
| 11 Goldberg, Morris—Gutman Spielholz.....170.16  | 7 Spitzer, Sigmund—Fishel Rosenthal.....46.38             |   |
| 11 Goldman, Robert—the same.....101.51   | 7 Shepherd, Walter S—Annie M Shepherd.....3,632.72        |   |
| 11 Goldberg, Morris—Gutman Spielholz. 170.16   | 9 Schroeder, Chas W—Chas F Wickenheiser.....136.18        |   |
| 11 Galbraith, Anna—Winthrop L Jemson.....88.81   |   |   |
| 11 Crane, James—Andrew Mohan.....3.00  |   |   |
| 11 Goldberg, Morris—Geo F Wildman & Co. 85.75  |   |   |
| 11 Goldberg, Louis—David Friedman.....119.65   |   |   |
| 11 Gerstle, Ralph J F—Michael Morris.....336.17  |   |   |
| 11 Gallagher, James B—N Y City Ry Co.....costs, 212.38   |   |   |
| 11 Gallagher, Hugh—Union Ry Co of N Y City.....costs, 107.88                                     |   |   |
| 12 Guy, Catherine—Chemical Realty Co.....39.97   |   |   |

CORPORATIONS.

- 7 The Snutsel Auto Supply Co—Thomas B Hiden.....300.27
- 7 Mount Morris Construction Co—Philip Borgia et al.....220.04
- 7 United Am Construction Co—Olin J Stephens, Inc.....234.60
- 7 H A Rost Printing & Pub Co—Charles Britton.....419.25
- 9 Union Cigar & Tobacco Co—Frederic S Banks et al.....172.41
- 9 Eastern Vitrae Mosaic Co—Wm H Gross.....311.73
- 9 Lexington Hotel Co—John Koster et al.....229.05
- 9 Kilroy Mfg Co—Frederick Leu et al. 147.13
- 9 The Kilroy Co—the same.....124.86
- 10 Robbins Chemical Co—Burlington Transfer & Storage Co.....87.06
- 10 American Asbestos Co—Alcolm Co.....44.41
- 10 Colaizzo Table D'Hotel Co—Nathan Radus.....165.68
- 10 Bianchi, Automobile Co—Edw F Rorke et al.....215.45
- 10 Traction Tred Tire & Tube Co—Chas H Angur et al.....216.84
- 10 The Parkway Club—Samuel Rottraus.....40.01
- 11 North Western Realty Co—Geo F Moore.....218.41
- 11 Butte Knickerbocker Mining Co—Wallace D Scott.....297.56
- 11 Romon Realty & Construction Co—Atlantic Cement Co.....27.35
- 11 Foster Realty Co—Morse International Agency.....88.83
- 11 The Pavilion Co—Wilson Distilling Co. 274.51
- 11 Mt Morris Construction Co—Harry W Bell.....106.98



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- 11 Healey Sewer Machine & Construction Co. - Am Contractor Pub Co. 62.31
12 The Arizona Amalgamated Copper Co - James A Tedford 5,059.89
12 Swiss Art Embroidery Co - Charles Mullestein et al. 37.49
12 West Indies Express Co - Chas H Graham. 16,811.10

SATISFIED JUDGMENTS.

Sept. 7, 9, 10, 11, 12 and 13.

- Adler, Elias I - F A Pfaegler et al. 1907. \$118.08
Adams, Louis B - B Raines et al. 1907. 380.37
Brown, Everett H & G Wells Nearing - H H Salmon et al. 1902. 196.06
Blowers, John C - People, & Co. 1907. 1,500.00
Blumenreich, Gustave - J H Murphy. 1897. 272.16
Cole, Robert & William Johnson - M B Kevirt. 1901. 1,135.13
Cox, Arthur S - J P Levine et al. 1905. 186.29
De Rosa, Francesco - A T Palladino. 1907. 371.85
Same - same. 1907. 100.04
Deldonno, Dominico A - C H Willson et al. 1899. 88.86
Egan, William - J J Hagan. 1907. 151.25
Eckhardt, Conrad - Advertisers' League. 1907. 36.83
Humphrey, Owen W & Lilla M - E F Alpaugh et al. 1903. 845.38
Hoerning, Paul O - Delacamp & Co. 1904. 762.95
Hoag, Lena K - H Read. 1906. 320.25
Joy, Francis H - J M Stoddard Co, Ltd. 1894. 157.44
Same - same. 1893. 187.81
Juliano, Antonio - V Fanaglia. 1907. 161.61
Kalcheim, Henry - S Diamond et al. 1907. 401.31
Kjeldsen, Stefan J - The Aeolian Co. 1907. 313.83
Ketner, Geo J M - A Pryor. 1906. 50.00
Lind, Erik G - A G Southworth Co. 1907. 472.60
Leitner, Joseph & Charles Kreymborg - F W Donohue. 1907. 224.91
Little, Edw S - Orange National Bank. 1907. 257.72
Lindenborn, David - A V Barnes et al. 1907. 319.47
Mayer, Harris - S Reiner. 1903. 72.78
Meyer, Anton H - G De Long. 1907. 527.49
Olsen, Anette A - J Toohy. 1900. 177.21
Same - same. 1900. 244.64
Parkhurst, Geo G - W F Polson. 1907. 954.74
Reiner, John M - P C Wodzicki. 1892. 1,930.73
Reilly, Patrick J - David Jones Co. 1897. 133.13
Same - M Groh's Son. 1899. 1,730.77
Self, Samuel - American Exchange Ntl Bank. 1904. 517.26
Schwartz, John J - J P Goehardt et al. 1905. 702.87
Tomlinson, Theodore E - R Looney. 1906. 319.55
Wessel, Chas G - Avil Printing Co. 1905. 86.13
Watters, Frank V - A B Kight. 1906. 120.66
Ward, Henry - Mutual Life Ins Co of N Y. 1907. 914.10

CORPORATIONS.

- Brooklyn Ice Skating Co, John B Ireland and J de Courcy Ireland - C W Behn et al. 1907. 566.26
U S Fidelity & Guaranty Co - Canadian Bank of Commerce. 1907. 70.37
Same - same. 1906. 620.04
Mannings Yacht Agency - The William Printing Co. 1904. 3,027.80
Welz & Zerwick - L Weinstein. 1907. 1,642.33

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

MECHANICS' LIENS.

Sept. 7.

- 58 - Satisfied.
59 - 110th st, No 217 West. David A Strauss agt Joseph Oussani. 297.00
60 - Water st, s e cor Corlears st, 225x185. John C Robinson agt Hecker-Jones-Jewell Milling Co and Barnett & Record Co. 55,000.00
61 - Essex st, No 137. Abram Hekelman agt Bernard Trusch, Henry Schenker and Joseph Reichman. 450.00
62 - 138th st, n s, 290 w 5th av, 75x86.6. Rudolph Gersman agt Hyman B Goldberg. 1,040.00
63 - 145th st, No 464 West. W N Thayer Co agt Thomas M Weed and Philip Dowling. 234.25
64 - Same property. Daniel Ryan agt same. 276.00
65 - Perry av, e s, 125 s 209th st, 25x100. Marcus Woodworking Co agt Helene Poppelan and John A Miller. 250.00
63 - 48th st, No 332 East. James H Merritt & Co agt Edward Ney and Edward Ney Co. 203.50
67 - East Houston st, No 196. Joseph Klepper agt Klar Bros and Tobias Schwartz. 176.00
68 - 8th st, No 366 East. Joseph Klepper agt Minnie Brunn and Tobias Schwartz. 54.00
69 - 3d av, No 2687. Anthony Howard et al agt Martin Norz and Anthony Howard. 247.40

Sept. 9.

- 70 - Satisfied.
71 - Allen st, No 113. Delancey st, Nos 64 and 66. Joseph Weine agt Catherine A Hamerschlag and P Slepian. 417.00

- 72 - Perry av, e s, 100 s 209th st, 25x100. G B Raymond & Co agt Helene Poppelan and John A Miller. 74.85
73 - 113th st, s s, 69 e 3d av, 26x100. Joseph Weine agt John Carucci. 52.00
74 - Barnes av, s w cor 223d st, 114x105. Giovanni Cantamessa agt Frank Boyle and T Lagattoler. 65.00
75 - 20th st, No 120 West. Joseph Bolaban agt John P Walsh. 70.00
76 - 11th st, No 20 West. Fred F Steinebach agt Geo H Benjamin and John McMillan. 362.00
77 - 54th st, Nos 247 to 259 West. David Lupton's Sons Co agt The Automobile Club of America. 3,756.28
78 - Wooster st, No 135. Acorn Elevator Co agt M & J Feigel and M Feigel & Bro. 31.65

Sept. 10.

- 79 - 145th st, No 464 West. James Bradley agt Thomas M Wood and Philip Dowling. 119.92
80 - Delancey st, Nos 64 and 66. Allen st, No 113. John F Cronin agt Catherine A and Mark Hamerschlag and Harry Slepian. 478.26
81 - 22d st, Nos 255 and 257 West. Frank J Tyler agt Siegfried Wittner and Minnie Gottlieb. 28.40
82 - West End av, No 510. Louis Frankfurter et al agt Simon Uhlmann and Seymour D Garrett. 814.00
83 - 57th st, No 224 East. Griffin Roofing Co agt John Doe and Geo J Lutz. 74.20

Sept. 11.

- 84 - 170th st, No 981 East. Alexander J Crozier agt Eugene H Hammond. 10.97
85 - Prospect av, Nos 1368 and 1370. Same agt same. 25.50
86 - 10th av, Nos 285 to 291. John F Cronin agt Lowenfeld & Prager, Marx Zimmerman and Louis Piptzky. 152.90
87 - 117th st, No 327 East. Otto L Spannhaake agt Albert Mozey, B Meinhardt, Luigi Flora, Guiseppe Zito and Harry Joroff. 75.00
88 - 49th st, No 21 East. Electric Construction & Supply Co agt Mrs Mary Seaton and Walker & Perrett. 126.36
89 - Madison av, Nos 418 and 420. Same agt same. 297.65
90 - 75th st, No 240 East. Blumberg & Dunn agt Salvatore Cannariato and Joseph Orobello. 116.50
91 - Amsterdam av, n w cor 109th st, 87.6x100. Charniak & Held agt Irving Dudis and S P Pearson & Co. 108.00
92 - 117th st, Nos 516 and 518 East. Lampert & Co agt Raphael Kurzkro. 200.00

Sept. 12.

- 93 - Houston st, n e cor Wooster st, 102x102. Sloane & Moeller agt New York Telephone Co and P J Carlan Construction Co. 3,417.79
94 - 121st st, Nos 61 to 65 East. Abraham Wolff agt Joseph B Koller. 145.00
95 - 75th st, No 239 East. Bregman, Rosenberg & Ratner agt A Caltabelleita & Co and R Lo Bue. 50.00
96 - 11th st, No 511 East. Same agt Joseph Weinstein and John Pototzky. 24.00
97 - Orchard st, No 29. Same agt Celia Cohen, Nathan Goldman and Isaac Freiman. 25.50
98 - Av B, No 5. Same agt Samson Leibowitz, John Pototzky, James Robin and Harry Wasilowsky. 47.97
99 - 87th st, No 206 East. Same agt Philip Menschel, John Pototzky, James Robin and Harry Wasilkowsky. 23.10
100 - Montgomery st, No 39 and 41. John Kruly et al agt Harry Witchinsky. 200.00
101 - 117th st, Nos 124 to 136 East. Henry E J Schiffer agt Harry Kahn. 4,868.08
102 - Delancey st, Nos 64 and 66. Allen st, No 113. Morris Weisberg agt Catherine A Hamerschlag and H Slepian. 680.00
103 - Perry av, e s, 100 s 209th st, 25x100. Ferdinand V Morrison, Jr, agt Helene Poppelan and John A Miller. 12.00
104 - Delancey st, Nos 64 and 66. Allen st, No 113. Hurwitz & Finkelstein agt Catherine A & Mark Hamerschlag and Harry Slepian. 700.00
105 - Delancey st, Nos 64 & 68. Allen st, No 113. Ventimiglia & Gaurneri agt Catherine Hamerschlag and H Slepian. 360.00
106 - Delancey st, Nos 64 to 68. Rosenberg & Ratner agt A Hamerschlag and P Slepian. 337.00
107 - Duncombe av, s w cor Elizabeth st, 100x125, Bronx. Michael Billotti agt Estate Chas R Fleischman and Fred Damm. 165.00

BUILDING LOAN CONTRACTS.

Sept. 7.

- 22d st, Nos 152 to 156 East. Pincus Lowenfeld and William Prager loan Samuel D Davis to erect a 6-sty apartment; 10 payments. \$40,000
Hughes av, w s, 125 n 179th st, 25x100. James G Wentz loans Magdalena Marx to erect a 3-sty dwelling; 5 payments. 7,000
198th st, n s, 189.3 e Jerome av, 77.7x112.11x75x132.11. Sebastian J Breihof loans Ronald McAdam to erect a 2-sty dwelling; - payments. 12,000

Sept. 11.

- Katonah av, s w cor 238th st, 100x85. Central Mortgage Co loans Hibbert C Simmonds to erect a -sty building; 6 payments. \$18,000

Sept. 12.

- Interior parcel beg at a point 556.4 n centre line Eastern Boulevard and 360 e land of N Y, N H & H R R Co, 110x201.4x121.4x150. The City Mortgage Co loans Jacob Leitner to erect a 5-sty factory; 6 payments. 30,000
Bathgate av, w s, 75 s 179th st, 75x95. City Mortgage Co loans O'Leary Realty & Construction Co to erect two 5-sty tenements; 8 payments. 46,000
3d st, s s, 90.9 e Goerck st, 45.4x82.9x45x88.6. Moses Zimmerman loans Joseph Goldfine Realty Co to erect a - sty building; - payments. 13,000

SATISFIED MECHANICS' LIENS.

Sept. 9.

- Washington av, n e cor 184th st, 25x92.8. Charles Igmirian agt Edward Murphy et al. (Sept 5, 1907). \$8.20
127th st, No 257 West. Edwin C Worns agt Peter Oussani. (April 29, 1907). 6.97

Sept. 10.

- Hoe av, w s, 100 n Jennings st. Thomas F Kelly agt Jacob Cohen. (Aug 23, 1907). \$1,269.00
Broadway, n e cor 64th st. Chas E Miller et al agt Goelet Estate. (Sept 6, 1907). 140.75
118th st, No 232 East. Hervey Thompson agt Alice M Lynch. (Mar 18, 1907). 381.80
Same property. Joseph Tino et al agt Alice Lynch. (Mar 21, 1907). 55.60
Same property. Howard D Hamm agt Alice M Lynch. (Mar 18, 1907). 355.00

Sept. 11.

- 7th av, Nos 291 and 293. Chas G Cornell Jr agt The Hessel Building Co et al. (Mar 11, 1907). 181.21
Hudson st, No 137. Wm A Barwick agt Isaac L Rice et al. (July 15, 1907). 86.00
165th st, No 1131 East. Ludwig Yashinsky agt Frank Lippman. (July 26, 1907). 50.00
Brook av, n e cor 168th st. Joseph Gartner et al agt Henry J Semke. (Aug 29, 1907). 525.00
6th st, No 324. Louis Hurwitz et al agt Bella Altman et al. (July 12, 1907). 285.00
Houston st, s e cor Columbia st. National Mantel & Looking Glass Co agt David Feigensohn. (Aug 9, 1907). 200.00

Sept. 12.

- Broadway, Nos 261 and 263. Whale Creek Iron Works agt Louisa Gerry et al. (June 12, 1907). 2,472.00
165th st, No 765 East. Jacob Rosenblum agt Wm M Roosa. (Aug 15, 1907). 50.00
165th st, No 763 East. Same agt Chas S Albert. (Aug 15, 1907). 30.00
122d st, Nos 164 to 168 East. Richard Tretler agt Joseph Ludman. (Dec 10, 1906). 2,100.00
Same property. Louis Bossert et al agt same. (Feb 15, 1907). 1,391.51
Same property. Jacob B Levine et al agt same. (Jan 26, 1907). 1,000.00
122d st, s s, 141 e Lexington av. The Union Stove Works agt same. (Jan 26, 1907). 313.50
122d st, s s, 141 e Lexington av. A E Klotz Fireproofing Co agt same. (Dec 13, 1906). 137.38
150th st, n s, 200 w 11th av, 50x - to 51st st. John Casmento et al agt Astor Estate et al. (Sept 7, 1907). 80.00

1Discharged by deposit. 2Discharged by bond. 3Discharged by order of Court.

ATTACHMENTS.

Sept. 7.

- Beaumont, Chas O, trading as Joseph Oat & Son; Traylor Engineering Co; \$3,809.88; Dennis & Buhler.
Watson & Co; Power Son & Co; \$3,068.73; Parker & Aaron.

Sept. 10.

- Bocquet, Lucy; Archibald C Shenstone; \$29,863.90; Shenstone & Harding.
Wheeling Mold & Foundry Co; Chas C Bunker; \$857.50; P B Adams.

Sept. 11.

- Schloss, Otto; Souvenir Post Card Co; \$10,000; Smith & Bowman.

CHATTEL MORTGAGES.

Sept. 6, 7, 9, 10, 11 and 12, 1907.

- AFFECTING REAL ESTATE.
Acme Building Co. 9 West 20th. Nat E Co. Elevator. \$6,900
Bagge (E) Iron Wks. Whitlock av, West Side, 65 n of 144th st. H Paul. Heating Fixtures. 375
Felt Construction Co. 114-6 W 27th. Nat E Co. Elevator. 6,250
Hamlik, A. 120 University pl. Duparquet H & M Co. Range. 348
Kurzkrook, R. 97th st, 300 ft w of Central Park West. A Larsen. Refrigerators. 12 at \$16.00
Kalcheim, M. 806-812 E 6th. I A Sheppard & Co. Ranges. 828
Newman, M H. Union av and 158th. A B See E E Co. Elevator. 2,850
Schoenfeld, D. 138th and 5th av. Peter Robinson S W Co. Dumbwaiters. 110
Sire, A. I. 157 W 18th. A B See Electric E Co. Elevator. 3,325

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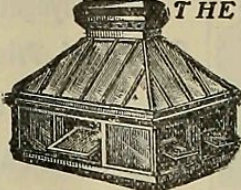
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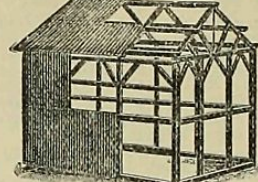
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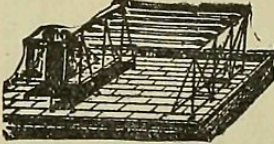
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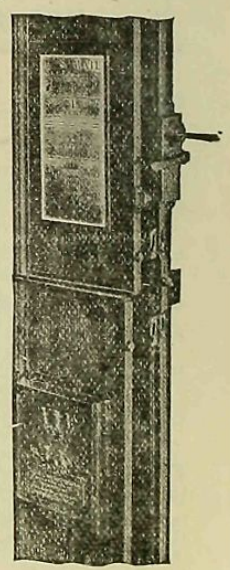
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