

# NEW ESTATE RECORD AND BUILDERS GUIDE

ESTABLISHED MARCH 21<sup>st</sup> 1868.

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

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to  
C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET                      Treasurer, F. W. DODGE  
Vice-Pres. & Genl. Mgr., H. W. DESMOND      Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1907, by The Record & Guide Co.

Vol. LXXX.                      AUGUST 17, 1907.                      No. 2057.

### INDEX TO DEPARTMENTS.

#### Advertising Section.

	Page.		Page.
Cement .....	xiv	Lumber .....	xx
Clay Products .....	xvii	Machinery .....	vi
Consulting Engineers .....	xv	Metal Work .....	xvi
Contractors and Builders .....	iv	Quick Job Directory.....	xx
Electrical Interests .....	vii	Real Estate .....	ix
Fireproofing .....	ii	Roofers & Roofing Materials.....	vii
Granite .....	xviii	Stone .....	xviii
Iron and Steel .....	viii	Wood Products .....	xxi

**A**BOUT three years ago a new phase of the mortgage question arose in New York. In its inception it was most legitimate, but its development has since dangerously approached the character of things and people which find an alias necessary. In fact, "subordination agreements" or "participating agreements" are in the majority of cases the aliases of second, third and even fourth mortgages. It has always been the recognized policy of all governments who legislated wisely regarding real estate to give the greatest possible publicity to all transactions relating to it, and for that reason the Subordination Agreement, which goes far to conceal the actual transaction, should be viewed with suspicion. On its face the mortgage which will afterwards admit of a subordinating agreement differs no whit from any first mortgage, while the "Junior" interest, which no statute requires shall be made a matter of public record, contains all the noxious features of a second mortgage. To begin with, the rate of interest is higher, there is a large bonus to be paid, and at expiration an extension of time is as difficult to negotiate as with any second mortgage. Probably the rate of interest paid on money borrowed under a participating agreement amounts in the majority of cases to 10% per annum. For example, a mortgage at 5% is given for \$100,000. With a "junior" interest of \$10,000 it would admit of paying 4½% on \$90,000 and 9½% on \$10,000. This does not take into consideration the larger brokerage which a "full" mortgage demands. While the amount of mortgage which a parcel carries is never conceded as a basis of appraisal, it is undoubtedly true that the amount of the first mortgage very strongly influences the purchase price of the property, and many buyers draw their inferences as to value from the amount loaned by well-known institutions. Viewed in this light a mortgage with a subordination agreement is manifestly unfair. Should the terms of the agreement be recorded and made accessible to a prospective purchaser or to a third mortgagee, there would seem to be no necessity for any method of procedure except that which has held in the past. It is undoubtedly true that real estate will profit by making small sums of money available for mortgages, but this would probably be better accomplished by issuing bonds of small denomination against the mortgages held on individual parcels of property.

**I**T DOES not appear that the demand for a limitation of the height of skyscrapers is the kind of demand which cannot be denied. There are undoubtedly a great many property-owners who feel vaguely that the time has come for some such limitation, and there are also a great many engineers and architects who regard the unrestricted construction of skyscrapers as in the long run dangerous to the public welfare. The skyscraper in their opinion might be permissible in case the streets on which it was built were wide, but to erect thirty-story buildings on a street less

than 60 feet across is from their point of view a danger to public health and safety. It means a congestion, which is inconvenient in normal times, and which would be absolutely fatal in case of a serious accident. Opinions of this kind are very generally held, but we doubt whether they will be sufficiently influential to effect a legal limitation in the height of office buildings. The interests favoring the existing lack of restriction are very powerful, and are much more aggressive than their opponents. They have on their side the advantage of a long-established precedent, the idea that tall buildings tend to economize efficiency, and a species of public pride in the spectacle they create. It may be doubted, consequently, whether any limitation will be admitted in the revised code. Indeed, it is probable that the interests behind skyscraper construction will be able to alter the building law in a way which will help rather than hinder the construction of skyscrapers. It is unquestionably an extremely dangerous and foolish thing to erect buildings fifteen stories or more high in a part of the city where they are and will continue to be surrounded by inflammable structures, and if skyscrapers are to be permitted it certainly follows that business buildings of all heights should also be thoroughly fireproofed. But if business buildings six stories high have to be fireproofed, there will be very much smaller inducement to erect structures of this class than there is at present. It will be more economical to build ten or twelve stories and in this way get back in space and rentals some of the increased cost of fireproofed construction. It is extremely probable consequently that hereafter there will be an increase rather than a diminution in the average height of business buildings and that structures twenty stories high with towers running up twenty stories more will be of frequent occurrence. Such will certainly be the case if no restrictions are placed in the building code; and up to the present time there is no sufficient indication that such a restriction will be introduced.

**F**OR the third time since the panic of last March, the believers in higher prices for stocks have failed in an attempt to raise prices to a higher level, and the extent of the failure has, in each case, been proportioned to its earlier success. There can be no doubt that from the merely technical point of view this last attempt in particular was ill-advised considering the existing condition of the money market and the probable increased stringency in the fall. Any campaign for higher prices which went beyond narrow limits was bound to be unsuccessful. Important, however, as technical conditions were in bringing about the recent break, they are not alone sufficient to explain the fact that the reaction carried prices below the level of last March. If these technical conditions had not been assisted by such incidents as the enormous fine imposed on the Standard Oil Co., and the difficulties which several different railroads had with the authorities of various Southern States, it is probable that the decline would not have reached as much as half of its recent proportions. It was the renewal of radical anti-corporation activity on the part of the authorities of different Southern States, which has been responsible for much of the speculative discouragement; and it is this aspect of the matter which is of much more than temporary interest. The owners of railroad securities may well ask themselves how far a policy inimical to their interests will be carried by the various state governments, and what will be the effect of such a policy upon the earnings of their properties. They may well ask themselves, also, whether they have more to fear from State or from Federal regulation, and what system of regulation they should favor in their own interest and in that of the general economic and political well-being of the country.

**I**N considering the answer to these questions, the experience of the past year has surely been very illuminating. Both the State and the Federal governments have been passing legislation in respect to corporations, and while this legislation has been in both instances designed to restrict corporate activities, the action of Congress has been much more carefully considered and much more fairly conceived than the action of the State Legislatures and State executive officials. It looks, consequently, at the outset as if the owners of corporate, and particularly of railroad securities, could depend upon fairer treatment from the national than from the State authorities, and that consequently they should exert their influence on behalf of strengthening the hands of the national as compared to the state governments. Such a conclusion would not, indeed,



follow in case the present policy of increasing governmental regulation and control should prove to be only a temporary aberration; but action based upon the idea that such regulation is only a temporary aberration would be based upon a grave and mischievous error. If the railroads and the large corporations are being regulated, it is because the policy of careless and inefficient regulation proved to be a failure. The large corporations have brought this hailstorm of legislation on themselves, and while its virulence may diminish, it has, on the whole, come to stay. Back of the whole movement is a sincere and patriotic desire on the part of disinterested citizens to make a place for the activity of large corporations in a democratic state which will be fair to corporate wealth, and at the same time conducive to the public interest. The most intelligent and public-spirited men in the community, as well as its demagogues, recognize that the growth of railroad and industrial corporations constitutes a serious problem. The owners of corporate property must understand that in the future it is a question not of immunity nor of neglect, nor of merely spasmodic activity. The question is not whether railroad and other corporations are or are not to be subject to governmental control, but what kind of governmental control will be placed over them.

WHEN the question is put in this way, it seems as if there could be only one possible answer from the point of view of the owner of corporate, and particularly of railroad securities. His interest lies wholly in the direction of regulation by the national government. It is true that regulation by the national government has more chance of being effective than regulation by the local authorities, because the powers of the national government are co-terminous with the actual area of the largest part of corporate business. For this reason the corporation managers have in the past resented Federal interference and have preferred the relatively inefficient and frequently purchaseable supervision by the state authorities. But now that the state legislatures and officials are no longer purchaseable, and now that they are determined to pass all the restrictive laws that the ingenuity of their leaders can devise, it is obvious that state supervision becomes a much less desirable thing. It is true that it still remains only partial and inefficient because the state jurisdiction extends only over a small part of the mileage of a great railroad system, or a small fraction of the business of a big manufacturing concern. But just because this state regulation is only partial, it is much more irresponsible; and just because it is inefficient beyond certain boundaries, it is peculiarly active and radical within those boundaries. The limited jurisdiction and powers of the state legislatures, the fact that at most their laws and commissions are void outside of a few hundred square miles, makes them seek compensation for lack of power by an increase of stringency. Moreover, even when a state legislature does not wish to be unfair, its restrictive legislation is nearly always dangerous to the economical and efficient operation of a great railroad system. Its laws are passed for the benefit, not of all the people who use the railroad, but merely for the benefit of the citizens of one State, and the benefit of the citizens of one State may mean an injury to the citizens of other States and to the proper interests of the railroads. The possible efficiency of Federal regulation is, consequently, all in its favor. It means that Congress will be more responsible in its restrictive legislation and that the effect and tendency of its supervision will not necessarily look in the direction of breaking up the unity and injuring the economical operation of the great railroad systems. Of course, no matter how much the owners of corporate securities might come to prefer Federal regulation, the existing powers of the state governments will remain and will for many years to come continue to be exercised. The fact, however, that such powers do exist will in the long run be very injurious to the business efficiency and prosperity of the country, and if possible these powers should be so modified that Congress would possess exclusive jurisdiction over all corporations engaged in interstate business. Public opinion is not ready as yet for such an alteration in American institutions, but it looks as if during the next generation many of our political contests would turn upon this point. The attempt to solve the corporation problem will, in the long run, demand a readjustment of the distribution of State and Federal authority in respect to corporations conducting an interstate business, and the owners of corporate securities should consider carefully what kind of a readjustment they should favor, both in their own interest and in that of the whole country.

## Recommendations in Concrete Construction.

RECOMMENDATIONS of an extreme nature made by the Association of Architectural Engineers before the Committee on Reinforced Concrete, of which Mr. Rudolph P. Miller is chairman, will call forth a brief in opposition from the concrete-steel engineers and contractors. The Architectural Engineers hold that cinders should not be allowed in reinforced concrete construction as part of the aggregate, as in their opinion the corrosion of steel is caused thereby. The aggregate should consist of clean, sharp building sand and crushed trap-rock from which the dust has been screened. Limestone should not be allowed, as it disintegrates in a fire.

They consider that the unit stresses in the present code are satisfactory and should not be changed; but if a factor of safety of 4 is considered advisable on timber or steel, it should be at least 6 in the case of reinforced concrete. Further:

The steel used for reinforcing should be medium structural steel having a maximum tensile strength of 55,000 to 65,000 lbs. per square inch, minimum elongation of 20 per cent. in 8 inches, elastic limit of at least one-half the ultimate strength. The use of so-called high carbon steel bars is not recommended for the reason that ordinary steel may be substituted at the building, and furthermore for the reason that it is invariably brittle and liable to break on bending. The evidence lately forthcoming as regards the unreliability of steel rails is not of a nature to inspire confidence in the use of high carbon steel.

If twisted or deformed bars are used, this twisting or deformation should take place at the rolling mills when the metal is at red heat, and not when it is cold.

The floor construction in reinforced concrete buildings should be tested with a load equal to twice the live load, which should be allowed, to remain for at least one week before removal. We do not believe that a test can be properly made in this class of work by putting the load on for a few hours only.

New methods of construction should have sections prepared and tested to destruction, and a factor of safety of 6 applied to such results.

Regarding the carrying on of reinforced concrete construction in cold weather, the Association of Architectural Engineers recommend that no work should be done when the temperature is below 32 degrees Fahr., and that it should not be started when the indications are that the temperature will fall to this point within six hours after the work has been started.

It is only by adopting the most extreme refinements of procedure that this class of work can be done in cold weather, but we believe that it would not be safe practice to generally permit it.

Reinforced concrete construction should be required to be fireproofed in the same manner as steel construction. There should be an exterior covering of concrete, brick or terra cotta, which in case of fire can be replaced without affecting the strength of the construction. If part of the concrete is assumed to be the fireproofing, it should not be considered in calculating the strength of the columns, beams or girders.

Interior columns should have at least 2 inches of fireproof covering, exterior columns 4, slabs and girders at least 1 inch beyond reinforcing bars if these are  $\frac{1}{4}$  inch or smaller, or four times the diameter of reinforcing bar over  $\frac{1}{4}$  inch in diameter, not to exceed 4 inches in thickness.

The Architectural Engineers, in a brief which they have presented to the Commission, through the Committee on Reinforced Concrete, further recommend that the use of reinforcing bars in columns, whether straight or hooped, does not add materially to the strength of the column:

A plain concrete column without reinforcing is better than one in which there are reinforcing bars, for practical reasons, namely: that it is much easier to make a good job of the columns in a building than if they have numerous reinforcing bars, which tends to split up the concrete, and cause voids and pockets.

The use of reinforcing bars having prongs should be prohibited, for the reason that it is a very difficult matter to make the concrete flow between these prongs, so as to make a homogeneous mass. If reinforcing bars are used, they should not be considered as adding to the strength of the column.

The mixture to be used in columns should not be leaner than a 1-2-4 mixture.

The Concrete Association will probably enter an objection to most of the new recommendations in a brief to be hereafter submitted. This was intimated at the hearing by Messrs. Ross F. Tucker and H. C. Turner, of the Turner Construction Co. The recommendations were presented by Vice-President E. W. Stern, of the Association of Architectural Engineers.

## Quick Work in the Register's Office.

Contrary to what used to be the case before Register Frank Gass was admitted to office the work of recording all instruments for public record is being done with great celerity. At the present moment, documents are duly recorded and returned in about eleven days from the date of receipt. It will be distinctly remembered that there have been times when instruments, such as deeds and mortgages, have been held at the office of the register for as many as three and four months to the annoyance of both purchaser and mortgagee. In all fairness to the previous incumbent it must be admitted, however, that a large part, if not all, of the labor of copying is now done by book typewriting machines, thus reducing the time consumed in comparing to a minimum.

Lawyers who lend their clients' funds on real estate experience great difficulty in selecting from the mass of applications presented, those which may be worthy of investigation. The collated mortgage records in the Record & Guide Quarterly will show at a glance what loans have been made in a street or block during a quarter or year.



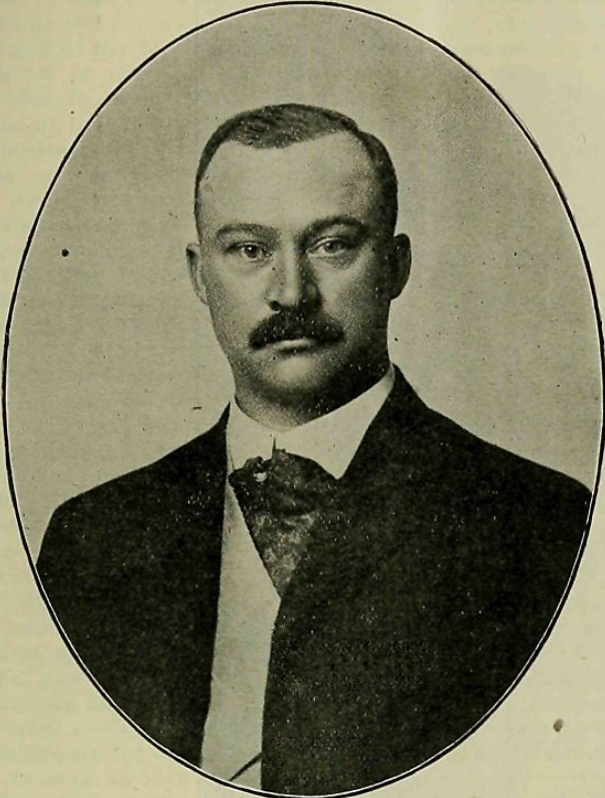
# SUCCESSFUL MEN MAKE OPPORTUNITIES

POINTS FOR BUYERS TO REMEMBER—HOW A MAN WHO WAS NOT AFRAID DEALT WITH A VEXATIOUS LAND PROBLEM—THE LAST BIT OF UNDEVELOPED OCEAN FRONT.

**S**ENATOR REYNOLDS, who has done as much as any one man to make-over Long Island, does not believe that Opportunity knocks but once, and if not seized and dragged in, goes off in the sulks and never returns. He does not consider that it has much to do one way or the other with the success of a business man.

We shall let the Senator have his way about that, and will ask those who know that Situation has a great deal to do with Opportunity, to stop arguing and listen.

Senator Reynolds is one of the largest men in real estate in Greater New York: a man who does things himself, indistinction

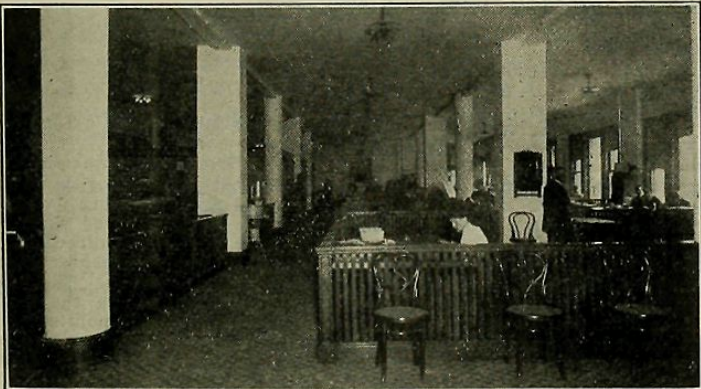


HON. W. H. REYNOLDS.

from one who merely gets other men to do things—for a commission. He is a city builder—the most useful type of citizen in any age.

"In my judgment," said the Senator one day this week, "a successful man of affairs converts situation into opportunities, and when they are in the right shape he grasps them and uses them to his own advantage.

"For example, the East Side Park lands, with clouded title, formed a situation vexatious to every real estate man in Brooklyn. I saw that it could be made an opportunity and by pushing right ahead, at what seemed to many an impossible situation,



HIS OFFICE IN THE BRUNSWICK BUILDING,  
Fifth Avenue and 23d Street, Manhattan.

it was gradually moulded into shape and I found that I had created an opportunity when I took title to this property.

"At first every one said, 'this is where Reynolds will go broke,' but ultimately so much money was made out of this speculation that people began to say that my luck still held good.

"When I was bringing my East Side operations to an end, I

began to look around for another situation which could be converted into a money-making opportunity. I found that the farm lands where Borough Park is now located were to me the most attractive, for the reason that they were almost exactly of city grade, they were near to the railroad lines and could be bought at reasonable prices. There had been some development work on this property, but the people who controlled it were in Philadelphia, too far away to see the advantages and use the energy and nerve that was needed to properly develop such a large tract.

## LONG ISLAND CAN'T STOP GROWING.

"I felt then, as I feel now, that the population of Long Island must continue to grow and at a marvelous rate. I believe it will not be many years before all of the western end of Long Island, 25 miles from the East River, will be thickly populated within a reasonable distance of the railroad service.

"I had plenty of faith in Borough Park, but faith without works is dead, and I started in to develop Borough Park in a way which surprised every one. I laid out streets, put in sidewalks, built houses and turned it into a small city within a few years. Every promise made to Borough Park purchasers was lived up to, and I have found it to be the case that any one who wishes to build up a reputation as a successful developer, and to continue in business, must give the public all that he promises.

"Borough Park lots doubled in value in three years. In two years more they doubled again, and as the population grows these lots will continue to increase:

**"Probably the three most important things for a buyer of real estate to remember is, to get ground that is on the grade, to buy it where the railroad service is good and to be careful not to pay more than the property is worth.**

"It has been my experience that the developer who has achieved a reputation for doing things rather than for saying things can be more successful in the long run and give better satisfaction to customers by spending money in improvements and less in advertising promises of improvements. A mistake is made by the developer when he sells a piece of property at a price which affords no opportunity to the customer for its profitable re-selling.

"Those who have noticed where I have conducted a development cannot but be impressed with the fact that every one of them has some especial reason for being a good purchase.

"Borough Park's advantages I have already mentioned. Bensonhurst had its water front to recommend it. Vandever Crossings had its location near the rapidly growing Brownsville, and immediately after my buying it was bisected by an electric railroad connected with the elevated systems of Brooklyn. Laurelton has the advantage of being naturally a beautiful piece of ground and it is located where the steam railroad and third rail electric system passes directly through it.

"Long Beach, my last and greatest real estate enterprise, is an absolute monopoly, being the last bit of Ocean front without completion that is left undeveloped between Maine and Florida, and possessing the additional advantage of being within twenty-four miles of Greater New York, which means that in another year or two it will be within a half hour's running time of the heart of the greatest city in the United States."

## The Balance in Transit Projects.

Mr. L. Napoleon Levy asserts that the expenditures by the Consolidated City for Brooklyn, exclusively, last year exceeded the taxes collected therefrom in the sum of \$25,000,000 and more than \$150,000,000 since the consolidation, and that the financial straits of the city are largely due to these expenditures:

The requirements of the Bronx have been almost neglected in transit and other improvements; a subway on the east side of Manhattan and several routes in the Bronx, notable the Westchester av, Jerome av, etc., should be first constructed before any other subway is allowed; the necessity therefor is more urgent.

Some mysterious influence has forced the 4th av scheme ahead of all other subway projects, possibly in order to absorb the limited capital available, so that the present Manhattan subways will monopolize the business for an indefinite period, owing to the inability of the city to construct opposition lines, due to want of money.

It is a difficult matter to decide. South Brooklyn unquestionably needs a subway, and there should be another in Manhattan to extend up Jerome av in the Bronx. We should have both lines put under construction at once, in order that one section of the city should not thrive at another's expense. A subway to Coney Island would draw heavily on the population of the Bronx, should there be no new counteracting force.



# THE REALM OF BUILDING

## Fireproofing Sections to be Rewritten.

NOT SIMPLY AMENDED—PROPOSED TEST FOR FLOOR CONSTRUCTION.

**T**HE Committee on Fireproofing of the Building Code Revision Commission announced at a hearing on Tuesday that it had been decided that the matter in the Code governing fireproofing should be rewritten: not merely to change a provision here and there, but to rewrite all the sections relating to fireproof construction and materials. This remark was drawn from the chairman by the unwillingness of his hearers to engage in a public discussion. Several engineers and contractors when called upon for an expression of opinion upon certain pro-

with sufficient opening to insure a proper draught, securely supported and disposed at the sides of the structure in such manner as not to rest on the floor under test. In no case should a flue area be less than 180 square inches.

The horizontal dimensions of the test structure will depend upon the number and the span of the systems under consideration. The clear span of the floor beams is to be 14 feet. The distance between floor beams or span of slab may be varied according to the design of the system to be tested, and should be as near as possible to usual practice. The under side of the construction under test must be not less than 9 feet 6 inches nor more than 10 feet above the grate level.

Then as to the construction to be tested the report specifies that it should be designed for a working load of 150 pounds per square foot, and no more; this load to be uniformly distributed without arching effect, and to be carried on the floor



STANLEY COURT.

Northwest Corner of West End Avenue and 106th Street.

vision in the existing Code, simply replied that they would prefer to submit briefs. The chairman said he hoped that they all would be satisfied with this part of the Code when it appeared.

A timely and authoritative report on the subject of Floor Construction has been issued by the Committee on Fireproofing Materials of the American Society of Testing Materials which should not be overlooked while our Code is undergoing revision. The report, after stating that the test structure may be constructed of walls of any material not less than 12 inches thick, properly buttressed on all sides, specifies that the floor construction to be tested shall form the roof of the structure.

At a height of not less than 2 feet 2 inches, nor more than 3 feet above the ground level, a metal grate, properly supported, shall be provided, covering the whole inside area of the building. In the walls below this grate level, draught openings shall be provided, as many as possible, furnishing opening with an aggregate area of not less than one square foot for every 10 square feet of grate surface. Means for temporarily closing these openings should be provided. In the wall immediately above the grate level, a firing door 3 feet 6 inches by 5 feet high, must be provided in the side of the building at right angles to the floor beams. A second door must be added when the span of the floor slab under test exceeds 10 feet.

Flues should be supplied at each of the corners, and oftener in case of a test structure exceeding 250 square feet of grate surface,

during the fire test. The floor may be tested as soon after construction as desired, but within 40 days.

Artificial drying will be allowed if desired. The floor is to be subjected to the continuous heat of a wood fire averaging not less than 1,700 degrees F. for four hours. The heat obtained shall be measured by means of standard pyrometers, under the direction of an experienced person. The type of pyrometer is immaterial so long as its accuracy is secured by proper standardization. The heat should be measured at not less than two points when the main floor span is not more than 10 feet, and on additional points when it exceeds 10 feet. Temperature readings at each point are to be taken every three minutes. The heat determination shall be made at points directly beneath the floor so as to secure a fair average.

At the end of the heat test a stream of water shall be directed against the under side of the floor, discharged through a 1½-inch nozzle, under 60-pound nozzle pressure, for 10 minutes.

After the floor has sufficiently cooled the load on the same shall be increased to 600 pounds per square foot, uniformly distributed.

But the committee considers that this test should not be regarded as successful if fire and smoke pass through the floor during the fire test; and, finally, the floor must safely sustain the loads prescribed and the permanent deflection must not exceed one-eighth of an inch for each foot of span in either slab or beam.



Notes on Caisson Foundations.\*

BY DANIEL E. MORAN, C. E.

**C**AISSON FOUNDATIONS are to be considered as, first, Open Caissons where the concrete deposited on the rock or other natural foundation, and forming the base of the pier or foundation wall, is done in the open air, and, second, Pneumatic Caissons, where the concrete is placed on the natural rock or other foundation with the protection of compressed air.

**OPEN CAISSONS.**—Going below local water level. Piers or walls built in open caissons, whether constructed by means of sheet piling or by sinking a box through soft material to rock, shall be considered as a column or an extension of the wall above, and the safe load shall disregard any skin friction on the sides of such construction. The safe load on such pier or wall shall be figured at not more than 10 tons per square foot on the cross-section, being taken as the minimum cross-section of the pier, and any timber embedded in the concrete shall be deducted from the cross-section on which the load is to be figured.

The foregoing is based on our judgment that where concrete is placed in open boxes there is generally a deterioration of the concrete at the bottom of the excavation, due to the inflow of water, and to the fact that it is practically impossible to keep the bottom of the excavation satisfactorily clean. Also any benefit due to skin friction is destroyed by the lack of permanence of the timber sheeting and its faulty connection with the concrete pier. Where cross braces are used to brace the sheeting or form part of the construction of the box and are left in place, it is so difficult to satisfactorily pack the concrete under such pieces that we feel that the area on which the load is figured should not include any such embedded timber.

**PNEUMATIC CAISSONS.**—In pneumatic caissons the load allowed on the concrete to be limited to 20 tons per square foot. On the cross-section of concrete above the working chamber no allowance is to be made for steel or timber on the outside of the pier, and no allowance is to be made for skin friction, except for concrete coming in actual contact with the soil; solid timbering in the roof and walls of the working chamber to be considered as concrete, provided same is sunk to a point below city datum, where it will be always immersed in water.

**STEEL REINFORCEMENT.**—No allowance is to be made for steel reinforcement in such caissons unless the steel reinforcement is continuous for a suitable base resting on rock to the superstructure, and unless same is entirely enclosed in concrete.

**ALLOWANCE FOR SKIN FRICTION.**—In the case of pneumatic caissons where the concrete comes in direct contact with the soil an allowance of not in excess of 500 lbs. per square foot of actual pier surface in contact with the soil may be allowed, provided said allowance does not exceed the weight of the pier. In all other cases the weight of the pier itself shall be figured as forming part of the load as coming on the natural foundation. Bearing on rock when clean and solid raised to 24 tons per square foot.

Consumption of Lime in Greater New York.

**D**URING the last few years many articles have appeared in regard to the advantages and uses of cement for building purposes, while little has been written about lime. The last few years have been prosperous for the lime manufacturers. For but few kinds of work has cement replaced lime. While cement plants are springing up like mushrooms and old established firms have increased their production, the sale of lime has also increased.

The reason for this is obvious. This is a great period of railroad reconstruction and building, and reinforced concrete has taken the place of stone and woodwork where very little lime was used; then the skyscrapers with their fireproofing consume large quantities of cement.

The 8 or 10-sty building of a few years ago, where lime was almost exclusively used for brickwork, has been replaced by an office skyscraper. While cement is used for brickwork, lime is generally mixed with the cement mortar, for without the lime, cement mortar works very short. The lime also decreases the cost of labor and material without materially affecting the durability or strength of the cement mortar.

With the increase in height the wall and ceiling area is greater, this requiring a larger amount of lime for plastering. In other words, while relatively less lime is required for exterior walls, a great deal more is utilized in the interior, so that on the basis of ground area more lime is being used than ever before.

For tenements, flats or apartment houses, lime is almost wholly used. Take it all in all, the lime manufacturer sees a bright future, notwithstanding cement competition.

There are numerous grades of lime in the market, and in Greater New York alone there are over twenty different brands, all differing in their physical and chemical properties. The majority are what are called "lump" limes, belonging to the calcium carbonating class; and the others belong to the magnesia or dolomite class.

Last year approximately 2,000,000 barrels of lime were used in Greater New York. A high grade of lump or calcium

carbonate lime comes from Maine, a State which shipped about 1,400,000. Of this amount the Rockland-Rockport Lime Co. shipped 1,200,000. Other States which shipped lump lime into Greater New York were Pennsylvania, New Jersey, New York and Virginia. The magnesia limes come principally from Connecticut and Massachusetts.

A Wood That is Popular.

**W**HITE OAK is a favorite timber with New York builders. It is probably treated with more respect than any other. Mahogany is often only "skin deep." Cherry is tortured into trying to look like mahogany, and some other kinds of wood are stained to imitate cherry.

But white oak is generally allowed to speak for itself. When a man has a building trimmed with oak he feels that he has the real thing, whereas mahogany or cherry might be under suspicion. Oak is not gay, but like a coat that is real wool it wears well, and it does not cost more than it ought.

White oak is one of the most widely distributed and commercially important trees of the United States, and its total annual product of over 2,000,000,000 feet of lumber is more than double that of any other hardwood. The wood is compact and close grained, hard, tough, strong, heavy, and durable in contact with the soil. By a peculiar mode of sawing by which the boards are cut nearly parallel to the pith rays, the silver grain is shown, furnishing the handsomely figured panels, ceiling and molding of "quarter-sawed" oak.

The Southern Appalachian region, including the Allegheny ranges and the plateaus which slope westward to the Mississippi and Ohio rivers, is now the chief source of supply of white oak, as well as the region of its greatest commercial importance. West Virginia, with an estimated stumpage of 5,000,000,000 board feet has more than one-third of the standing white oak in this region. The State of Kentucky still has over 2½ billion feet, and Tennessee a little over 2,000,000,000 feet. Virginia and North Carolina follow next in order with over 1,000,000,000 each.

An Apartment House of the Highest Type.

(See illustration, page 252.)

Stanley Court is a 12-sty, brick and stone, steel-frame, fire-proof apartment house, at the northwest corner of West End av and 106th st, facing south on the latter. On the east it fronts the triangular park made by the intersection of Broadway with the two streets named. Its architecture is on simple but dignified lines, with no meretricious ornamentation. With a restricted residential block on the west, and a handsome church of moderate height on the north, its upper floors overlook the Hudson River and all of the upper West Side. All the living and sleeping rooms are on the perimeter of the building, with but two apartments on each floor.

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 . . . . .	70	67
Estimated cost of new buildings . . .	\$2,942,200	\$2,764,700
Total estimated cost of alterations for Manhattan and the Bronx . . .	\$248,920	\$635,500

Building Operations.

Particulars of the Seamen's Institute.

**COENTIES SLIP.**—In all probability work will be started next spring for the largest sailors' home in the world, to be erected at the northeast corner of Coenties slip and South st. fronting Jeannette Park, for the Seamen's Church Institute, of the port of New York, to cost in the neighborhood of \$550,000. The price paid for the building site is said to be \$200,000, and the building, it is figured, will cost \$350,000. It will be of best fireproof construction, 8 or 10-stys in height, and will provide for at least 300 sailors. The plans are now being prepared by Messrs. Warren & Wetmore, of 3 East 33d st. In charge of raising subscriptions and erecting the building are Edmund L. Baylies, lawyer, of No. 54 Wall st (now in Europe); Wilhelmus Myndersé, Henry L. Morris, J. A. Johnson, Captain A. T. Mahon and O. E. Schmidt. It is planned to have the structure completed by April, 1908. No contracts have yet been awarded. Richard Deeves & Son, 305 Broadway, are general contractors for the new American Seamen's Friends Society Building, now building at the northeast corner of West and Jane sts, 8-stys, 35x165 ft. in size, to cost, including site and furnishings, \$325,000. Boring & Tilton, 32 Broadway, are the architects. (See also issue Feb. 24, 1906.)

General Contract Soon to be Let for Central Park Theatre.

**CENTRAL PARK WEST.**—Contractors are now figuring, and it is expected that all bids will be in by next week, for the new 7-sty theatre and school to be erected in Central Park West, the whole block front between 62d and 63d sts, abutting the new building of R. M. Stivers, carriage builder, No. 19 West 62d st. The structure will be 200.10x225 ft. in size, with an

\*Submitted as a brief to the Building Code Revision Commission.



extension 25x83 ft. The exterior will be of limestone, with a tile and copper roof, and the heating will be by steam. The cost of the building is placed at \$1,700,000, and it will be recalled the cost of the site was recently given as \$750,000. Marc Eidlitz & Son have the contract for the foundation work. Charles T. Barney, 66 Broadway, is president; Otto H. Kahn, 52 William st, is treasurer, and Henry Rogers Winthrop, 25 Pine st, secretary. Messrs. Carrere & Hastings, 225 5th av, are the architects. The owners are known as "The New Theatre Co.," with offices at No. 25 Pine st. Others interested are: J. Pierpont Morgan, William K. Vanderbilt, H. McKay Twombly, Henry Walters, W. De Lancey Kountze and James Henry Smith. (See also issue Feb. 10, 1906.)

#### Charles A. Cowen & Co. to Build New York Law School.

FULTON ST.—C. P. H. Gilbert, 1123 Broadway, has awarded the general contract for the New York Law School office building to be erected on the property Nos. 172 and 174 Fulton st, opposite St. Paul's churchyard, to Charles A. Cowen & Co. of No. 1123 Broadway. The building will be 11 stories in height, strictly fireproof and of the very highest class of construction and finish. The facade will be of limestone and brick, and the interior hallways and stairs will be trimmed in marble. The building will also be equipped with heating, electrical and special ventilating apparatus, and four quick service elevators.

The four upper floors will be used for the purpose of the New York Law School, Library, Lecture rooms, offices, etc.; the lower stories will be rented for banking and office purposes.

The old buildings on the site have already been torn down and the new structure will be commenced immediately.

The building is to be completed and ready for occupancy May 1st, 1908.

#### Plans for Another Riverside Drive Improvement.

RIVERSIDE DRIVE.—L. A. Goldstone, 110 West 34th st, is preparing plans for another high class apartment house to be situated on the northeast corner of Riverside Drive and 138th st for the Hensle Construction Co., of 302 West 120th st. The structure will be 6-stys, covering a plot 132.6x145 ft., with entrances on both Riverside Drive and 138th st, and each floor will accommodate nine families. The adjoining apartment house now under way by the same company will be joined with an Italian garden, which will complete the entire block on the Drive. The interior finish will be of hard wood, marble, mosaic, tile, and every up-to-date improvement. Operations will be pushed rapidly as soon as plans are approved by the Bureau of Buildings. The cost is placed at about \$200,000. The same builders are erecting similar structures at the southeast corner of Riverside Drive and 139th st, and the southeast corner of 135th st. The estimated cost of both these operations is placed at \$500,000. All contracts are handled by the owners.

#### Morningside Park and 118th Street.

MORNINGSIDE AV.—The West Side Construction Company, 321 West 92d st, of which Jacob Axelrod is president, will soon begin the erection of still another high-class elevator apartment house, containing all modern improvements, on Morningside av, northwest corner of 118th st, to cost about \$250,000. Messrs. Neville & Bagge, 217 West 125th st, are preparing the plans. No building contracts have yet been awarded. At the southwest corner of Riverside Drive and 118th st, immediately opposite, a similar structure is being erected by the same builders, from plans by Geo. Fred Pelham, 503 5th av. The owners are usually the general contractors, sub-letting all the work. Operations will be pushed as soon as plans are approved by the building department.

#### Jacob & Youngs to Build Fireproof Warehouse.

VANDAM ST.—Messrs. Renwick, Aspinwall & Tucker, 320 5th av, have awarded to Jacob & Youngs, builders, of No. 1133 Broadway, the general contract to erect an 8-sty fireproof brick faced, steel frame warehouse, 49.11x90 ft., at Nos. 95 to 97 Vandam st for Louise A. Davids, of New Rochelle, N. Y. White system of cinder concrete arches, reinforced with iron rods, terra cotta partitions, copper covered skylights, steel frame elevator shafts, galvanized iron cornices, steam heat, tar, felt and gravel roof.

#### Plans for the Hearst Building in San Francisco.

At the office of Messrs. Kirby, Petit & Green, No. 35 West 31st st, it was learned on Thursday that plans will not be completed for at least two months yet for the new 18-sty office structure for which they are preparing plans, to be erected for the Hearst estate, at San Francisco, Cal. No bids will be received from New York builders, the contract having practically been awarded to Mahoney Bros., of San Francisco.

#### No. 3 Beaver Street to be Altered at a Cost of \$250,000.

BEAVER ST.—The Cruikshank Company has leased the entire building No. 3 Beaver st for a long term of years. The tenant is to make extensive improvements and expects to occupy the property about October 1st for his own use. The building is to be remodeled by the lessee at a cost of \$250,000. The architect's name is for the present withheld.

#### Henry F. Booth to Build Brooklyn Church.

Henry F. Booth, builder of No. 1123 Broadway, Manhattan, has obtained the general contract to erect a church for the congregation of St Rose of Lima, at Parkville, Borough of Brooklyn, to cost in the neighborhood of \$100,000.

#### Alterations.

54TH ST.—A. M. Gray, 1402 Broadway, is preparing plans for changes to No. 80 East 54th st for R. W. Goelet, 9 West 17th st.

2D AV.—Thomas W. Lamb, 224 5th av, is planning for alterations to No. 581 2d av and 250 East 32d st for James W. Coogan, on premises.

42D ST.—John H. Duncan, 208 5th av, is preparing plans for alterations to Nos. 229-231 West 42d st for Frank J. Cassidy, 4 West 121st st, to cost \$8,000.

AV B.—Gross & Kleinberger, Bible House, are making plans for alterations to No. 275 Av B and No. 222 Av B for Isadore Sinkowitz, 89 East 1st st, to cost about \$9,000.

CHRISTOPHER ST.—Rocco M. Marasco, 57 East Houston st, owner, will make alterations to No. 87 Christopher st. Sommerfeld & Steckler, 19 Union sq, are making plans.

34TH ST.—Chas. H. Schumann, 280 Broadway, is making plans and is ready for bids for a new front and general interior alterations, including heating, plumbing, electric wiring, tiling and marble work, for the Wabun Co., Nos. 410-412 East 34th st.

#### Miscellaneous.

The George A. Fuller Company, Manhattan, has submitted the only bid for erecting an addition to the Naval Hospital, Portsmouth, Va., at \$246,500.

McKim, Mead & White, 160 5th av, Manhattan, have been engaged by the City Building Committee of New Britain, Conn., to make alterations in the City Hall.

John Russell Pope, 1133 Broadway, Manhattan, is preparing plans for a 1-sty museum to be erected for the Lincoln Memorial Association at Hodgenville, Ky., to cost about \$150,000.

#### Estimates Receivable.

PARK PLACE.—Fay Kellogg, No. 104 East 16th st, is taking figures on \$150,000 worth of alterations to be made to the 5-sty building Nos. 9 to 15 Park Place for the American News Co.

Messrs. Reiley & Steinbach, 481 5th av, are preparing plans and will receive bids about Aug. 20 for two 2½-sty residences, to be erected at Stapleton, S. I. Estimated cost is about \$20,000.

5TH AV.—The Fleischmann Realty & Construction Co., 170 Broadway, is receiving estimates for the 12-sty bank and office building, fireproof, 36x136 ft., which they will erect at 507 5th av, to cost about \$300,000. Messrs. Buchman & Fox, 11 East 59th st, are the architects. (For full particulars see issue July 27, 1907.)

TREMONT AV.—Architect Chas. H. Schumann, 280 Broadway, will receive bids for the 6-sty bank building, to be erected on the northwest corner of Tremont and Park avs, Bronx, on a plot 57x100 ft, to cost about \$100,000. The new structure is for the Bronx Safe Deposit Co., of which Wm. B. Aitken is President. (See issue June 29, 1907.)

CENTRE ST.—Arthur J. O'Keefe, Acting Police Comr., will take bids on Aug. 26 for erecting all materials necessary to build and complete the alterations to the interior arrangement (excepting as to heating and ventilating system, boilers and steam piping) of the new building on the block bounded by Grand, Centre and Broome sts and Centre Market pl.

101ST ST.—No contracts have yet been made for the new garage, 1 and 2-stys, 99x150 ft., asphaltic cement roof, which the Unexcelled Garage Co., 1851 7th av, will erect at Nos. 206-210 West 101st st, at a cost of \$25,000. The Guy B. Waite floor arch system will be used. Koehler & Farnsworth, 489 5th av, are the architects. M. Runkle, 1851 7th av, is president, and M. H. Hayman, 181 Broadway, secretary.

#### Contracts Awarded.

The Thompson-Starrett Co., New York and Chicago, has obtained the contract for improvements to the sugar refining plant at Davenport, La., for the Corn Products Refining Co., Chicago.

Wells Bros. Co., 160 5th av, and Monadnock Block, Chicago, has obtained the general contract to erect an office and depository building for the Studebaker Mfg. Co. at South Bend, Ind., to cost \$250,000.

8TH AV.—Walter L. Suydam, 43 East 22d st, owner, has awarded to James C. Hoes' Sons, 58 Gansevoort st, contract for improvements to Nos. 25-29 8th av, from plans by Julius J. Diemer, 45 Leonard st.

125TH ST.—The United Merchants Realty & Improvement Co., 44 West 18th st, has awarded to E. D. Broderick, 1369 Lexington av, contract for alterations to Nos. 270-280 West 125th st, for stores and offices.

55TH ST.—Peter Doelger, 407 East 55th st, has awarded to Mortensen & Co., 1123 Broadway, general contract for extensive interior improvements to the 3-sty engine house No. 417 East 55th st, same to cost about \$20,000.



A. R. Whitney, Jr., & Co., 135 Broadway, Manhattan, has received the contract at \$463,884 to erect the armory for the State Arsenal and Armory Commission at Hartford, Conn. Benj. W. Morris, 5 West 31st st, Manhattan, is architect.

74TH ST.—Hantsche & Co., 733 1st av, has received the carpenter work, and M. M. Golding, 1933 Broadway, the plumbing on the 4-sty office building No. 227 West 74th st for T. D. Browning, 16 Cooper sq. Richard Deeves & Son, 305 Broadway, are general contractors.

The State Department of Public Works on Aug. 13 awarded the contract for the enlargement of the Erie Canal from Oneida Lake westerly to Mosquito Point Bridge, on the Seneca River, to the Stewart, Kerbaugh & Shanley Company, of Manhattan, whose bid was \$3,395,766.

GRAND ST.—The Mutual Alliance Trust Co., 66 Beaver st, owner, and John A. Hamilton, 32 Broadway, architect, have awarded to Messrs. Fountain & Choate, 110 East 23d st, the mason contract for the new branch building to be erected at the northwest corner of Grand and Forsyth sts.

#### Plans Wanted in Competition.

Plans and specifications will be received by the Board of County Commissioners La Moure, North Dak., up to Oct. 3 for a new courthouse, to cost about \$100,000. E. W. Field, County Auditor. (Announced last issue.)

Competitive plans will be received by Thomas D. Bradstreet, Comptroller, Hartford, Conn., on Aug. 31 for a horticultural hall and greenhouses for the Connecticut Agricultural College, at Willimantic.

Plans will be received until Sept. 30 by W. L. Gorges, Harrisburgh, Pa., for a new Masonic Temple at Harrisburgh, to cost in the neighborhood of \$100,000. Prizes will be awarded for three best designs.

#### Bids Opened.

The Department of Parks received bids for constructing asphalt tile walks in Winthrop, Cooper and Seaside Parks, Boro. of Brooklyn: Hastings Pavement Co., 25 Broad st, Manhattan, 24 cts. per sq. ft. and Continental Asphalt Paving Co., 42 Broadway, Manhattan, 26 $\frac{1}{4}$  cts.

Bids were received by the Department of Parks for constructing pumping plant in Forest Park, Queens: McHarg & Company, 299 Broadway, \$10,222 (low bid). Other bidders were: Geo. Hilderbrand, 38 Park Row; John Spence, Jr., 131 East 18th st; James McArthur, 22 Ormond pl, Brooklyn.

Department of Docks and Ferries opened bids for laying asphalt pavement at the approach to the Stapleton Ferry Terminal at Staten Island: Barber Asphalt Paving Co., 114 Liberty st, \$2.45 per sq. yd. and Uvalde Asphalt Paving Co., 1 Broadway, \$2.40. For laying granite pavement, with crosswalks, in the Chelsea section, between 15th and 19th sts, M. J. Fitzgerald, 547 West 45th st, \$50,500 (low bid). Other bidders were: Matthew Blaird Contracting Co., 433 East 92d st; Atlantic Contracting Co., 434 East 91st st; John M. Sheehan, 280 Broadway.

## PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect, m'n for mason, cr 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.

Vandam st, Nos 95-97, 8-sty brk and stone warehouse, 49.11x90, tar felt and gravel roof; cost, \$60,000; Louise A Davids, New Rochelle, N Y; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av.—613.

Willett st, e s, 116.11 n Delancey st. 6-sty brk and stone tenement, 33.5x85.9; cost, \$45,000; Kotzen Realty Co, 230 Grand st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—616.

5th st, No 415 E, 1-sty brk and stone outhouse; cost, \$1,300; Isaac Klein, 418 E 5th st; ar't, H Regelman, 133 7th st.—614.

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

5th av, No 507, 12-sty brk and stone office building, 36x133, tar and gravel roof; cost, \$200,000; estate of John R Ford, 42 Broadway; ar'ts, Buchman & Fox, 11 E 59th st.—619.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE. 101st st, Nos 206-210 W, 1 and 2-sty brk, iron and concrete garage, 99x150, asphaltic cement roof; cost, \$25,000; the Unexcelled Garage Co, 1851 7th av; ar'ts, Koehler & Farnsworth, 489 5th av.—612.

Central Park W school, 200.10x225, tile and copper roof; cost, 63d st \$1,700,000; The New Theatre Company, 25 Pine st; ar'ts, Carrere & Hastings, 225 5th av.—615.

Riverside Drive, n e cor 94th st, 7-sty brk and stone apartment house, 75.6x129, tile, plastic, slate or slag roof; cost, \$125,000; Joseph Freedman, 686 Willoughby av, Brooklyn; ar't, Henry C Pelton, 1133 Broadway.—618.

11th av, No 712, 3-sty brk and stone stable, 25x100, tar and gravel roof; cost, \$20,000; Geo J Schuster, Bond pl, Highwood Park, N J; ar't, John H Knubel, 318 W 42d st.—610.

#### NORTH OF 125TH STREET.

Manhattan st, s w cor Broadway, 2-sty brk and stone store and office building, 111.7x95 and 144.5, slag roof; cost, \$65,000; Charter Construction Co, 198 Broadway; ar'ts, Schwartz & Gross, 35 W 21st st.—617.

Amsterdam av, n w cor 156th st, two 6-sty brk and stone tenements, 49.11x78.3 and 50x73.6; total cost, \$130,000; Abraham Silverson, 391 Central Park West; ar't, Geo Fred Pelham, 503 5th av.—611.

### BOROUGH OF THE BRONX.

Faille st, w s, 100 n Aldus st, 22 3-sty brk dwellings, 20x55; total cost, \$220,000; American Real Estate Co, Westchester av and Southern Boulevard; ar't, H H Morrison, Westchester av and Southern Boulevard.—803.

Madison st, w s, 55 n Barnett pl, 2-sty frame dwelling, 21x52; cost, \$6,000; P Harrison, 131 West Farms road; ar't, B Ebeling, West Farms road.—808.

136th st, s s, 125 e Willow av, 2-sty brk lofts, 20x95; cost, \$4,000; Frederick Faber, 171 W 25th st; ar't, Chas Stegmayer, 168 E 91st st.—809.

146th st, s e cor Park av, rear, 1-sty frame shed, 20x35.6; cost, \$400; Sigmund Ullman Co, on premises; ar'ts, Cleverdon & Putzel, 41 Union Square.—810.

154th st, s e cor Park av, 2 and 3-sty brk stable, 66.8 and 52.4x89.10; cost, \$15,000; Dennis M Gallo, 97 McDougal st; ar't, Jos C Kreil, 423 E 71st st.—791.

168th st, n s, 116 w Lind av, two 2-sty frame dwellings, 22x55; total cost, \$10,000; August Nelson, 2152 Crotona av; ar't, Franz Wolfgang, 787 E 177th st.—812.

194th st, n w cor Bainbridge av, 5-sty brk tenement, 34.6x92.4 and 85.4; cost, \$25,000; Chas V Halley, 1014 E 175th st; ar't, Clement B Brun, 1 Madison av.—796.

Av D, w s, 58 n 3d st, 2-sty frame dwelling, 21x50; cost, \$4,500; Ernestine Giffe, Bronx Park av; ar't, B Ebling, West Farms road.—800.

Aqueduct av, e s, 101.30 s 184th st, seven 3-sty brk dwellings, 16x32; total cost, \$31,500; Francis J W Connor, 2781 Morris av; ar't, Henry Anderson, 138 E 22d st.—811.

Bronx Boulevard, e s, 275 s 213th st, 3-sty frame tenement, 25x60; cost, \$7,500; Geo Cerillo, 208th st and Newell av; ar't, J Harold Dobbs, 220th st.—813.

Beech av, n s, 201 e Elm st, 2-sty frame dwelling, 20x51; cost, \$3,000; Cancedonio Inciardi, 66 Prince st; ar't, L Howard, 1861 Carter av.—798.

Birch av, n s, 176 e Elm st, 2-sty frame dwellings, 20x51; cost, \$3,000; Andrea Loiacono, 207 E 106th st; ar't, L Howard, 1861 Carter av.—797.

Balcon av, e s, 100 n Latting st, 2-sty brk dwelling, 18x33; cost, \$3,000; Francis Trainer, Edwards av and Latting st; ar't, Franz Wolfgang, 535 E 177th st.—794.

Clason av, e s, 177 n Westchester av, 1-sty frame shed and loft, 14 x25 and 27; cost, \$500; Fred Buser, on premises; ar't, B Ebeling, West Farms road.—802.

Daly av, e s, 260 s Tremont av, six 2-sty frame dwellings, 19x55.6; total cost, \$36,000; Richard Keil, 1980 Daly av; ar't, Rudolph Werner, 4197 3d av.—805.

Grace av, w s, 157.10 s Globe av, two 2-sty frame dwellings, 21x46 and 40; total cost, \$9,000; Martin Pletcher, Lyon av; ar't, B Ebeling, West Farms road.—801.

Eastchester road, e s, 54.5 s Seminole st, 2-sty and attic frame dwelling, peak shingle roof, 21x30; cost, \$2,500; Mrs W S Shute, 184 Zulette av; ar't, S A Dennis, 234 Broadway.—795.

Hughes av, w s, 125 n 179th st, 3-sty brk dwelling, 20x55; cost, \$10,000; John Marx, 224th st, near 4th av; ar't, B Ebeling, West Farms road.—799.

Hoe av, w s, 125 n Jennings st, 3-sty brk dwelling, 20x55; cost, \$10,000; Loeb & Kaufman, 616 E 149th st; ar't, Wm T La Velle, 1145 Freeman st.—792.

Jerome av, e s, 22 n 165th st, 1-sty brk shop, 40x100; cost, \$8,000; Wm C Deane, 616 Madison av; ar't, Moore & Landsiedel, 148th st and 3d av.—815.

Mapes av, w s, 46 n 181st st, 2-sty frame dwelling, 20x55; cost, \$6,000; Nicola Lauritano, 864 E 180th st; ar't, Chas S Clark, 709 Tremont av.—806.

Park av, e s, 507.7 n 169th st, 2-sty brk factory, 30x45; cost, \$4,000; Mrs E Nauman, 1373 Washington av; ar't, Chas Schaefer, Jr, 1 Madison av.—793.

Sheridan av, e s, 330 s 156th st, 2-sty brk shop and storage, 150x24; cost, \$10,000; N Y C & H R R Co, Grand Central Station; ar't, D R Collin, 335 Madison av.—804.

Willow av, n e cor 136th st, 6-sty, 147.4 $\frac{1}{2}$ x61.8, and 1-sty, 47.2 $\frac{1}{2}$  x90.8, brk factories; cost, \$130,000; International Mfg Co, Willow av and 137th st; ar't, Lewis R Kaufman, 160 5th av.—807.

3d av, w s, 49.6 n 169th st, 3-sty brk store and dwelling, 22.9 $\frac{1}{2}$  x46.1; cost, \$12,000; Geo E Huether, on premises; ar't, Wm Schnauffer, 363 E 149th st.—814.

### ALTERATIONS.

#### BOROUGH OF MANHATTAN.

Allen st, No 39, partitions, to 5-sty brk and stone tenement; cost, \$75; John C Boyle, 178 W 81st st; ar't, Harry Zlot, 230 Grand st.—2256.

Broome st, No 130, walls, partitions to 5-sty brk and stone tenement; cost, \$600; Harris B Greenberg, 25 St Nicholas av; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2261.

Cherry st, Nos 324 and 326, toilets, windows to two 5-sty brk and stone tenements; cost, \$2,000; F J Cassidy, 229 W 42d st; ar't, John H Duncan, 208 5th av.—2250.

Clinton st, No 173, piers, new shaft, sinks, toilets to 5-sty brk and stone store and tenement; cost, \$5,000; Etta Warsawski, 1504 1st av; ar't, M Whitelaw, 255 W 42d st.—2231.

Division st, Nos 54 and 56, stairs, store fronts, to 5-sty brk and stone tenement; cost, \$800; A Shulz, on premises; ar't, O Reissmann, 30 1st st.—2224.

Duane st, No 55, erect pent house, to 8-sty brk and stone power house; cost, \$2,500; The New York Edison Co, 55 Duane st; ar't, Chas F Hoppe, 55 Duane st.—2273.

East Broadway, No 162, fireproof, partitions, to 6-sty brk and stone store and tenement; cost, \$75; R Jackman, 129 W 125th st; ar't, Herman Horenburger, 122 Bowery.—2260.

Elizabeth st, Nos 250 and 252, partitions, piers to two 5-sty brk and stone tenements; cost, \$4,500; Annie M Adolphi, 217 2d av; ar't, E W Berger & Son, 121 Bible House.—2251.

Henry st, No 125, windows, partition, to 5-sty brk and stone tenement; cost, \$500; S Morris, 125 Henry st; ar't, O Reissmann, 30 1st st.—2268.

Houston st, No 256 E, partitions, windows, toilets, piers to two 4 and 5-sty brk and stone stores and tenements; cost, \$4,000; Caroline Brull, 35 Av A; ar't, Henry Klein, 505 E 15th st.—2264.

Washington st, No 102, partitions, windows to 6-sty brk and stone tenement; cost, \$500; Warren Cruikshank trustee, 141 Broadway; ar'ts, J B Snooks Sons, 73 Nassau st.—2243.

Washington st, No 29, toilets, partitions, skylights to 5-sty brk and stone tenement; cost, \$1,000; ow'r and ar't, Andrew J Doyle, 13 Washington st.—2259.



3d st, No 82 E, vent shaft, partitions, windows, tank to 5-sty brk and stone store and tenement; cost, \$6,000; Max Goldwasser, 5 Beekman st; ar't, Otto L Spannake, 233 E 78th st.—2232.

6th st, Nos 800-802 E, windows, bath rooms, to two 4-sty brk and stone tenements; cost, \$1,000; Michael Kramer, 746 e 6th st; ar't, Harry Zlot, 230 Grand st.—2257.

13th st, No 141 E, plumbing, windows, partitions, show windows, to two 5-sty brk and stone tenements; cost, \$5,000; Samuel Tischler, 27 Cannon st; ar't, M Zipkes, 147 4th av.—2272.

15th st, No 422 E, partitions, windows, toilets to 5-sty brk and stone tenement; cost, \$2,000; Anna Martha Frolich, 422 E 15th st; ar't, Henry Regelman, 133 7th st.—2241.

16th st, Nos 453 and 455 W, windows, partitions, toilets, light shaft to two 5-sty brk and stone tenements; cost, \$6,000; estate Mrs Eliza Arnold, Mandarin, Fla.; ar't, Max Muller, 115 Nassau st.—2219.

17th st, No 429 E, partitions, skylights, windows to 5-sty brk and stone store and tenement; cost, \$2,000; Morris Feldman, 270 Rivington st; ar't, Herman Horenburger, 122 Bowery.—2229.

21st st, No 319 E, partitions, windows, toilets to 4-sty brk and stone tenement; cost, \$250; Eleanor I Stewart, Ozone Park, L I; ar't, Wm S Boyd, 561 Hudson st.—2253.

29th st, No 229 E, partitions, windows to 5-sty brk and stone tenement; cost, \$5,000; George J Kenny, 80 East Houston st; ar'ts, B W Berger & Son, 121 Bible House.—2245.

38th st, Nos 21 and 23 W, elevator shafts to two 4-sty brk and stone dwellings; cost, \$3,600; Arthur Brisbane, 21 W 28th st; ar'ts and b'rs, J & L Moreland Co, 1910 Park av.—2239.

38th st, Nos 21-23 W, 2-sty brk and stone front extension, 27.10x 4.11, partitions, windows to two 4-sty brk and stone residence and office; cost, \$2,700; Arthur Brisbane, 21 W 38th st; ar'ts and b'rs, J & L Moreland Co., 1910 Park av.—2222.

41st st, No 243 W, toilets, windows, partitions to 4-sty brk and stone tenement; cost, \$2,000; Aaron Coleman, 20 Vesey st; ar't, John H Knubel, 318 W 42d st.—2254.

42d st, No 341 E, cut doors to 4-sty brk and stone tenement; cost, \$50; John and Mary Bausch, 341 E 42d st.—2230.

45th st, Nos 3 and 5 W, alter skylight, stairs to 6-sty brk and stone store and office; cost, \$400; James P Silo, 152 E 53d st; ar't and b'r, Anton Strand, 152 E 53d st.—2216.

45th st, No 49 W, 4-sty brk and stone front and rear extension, 18.9 x35.6, to 5-sty brk and stone store and loft; cost, \$25,000; Joseph Keen, 47 W 45th st; ar't, Alfred E Barlow, 5 W 31st st.—2258.

46th st, No 552-556 W, toilets, partitions to two 3 and 4-sty brk and stone tenements; cost, \$5,000; Chas Himmel, 416 W 55th st; ar't, John H Knubel, 318 W 42d st.—2263.

48th st, s s, 200 e 10th av, 1-sty brk and stone rear extension, 25x 20.4, windows, side walls, bake oven to 3-sty brk and stone dwelling; cost, \$5,000; James Clarey, 17 Broadway; ar't, Paul C Hunter, 17 Broadway.—2215.

48th st, No 432 W, partitions to 5-sty brk and stone stores and tenement; cost, \$300; John McDonald, 432 W 48th st; ar't, Erwin Rossbach, 1947 Broadway.—2227.

52d st, No 533 W, partitions, windows to 5-sty brk and stone tenement; cost, \$500; David and Harry Leffmann, 198 Broadway; ar't, B W Berger & Son, 121 Bible House.—2233.

52d st, No 418 W, partitions, toilets, windows to 5-sty brk and stone tenement; cost, \$1,000; John Swift, Scarsdale, N Y; ar't, A Zink, 524 W 45th st.—2213.

52d st, Nos 426-428 W, partitions, to two 5-sty brk and stone tenements; cost, \$500; P Goldberg, 108 8th av; ar't, O Reissmann, 30 1st st.—2269.

55th st, No 417 E, steel beams, columns, alter floors to 3-sty brk and stone engine house; cost, \$20,000; Peter Doelger, 407 E 55th st; ar'ts, Mortensen & Co, 1123 Broadway.—2228.

57th st, No 22 W, alter rear extension to 5-sty brk and stone residence; cost, \$2,000; John W Ellis, 22 W 57th st; ar't, P J Josier, 127 East 23d st.—2221.

57th st, No 318 W, cut openings to 8-sty brk and stone Young Mens Club; cost, \$400; Young Mens Christian Assoc, on premises; ar'ts, Thom & Wilson, 1123 Broadway.—2235.

66th st, No 42 E, windows, improve light and ventilation, to 4-sty brk and stone residence; cost, \$600; Louis Korn, 353 5th av; ar'ts, Snelling & Potter, 37 E 30th st; b'r, Geo W Prodggers, 287 4th av.—2266.

71st st, No 241 W, 1-sty brk and stone rear extension, 11.4x20, toilets, doors, to 3-sty brk and stone residence; cost, \$3,000; Mrs. J H J Stewart, Cold Spring Harbor, L I; ar't, Ernest Alan Van Vleck, 51 Wall st.—2270.

89th st, No 23 W, windows, add 1-sty to rear extension to 3-sty brk and stone dwelling; cost, \$300; Mrs Amy P Clark, on premises; ar't, Thomas W Lamb, 224 5th av.—2237.

100th st, Nos 215 and 217 East, toilets, partitions, windows, tank to two 4-sty brk and stone tenements; cost, \$7,000; Samuel Ebsen, 64 E 111th st; ar't, Henry J Feiser, 150 Nassau st.—2247.

114th st, No 248 E, toilets, partitions, to 5-sty brk and stone tenement; cost, \$700; I D Schlachetsky, 38 East Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2262.

125th st, No 14 E, 1-sty brk and stone front extension, 45x3, partitions, alter floors to 4-sty brk and stone tenement; cost, \$8,000; Adolph Kerbs, 1016 2d av; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2255.

125th st, Nos 270-280 W, 2-sty brk and stone rear extension, 9.3x11.6, stairways, show windows, plumbing to 4-sty brk and stone store and offices; cost, \$3,500; United Merchants Realty & Improvement Co, 44 W 18th st; ar't, F A Whalen, 44 W 18th st.—2242.

125th st, No 68 W, 1-sty brk and stone rear extension, 24.6x20.2, walls to 1-sty brk and stone store; cost, \$6,000; Wm Fox, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2225.

Av B, No 233, partitions, stairs, windows, skylights to 5-sty brk and stone store and tenement; cost, \$1,500; Wm and Philip Hoffmann, 211-213 E 55th st; ar't, Franklin Baylies, 33 Bible House.—2226.

Av C, No 309, 1-sty brk and stone rear extension, 38x22, toilets, windows, plumbing, partitions, steam boiler to 5-sty brk and stone store and tenement; cost, \$6,000; the Excelsior Brewing Co, 254 Hart st, Brooklyn; ar't, Henry A Koelble, 71 Nassau st.—2217.

Columbus av, Nos 615-617, cut openings, baths, steel beams, to two 4-sty brk and stone stores and tenements; cost, \$6,000; Onset Realty Co, 186 W 80th st; ar't, J N Fennimore, 1233 2d av.—2244.

Fort Washington av, w s, 2,629.8 ft north 181st st, move 2-sty stable and carriage room; cost, \$400; the Missionary Sisters of the Sacred Heart, Fort Washington av and 190th st; ar't, A Vendrasco, 568 W Broadway.—2214.

Riverside Drive, n e cor 108th st, windows to 3-sty brk and stone dwelling; cost, \$1,000; Mrs Cora B Rutherford, on premises; ar't, L Giller, 416 Broadway.—2240.

1st av, No 228, new plumbing, windows, galvanized iron cornices, to 5-sty brk and stone tenement; cost, \$1,500; M Dworetzky, 33 Ferry st; ar'ts, Gillespie & Carrel, 1123 Broadway.—2248.

1st av, Nos 215-217, toilets, windows, partitions to 5-sty brk and stone tenement; cost, \$3,000; Ellen Reilly, 308 E 13th st; ar't, O Reissmann, 30 1st st.—2223.

2d av, s w cor 122d st, alter store fronts, partitions to 6-sty brk and stone tenement; cost, \$1,200; David Tligensch, 1670 Madison av; ar'ts, B W Berger & Son, 121 Bible House.—2234.

2d av, n w cor 52d st, partitions, toilets to 5-sty brk and stone tenement; cost, \$5,000; Patrick Ryan, on premises; ar'ts, B W Berger & Son, 121 Bible House.—2246.

3d av, No 516, store front to be altered to 5-sty brk and stone store and tenement; cost, \$370; Louisa Maiturn, care of Fred Foster, 18 Wall st; ar't, W Gifford, 18 Wall st.—2218.

3d av, No 1380, show windows, to 5-sty brk and stone store and tenement; cost, \$300; Charles Hoffman, on premises; ar't, Louis A Sheinart, 523 W 40th st; b'rs, Schlesinger & Schlesinger, 520 W 40th st.—2267.

5th av, No 1329, 1-sty brk and stone side extension, 2.2x18, partitions to 5-sty brk and stone stores and tenement; cost, \$5,000; M Kannensohn, 25 E 104th st; ar't, Fred S Schlesinger, 1623 Madison av.—2249.

5th av, No 224, elevator to 4-sty brk and stone studio and lofts; cost, \$500; Mrs M H Dehon, 310 5th av; ar't, Thomas W Lamb, 224 5th av.—2236.

6th av, e s, between 13th and 14th sts, stairways, partitions to 6-sty brk and stone department store; cost, \$2,000; the 14th St Store, on premises; ar'ts, Robins & Oakman, 27 E 22d st.—2220.

6th av, e s, bet 18th and 19th sts, stairs, partitions, entrance to subway to 6-sty brk and stone department store; cost, \$2,000; Siegel-Cooper Co, on premises; ar'ts, Robins & Oakman, 27 E 22d st.—2265.

6th av, No 697, 1-sty brk and stone rear extension, 5.4x15.1, stairs, partitions, windows, plumbing, to 4-sty brk and stone store and tenement; cost, \$2,500; Adelaide B Alfke, care of H Dunkak, 134 Reade st; ar'ts, Wm Kurtz and H A Hasenstein, 192 Bowery; b'r, The Henry Hollerith Const Co, 505 Willis av.—2271.

6th av, w s, between 19th and 20th sts, partitions, stairways, entrance to subway to 6-sty brk and stone department store; cost, \$2,000; Simpson-Crawford Co, on premises; ar'ts, Robins & Oakman, 27 E 22d st.—2252.

8th av, Nos 25 to 29, partitions, windows, toilets to 3-sty brk and stone store and tenement; cost, \$2,000; Walter L Suydam, 43 E 22d s; ar't, Julius J Diemer, 45 Leonard st.—2238.

#### BOROUGH OF THE BRONX.

215th st, s s, 161 e White Plains av, 1-sty frame extension, 20.2x 24.4, to 3-sty frame store and dwelling; cost, \$250; Catherine Russo, 1809 Washington av; ar't, L Howard 1861 Carter av.—417.

170th st, n s, 144 w Boston road, 2-sty frame extension, 8x12 to 2-sty frame dwelling; cost, \$500; Geo Gabel, on premises; ar'ts, Moore & Landseidel, 148th st and 3d av.—413.

222d st, n s, 117 e White Plains av, move three 2-sty frame dwellings; total cost, \$3,000; Mrs Agnes A Havens, on premises; ar't, Louis Falk, 2785 3d av.—414.

222d st, n s, 105.4 e Barnes av, move four 2-sty frame dwellings; total cost, \$1,600; Frank L Bacon, Far Rockaway; ar't, J Harold Dobbs, E 220th st.—415.

222d st, No 141, move 2-sty frame dwelling; cost, \$800; Archie Jones, on premises; ar't, Louis Falk, 2785 3d av.—419.

238th st, s s, 180 e Kepler av, new foundation to 2-sty frame dwelling; cost, \$150; J A Tonpin, on premises, ow'r and ar't.—418.

Longwood av, n w cor Barry st, new show window, new partitions, to 2-sty frame store and dwelling; cost, \$300; M A Downing, 654 E 141st st; ar't, Jos M Downing, 654 E 141st st.—416.

Prospect av, No 1404, new bake oven, new brk partitions to 3-sty frame tenement; cost, \$800; Morris Kohn, 985 Eagle av; ar't, Lorenz F J Weiher, 103 E 125th st.—412.

Walnut av, s s, 150 e Boston road, move 2½-sty frame dwelling; cost, \$2,500; P & J Conroy, 1616 3d av; ar't, Wm Kenny, 2600 Decatur av.—411.

## BUILDING NOTES

Tell sometimes what you won't promise to do—when it makes what you do promise clearer.

Readers do not always hear what is once said. But the repeated story rivets their attention.

Men do not gather the grapes of success from the thorn tree of ill-advised advertising undertakings.

If you name one cogent fact and make it concise, it will serve. A great American said once that one good reason will suffice for anything.

On Tuesday, Aug. 20, in the Council Chamber, City Hall, the Committee on Advertising Signs of the Building Code Revision Commission, will hold a public hearing.

Prizes for best designs submitted for suitable dwellings to be erected at Ostend, Far Rockaway, by the Banister Realty Co., have been awarded as follows: First prize of \$500, to Emery Roth, No. 20 East 42d st; second prize of \$150, to J. P. Powers & Co., 9 Jackson av, Long Island City; third prize of \$100 to Messrs. Copeland & Dole, 135 William st, Manhattan.

The Milliken contract at the Pennsylvania depot was for material alone and did not involve any of the building construction work. It is understood that the receivers have been able to sublet their contract to the Carnegie Company on advantageous terms. The contract called for originally some 20,000 tons of steel shapes. It is understood that the contract as taken by the Carnegie Company includes some 6,000 or 7,000 tons of additional material.

Health without fresh air cannot be maintained, and one of the great problems of the snug home has been to obtain adequate ventilation and privacy at the same time. The Schulz window shade regulator provides this most effectively without draught or the annoying flopping of the old style of shade. It is made of steel and has neither ropes or pulleys to get out



of order. It is simplicity itself both in the fixing and operation and the cost is so small that it cuts no figure compared with its advantages. All you have to do to operate the Schulz window shade is to pull the knob with spring on right and left simultaneously and raise or lower shade at will. Every hardware dealer has this unique shade. He cannot afford to be without it. The Schulz Manufacturing Co. have offices at Nos. 98-100 Beekman st.

William Sax, Samuel Sussman and Harry Halpin, who composed the firm of Sax, Sussman & Halpin, builders, of 18 West 114th st, have filed a petition in bankruptcy, with liabilities of \$516,000, and no assets. The secured creditors are the Lincoln Trust Company, \$120,000, by mortgage on 114 to 124 West 143d st; Abraham Nevins, Harry W. Perelman, and the State Bank, \$180,000, secured by mortgage on 135th st, near Amsterdam av; Nevins & Perelman, \$30,250, secured by mortgage on the same property, and estate of T. B. Myers, \$32,000, secured by mortgage on 233 West 148th st. Among the unsecured creditors are John J. Falihee, \$19,500; John A. Philbrick & Brother, \$12,337; J. Di Benedetti and L. Forliano, \$9,500; Dewey Engineering Company, \$9,000; Simons & Morsfelder, \$9,000; Empire City Wood Working Company, \$25,000, and S. Billante, \$12,500.

**Points on the Material Market.**

An advance in front brick is impending, as shippers have received notice of an increase of railroad rates, which will make a difference of eight or ten per cent. on the material delivered, or about \$1.50 to \$2 per thousand. Particular shipping rates for each district have not yet been announced, and the matter is still in the air. The manufacturers are moving to oppose the raise.

The "drop" in the price of Standard Oil, referred to in large types this week in the general press, does not, unfortunately, refer to the stuff we burn, and lubricate machinery with.

Demand for sheet zinc has slackened up somewhat and prices are steady at the new base price of \$8.10 per 100 pounds f. o. b. smelter, with 8 per cent. discount.

In July the American Bridge Company received contracts amounting to about 46,000 tons of steel, which is regarded as a record for a summer month.

**Product and Appliance.**

**Corrugated Piling.**

One of the most important features of corrugated piling is its adaptability to a greater variety of conditions than any other piling. The Wemlinger Steel Piling being made of steel plate, it is possible to furnish the corrugated piling in an almost unlimited range of sizes and weights. It is not considered good engineering to employ the same weight of steel piling per square foot under any and all conditions, any more than it would be to use the same thickness of planking for a 10-ft. excavation as well as for a 40-ft. excavation. The Wemlinger Steel Piling Co. can furnish steel piling as low as 5 pounds per square foot, suited to water pipe and sewer trenches, up to any particular weight which may be required for some very heavy foundation work. In any case they can furnish the right piling for the work to be done.

**A Finish for Stucco Work.**

While the advantages of stucco work in general are not to be spoken lightly of, it is readily conceivable that a coating of a pure white marble stone would act as a preservative, besides adding external beauty. A builder who looked over the stucco work on the Monolith Building on 34th st the other day, remarked that it needed "a coating of white stone which would resist the atmosphere." There is only one pure white cement stone known, and that is "Snow White." It is a stone in every sense of the word, and can be thinly coated over stucco work under all conditions, adding the beauty of marble with almost the imperviousness of granite. The cost is a bagatelle compared with the advantages.

**"Rothrock" Metal Bridging.**

In the use of "Rothrock" Metal Bridging, a builder may know what his bridging costs in place, and the architect will have the assurance of obtaining superior work with a bridging that is actually a brace, with no split ends, as is so often the case with wood.

Many architects are already specifying the Rothrock metal bridging, and first-class builders are rapidly recognizing the advantages of metal over wood for bridging purposes.

Samuel W. Rothrock, of 156 5th av, New York, N. Y., is the manufacturer, and he will be pleased to send samples and prices on request.

**Waterproof Compound.**

The waterproof plant of the Sandusky Portland Cement Co., which has been twice doubled, is now crowded with orders. We are advised that their Medusa waterproof compound is being used for waterproofing the concrete construction of the following jobs. Metallic Casket Co. addition to plant at Springfield, O.; M. J. Brandenstein Bldg., San Francisco; Joseph Brandenstein Building, San Francisco; Mechanics' and West Bank Bldgs., San Francisco; Delger Bldg., San Francisco; Proctor & Gamble factory, Staten Island, N. Y.; Packard Motor Car Co., new building, New York City; Pugh Printing Co., power building, Cincinnati, O.; Bostwick-Braun warehouse at Toledo, O.

**Asbestos Wood.**

The Asbestos Wood Co. is very busy in furnishing material for insulating purposes, such as arc deflectors, terminal boxes, etc., for general insulating purposes. They are receiving many inquiries regarding fireproof sash fire doors and fireproof lining for bank vaults.

**Building Situation in the United States.**

FIGURES on building covering thirty-five principal cities for the first half of the current year showed an average decrease of 13 per cent., Manhattan and the Bronx together 34 per cent., Chicago 15 per cent., compared with the corresponding period in 1906.

Mr. Paul Starrett, president of the George A. Fuller Company, speaking of the situation throughout the country, said it looked to him as though building was going to be rather quiet for awhile:

"There are quite a number of large building enterprises which were talked of, and on which preliminary estimates have been made, which have been indefinitely postponed on account of the general financial outlook. There are quite a number of high buildings being put up in the smaller cities of the United States, say, from 60,000 inhabitants up. We are closing some contracts of this sort.

"Our company is very comfortably situated, as we have enough large work to keep us fairly busy for a year or a year and a half. The slackening of the building business is such that I do not anticipate any labor troubles. It seems to me that before we are through with the present contraction, wages are very apt to suffer along with other interests."

In regard to the advisability of restricting the building height in New York City, Mr. Starrett said:

"I doubt very much whether it should be done. The height at one time was restricted in Chicago, but the restriction was removed after trying it for a few years. It seems to me the elevator problem is the one which will govern the height of tall structures."

**JULY BUILDING.**

Official reports to the American Contractor from 55 building centres for the month of July shows a loss in twenty-six cities and a gain in 29, as compared with July, 1906. The losses are comparatively light from a monetary standpoint, except in the case of New York City. The average loss is 11 per cent.

City.	July, 1907. cost.	July, 1906. cost.	Per cent. gain.	Per cent. loss.
Atlanta	\$435,464	\$472,686	..	7
Allegheny	194,347	165,735	17	..
Baltimore	640,672	1,053,786	..	39
Birmingham	167,870	424,798	..	60
Bridgeport	189,377	247,102	..	24
Buffalo	857,600	1,038,500	..	17
Chicago	5,376,500	4,849,960	10	..
Cambridge	151,635	77,900	94	..
Cleveland	1,365,513	1,120,338	21	..
Chattanooga	378,745	100,575	276	..
Davenport	140,450	42,185	233	..
Dallas	339,039	234,886	44	..
Denver	524,850	432,310	21	..
Detroit	1,576,700	1,062,000	48	..
Duluth	236,835	183,715	28	..
Evansville	213,504	61,633	246	..
Harrisburgh	177,875	192,950	..	7
Hartford	219,780	379,615	..	42
Indianapolis	485,909	581,913	..	16
Kansas City	1,053,680	880,555	..	17
*Little Rock	67,003	221,797	..	69
*Louisville	201,180	937,575	..	78
Los Angeles	1,313,020	1,783,628	..	26
Milwaukee	993,300	707,154	40	..
Minneapolis	994,655	1,600,820	..	37
Memphis	432,453	411,995	5	..
Mobile	103,830	75,682	37	..
Nashville	181,876	157,756	15	..
New Haven	252,810	224,738	12	..
New Orleans	278,863	405,617	..	31
Manhattan	7,500,575	9,624,315	..	22
Brooklyn	5,251,275	6,447,125	..	18
Bronx	1,952,485	3,154,405	..	38
New York	14,704,335	19,225,845	..	23
Omaha	432,790	352,850	22	..
Philadelphia	3,784,150	4,065,410	..	7
Paterson	215,089	102,332	110	..
Pittsburgh	912,020	1,603,299	..	43
Pueblo	12,752	21,520	..	39
Portland	760,671	740,621	3	..
Rochester	952,925	590,630	61	..
St. Joseph	154,123	72,742	111	..
St. Louis	3,113,515	3,358,779	..	7
St. Paul	1,059,800	510,570	107	..
San Antonio	193,815	102,325	89	..
San Francisco	2,371,501	3,316,509	..	28
Seranton	258,532	298,705	..	13
Seattle	1,569,248	1,502,663	4	..
Spokane	478,303	391,557	19	..
South Bend	205,400	92,215	122	..
Syracuse	342,995	516,360	..	33
Salt Lake City	125,100	187,600	..	33
Topeka	129,320	172,050	..	24
Toledo	206,800	248,591	5	..
Terre Haute	147,050	83,795	75	..
Tacoma	668,650	283,090	136	..
Worcester	401,315	334,740	20	..
Wilkesbarre	170,324	175,808	..	3
Total	\$51,997,858	\$58,488,510	..	11

\*Little Rock issued one permit July, '06, for \$131,000.  
\*\*Louisville issued one permit July, '06, for \$320,000.

**Banzai Enamel.**

"Banzai," the famous matt enamel, has found favor with many architects on account of its absolute purity, spreading qualities and silky finish. It has already been specified for many leading buildings.



# Construction News Reports

## From the Surrounding Country

### Kings County.

**SOUTH 2D ST.**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty brick store, 50x82 ft., to be erected on South 2d st, north side, 25 ft. west of Hooper st, to cost \$45,000. M. B. Evans, 839 Broadway, is owner.

**LINDEN AV.**—John H. Doherty, 286 Flatbush av, will build six 3-sty dwellings on Linden av, south side, 356.6 ft. east of Bedford av, to cost \$27,000. A. S. Hedman, 371 Fulton st, is architect.

**EAST 8TH ST.**—The Beverly Road Construction Co. will begin at once the erection of five 2-sty dwellings, 20x55 ft., on the west side of East 8th st, 200 ft. south of Beverly road, to cost \$25,000. F. S. Lowe, 186 Remsen st, is planning.

**FLUSHING AV.**—Edgar Improvement Co., 12 Court st, will build a 5-sty and basement tenement, 48.4x88 ft., on the north side of Flushing av, 302 ft. west of Bedford av, to cost \$35,000. R. T. Rasmussen, 30 Graham av, is architect.

**STRATFORD ROAD.**—F. W. Fischer, 24 East 23d st, is planning for the erection of a 2-sty frame residence, 35.6x38.9 ft., on the west side of Stratford road, near Hickley place, to cost \$12,900. S. Praeger, 247 East 57th st, is owner.

**TILLARY ST.**—John Thatcher & Son, 54 Park av, Brooklyn, is preparing plans for a 5-sty tenement, 50x88 ft., to be erected on Tillary st, north side, 52.9 ft. west of Pearl st, to cost \$45,000. R. Cavagnaro, 17 Raymond st, is owner.

**WAVERLEY AV.**—H. Von Glahn, 66 Washington av, will erect a 4-sty brick stable, 60x100 ft., on Waverley av, east side, 103 ft. south of Flushing av, to cost \$20,500. W. B. Wills, 32 Ditmas st, is architect.

**PARKSIDE AV.**—Himer, Stolp & Co., 2501 Clarendon road, will build on the southwest corner of Parkside and Ocean avs, a 6-sty, 24-family tenement, 67.9x95.3 ft., to cost \$70,000. A. R. Koch, 26 Court st, is preparing plans.

**16TH ST.**—On the north side of 16th st, 100 ft. west of Prospect Park West, the Adlair Realty Co., 44 Court st, will immediately erect eleven 4-sty brick tenements, to cost \$165,000. F. S. Lowe, 186 Remsen st, will be the architect.

**GRAND AV.**—Ricker Bros., 83 Grand av, owners and architects, will build five 2-sty brick dwellings, on the east side of Grand av, 1.135 ft. north of Union av, to cost \$20,000.

**PARK PL.**—Chas. Harris, Simpson st, Woodlawn, L. I., will erect five 2-sty dwellings, 19.8x50, on the south side of Park pl, 80 ft. west of Schenectady av, to cost \$19,000. Samuel Guilfooy, Shipley st, Woodhaven, L. I., is architect.

### Queens County.

**FLUSHING.**—The New York & Queens County Ry. Co., F. L. Fuller, general manager, Long Island City, intends to make extensions of its lines to Whitestone and Bayside in the near future. A tract of 6 acres of land on the Flushing Meadows was recently purchased.

**BAYSIDE.**—Ignatz I. Rosenberg, 99 7th st, Manhattan, is preparing plans for four 2-sty dwellings, at Bayside, L. I., for Blumenthal Bros., to cost \$40,000.

**HEMPSTEAD.**—Dodge & Morrison, 82 Wall st, Manhattan, are receiving estimates for a 2-sty cottage at Hempstead, L. I., for John Merk.—Franklin M. Small, 265 Broadway, New York, let general contract to McLean Bros., Hempstead, L. I., for a 3-sty brk and frame extension, 25x50 ft.

**WOODHAVEN.**—W. Halsey, Queen County Trust Building, Jamaica, will build two frame dwellings on Oceanview av, east side, 230 ft. west of Ferris st, Woodhaven, to cost \$6,400. Geo W. Gregory is making plans.

**LONG ISLAND CITY.**—Architect John Langley is preparing plans for a 2-sty brk dwelling, 25x66 ft., for John Chapman, 137 Jackson av, to be erected on 11th st, south side, 140 ft. east of Van Alst av, Long Island City, to cost \$7,500.

**RIDGEWOOD.**—N. Kluepfel, 702 Palmetto st, Ridgewood, will begin the erection of four 2-sty brick dwellings, on Madison st, south side, 85 ft. west of Prospect av, to cost \$16,000. L. Berger & Co. are the architects.

**JAMAICA.**—The Jamaica & Long Island Realty Company, 187 Montague st, Brooklyn, is planning to build a combination 6-sty hotel and theatre in Jamaica to cost about \$250,000. Ernest M. Hungerford is secretary.

**GLENDALE.**—L. Berger & Co. are architects for two 2-sty stores and dwellings to be erected on Glendale av, north side, 25 ft. east of Hooker av, Glendale, to cost \$8,000. Schaible & Burkle, Myrtle av and Witte st, are owners.

**RIDGEWOOD HEIGHTS.**—First German Presbyterian Church, 151 Leonard st, Brooklyn, will build a 3-sty brick edifice on Edsall av, south side, 146 ft. east of Forrest av, Ridgewood Heights, to cost \$25,000. W. B. Wills, architect.

**UNION COURSE.**—L. Eschenbrenner & Co., 789a Willoughby av, Brooklyn, will erect at once four 2-sty dwellings, 20x52 ft., on Suydam st, 471 ft. south of Jamaica av, Union Course, to cost \$16,000. L. Berger & Co. are planning.

**FAR ROCKAWAY.**—Thomas O'Kane, Jr., is planning for two dwellings and stables at Bayview and Healey avs, Far Rockaway, for A. Levy, of Far Rockaway, to cost \$23,000.

### Westchester County.

**NEW ROCHELLE.**—Wilson Eyre, 35 West 21st st, Manhattan, is preparing plans for a 2-sty residence at New Rochelle, N. Y., for John B. Taylor.

**PLEASANTVILLE.**—Bids are asked by the Board of Water Commissioners Aug 26 for constructing storage reservoir with earth dam, masonry core wall, spillway, gate house and pipe conduit.

**TUCKAHOE.**—A. Murray Jenks, Mt. Vernon, N. Y., has prepared plans for a 2-sty building, 26x32 ft., for C. E. Wygant, Tuckaehoe.

**MILWAUKEE, WIS.**—Bids will be received soon by the Auditorium Committee for erecting an auditorium according to plans prepared by Ferry & Clas, 419 Broadway, Milwaukee.

### New York State.

**NEWBURGH.**—The Newburgh Electric Light, Heat & Power Co. have petitioned the Public Service Commission at Albany for permission to issue \$250,000 additional stock, to be used to improve its electric light plant and perfect the line to Poughkeepsie.

**WEST POINT.**—Bids will be received by the Quartermaster, U. S. M. A., until Aug. 26, for furnishing and installing an electrical distributing and street lighting system.

**CANAJOHARIE.**—The Montgomery Electric Light & Power Co. and the East Creek Electric Light & Power Co. are making arrangements to build a substation on West Main st. As soon as the building is completed the old substation will be abandoned. A. B. Cairns is superintendent.

**WATERTOWN.**—Eaton & Brownell, 54 Smith Bldg., have completed plans for the development of water power for the Watertown Marble Co. It is said that it is doubtful if anything will be done this year.

**SCHENECTADY.**—The piece of property at the corner of Jay and Union sts, purchased by F. C. and W. A. O'Brien and A. H. Jonas will be offered to the Board of Supervisors for a site for the County Court House.

**NORTH TONAWANDA.**—Plans will be prepared by A. P. Smith, city engineer, for the construction of a sewerage system east of Division st. Estimated cost \$100,000.

**KINGSTON.**—G. W. Van Slyke, Horton, 471 Broadway, Albany, will erect a large factory building at Kingston.

### New Jersey.

**WOODCLIFF.**—Borough Council will take bids Aug. 20 for macadamizing portion of Mill road and Pascack road, Woodcliff Heights road and Glen road, a distance of 12,849 ft. H. G. Hering, Jr., is borough engineer.

**WILDWOOD.**—Bids are asked by the Street Commission, Evans G. Slaughter, chairman, until Aug. 20, for laying about 40,000 sq. yds. macadam pavements, curbs, &c. L. M. Rice is borough engineer.

**TRENTON.**—Spencer Roberts, architect, 26 South 15th st, Philadelphia, Pa., has completed plans for the proposed city hall to be built at Trenton. It will be 3 stories high, of stone and steel, fire-proof construction, with open plumbing, tile and marble work, plate and leaded glass, electric light fixtures, steam heat, etc. Cost, \$800,000.

**EAST ORANGE.**—Wm. B. Tubby, Fulton st, Manhattan, has completed plans for a 2-sty school for the Board of Education, East Orange. A. A. Richmond, chairman building committee.

**EAST ORANGE.**—Two double dwelling houses will be built at 329 and 331 North Grove st, East Orange, by the Land Company of East Orange, N. J. They will be frame structures and will cost about \$4,800 each.—A \$4,500 2-family frame dwelling will be erected at 283 South Clinton st, East Orange, by Christian F. Sinn.—A cement block and frame dwelling, to cost about \$8,700, will be erected on Beech st, East Orange, by Herbert P. King.

**PLAINFIELD.**—E. C. Barry, proprietor of the Denville Hotel, has purchased from S. T. Smith 24 acres of land on the Smith farm, midway between Dover and Rockaway, and will erect thereon a hotel, which is to cost \$25,000. It will contain 60 rooms, each with private bath. There will be ballroom 100 ft. square, sun parlors, women's billiard room and bowling alleys.

**EAST ORANGE.**—At the meeting of the building committee of the Elks' lodge, it was decided to obtain bids at once for work on the addition to their building on Main st. Mayor Shoenthal is chairman of the building committee, and George E. Teets, of East Orange, is architect.

### Connecticut.

**WILLIMANTIC.**—The American Thread Co. has accepted the bid of J. W. Bishop Co., Worcester, Mass., for constructing a brick and granite mill, to cost \$125,000.

**NORWICH.**—The State has appropriated \$300,000 for completing the Norwich Hospital.

**CONCORD.**—A complete coal handling plant will be installed in Municipal Electric Light plant. Estimates are wanted.

**GLOUCESTER.**—A 10,000,000-gallon reservoir has been recommended by the Committee on Fire Prevention of the National Board of Fire Underwriters, 135 William st, Manhattan. The committee also recommends that all cement-lined pipe be replaced by cast-iron.

**HAVERHILL.**—C. W. Damon, architect, and the High School Commission have entered into a new contract for a revision of the plans for the building.

**NEW LONDON.**—A new church is contemplated here. Owner, St. Joseph R. C. Society, New London, Conn. Rev. W. C. Fitzsimmons, pastor. Architect, not selected. Site, cor Montauk av and Squires st.

**NEW HAVEN.**—Plans have been prepared for McCusker & Schroeder, the Church st coal merchants, for a building to be erected on Church st. Estimated cost \$16,000.

**HARTFORD.**—The Hartford Electric Light Co. is making arrangements to build an addition to its boiler plant at Dutch Point. The building will be equipped with two Hornsby boilers of 2,500 horsepower each.

### Massachusetts.

**WESTBOROUGH.**—Bids will be received until Aug. 23 by the trustees of the Westborough Insane Hospital at the office of Geo. S. Adams, M. D., superintendent, for laying about 3,880 ft. 12-inch cast-iron water pipe. J. J. Van Valkenburgh, engineer, South Framington.

**SPRINGFIELD.**—John M. Donohue, of Springfield, is preparing plans for a 3-sty brick and fireproof building for Infants' Home for the Springfield Diocese, to cost about \$50,000.

**BROCKTON.**—Arthur Hill, Providence, R. I., has plans for an edifice for the First Baptist Society, Rev. A. C. Archibald is pastor.

(Continued on page 266.)



# IN THE REAL ESTATE FIELD

## The Harlem Heirs and Undivided Lands.

By REGINALD PELHAM BOLTON.

(Member of the New York Historical Society and of the American Scenic and Historic Preservation Society.)

II.

### THE TOWNSHIP OF NEW HARLEM.

THE BOUNDARIES of the old township were very fairly defined, and to-day admit of very exact definition. The southerly boundary was a straight line, running due north and south, approximately from 130th st at the Hudson to 74th st on the East River. This line did not include the "Commons," as to which a dispute arose with the City of New York, which was eventually settled by commissioners under legislative authority in 1774. That particular parcel having had no individual ownership, does not come into consideration as representing an interest in the rights and titles of the town. The township included the whole of the upper portion of the island of Manhattan, above the line to which reference has been made, together with two parcels of salt meadow upon the Bronx side of the Harlem, capable of perhaps less ready definition. The Nicolls charter, of 1667, "by virtue of the commission and authority" given by the Duke of York, after describing the southerly line, proceeds:

"And all the lands lying and being within the said line, to draw north and south as aforesaid, eastward to the end of the town and Harlem River, or any part of the said river on which this island doth abut, and likewise on the North and East Rivers, within the limits afore-mentioned described, doth and shall belong to the said Town ———. Together with all the soils, creeks, quarries, woods, meadows, pastures, marshes, waters, lakes, fishing, hawking, hunting and fowling, and all other profits, commodities, emoluments and hereditaments to the said lands and premises, within the said bounds and limits set forth, belonging or in any wise appertaining."

This wide description, which is repeated verbatim in the later Dongan charter of 1686, does not appear to confine the extent of the township to the then land area, but includes waters, creeks and marshes, and only limits its boundary by "any part of" the rivers, Harlem, North and East, "on which this island doth abut." If the land boundary, therefore, should be anywhere extended, say, by the drying out of marsh land, or land priorly under water, it is clear that such land would come under the terms of the charter, and be a portion of the township. The charter of Governor Dongan, confirming and ratifying the act of his predecessor, on behalf of the same landlord, confirming as King, his own acts as Duke, uses exactly the same language in defining the town limits, enlarges the detail in its confirmatory clause, and describes it as follows:

"All and singular the before-recited tract, parcel and parcels of land and meadow butted and bounded as in the said Patent (Nicolls) is mentioned and expressed, together with all and singular the messuages, tenement houses, buildings, barns, stables, orchards, gardens, pastures, mills, mill-dams, runs, streams, ponds, woods, underwoods, trees, timber, fencing, &c., &c.

Bearing in mind the fact that the Nicolls charter had contained a restriction upon any person—"building upon this island within two miles of the limits and bounds"—any house or building without the consent of the major part of the inhabitants, this new charter of Dongan's added a clause designed to relieve the growing City of New York from that restriction, reserving to it full power, liberty and privilege "to build, cultivate and improve all such tracts and parcels of land as the said City of New York now have or hereafter shall have, within or without, or adjacent to the limits of the town of Harlem aforesaid, and also the commonage of the town of Harlem, aforesaid is to be confirmed within the limits aforesaid," &c., &c.

This clause has been used in an attempt to make it confer power upon the City of New York over lands under water around the Harlem boundary, a general grant of all waste, vacant and unappropriated lands to low water mark, and creeks, ponds, &c., &c., upon the island, being included in the charter granted to the city by Governor Dongan, a month after the grant to Harlem. This later charter privilege, however, very carefully limits the privilege to such lands and waters, "not heretofore given or granted," and is therefore inapplicable to lands or waters which had prior to that date been given to the town of Harlem. It is clear, moreover, that whatever right and privilege in all lands existed in 1691 and in 1712, was not interfered with by any claim on the part of the City of New York, and the property owners continued to divide up lands and waters under the privileges of their charter. These same rights and privileges extended beyond the Harlem to certain lands in the Bronx, also abutting on the Harlem and such claims as have been referred to, certainly could not apply to them.

It would not be possible here to enter into all the legal points surrounding the question between the city and the town, but the elementary facts remain as stated, and the only legal or

lay question really is, were the lands within New Harlem below low water mark, the property of the City of New York as a whole, or the property of that portion of it which once formed the township of New Harlem. Facts and equity are decidedly adverse to the former view, and inasmuch as the continuance of a vexed claim is decidedly adverse to public advantage, strong reason exists why the city should once and for all abandon a questionable position, and clear up all Harlem water-front questions, and quiet all titles in favor of the locality.

The fact that much of the water front along the Harlem has already been utilized by the city for the construction of the Speedway, an improvement which is a great benefit to the locality, has disposed desirably of one large section.

Much of the Hudson shore front from 160th st northwards is evidently destined to pass into city ownership as an extension of Riverside Park, which would offer a favorable opportunity to settle the disposition of any lands beyond low water mark, on that side, as well as the right of way of the Hudson River Railroad over such lands.

Those portions of the bed of Spuyten Duyvil Creek, parts of which, at Inwood Hill, Cold Spring hollow and around Marble Hill, have been cut off by the construction of the United States Ship Canal, might well be secured as part of the future Inwood Hill Park, and of the Hudson Memorial Bridge site and its necessary strips of parkway.

Part, by act of the Legislature, has been vested in the city with right of sale, as to the power to effect which some doubt may exist, but if the area be retained for park lands, as desired by the residents of that portion of New Harlem, the question need not have to be raised.

There would then only remain three or four sections of land which do not come under the head of lands under water, and which also do not appear in the allotments of 1691 and 1712. It would seem as if it would be to the advantage of all concerned, if action were to be taken to establish a proper title to these areas, which are those which were held out as an incentive to the Harlem heirs. That the present owners, whoever they may be, would be glad to secure the consent of the city to their title, is even less apparent than that the great title insurance companies that have vouched for the titles at some time or other, and still carry the risk, should be willing to arrange for placing any question connected with them, out of future controversy.

It was alleged by the exponents of the rights of the Harlem heirs, that in order to evade such controversial action, the records of the township, together with other public documents, relating to its divisions of lands, had been sequestered by interested parties, and were detained from their proper places of public custody. If that be so, and there are few real estate authorities of whom you can enquire who will not confirm the assertion, it is a public wrong that should be rectified, and one also that has neither right nor good common sense to justify it.

I have written the foregoing necessarily brief statement of the whole matter for the main reason and in the hope that it may advance a quieting and settlement of a subject which it is undesirable for all parties to keep alive, and also to disabuse that numerous body of worthy descendants of our sturdy settlers of the false hopes engendered by the unwarranted ideas of the promoters of the Harlem Heirs scheme, and finally, in the interests of the general body of property owners of Harlem and Washington Heights who should benefit directly as to public improvements due to the locality as the fruit of a settlement, and indirectly by the final disposition of any vexed or mooted question, which is always, if adverse to the security of any titles, an affliction to otherwise secure property. If necessary to appeal for legislative action, that might take the form of just recognition of the rights of the respective charters as between the town and the city, and while directing and compelling a settlement of disputed points, and effecting a release of doubtful titles, direct that all proceeds resulting and the use of all public lands remaining shall enure for the benefit of the inhabitants and property owners, who are the real "heirs, successors and assigns" of the original patentees of the old township of New Harlem.

### A Tenement Department Order.

To the Editor of the Record and Guide:

Has the Tenement House Department any right to require owners to cut doors in back yard fences? I have received an order to comply with such a requirement on a building that extends only sixty feet in depth on a hundred foot lot. Would not such a communication between yards be an easy means for burglars to rob our houses? Can such an order be enforced?  
"OWNER."

Answer—We are not aware of any provision in the Tenement House Law requiring such openings in back "yards."



## The City or the Country?

WITH WASHINGTON HEIGHTS FOR AN ILLUSTRATION.

To the Editor of the Record and Guide:

I AM very glad of this opportunity, in response to its request, to say a few words to the Record and Guide on the subject of renting in the Washington Heights section, particularly in view of the tone of some of the articles that have been appearing in its columns during the past few weeks, both editorially and from contributors.

Judging from the opinions of Mr. Harmon, the future prospects of poor old Manhattan Island seem to be dark indeed, and while it hardly seems natural to expect optimistic views on city property's future from one whose entire interest is in the development and exploitation of suburban lands, yet it seems to me that a careful study of the past history in New York City real estate and of present-day conditions would show predictions for the future far different from those recently outlined in these articles.

The Record and Guide has asked me for a prognostication of the fall renting season, and its request comes at just the right time, for the season is now sufficiently well advanced to enable us to form an opinion as to its success or failure. I have talked with a number of builders during the past few days, and I get practically the same report from all, and that is a brisk demand and little fault found with rents asked.

I could quote a number of instances such as one case of two houses not yet finished, containing 48 apartments, of which 42 are rented; two other houses in an entirely different section of the Heights, with the same number of apartments, and but three to be let. I have found many apartments full and naturally many with numerous vacancies, but there are in almost all cases good reasons why the percentage of vacancies seems inordinately large, and in many instances this condition can be attributed to poor location, bad planning or inferior construction. It must also be remembered that the renting season is still young, thousands of families are still out of town, and the extreme heat of the past few weeks has not made house hunting a pleasurable occupation.

I confidently expect that within a week or two after Labor Day the bulk of the finished apartments at present vacant on Washington Heights will be rented, and I am sure that this result will be accomplished without sacrifices of prices now scheduled.

### EFFECT OF THE SUBWAY.

The effect of the completion of the subway through Washington Heights has in my judgment amply justified its anticipation. Not in many years has real estate been subjected to so severe a test as during the past year, and of this Washington Heights has had to bear its full share. The condition of the money market with its attendant effect on real estate activity has been so often and so ably discussed in your columns that it needs no comment here. Builders and investors have been forced to struggle against the most adverse conditions, and that Washington Heights has come through this period with a small percentage of foreclosures is good proof of the stability of its values. So far, all that we have hoped for in the past has been accomplished, and the development of the Heights has progressed along the lines anticipated by most of us. Judging by past experience in the upper part of Manhattan Island, and the beneficial effects produced by a transit system by no means perfect, I fully believe that the other boroughs and outlying districts are going to reap enormous benefits when they are made more accessible, but I cannot see that this is to be at the expense of the Borough of Manhattan.

We have found so far that perhaps the greatest demand has been for apartments of small number of rooms, and that in most apartment houses the flats of eight and nine rooms have been the last to rent, from which it would seem that large families, particularly those with young children, have listened to the call of the suburbs, and it is quite logical that this should be the case.

I become more and more convinced each day that the great bulk of our population has no desire to leave Manhattan so long as it is provided with a satisfactory place of abode and adequate transit.

To sum up the situation as far as the future is concerned, it appears to me that those who for reasons of increase in the size of family, or of desire to "own one's home," or for love of outdoor life, will desert the flat and the city for the joys of a house in the suburbs, while on the other hand those who cannot or will not live otherwise than in an apartment (and their name is legion) will stick to Manhattan Island in the future as they have in the past. And surely with our city's tremendous growth in population there are plenty of people to occupy all the few hundred apartment houses built in the past year and to fill to overflowing the few thousand such houses as there is but room to construct on Manhattan Island in the next few years.

CHARLES GRIFFITH MOSES.

## Three Words Cost \$500.

By a decision just handed down by Judge Giegerich, in the Supreme Court, the omission of three words from a mortgage on their property, 82 Eldridge st, will cost Weil & Greenebaum \$500. They bought this property subject to a mortgage which provided that if it be paid before maturity the mortgagor, the then owner, Mrs. Rubinsky, should receive a discount of ten per cent.

Mrs. Rubinsky sold the property to Weil & Greenebaum, who before maturity offered to pay the mortgagee, Jacob Lippman, the \$5,000, the balance of the mortgage, less a discount of \$500; but on advice of his attorney, Jacob Friedman, of 302 Broadway, Mr. Lippman refused to grant Weil & Greenebaum the discount, upon the ground that the mortgage provided that such discount should be allowed to the mortgagor, Mrs. Rubinsky, but the words "or her assigns" were not mentioned in the mortgage, and that therefore this discount was accorded only to Mrs. Rubinsky and not to any subsequent owner of the property.

Weil & Greenebaum thereupon brought suit to procure the cancellation of this mortgage on payment of \$4,500. Upon the trial before Judge Giegerich, Attorney Friedman moved for a dismissal of the complaint upon the ground that it was the duty of Weil & Greenebaum to deposit into court the \$4,500, which they admitted to be due, at the commencement of the action, which, however, they failed to do, as well as upon the ground that the right to the discount did not pass to any subsequent owner of the property.

Judge Giegerich granted the attorney's motion, saying: "It is unnecessary to express any opinion now as to whether or not the sum tendered was sufficient. The tender was ineffectual in any event, because the money offered was not paid into court, until more than three weeks after the trial. Since the plaintiffs sue in equity for affirmative relief, i. e., to procure the cancellation of a mortgage upon real property, they were bound to keep the tender good by bringing the money into court, at the time of the commencement of the action, and alleged that fact in the complaint, there is no pretense that the plaintiffs did this. The complaint must therefore be dismissed with costs."

## New Jersey Men at the Astor House.

LARGE MEETING OF THE NEW JERSEY REAL ESTATE EXCHANGE.

A large gathering of New Jersey real estate men took place on Aug. 13 in the parlors of the Astor House. The object of the gathering was to organize the committee of one hundred, appointed to arrange for the McAdoo tunnel celebration. Incidentally, it was intended to promote the general necessities of the New York-New Jersey Real Estate Exchange. In his opening address, President Kempner predicted that New Jersey was on the eve of a great awakening. He spoke of the great changes which will soon bring about a revolution in the transportation facilities for reaching the great metropolitan centre of New York. He then called upon Mr. Kanaley, the father of the movement, to address the meeting.

Mr. Kanaley said he recognized the necessity for united action and for calling the public's attention to the many benefits and advantages of New Jersey. He advocated a system of advertising under the Exchange emblem, which he thought would prove doubly valuable to the advertisers.

Mr. J. Ward Smith, president of the Newark Real Estate Exchange, said that his organization had the strongest sympathy for this new movement. He predicted that the new Exchange would prove a valuable enterprise, and accomplish much good for New Jersey.

Mr. Frank Stevens, president of the Jersey City Board of Real Estate Brokers, stated that he was very much interested in any movement that would give New Jersey the prominence she deserved. The Jersey City Board of Brokers had over one hundred and fifteen members, and they have fixed things in such a way over there that a good real estate man cannot keep out of the organization. He predicted that a similar result would follow the efforts of the New York-New Jersey Exchange.

Mr. Joseph P. Day, chairman of the tunnel celebration committee, then took the chair, and suggested that several sub-committees be appointed to divide the work of arranging for the celebration. He spoke of the promising outlook for New Jersey and stated that the McAdoo tunnel would open up a new era in New Jersey's prosperity.

Mr. Worrell, a representative of the McAdoo tunnel system, delivered an interesting address, and paid a glowing tribute to New Jersey's situation. He said the McAdoo tunnel system welcomes everything tributary to Jersey's prosperity. Mr. F. M. Welles said he was interested in the development of New Jersey, which offered the best opportunities of any section around New York. He spoke of the common ignorance about the New Jersey conditions and favored an educational campaign so that the public may know that New Jersey is something more than a lot of swamps and mosquitoes. Before adjourning it was decided to hold similar meetings in Jersey City in two weeks and in Newark the week after.

A man experienced in renting business properties will see an opportunity in Wants and Offers.



## Prospects of Fall Renting.

With the fall renting season close at hand agents are beginning to make the usual preparations, collecting data and arranging systems of indexing properties which will be to rent on October first. The fall of the year has become the agents' busy period, and judging by the reports received from all sections of Manhattan and the Bronx many offices even at this early date are overwhelmed with inquiries regarding accommodations from prospective tenants who are anxious to make the best selections.

Regarding low-priced flats, renting at \$19 and under, it can be stated that the demand about equals last year's. This cannot be said, however, of the medium cost apartments commanding rentals of from \$25 to \$30 per month. In this connection it has been previously pointed out that vacancies in apartments of that type are becoming more numerous, and that this is attributed to the attraction of the suburbs.

With respect to apartments of the higher order reports from agents, especially on the West Side, show that fewer removals are contemplated than last year. The call for 3-sty dwellings west of Central Park is more pronounced than formerly, in fact agents affirm that the supply at this time is inadequate. Over in the Bronx, while there are still many new apartments of six rooms and bath these are being slowly but surely rented. The principal demand in that locality is for apartments of three and four rooms. On the whole, fewer changes are being made than during the previous corresponding season.

### Regarding High-Cost Apartments.

Mr. W. F. McClelland of F. R. Wood & Co., Broadway and 80th st, said, relative to the renting of high-class properties, that the demand is very strong and at higher rentals than last year:

In the properties under our management the leases have been more generally renewed than at this time last year, which shows that fewer changes are being made by apartment dwellers. We look for a continuance of the present conditions and believe that the people who wait until September will find it difficult to secure what they require. The demand for private dwellings, at present, is greater than the supply, especially those ranging in price from fifteen to twenty-five hundred dollars.

### The West Side.

Mr. Alfred E. Toussaint, of 400 Columbus av, corner of 79th st, conceded that the problem of renting a home in Manhattan was getting more serious each year. For every family moving out of town there seemed to be two coming in.

How can this be accounted for? Simply in this way: New York is the greatest city in America, consequently people having their business in the city want to live as near as possible to it. This condition causes a general congestion.

The scarcest article in the market is, of course, the 3-sty house, as most of the houses are built 4-stys high. Three-story dwellings which formerly rented for \$1,000 now bring \$1,200; those which rented for \$1,200 now bring \$1,500, and so on. Four-story houses which formerly rented for \$2,000 now bring \$2,300; \$2,200 now \$2,500, etc.

Good houses at medium prices are hard to find, and this state of affairs has turned many a renter into a buyer, as rents have gone up more in proportion that the selling price of houses. There is no doubt that at last the West Side has awakened from its slumber and its real worth is being appreciated.

Asked if prices would continue to advance, Mr. Toussaint said, Yes, as long as the supply is below the demand, which is now undoubtedly the case.

### More Families Come Than Go in Harlem.

Mr. A. P. Shaw, of Shaw & Co., 113 West 125th st, said it had been their experiences so far that the better class of houses have rented very easily:

This fall there seems to be an ever increasing demand for moderate price apartments, which are situated near any of the rapid transit lines. For this reason nearly all the apartment houses in this location are practically rented. Owing to the good rapid transit facilities of Harlem, the cheaper apartments or flats ranging in price from \$18 to \$30 seem to rent fully as well as the higher class ones. And at certain times of the year it is almost impossible to get any cheap flats in anything like a fair neighborhood.

Regarding private houses, there seems to be a question in many people's minds whether the day for private houses is not over. For the past few years large numbers of houses have been torn down and in their place apartments erected. However, we notice this fall the supply is not equal to the demand, and we have no doubt but that if we had a hundred or more well located houses ranging in price from \$900 to \$1,200, we could rent them. As it is there are comparatively few houses on the market this coming fall, and the ones which are being offered will undoubtedly be rented long before October 1.

It would seem that the large exodus to the country of well-to-do families in this location would leave sufficient houses for rent, but apparently the houses are either purchased by other home seekers or, as we have before said, sold to builders to demolish and erect apartments on the land.

### Success on the Heights.

Mr. Charles Griffith Moses, of Amsterdam av and 157th st, remarked:

For the past ten days I have been making a careful study of the situation and have covered the section thoroughly, and I feel fully justified in saying that the fall renting not only is going to be but is now an assured success. It would be idle to deny the fact that the opening of new means of access to suburban districts will attract many people, but that these improvements have affected Washington Heights I am unable to see.

That the future effect of this suburban development will be injurious to this section seems most improbable to me, in view of the fact that there has been so good a demand for apartments on

the Heights from families coming from further downtown, and even from Brooklyn. Surely if these people intended leaving Manhattan in the near future they would not move to the Heights with the intention of remaining but a short time, and the very fact of their coming and filling the hundreds of new apartment houses recently put up shows a marked desire on the part of thousands of people for a permanent residence on this island.

Mr. Moses' views will be found more in full in another place.

### Fewer Removals in the Bronx.

Arthur Weyl, at L. J. Phillips & Co.'s branch office, 786 Prospect av, said that their experience in the renting line this summer has been most satisfactory:

"Not so much that we have had good renting, but what we consider more important, a smaller percentage of removals than in previous summer seasons. In this respect I believe most of the Bronx agents will agree on the same experience, this condition applying more to the smaller apartments of four and five rooms and bath, the demand for this class of apartments having been very strong and continuous, especially so in the Longwood av and Prospect av sections, and in the vicinity of the Subway and "L" stations.

"There is also a persistent demand for the rental of 2 and 3-family houses along and near the Subway line, and as the demand continually exceeds the supply, it would be to the advantage of enterprising builders to erect more of this class of property. Although the actual renting period is still some months away, judging by the numerous inquiries for Bronx apartments I look for a busy and permanent renting year and a numerous influx of removals from Manhattan to the Bronx."

### No More Grade Crossing in Subway.

The Public Service Commission passed an important resolution on Friday by approving plans for relieving the intolerable congestion in the subway at 96th st. The plan as adopted provides for the elimination of the grade crossing at that point by the construction of a new track on the east side and two new tracks on the west side, additional to those in use at the present time. The contract is to be made with John B. McDonald and the Interborough Company, and the work is estimated to cost \$850,000.

### A New Harmon Development.

Clifford B. Harmon, of Wood, Harmon & Co., purchased from the New Holland Realty Company a tract of 30 acres at North White Plains, the terminal of the new electric system on the Harlem Railroad. This parcel, which is at the railroad station, adjoins the 25 acres purchased recently by Mr. Harmon from the same company.

### Not to be Expected.

(From the Evening Post.)

It is during August and September, however, that the real estate market generally reaches its lowest level through the absence from the field of the human element—owners, traders, brokers and money lenders. Were any real business to be done it would be quite without precedent; but such a thing is not to be expected.

## REAL ESTATE NOTES

Do you need a map of Long Branch? See Wants and Offers.

For appraisals of property along the Jersey coast see Wants and Offers.

A 4-sty brownstone dwelling is noted for sale in Wants and Offers.

Samuel Ellis is the purchaser of 119 to 125 Roosevelt st, sold last week by Irving I. Kempner.

A large office is to let near Madison sq. The proposition may include office help. See Wants and Offers.

Stores on 125th st are much sought for. We know of a part of one that can be rented. See Wants and Offers.

Levy Brothers and De Selding Brothers were the brokers in the sale of Bonavista Court at 945 to 949 St. Nicholas av, which appears in this week's conveyances.

John M. Reid, who has been established in the real estate business since 1885, has removed his office from 161 East 34th st to the northwest corner of 34th st and 3d av, second floor.

An experienced man is wanted to take charge of a leasing department in the commercial district, and renting men are wanted for the wholesale dry goods section. See Wants and Offers.

S. Steingut & Co. have removed from number 43 Second av to large and commodious offices at number 71 Second av, adjoining the northwest corner of 4th st, where they will continue the sale of real estate as heretofore.

Mr. M. Morgenthau, Jr., of the firm of M. Morgenthau, Jr., & Co., 95 Liberty st, Manhattan, who has been spending the summer at his country home, "Larita Lodge," on the St. Lawrence River near Thousand Islands, has returned to his office. Mr. I. W. Riegelman, of that firm, has left on a vacation trip and will return after Labor Day.

Every broker is called upon from time to time to render formal appraisals. Every transaction in which he engages makes necessary one or more informal appraisals for his own benefit. The Record & Guide Quarterly, with its seven departments of records, geographically arranged, is of the greatest assistance in the determination of values.



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.		1907.		1906.	
		Aug. 9 to 15, inc.		Aug. 10 to 16, inc.	
Total No. for Manhattan	117	Total No. for Manhattan	250		
No. with consideration	6	No. with consideration	14		
Amount involved	\$245,000	Amount involved	\$466,015		
Number nominal	111	Number nominal	236		
1907. 1906.					
Total No. Manhattan, Jan. 1 to date	8,985	Total No. Manhattan, Jan. 1 to date	15,722		
No. with consideration, Manhattan, Jan. 1 to date	603	No. with consideration, Manhattan, Jan. 1 to date	946		
Total Amt. Manhattan, Jan. 1 to date	\$31,485,386	Total Amt. Manhattan, Jan. 1 to date	\$50,653,434		
1907. 1906.					
Total No. for the Bronx	114	Total No. for The Bronx	200		
No. with consideration	7	No. with consideration	12		
Amount involved	\$62,445	Amount involved	\$54,103		
Number nominal	107	Number nominal	188		
1907. 1906.					
Total No., The Bronx, Jan. 1 to date	6,313	Total No., The Bronx, Jan. 1 to date	8,581		
Total Amt., The Bronx, Jan. 1 to date	\$5,440,551	Total Amt., The Bronx, Jan. 1 to date	\$6,127,909		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>15,298</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>24,303</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$36,925,937</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$56,781,343</b>		
<b>Assessed Value, Manhattan.</b>					
1907. 1906.					
Aug. 9 to 15, inc. Aug. 10 to 16, inc.					
Total No., with Consideration	6	Total No., with Consideration	14		
Amount Involved	\$245,000	Amount Involved	\$446,015		
Assessed Value	\$232,500	Assessed Value	\$391,000		
Total No., Nominal	111	Total No., Nominal	236		
Assessed Value	\$3,932,000	Assessed Value	\$6,290,400		
Total No. with Consid., from Jan. 1st to date	603	Total No. with Consid., from Jan. 1st to date	946		
Amount involved	\$31,485,386	Amount involved	\$50,653,434		
Assessed value	\$20,900,100	Assessed value	\$35,457,275		
Total No. Nominal	8,381	Total No. Nominal	14,776		
Assessed Value	\$242,229,500	Assessed Value	\$484,371,910		

MORTGAGES.

1907.		1906.	
—Aug. 9 to 15, inc.—		—Aug. 10 to 16, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	155	Total number	161
Amount involved	\$3,415,763	Amount involved	\$645,712
No. at 6%	80	No. at 6%	47
Amount involved	\$831,363	Amount involved	\$273,900
No. at 5½%	5	No. at 5½%	12
Amount involved	\$184,900	Amount involved	\$34,450
No. at 5%	37	No. at 5%	83
Amount involved	\$385,000	Amount involved	\$294,185
No. at 4½%	6	No. at 4½%	21
Amount involved	\$688,000	Amount involved	\$465,000
No. at 4%	1	No. at 4%	1
Amount involved		Amount involved	\$8,000
No. at 3%		No. at 3%	
Amount involved		Amount involved	
No. at 2%		No. at 2%	
Amount involved		Amount involved	
No. without interest	27	No. without interest	19
Amount involved	\$876,500	Amount involved	\$43,177
No. above to Bank, Trust and Insurance Companies	35	No. above to Bank, Trust and Insurance Companies	25
Amount involved	\$1,553,000	Amount involved	\$24,825
1907. 1906.			
Total No., Manhattan, Jan. 1 to date	9,749	Total No., Manhattan, Jan. 1 to date	12,680
Total Amt., Manhattan, Jan. 1 to date	\$244,064,043	Total Amt., Manhattan, Jan. 1 to date	\$246,638,325
Total No., The Bronx, Jan. 1 to date	5,785	Total No., The Bronx, Jan. 1 to date	6,148
Total Amt., The Bronx, Jan. 1 to date	\$57,898,893	Total Amt., The Bronx, Jan. 1 to date	\$46,685,958
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>15,534</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>18,828</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$301,962,936</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$293,324,283</b>

\* Does not include mortgage made by Pullman Co. to Erie R.R. Co. for \$501,960 at 5 per cent., covering Rolling Stock, etc.

PROJECTED BUILDINGS.

1907.		1906.	
Aug. 10 to 16, inc.		Aug. 11 to 17, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	11	Manhattan	38
The Bronx	59	The Bronx	29
Grand total	70	Grand total	67
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$2,371,300	Manhattan	\$2,300,500
The Bronx	570,900	The Bronx	464,200
Grand Total	\$2,942,200	Grand Total	\$2,764,700
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$239,020	Manhattan	\$629,600
The Bronx	9,900	The Bronx	5,900
Grand total	\$248,920	Grand total	\$635,500
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	742	Manhattan, Jan. 1 to date	1,291
The Bronx, Jan. 1 to date	1,307	The Bronx, Jan. 1 to date	1,411
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>2,049</b>	<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>2,702</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$57,524,860	Manhattan, Jan. 1 to date	\$37,280,930
The Bronx, Jan. 1 to date	14,907,650	The Bronx, Jan. 1 to date	20,252,795
<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$72,432,510</b>	<b>Manhattan-Bronx, Jan. 1 to date</b>	<b>\$107,533,725</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx Jan. 1 to date	\$11,924,999	Manhattan-Bronx Jan. 1 to date	\$15,548,438

Aids to Business Making.

The day of the peddler of real estate in New York is past. Today the business of Real Estate is a science, and Fortune is on the side of the man with the best records. Note the plants of all the successful offices. Nine hundred and ninety-nine times out of every thousand the plant of the successful office has as its foundation the Record & Guide Weekly, the Record & Guide Quarterly and the Real Estate Directory.

BROOKLYN.

CONVEYANCES.

	1907.	1906.
	Aug. 8 to 14, inc.	Aug. 9 to 15, inc.
Total number	430	670
No. with consideration	25	33
Amount involved	\$106,670	\$216,703
Number nominal	405	637
<b>Total number of Conveyances, Jan. 1 to date</b>	<b>22,398</b>	<b>23,865</b>
<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$14,023,854</b>	<b>\$20,155,352</b>

MORTGAGES.

Total number	475	617
Amount involved	\$1,855,905	\$2,572,159
No. at 6%	224	338
Amount involved	\$728,634	\$1,084,325
No. at 5½%		
Amount involved		
No. at 5%	186	114
Amount involved	\$822,975	\$692,747
No. at 4½%		
Amount involved		
No. at 4%	46	141
Amount involved	\$241,625	\$720,853
No. at 3½%		
Amount involved		
No. at 3%		
Amount involved		
No. without interest	19	28
Amount involved	\$62,671	\$70,734
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>23,077</b>	<b>25,008</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$102,026,739</b>	<b>\$103,018,053</b>

PROJECTED BUILDINGS.

No. of New Buildings	101	188
Estimated cost	\$1,002,790	\$1,665,935
Total Amount of Alterations	\$176,198	
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>6,236</b>	<b>5,326</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$47,101,851</b>	<b>\$39,047,862</b>
<b>Total amount of Alterations, Jan. 1 to date</b>	<b>\$4,413,402</b>	<b>\$3,373,953</b>

PRIVATE SALES MARKET

The underlying drawback to real property transactions at the present moment can be traced largely to the indirect effects of the condition of the stock and bond market. There have seldom been better opportunities for the profitable investment of funds in this direction than those which exist at this time. More particularly is this true with respect to the purchase of high-grade bonds, which may be said to be selling at bargain prices notwithstanding the promising outlook for continued business prosperity. Although it follows that when stocks are low real estate values are high, there appear to be exceptions to this rule. Throughout the city it is affirmed that the prices of flats, dwellings and even business property have fallen since early spring, despite assertions to the contrary. This decline is attributed to the inability of speculators and investors to finance prospective purchases which is due to the mortgage loan situation. Certain funds that have heretofore been freely loaned on real estate security are now being invested in bonds offering not only equally good returns of interest, but promising additional profits by future increases in their market value. It is not unlikely that a continuance of the present money situation will retard fall trading, resulting in some liquidation, particularly among builders and others whose operations are confined to the outlying districts. In the meantime, buying is desultory although fairly well distributed. In Manhattanville builders are still experiencing difficulty in obtaining cash offers for recently completed apartments, which again illustrates the effect of overproduction in that zone. Over in the Bronx, building loans are more difficult to obtain, the same condition applying as well to Brooklyn. In the private sales market several interesting transactions have taken place during the week, although their importance has been somewhat shaded by the element of trade which has entered into many of the larger deals. Included in this number can be mentioned such purchases as that of Chatham Court on Central Park West, and Temple Hall at the southwest corner of Lenox av and 121st st. The total number of reported sales at private contract is 51, of which 15 were below 59th st, 19 above, and 17 in the Bronx.

SOUTH OF 59TH STREET.

For Improvement.

BAXTER ST.—Henry Wise sold 83 and 85 Baxter st, old buildings, 50x100, for the White estate to Louis Gordon. The buyer will improve the parcel with a 6-sty building.

Leasehold Changes Hands.

FULTON ST.—Ruland & Whiting Company sold for the Humphreys' Homeopathic Medicine Company the 5-sty building at 109 Fulton st, 19.11x66, a Dutch church leasehold. This parcel is immediately opposite Fulton Chambers and the Downing Building.

HUDSON ST.—M. & L. Hess sold for Henry Corn 177 and 179 Hudson st, southwest cor of Vestry st, a 7-sty warehouse, 33x98. Public School No 11 is immediately in the rear. The buyer was represented by E. P. Hamilton & Co.

LEROY ST.—The Sanselese Realty Company bought from D. M. Gallo the 5-sty tenement at 53 Leroy st, 25x85.





# WANTS AND OFFERS



## FINE OFFICES TO LET

**EMPIRE BUILDING**  
71 BROADWAY

**N. Y. LIFE BUILDING**  
346 BROADWAY

**PARK ROW BUILDING**  
15 PARK ROW

**BLAIR BUILDING**  
24 BROAD STREET

Special Inducements to Brokers and Tenants.

**GEORGE T. MORTIMER**  
111 BROADWAY

## Investment Properties

In Localities of Enhancing Values

## PRIVATE HOUSES

Revised Lists on Application

**N. L. & L. OTTINGER**  
31 NASSAU STREET

Telephone, 3462 Cortlandt

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., N. Y.

**LONG BRANCH TO ASBURY PARK, N. J.**  
Can supply you with complete information on any real estate in Monmouth Co., N. J. J. A. KING, 51 W. 125th St., or West End, N. J.

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

**\$1 MAP OF LONG BRANCH, N. J., FREE**  
to any one interested in that section for six cents in stamps to cover postage. JACOB A. KING, West End, N. J.

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.

WANTED—In my down-town office, an experienced man in renting business properties. Good proposition to one who can qualify. Address JACOB A. KING, 51 W 125th St., N. Y.

MADISON ST.—D. & W. Mullins sold for the Murray estate to Mandelbaum & Lewine 207 Madison st, a 4-sty tenement and stable, 26.2x100.

RUTGERS ST.—D. & W. Mullins sold for the Murray estate to Mandelbaum & Lewine 25 Rutgers st, a 5-sty tenement, 27x105.2.

3D ST.—Charles Goldberg sold for M. Zimmermann to the Goldfine Realty Company the plot, 45x88, on the south side of 3d st, 90 ft. east of Goerck st.

9TH ST.—In part payment for 232 East 80th st, M. Slifka takes 728 East 9th st, a 6-sty tenement, 30x94.

22D ST.—S. B. Goodale & Son sold for Maria S. Simpson to J. Perry Stoltz 440 West 22d st, a 4-sty and basement brownstone dwelling, 25x98.9.

38TH ST.—Mrs. Charles T. Cook bought 41 East 38th st, adjoining the northwest cor of Park av, a 4-sty dwelling, 25x98.9. The owner of record is J. E. Ferry.

43D ST.—John P. Kirwin sold for a client to a Mrs. Mowry 408 West 43d st, a 3-sty dwelling, 16.8x100.

56TH ST.—Columbian Board of Brokers sold for David Klein 419 West 56th st, a 5-sty tenement, 25x100.

AV. B.—The Columbian Board of Brokers sold for Abrahamson & Thour the two 4-sty tenements 272 and 274 Av B, 42x78.

### First Sale in 40 Years.

8TH AV.—The estate of T. Lillenthal sold through J. H. Klein & Co., to A. Heichelberg 934 8th av, a 5-sty stone front building,

## Lawyers Title Insurance & Trust Company

**CAPITAL AND SURPLUS - \$9,500,000**

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN  
TITLE DEPARTMENT, 37 LIBERTY ST. }  
Title Department and Trust and Banking Department,  
Brooklyn Branch, 138 Montague Street.

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

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

### OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

DAVID B. OGDEN, }  
JOHN T. LOCKMAN, } Vice Presidents.  
LOUIS V. BRIGHT, }  
HENRY MORGENTHAU, }  
THORWALD STALLKNECHT, Treasurer.  
HERBERT E. JACKSON, Comptroller.

WALTER N. VAIL, Secretary.  
LEWIS H. LOSEE, Asst. Genl. Manager.  
ARCHIBALD FORBES, } Asst. Treasurers.  
U. CONDIT VARICK, }  
GEORGE A. FLEURY, }  
FREDERICK D. REED, } Asst. Secretaries.

### EXECUTIVE COMMITTEE:

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

### RENTING MEN WANTED

Thoroughly experienced men for wholesale dry goods section. Will make liberal arrangement with good men. SOL. STERN, 621 Broadway, N. Y.

WANTED—An experienced man in real estate office to take charge of leasing department in commercial district. Good future for right man; salary and commission. Apply by letter only; state full particulars in strictest confidence. WADSWORTH, 1161 Broadway, N. Y.

FACTORY with water power (150 H. P.) on line New York Central R. R., 3 buildings, heavy mill construction, recently built. Floor space 27,000 feet. Asking \$30,000. Opportunity for quick buyer. WHITON, 130 Broadway, N. Y.

APPLICATIONS WANTED direct from owners or brokers for first and second mortgage loans on New York City real estate. WILLIAM G. KLINE, 74 Broadway.

MANAGER for business leasing department. Must have had experience in Fifth Avenue section. TUCKER SPEYERS & CO., 437 Fifth Avenue, N. Y.

WANTED—\$106,000 guaranteed Title Insurance Company's first mortgage extended at 4½ per cent. on income city property worth double; state net terms. KLAPPERT, 4 West 4th St.

## FREE LABOR OFFICE

LABOR INFORMATION OFFICE FOR ITALIANS  
59 Lafayette Street, New York  
(Telephone, 1198 Franklin)  
Send for circulars and application blanks

### FOR RENT

Large office near Madison Square, including office help. Only reliable concern need apply. Address BOX 410, Record and Guide.

## Hudson Mortgage Co.

(Organized Under the Banking Law)

170 BROADWAY

CAPITAL \$500,000

GOOD SECOND MORTGAGES  
PURCHASED AND SOLD

There is a vast amount of building operations now under way in the West. Are you getting your share of this business? If not, why not? The Dodge Reports cover all this information. Send to the F. W. Dodge Co., 11 E. 24th St., N. Y., also Boston, Phila., Pittsburg and Chicago.

18.10x62.3, north of 55th st. The property has not been transferred in over 40 years.

11TH AV.—Woodstock Exchange sold the 4-sty tenement, 19.3x64, at the southeast cor of 52d st and 11th av, for Frank W. Maas to Clarence Sturges. The cordage factory of Travers Bros. is situated on this block. Diagonally opposite is De Witt Clinton Park.

### NORTH OF 59TH STREET.

Chatham Court in a Trade.

CENTRAL PARK WEST.—The Monticello Realty Company sold through the efforts of John H. Berry to an investor the large 7-sty apartment house, known as Chatham Court, at the northwest cor of Central Park West and 67th st. The plot is 100x100.5 and the building contains 21 apartments, renting for more than \$53,000 per annum. The sale was in the nature of an exchange, as the seller takes in part payment 16 lots on the west side of Audubon av, 176th to 178th st, formerly a portion of the Juvenile Asylum property. Chatham Court was sold to the Monticello Realty Company in April last by the same broker, it being taken in part payment from Charles W. Ogden for the new 12-sty apartment house, 150x100, known as the Central Park View, situated at the southwest cor of 86th st and Central Park West, the deal involving a consideration of \$1,800,000. It is understood that the aggregate amount of the present transaction approaches \$850,000.

75TH ST.—McVickar-Gaillard Realty Company sold for the estate of Charles Tilford 41 West 75th st, a 4-sty brownstone dwelling, 20x100, to a Mr. Straus.



**Tenements in Trade.**

80TH ST.—Jacob Sade sold for M. Slifka 232 East 80th st, a 7-sty tenement, 26.4x102.2, to Sigmund Levin, who gives in part payment 728 East 9th st, a similar property, 30x94.

80TH ST.—F. R. Wood & Co. and B. G. Faulhaber sold for the Post Realty Company 209 West 80th st, a 5-sty flat, 25x102.

94TH ST.—I. Hattenbach sold for Edward C. Sheehy the 4-sty double flats, 168 to 172 East 94th st, 75x100.

102D ST.—Shaw & Co. sold for Charles S. Holzwasser 165 West 102d st, between Columbus and Amsterdam avs, a 5-sty double flat, 24.7x100.11. Immediately opposite are situated Public School No. 179, and a garage adjoining.

109TH ST.—Joseph P. Day sold for John J. Schwartz, as attorney, 205 West 109th st, a 5-sty triple flat, 25x100.

113TH ST.—Pocher & Co. sold for A. V. Donnellan the 6-sty elevator apartment house, 75x100, at 311 to 315 West 113th st, to the Badt-Mayer Company.

115TH ST.—Adolph Kronnengold bought for Mrs. Mary A. Stanley from Mrs. Katherine Doring, 460 East 115th st, between Pleasant and 1st avs, a 4-sty and basement dwelling, 20x100.11. This parcel is opposite Mt Carmel R. C. Church. The tanks of the Standard Gas Light Co. are situated on the next block east.

117TH ST.—Robert Levers sold for J. J. Martin 47 West 117th st, a 5-sty flat, 25x100.11.

121ST ST.—Meyer Lefkowitz bought, through Susskind & Co., the 6-sty tenement, with stores, 321 and 323 East 121st st, 50x100.11.

**Six-Story Apartment in a Trade.**

123D ST.—Porter & Co. and Hillenbrand & Nassoit sold for James F. Nicholson the Anthony, a 6-sty apartment house, at 439 West 123d st, 50x100.11, to Gertrude H. Hillenbrand, who gives in part payment 108 West 69th st, a 4-sty brownstone dwelling, 20x100.5.

**Operators Sell in 132d Street.**

132D ST.—Columbian Board of Brokers sold for Norwalk & Siegel 57 and 59 East 132d st, two 4-sty dwellings, 40x100.

137TH ST.—Shaw & Co. sold for Rachel Levison 252 West 137th st, a 3-sty dwelling, 19x99.11.

148TH ST.—Arnold & Byrne sold for a client to Lowenfeld & Prager 257 West 148th st, a 5-sty flat, 39x99.11.

AV. A.—Arbesfeld & Gelb sold for M. Buhlman to a Mr. Johannsen 1660 Av A, a 5-sty double flat, with stores, 25x100.

AMSTERDAM AV.—Bert G. Faulhaber & Co. sold for Thomas Scholes 1270 Amsterdam av, a 5-sty flat, 27x100.

**An Exchange on Amsterdam Avenue.**

AMSTERDAM AV.—Arnold & Byrne sold for Lowenfeld & Prager to Abraham Benedict the Amsterdam Apartment House, a 6-sty structure at the northwest cor of 124th st and Amsterdam av, 50x100, the longer dimension on the av. The purchaser gives in part payment 237 W. 148th st, a 6-sty flat, 39x100.

**Temple Hall Figures in a Purchase.**

LENOX AV.—Harris & Siegel sold Temple Hall, a new 7-sty apartment house at southwest cor Lenox av and 121st st, 75x100.11, to Harry Goodstein and John Palmer, of 200 Broadway. The price is said to approach \$300,000. The building adjoins the new marble synagogue between 120th and 121sts. The Lenox Avenue Unitarian Church is at the northwest cor of 121st st.

MANHATTAN AV.—E. H. Ludlow & Co. and De Selding Bros. sold for Samuel Hyman to Eugene Blanc 280 Manhattan av, a 5-sty apartment house, 34x100.

2D AV.—Max Moscovitz sold to Israel Lebowitz 1465, 1467 and 1469 2d av three 4-sty tenements, 79.4x100.

145TH ST.—Renton-Moore Company sold for Marie M. Cohen to a client, for occupancy, 404 West 145th st, a 4-sty dwelling, 15.6x99.11.

**BRONX.**

TAYLOR ST., ETC.—William Peters & Co. sold for Julius Landauer a dwelling on the east side of Taylor st, near Morris Park av; also for Mrs. Elizabeth Diehl the triangular plot of 5½ lots at the junction of Tee-Taw av, Parkview pl and 190th st.

136TH ST.—S. Ullman sold for J. Burghimer to J. J. Shelley 541 East 136th st, a 5-sty triple flat, 25x100.

155TH ST.—Chas. Galeswki sold through David Rosenblum and R. Bertucci to Gerardo Casale 532 E. 155th st, a 3-sty front and 2-sty rear building, 25x100.

BATHGATE AV.—John Lynagh sold to Harry Berend the frame dwelling, 25x114, on the west side of Bathgate av, 155 ft. north of 172d st.

**New Factory for Bronx.**

CRIMMINS AV.—Columbian Board of Brokers sold for J. Bluestein 3 lots, 75x80, on the east side of Crimmins av. The buyer will erect a factory on the site.

CRESTON AV.—Charles W. Bennett sold to Robert Melville 2694 Creston av, a 3-sty frame dwelling, 40x75, between Kingsbridge road and 196th st.

ELM PL, ETC.—Clement H. Smith sold for a Mrs. Lisk the 2-family house 15 Elm pl, to a client, for occupancy; also, for a Mrs. Connelly, the 1-family house 816 Pelham av; also, for Frederick Grey, 2068 Anthony av, a 2-family frame dwelling; also, for Albert C. Bleidner, lots 294 and 295, at Bronxville, and resold same for Mrs. Elizabeth Norden to a client; also, the 1-family frame house 519 Mead st, Van Nest.

EDSON AV.—Whitehall Realty Co. sold the plot, 50x97.6 on the west side of Edson av, 100 ft. south of Nereid av.

MELROSE AV.—Kurz & Uren sold for Agnes M. Scoville 672 Melrose av, southwest cor of 157th st, a 6-sty tenement, 50x75.

RIVERDALE AV.—Max Marx bought through J. B. James from Jane E. Cornell and John J. Bashford the plot 150x100 on the east side of Riverdale av, 200 ft. south of Beach or 260th st.

SHAKESPEARE AV.—Jesse C. Bennett & Co. sold for Charles Kaeppl to George Ritter 1307 and 1309 Shakespeare av, near 170th st, two 3-sty frame dwellings.

WOODYCREST AV., ETC.—Louis Meckes sold for John F. Kaiser to Niles Johnson the lot on the west side of Woodycrest av, 196 ft. south of 169th st; also for L. Colant to Ford Morgan the plot 50x100, on the east side of Lind av, 400 ft. south of 170th st.

**LEASES.**

Jacob J. Tabolt leased for William T. Hallinan to Mrs. M. Gordon the 3-sty dwelling, 272 West 132d st, for 3 years.

The General Electric Company has taken a long lease of an entire floor in the new McAdoo Terminal Building, Church and Cortlandt sts, at an annual rental of \$60,000.

Huberth and Gabel leased for Joseph Diamond to Bernard Reich the front and rear buildings at 36 Pitt st, adjoining Williamsburg bridge for a term of years at an aggregate rental of about \$70,000.

**Long Lease of Lenox Lyceum.**

John D. Crimmins leased the Lenox Lyceum property on the east side of Madison av, between 58th and 59th sts, to Walter J. Salomon for a term of 21 years, with privileges of renewal at an annual net rental of \$50,000. It is understood that Mr. Salomon will make extensive alterations to the building, converting it into a store and office structure. The parcel has frontages of 200.10 ft. on Madison av, 175 ft. on 59th st and 150 ft. on 58th st, the plot having an area of 13 lots. Lenox Lyceum was built about 20 years ago as a hall for meetings and entertainments. Mr. Crimmins bought the property at auction in 1886.

**SUBURBAN.**

Clifford B. Harmon, of Wood, Harmon & Co., bought from the New Holland Realty Company about 25 acres of North White Plains, where the electric terminal of the Harlem Division of the New York Central Railroad is located. Negotiations are pending for the purchase of another large tract adjoining.

**THE AUCTION MARKET**

THE auction budget for the week was made up entirely of legal sales, and although the number of offerings of that character was reduced to less than a half dozen parcels there was no improvement in the total results when compared with the business done for the preceding period. While not altogether unexpected, legal sales have been more numerous for the first fifteen days of the present month than during the corresponding fortnight in last August.

On Monday Joseph P. Day offered 415-417 East 61st st, a vacant plot upon which charges amounting to \$5,020.38 were due, not including taxes, etc., \$184.85. The parcel was subject to three mortgages equalling \$13,057.40. The plaintiffs in the action, Isaac Libermann and others, as trustees, secured the property on a bid of \$14,347.

On Tuesday Mr. Day knocked down to Isaac Graf, at \$66,000, 153 to 157 West 64th st, three 4-sty stone front dwellings, 54x100.5, against which was due \$17,835.08; taxes, etc., \$34; subject to two mortgages aggregating \$63,750. On Wednesday he offered two parcels, one in 237th st and the other in 147th st, near Robbins av. In both instances the plaintiffs were the purchasers. On Thursday no better results were obtained, and Mr. Day reluctantly struck off 219 West 49th st, a 4-sty brick dwelling, 20.8x100.5, to the plaintiff, E. O. Minocks, for \$37,300.

**A Use for a Card Catalogue.**

Question: Will you outline a system for listing properties on hand for rent and for following up rentals?

For keeping a list of the properties for rent, small cards are the most convenient. Each card should hold the record of one piece of property. Have the cards printed to give a complete description of the property. Use cards of different colors to denote different classes of property, as, for instance, a white card for flats, a salmon card for dwellings, a buff card for business property, a blue card for factory property, and so on.

As a further convenience in locating properties, have cards printed with projecting tabs on which are printed amounts of monthly rentals. Each price tab will have its definite position at the top of the card, so that the tabs of the same rate will be in the same position, thus forming a straight line from the front to the back of the file.

File the cards geographically, dividing your list first into the general divisions into which by custom your city is divided—for instance, north, south, east and west. Use blank guide cards, with one-half, one-third or one-fifth cut projection for subdividing the grand divisions by streets and blocks.

All these things are done to facilitate the location of any kind of property with the greatest ease. The color scheme enables you to select the class of property desired at a moment's notice. The locality method of finding tells you instantly whether or not you have the desired class of property in the required locality. The projecting tabs allow you to secure instantly all the properties at the required rates. The standard size for cards is 3x5 inches.

**Aids to Business Making.**

The stock broker has a ticker in his office, because he has found that he cannot do without it; the up-to-date real estate broker has the Real Estate Directory, otherwise he would not do half the business. The stock broker uses the ticker whenever he wishes to be posted on the activity of certain stock. The real estate broker uses the Directory whenever he needs information regarding the inactivity of Manhattan realty, and to find how it has stood for the past hundred years. Inactive property is often cheap property. The Realty Records service is as necessary in the real estate broker's office as the ticker is to the stock broker.



# OF INTEREST TO PROPERTY OWNERS.

## Modern House Furnishing.

GERMAN DECORATIVE STYLE NOW RUNS TO EXTREME SIMPLICITY.

**A** MARKED change in the general character of interior decoration has occurred in Germany. The present school of architects, painters, decorators and designers is aiming at artistic effects in which simplicity is the dominant note. The current "Jugendstil" seeks its results through symmetry and grace of outline, and broad, even surfaces with effective chromatic harmonies, but discards the mass of minor accessories and the elaborate detail, which have hitherto characterized the treatment of a German interior and the art of the upholsterer.

This change was strongly pronounced last year in the exhibits of furniture and decorative designs at the industrial expositions held at Nürnberg, Zwickau and other points, and especially at the Exposition of German Industrial Art in Dresden. At the latter there were exhibits of over 100 completely furnished rooms. Nowhere were fringes, tassels, galloons, or the like visible. Woodwork was almost invariably smooth and but rarely touched by the carver's tools.

The change in public taste is so marked that it has seriously affected several well-established Saxon industries so seriously that the government has felt compelled to carefully consider the situation and ascertain whether any measures can be taken to relieve the stagnation in the group of trades directly involved. The minister of the interior recently called upon the Chemnitz Chamber of Industry for a full report upon the matter, with recommendations.

Upholsterers complain that heavy fringes, tassels and similar accessories, which formerly gave them remunerative employment, now are completely banished or are replaced by modest, inexpensive edgings. Until recently they were frequently called upon to undertake complicated designs of folded stuffs in the interior decorations of rooms which involved preliminary sketches and a high grade of artistic ability in the execution of the plans. The present style of decoration calls for simple materials, free from folds, with a limited amount of embroidery, which are found ready made in stores and involve no special ability in arranging. Plaster decorators and wood carvers and turners state that their trades have all suffered seriously from the prevalent fashion for smooth surfaces on furniture and in decorative architectural features.

### Changes at 59th Street and Second Avenue.

A proposed change of grade of East 59th st and 2d av at their intersection will consist of increasing the surface elevation of these two streets 1.5 ft., the change affecting East 59th st through a length of 175 ft. east of the east line of 2d av and of 200 ft. west of the said line. The 2d av change extends from a point about 140 ft. north of the centre line of East 59th st to a point about 181 ft. south of the said centre line. From information furnished by the Department of Bridges it appears that the subway which is being provided for the trolley lines crossing the Blackwell's Island Bridge, cannot be depressed sufficiently at 2d av to permit of the retention of the present grade, and it has been found necessary to ask for the change described for the purpose of carrying out the construction.

The abutting property on both 2d av and East 59th st, excepting that at the northeast corner of this intersection which is occupied for bridge purposes, has been solidly built up with brick buildings ranging from 3 to 5-stys in height and all of these approximately conform with the present surface of the streets.

On Feb. 8, 1907, a resolution was adopted by the Board of Estimate and Apportionment providing for changing the map by widening 2d av, between East 57th and East 61st sts, by adding 65 ft. to its width on the westerly side through the two southerly blocks and 67 ft. through the northerly one, while between East 59th st and East 60th st provision was made for laying out the entire block extending to 3d av as a bridge approach. If this widening is carried out and if the block bounded by East 59th st, 2d av, East 60th st and 3d av is acquired for bridge purposes, the only damages which will have to be paid for in buildings injured by reason of the change of grade will be those on the south side of East 59th st with a frontage of about 175 ft. east of 2d av, and about 35 ft. on the west side of 2d av; and on the east side of 2d av with a frontage of about 150 ft.

### Free Material for Filling in Lands.

Owners of vacant low land in the vicinity of New York Bay may procure, free of charge, ashes and material for the purpose of filling in by applying to the Commissioner of Street Cleaning, 13 to 21 Park row, Manhattan.

## Tilting at the Central.

A great deal of the backwardness of the northern suburbs is chargeable against the ungracious policy of the New York Central system, for the company has not adequately responded to the necessities of the times. What the nature of public feeling is on the subject was manifested in part by the petition which the Civic League of the Bronx sent this week to the Public Utilities Commission, arraigning with bitterness the management of the local service.

The "petition" of the league was signed by its president, William M. Niles, and its secretary, John Davis. "Every conceivable charge that could be thought of seems to be embodied in this communication," said one of the commissioners, "and if they are substantiated the New York Central must certainly have many serious charges to answer."

In line with the Bronx protest was a letter, signed "Commuter," in last Saturday's Evening Post. It said that the New York Central had long shown symptoms of organic derangement:

The president is a trained railroad officer, believed to be fully equal to the responsibilities of his high place, if he had commensurate authority and the advice and support of a competent board. The New York Central staff includes trained men of the highest ability, but this does not insure "intelligent operation." The horse with four perfect legs and a wretched body wins no races.

The president who is whimsically checked and dominated cannot maintain a policy. When the operations for the first quarter of this year were tabulated for criticism, he is said to have made a vigorous protest and this picturesque summary "We are going to hell at twenty-five miles an hour."

In the Wall Street slump of this week New York Central stock fell to 102, a drop of more than fifty points from the high mark of last year. Public confidence in the New York Central seems to be on the wane judging from all manifestations.

### Final Action on New Street Systems in the Bronx.

The Board of Estimate has approved of a street system in the area bounded by Bronx River, Bronx Park, Rhineland av, Bear Swamp road, the line of the New York, New Haven and Hartford Railroad, Bronx River av and East 177th st, in the Borough of the Bronx, in accordance with map or plan submitted by the President of the Borough of the Bronx, with the understanding that the westerly line of Unionport road shall meet the southerly side of Morris Park av, at a point 197.345 ft. distant easterly from the easterly side of Filmore st, and shall continue southerly as shown by the alternative line for the Unionport road indicated on the aforesaid map or plan.

The Board of Estimate has approved of a street system for the area bounded by Boston road, the northerly boundary line of the City of New York, Pelham Bay Park and Hutchinson River, in the Borough of the Bronx, in accordance with map submitted by the President of the Borough of the Bronx.

### Party Walls.

If one is buying it is important to know if a house has party walls on either side. While each adjoining owner has an easement in the land of the other upon which the wall stands, such a wall is not an "encumbrance" under the covenant in a contract or deed against encumbrances.

But a sound party wall cannot be taken down except by mutual consent. Repairs to it must be paid for by each owner ratably, but one party has not the right to make the other pay towards rebuilding it should it be totally destroyed by fire.

The right to such a wall continues as long as it is sufficient for the purpose and the adjoining buildings remain in a condition to need it. Division fences must be maintained in New York at least under State statutes and city ordinances.

### Dwelling Construction in the Bronx.

Of the forty buildings for which plans were filed in the Bronx last week, twenty-six are to be dwellings. About half the plans for these call for 2 or 2½-sty frame buildings, only two brick dwellings being in the list.

In the tenement house class there were plans for only two. The only large undertaking was a 6-sty brick storage building, costing \$100,000, to be erected at the northwest corner of Tremont and Park avs.

### Assessments for Regulating and Grading.

Notice is given that an assessment for the regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences from Walton av to the Concourse, Bronx, was confirmed by the Board of Assessors July 30, 1907, and entered on the same date. The area of assessment includes both sides of the street from Walton av to the Boulevard, and to the extent of half the block at the intersecting streets.



### Vesting Title to Manhattan and Brooklyn Approaches to Manhattan Bridge.

Title to the lands needed for the Manhattan and Brooklyn approaches to the Manhattan Bridge will vest in the city on October 8, 1907. The lands are particularly shown on a map filed by the Commissioner of Bridges in the office of the Register of the City and County of New York, on the 20th of February, 1905. The marginal streets have been abandoned for the present, it being believed that they can be acquired at a subsequent time at no greater expense. These strips are to be acquired under the street opening sections of the charter, so that title cannot be vested until six months after the Commissioners have been appointed and filed their oaths. It will be impossible, therefore, to secure title to them during the present year.

### Assessments for Street Openings.

The attention of property owners is directed to the following notices of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears of the assessments for opening and acquiring title to the streets below mentioned:

**BATHGATE AV, BRONX.**—From 188th st to Pelham av. Confirmed July 8, 1907, and entered August 12, 1907.

**161ST ST, BRONX.**—From Jerome av to Walton av. Confirmed May 17, 1907, and entered August 2, 1907.

**172D ST, BRONX.**—From Boston road to Southern Boulevard. Confirmed May 20, 1907, and entered Aug. 2, 1907.

### New Rule at the Registrar's Office.

The attention of property owners and conveyancers is directed to the necessity of conforming to the new regulation of the register's office which requires that all acknowledgments by Notaries Public must be certified by the Notarial Clerk in room 1a, second floor front, Hall of Records, before presentation for record.

### Committee of Forty Urge Transit Improvements.

Commissioners Eustis, McCarroll and Maltbie of the Public Service Board held a hearing on Thursday afternoon in the City Hall for the purpose of discussing possible methods of improving facilities for transportation between Manhattan and the Bronx. The hearing was given at the request of a joint committee of 40 civic organizations from the Bronx. The third-tracking of the Second and Third Avenue Elevated lines was advocated, as well as the building of a four-track subway through the East Side to the Bronx, and the extension of the present elevated and subway routes to the city boundary. About 200 persons were in attendance. Among the speakers were Borough President Haften, James L. Wells, Julius H. Haas, Charles Baxter, M. E. Penfield, Douglas Matthewson, Ed-

### Assessments for Sewers.

An assessment for a sewer in Whitlock av, Bronx, was confirmed August 13, 1907, and entered on the same date. Affects that section between Longwood av and Hunt's Point road, and in Tiffany st, between Southern Boulevard and Whitlock av. The area of assessment takes in both sides of Whitlock av, from Longwood av to Hunt's Point road; both sides of Tiffany st, from Southern Boulevard to Whitlock av; both sides of Lafayette av, between Whitlock and Garrison avs; northeast corner of Longwood av and Lafayette, and both sides of Barretto st, from Southern Boulevard to Whitlock av.

## Construction News

(Continued)

### Massachusetts.

**BOSTON.**—Proposals will be received at the Bureau of Supplies and Accounts, Washington, D. C., Aug. 20, to perform work and furnish supplies at the navy yard, Boston, Mass., as follows: Covering hot water heating pipes, blocks and tackle, scales, pneumatic tools, mandrels for lathe, valve reseating machine, galvanized buckets, hardware and tools. E. B. Rogers, paymaster general, U. S. N.

**WORCESTER.**—The American Steel & Iron Wire Co. will construct a steel rod mill, which will cost between \$50,000 and \$60,000, 264x140 ft., of steel and brick. There will be begun at about the same time with the new rod mill altering one of the buildings for a paper saturating mill, the change to cost \$14,000. The building is to be 90x38 ft.

**CLINTON.**—J. W. Bishop & Co, of Worcester, have secured the contract to erect mill on Union st for the Bigelow Carpet Co., at about \$300,000.

**LEOMINSTER.**—The committee of which J. B. Miller is chairman, has engaged Architects Hartwell, Richardson & Driver, Boston, to prepare plans for a library building.

**SPRINGFIELD.**—J. W. Donahue has plans for a brick and stone church for the Holy Family parish, of which Rev. M. T. Sherry is pastor. Estimated cost, \$50,000.

**HAVERHILL.**—C. W. Damon has submitted new plans to the high school commission. The commission refuses to spend over \$225,000 on the school.

**DUXBURY.**—Architect J. E. Chandler, Boston, has plans for a library building for Duxbury, which is a gift of Mrs. G. W. Wright, to cost \$10,000.

**ATHOL.**—Sealed proposals will be received by the board of sewer commissioners Aug 20 for the construction of about 8,500 ft. of sewers. Plans, etc., at selectmen's rooms. Herbert L. Hapgood, chairman.

### Pennsylvania.

**HOMESTEAD.**—H. E. Mills, Pittsburgh, is preparing plans for a 4-sty hotel for John Uhrin, Homestead, same to cost about \$20,000. Estimates will be received about Aug. 20.

**POTTSTOWN.**—The Light Manufacturing & Foundry Co., Pottstown, Pa., has increased its capital stock from \$50,000 to \$150,000, for extensions to plant.

**SHARPSVILLE.**—The Pittsburgh Elastic Enamel Co. is preparing to erect a plant at Sharpsville, Pa., for the manufacture of enameled ware.

**CHESTER.**—A new factory will be built at Chester, Pa., for T. I. Birkie & Co., of that city. Ballinger & Perrot, architects and engineers, of 1200 Chestnut st, Philadelphia, Pa., are making the plans. The new building will be 2 stories, 60x105 ft., reinforced concrete, with slag roof.

**ARDMORE.**—Plans have been completed by Architects Watson & Huckle, Philadelphia, Pa., for a handsome residence for Dr. Joseph M. Reeves. It will be located at Ardmore, Pa.

**PHILADELPHIA.**—The Mutchmore Memorial Presbyterian congregation recently purchased the property at the southwest cor. of 18th st and Montgomery av. The old residence on the site will probably be torn down as the new owners contemplate the erection of an addition to their church on the adjoining property. Plans for the addition have not been made as yet.

**CARLISLE.**—The Bellaire Shoe Company will construct a 3-sty brick and cement block factory on West North st. A part of the machinery will be run by dynamos. D. T. Wister is President; Charles B. Wagner, Secretary.

**LAWRENCE.**—The Pennsylvania Railroad Company will build a 26-stall engine house, small machine shop and power plant at Lawrence Junction, plans for which are now being prepared. T. N. Ely, Philadelphia, is chief of motive power.

**EASTON.**—A. A. Ritcher, New Shenk Bldg., Lebanon, Pa., has been engaged to prepare plans for a 7-sty bank and office building, 32x158 ft., at 4th and Northampton sts, Easton, for the Northampton National Bank. The structure will be of steel, fireproof construction, with granite, press brick and terra cotta. Cost, \$180,000.

**PHILADELPHIA.**—The Women's Medical College, 21st and North College av, have plans about ready for bids for a 7-sty hospital building.

**WHITE HAVEN.**—Lindley Johnson, Harrison Bldg., Philadelphia, will prepare plans for an addition to the White Haven Sanitarium for Poor Consumptives at White Haven. Estimated cost, about \$50,000.

**PITTSBURGH.**—Plans are being prepared by the Baltimore & Ohio R. Co. for a warehouse system to cost \$3,500,000 in the 12th Ward. St. Stanislaus' Roman Catholic Church property has been thought of as the site. The company will erect three buildings, each eight stories high, equipped with refrigerating plants. The land for the warehouse will cost \$1,500,000 and the buildings \$2,500,000. D. D. Carothers, Baltimore, Md., is chief engineer.

**YORK.**—The plant of the York Felt & Paper Co., York, Pa., was burned July 31, the loss being placed at \$100,000.

**GREENSBURGH.**—The Westmoreland National Bank will erect a \$200,000 banking house on Main st, Greensburgh, from plans made by Topp & Blair, Westinghouse Building, Pittsburgh.

**HARRISBURGH.**—Mrs. R. H. Graupner has had plans prepared for a 6-sty hotel to be erected at 5th and Market sts, at a cost of \$150,000.

### Miscellaneous.

**BUFFALO, N. Y.**—The Husted Milling & Elevator Co. has had plans prepared for another big grain elevator. It will be a fire-proof, concrete building and will cost \$70,000. It is hoped that the new elevator can be completed in time for next spring's business. It will be at 838 Elk st.

**BATTLE CREEK, MICH.**—The Toasted Corn Flakes Co. will rebuild its plant, lately burned. The plant will cost \$150,000, and will be erected of solid brick and fireproof.

**SAN FRANCISCO, CAL.**—The Holmes Investment Co. will erect a Class A building on the north side of Post st, 60 ft. east of Kearny st. The estimated cost is \$275,000.—A building is being planned by John C. Pelton, architect, 1767 Geary st, for J. M. Rothschild, which will adjoin the Newman & Levinson building, on Geary st, west of Stockton st. It will be 6-sty, 55x137.6. Plate glass will be used in lighting the first and second floors. The facade up to the three lower stories will be of cream colored terra cotta, and in the floors above buff Roman brick will be used.

**SAN FRANCISCO, CAL.**—Construction work on the Coleson Building, at the cor. of Stockton and Geary sts, is about to begin. The owner is the Coleson Co. The cost will be about \$125,000.—The Y. M. C. A. has purchased the cor. of Golden Gate av and Leavenworth st, and will erect new building there. Work will begin as soon as the necessary arrangements can be made. H. J. McCoy is General Secretary.

**AGNEWS, CAL.**—Plans are under consideration for a hospital to be erected here at a cost of about \$800,000 by the State Lunacy Commission, to replace present structure. Geo. C. Sellon, state architect.

**DENVER, COLO.**—The members of the Chamber of Commerce are planning the erection of a \$300,000 building.

**EUREKA, CAL.**—Bids are asked by George W. Cousins, clerk of the Board of Supervisors of Humboldt County, until 10 a. m., Sept. 11, for construction of a county jail.

**WASHINGTON, D. C.**—Bates Warren, Columbian Bldg., 416 5th st, N. W., represents builders who have purchased 55 acres of land at Florida av and 15th st, N. E., and will erect 200 buildings on the site at cost of \$600,000.

**YOUNGSTOWN, OHIO.**—The Youngstown Steel & Tube Co. is preparing to expend \$3,000,000 in improvements. An electric light and power plant will be constructed.

**FORT SMITH, ARK.**—Bids will be received about Aug. 25 for constructing a 6-sty hotel, 135x120 ft., for the Fort Smith Hotel Co. The building will be fireproof, reinforced concrete and brick construction, and will have refrigeration plant, filter, pumps and elevators. H. E. Hewitt, Arcade Bldg., Peoria, Ill., is architect.

**YOUNGSTOWN, OHIO.**—Owsley, Boucherle & Co., architects, 19 Wick av, are preparing plans and will receive bids in about five weeks for a 4-sty court-house, 236x130 ft., for the commissioners of Mahoning County. Construction will be of granite and terra cotta. Estimated cost, about \$900,000.



MISCELLANEOUS.

**W. P. MANGAM**  
*Real Estate and Loans*  
 108 and 110 EAST 125TH STREET  
 Telephone, 222 Harlem New York City  
 NOTARY PUBLIC

**J. C. LYONS BUILDING & OPERATING COMPANY**  
 4 AND 6 EAST 42d STREET  
 Telephone, 6438 38th St. NEW YORK

MISCELLANEOUS.

**JOSEPH P. DAY**  
*Real Estate*  
 AUCTIONEER AND APPRAISER  
 MAIN OFFICE: AGENCY DEPT.:  
 31 NASSAU ST. 932 EIGHTH AVENUE

**HARRY W. HOPTON**  
 REAL ESTATE  
 No. 150 BROADWAY  
 Tel., 6988 Cortlandt 6989 Cor. Liberty St.

MISCELLANEOUS.

**THOMAS DIMOND**  
*Iron Work for Building*  
 128 WEST 33D ST., NEW YORK  
 Works { 128 West 33d St. Established 1855  
 { 137 West 32d St. Tel., 1780 Mad. Sq.

**N. BRIGHAM HALL & SON**  
*Real Estate Brokers and Agents*  
 Tel. 603 Spring 681 Broadway

**THE TITLE INSURANCE CO., OF NEW YORK**

135 Broadway, Manhattan CAPITAL AND SURPLUS,  
 and 203 Montague St., Brooklyn \$3,000,000

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

EDGAR J. LEVEY, President  
 JOHN D. CRIMMINS, }  
 CHARLES T. BARNEY, } Vice-Presidents  
 CYRIL H. BURDETT, Secretary  
 CHAUNCEY H. HUMPHREYS, } Asst.  
 EDWIN A. BAYLES, } Sec'ys  
 WILLIAM N. HARTE, Treasurer  
 Hon. ABRAHAM R. LAWRENCE, Counsel

**NOTICE TO PROPERTY OWNERS.**

ASSESSMENTS DUE AND PAYABLE.  
 Whitlock av, Longwood av and Hunt's Point rd, sewers, &c.  
 Tiffany st, Southern Boulevard and Whitlock av, sewers, &c.  
 Bathgate av, 188th st to Pelham av, opening.  
 Elmsere pl, Prospect to Marmion av, opening.  
 134th st, Broadway to Hudson River, openings.

BILL OF COSTS.  
 Opening and extending of the addition to Bronx Park on its easterly side.

RECEIVING BASINS.  
 Kingsbridge rd, n w cor Creston av.

HEARINGS FOR THE COMING WEEK.  
 At 90-92 West Broadway.  
 Monday, Aug. 19.  
 Bronx Park addition, at 10 a m.  
 Tremont av, Bronx River to Eastern Boulevard, at 10 a m.  
 W 177th st, Broadway to Riverside Drive, at 11.30 a. m.  
 Cypress av, widening, at 159th st, at 1 p m.  
 Tuesday, Aug. 20.  
 Bridge at 153d st, at 11 a m.  
 Friday, Aug. 23.  
 Stuyvesant pl, Richmond, at 11 a m.  
 Jay st, Richmond, at 12 m.

**AUCTION SALES OF THE WEEK.**

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 16, 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 Advertisements 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.

By JOSEPH P. DAY.  
 \*61st st, Nos 415 and 417, n s, 220 e 1st av, 45x86x45.2x93.3, vacant. (Amt due, \$5,020.38; taxes, &c, \$184.85; sub to three mortg aggregating \$13,057.40.) Isaac Liberman et al trustee, &c ..... 14,347  
 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 mortg aggregating \$638,716.12.) Adj to Aug 27 .....  
 64th st, Nos 153 to 157, n s, 264 e Amsterdam av, 54x100.5, three 4-sty stone front dwellings. (Amt due, \$17,835.08; taxes, &c, \$34; sub to two mortg aggregating \$63,750.) Isaac Graf, party in interest ..... 66,000  
 \*237th st, n s, 25 e 1st st, 75x100, Wakefield. (Amt due, \$1,603.49; taxes, &c, \$95.89.) Adele Gardiner et al ..... 1,854  
 \*147th st, n s, 80 e Robbins av, 75x79, 1-sty frame building and vacant. (Amt due, \$7,768.97; taxes, &c, \$214.70.) John M Hart. 5,000  
 \*49th st, No 219, n s, 141.5 w Broadway, 20.8x100.5, 4-sty brk dwelling. (Partition.) Emma O Minocks ..... 37,300  
 Total ..... \$124,501  
 Corresponding week, 1906.....  
 Jan. 1st, 1907, to date..... 29,213,637  
 Corresponding period, 1906..... 22,385,939

**VOLUNTARY AUCTION SALES.**

By JOSEPH P. DAY.  
 Aug. 20.  
 52d st, Nos 416 to 420 E, 6-sty brick apartment house with 4 stores and 4 basement stores, 48x100.5.  
 Au. 22.  
 92d st, s s, 125 e Park av, 25x100.8, vacant .....

**ADVERTISED LEGAL SALES.**

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.  
 Aug. 17.  
 No Legal Sales advertised for this day.

Aug. 19.

159th st, Nos 517 and 519, n s, 200 w Amsterdam av, 50x99.11, 5-sty brk tenement. Martha W Weill agt Samuel Wolf et al; Kantrowitz & Esberg, att'ys, 320 Broadway; Wm B Donihee, Jr, ref. (Amt due, \$2,822.40; taxes, &c, \$583.70, sub to five mortg aggregating \$52,321.13.) Mort recorded Dec 22, 1906. By Joseph P Day.

Aug. 20.

Brook av, Nos 1337 to 1347, w s, 50 s Anna pl, 125x90, three 6-sty brk tenements, stores in Nos 1341 and 1343. Manhattan Mortgage Co agt Max Miller et al; Carrington & Pierce, att'ys, 200 Broadway; Maurice S Cohen, ref. (Amt due, \$36,442.87; taxes, &c, \$298.13; sub to three mortg aggregating \$15,000.) By Joseph P Day.

78th st, Nos 318 to 326, on map Nos 316 to 322, s s, 212.6 e 2d av, 87.6x102.2, two 6-sty brk tenements and stores. Golde & Cohen agt Samuel Sindeband et al; Manheim & Manheim, att'ys, 302 Broadway; Isaac B Brennan, ref. (Amt due, \$10,436.11; taxes, &c, \$338.) By Bryan L Kennelly.

Grant av (now Mead st), No 543, n s, 425 e Garfield st, 25x100. Robert Wahldner agt Johan A Johanson et al; Frank A Acer, att'y, 277 Broadway; Lynn W Thompson, 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.

Aug. 21.

5th av, No 2100 n w cor 129th st, 99.11x110, 129th st, No 1 | 6-sty brk tenement.

158th st, Nos 522 to 528, s s, 350 w Amsterdam av, 100x99.11, two 6-sty brk tenements. Sheriff's sale of all right, title, &c, which Abraham & Isaac R Horowitz had on June 27, 1907, or since; Ferdinand E M Bullowa, att'y, 32 Nassau st; Nicholas J Hayes, sheriff. By Joseph P Day.

Mapes av, No 2140, e s, 462 n 180th st, 66x150, 2-sty frame dwelling and vacant. John W Seeger agt Benjamin Kahn et al; Adolph Bloch, att'y, 99 Nassau st; Joseph P Morrissey, ref. (Amt due, \$2,249.43; taxes, &c, \$877.62.) Mort recorded Feb 4, 1905. By Joseph P Day.

Fairmount pl, No 1040, s s, 447.10 w Marmion av, 34.11x62.5x24.3x62.11, 2-sty frame dwelling. Grace Hughes et al agt Ann Jones et al; Wm F Burroughs, att'y, 280 Broadway; Thomas W Butts, ref. (Partition.) By Joseph P Day.

Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80, 3-sty brk synagogue. The Universal Building & Construction Co agt Moritz Waisman et al; Boudin & Liebman, att'ys for deftd Karp, 302 Broadway; Wm F Clare, ref. (Amt due, \$22,290.76; taxes, &c, \$975.) Mort recorded Jan 28, 1905. By William Kennelly, Jr.

Aug. 22.

22d st, No 248, s s, 300.3 e 8th av, 24.9x99, 3-sty brk dwelling. Henry Wilkens et al agt Jennie B Olwell et al; Rabe & Keller, att'ys, 258 Broadway; Adam Wiener, ref. (Amt due, \$10,978.21; taxes, &c, \$800.) By Joseph P Day.

Aug. 23.

88th st, Nos 64 and 66, s s, 85 e Columbus av, 40x100.8, two 5-sty stone front tenements. Sheriff's sale of all right, title, &c, which Loretta Wallace had on Jan 8, 1907, or since; Olney & Comstock, att'ys, 68 William st; Nicholas J Hayes, sheriff. By Joseph P Day.  
 107th st, Nos 124 to 128, s s, 91.8 w Lexington av, 50x100.11, 6-sty brk tenement and store. Louis Bolde agt Simon Cohen et al; Manheim & Manheim, att'ys, 302 Broadway; Joseph F Mulqueen, ref. (Amt due, \$20,560.88; taxes, &c, \$225.) Mort recorded Mar. 4, 1906. By Samuel Goldsticker.

Aug. 24.

No Legal Sales advertised of this day.

Aug. 26.

145th st, n s, 125 w Lenox av, 75x99.11, vacant. American Mortgage Co agt Louis A Solomon et al; Action No 1. Bowers & Sands, att'ys, 31 Nassau st; James R Deering ref. (Amt due, \$11,202.81; taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Mort recorded Feb 7, 1906. By Joseph P Day.  
 145th st, n s, 200 w Lenox av, 75x99.11, vacant. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$11,202.81; taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Mort recorded Feb 7, 1906. By Joseph P Day.

**PROPOSALS**

DEPARTMENT OF DOCKS AND FERRIES.  
 Sealed estimates for building structures and appurtenances on the pier foot of Canal Street, Stapleton, Borough of Richmond (Contract No. 1077), will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock noon, Thursday, August 29th, 1907. (For particulars see City Record.)

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, AUGUST 29, 1907,  
 Borough of Manhattan.

No. 1. For paving with sheet asphalt upon a concrete foundation the carriageway, for furnishing and setting where required new curbstones, and for alterations to the drainage, all in Fifth Avenue, between Fifty-ninth and Sixtieth streets and between Ninetieth street and the Plaza at One Hundred and Tenth street.

No. 2. For paving and repaving with rock asphalt mastic where directed, the walks of the Central and other parks.

No. 3. For repaving where directed the cement walks of small parks.

No. 4. For furnishing, delivering and laying cast-iron water pipe and appurtenances in the Harlem River Driveway, between One Hundred and Fifty-fifth street and One Hundred and Seventy-seventh street.

For full particulars see City Record.

MOSES HERRMAN, President;  
 JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

Dated August 16, 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 Department of Parks until 3 o'clock P. M. on

THURSDAY, AUGUST 29, 1907,  
 Borough of Brooklyn.

For furnishing and delivering two steam road rollers to the Department of Parks, Boroughs of Brooklyn and Queens.

For full particulars see City Record.

MOSES HERRMAN, President;  
 JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

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 Department of Parks until 3 o'clock P. M. on

THURSDAY, AUGUST 29, 1907,  
 Borough of Brooklyn.

For furnishing all the labor and materials necessary to erect and complete a three rail post and pipe wire mesh fence in McLaughlin Park, Borough of Brooklyn.

For full particulars see City Record.

MOSES HERRMAN, President;  
 JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

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, AUGUST 29, 1907,

For furnishing and delivering steel and hardware supplies to the Harlem River bridges during the year 1907.

For full particulars see City Record.

JOHN H. LITTLE, Deputy and Acting Commissioner of Bridges.  
 Dated August 15, 1907.



OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 31 to August 14, 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. ROCKWOOD STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Walton Avenue to the Concourse.

HERMAN A. METZ, Comptroller. City of New York, July 30, 1907. (36705)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD, of August 6 to 20, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF QUEENS.

1ST WARD, HULST AVENUE—OPENING, from Greenpoint Avenue to Jackson Avenue. Confirmed April 26, 1906, and June 28, 1907; entered August 2, 1907.

HERMAN A. METZ, Comptroller. City of New York, August 2, 1907. (36908-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD, of August 6 to 20, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named streets in the BOROUGH OF THE BRONX.

23D WARD, SECTION 9, EAST 161ST STREET—OPENING, from Jerome Avenue to Walton Avenue. Confirmed May 17, 1907; entered August 2, 1907. 24TH WARD, SECTION 11, EAST 172D STREET—OPENING, from Boston Road to Southern Boulevard. Confirmed May 20, 1907; entered August 2, 1907.

HERMAN A. METZ, Comptroller. City of New York, August 2, 1907. (36908-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 13 to 27, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named streets and avenue in the BOROUGH OF BROOKLYN:

29TH WARD, SECTION 15, EAST 40TH STREET—OPENING, from Canarsie Avenue, or Lane to Foster Avenue (formerly Avenue D). Confirmed May 23, 1907; entered August 8, 1907. 29TH WARD, SECTION 16, AVENUE E (or Ditmas Avenue)—OPENING, from Coney Island Avenue to West Street, omitting the land lying within the lines of said street occupied by the tracks of the Prospect Park and Coney Island Railroad Company, also omitting the entire intersection of Avenue E with Gravesend Avenue. Confirmed May 6, 1907; entered August 8, 1907. 30TH WARD, SECTIONS 3 AND 17, 49TH STREET—OPENING, from the former city line to West Street. Confirmed May 3, 1907; entered August 8, 1907.

HERMAN A. METZ, Comptroller. City of New York, August 8, 1907. (37016)

PROPOSALS.

Department of Public Charities, foot of East Twenty-sixth street, New York.

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on THURSDAY, AUGUST 22, 1907.

For all materials and labor required for the complete conduiting, electric wiring, and all other work in connection with the installation of a complete electric lighting and power system for all the buildings and grounds under the jurisdiction of the Department of Public Charities, and comprising the New York City Home for the Aged and Infirm, Blackwell's Island, Borough of Manhattan, the City of New York.

For full particulars see City Record. ROBERT W. HEBBERD, Commissioner. The City of New York, August 1, 1907. (36868)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for grading and constructing pedestrian approaches between West 22d and West 23d streets, North River, and for laying granite pavement between West 13th and West 14th streets, North River (Contract 1096) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Monday, August 19, 1907. (For particulars, see City Record.) (36934)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for building freight sheds on Piers 60, 61 and 62 and on the adjoining lateral extensions between West 19th and West 22d streets, North River (Contract 1091), will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Wednesday, August 21, 1907. (For particulars, see City Record.) (36920)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for furnishing rip-rap (Contract 1101) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Monday, August 19, 1907. (For particulars, see City Record.) (36927)

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 a. m. on TUESDAY, AUGUST 20, 1907.

for furnishing and delivering, as required, lumber, timber, moulding, pipe, fittings, stop-cocks, valves, paints, oils, varnishes and miscellaneous plumbers', steamfitters' and painters' supplies to the hospitals of the Department of Health in the various boroughs of the City of New York, during the year 1907.

For full particulars see City Record. THOMAS DARLINGTON, M. D., President; ALVAH H. DOTY, M. D., THEODORE A. BINGHAM, Board of Health. Dated August 8, 1907.

Department of Water Supply, Gas and Electricity, Room 1536, 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 Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on WEDNESDAY, AUGUST 21, 1907.

Borough of Brooklyn. For furnishing, delivering and constructing piers for two bridges over the Wantagh stream, and to do certain grading of Seaman's road, in the town of Hempstead.

For full particulars see City Record. JOHN H. O'BRIEN, Commissioner of Water Supply, Gas and Electricity. The City of New York, August 8, 1907. (37002)

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, AUGUST 22, 1907.

Borough of The Bronx. For furnishing and delivering timber (No. 3, 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. (37009)

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 A. M. on WEDNESDAY, AUGUST 28, 1907.

Boroughs of Manhattan and The Bronx. No. 1. For furnishing all the labor and materials required for the erection and completion of a new building for an engine company to be located at the westerly side of White Plains Avenue, 117 feet 6 inches south of Two Hundred and Thirtieth street (Sixteenth Avenue), Borough of The Bronx.

Boroughs of Brooklyn and Queens. No. 2. For furnishing all the labor and materials required for the erection and completion of a new building for an engine and hook and ladder company, to be located on the southeast corner of Rockaway Avenue and Avenue F, Borough of Brooklyn.

For full particulars see City Record. HUGH BONNER, Deputy and Acting Fire Commissioner. Dated August 13, 1907. (37031)

Police Department of the City of New York, No. 300 Mulberry street, Borough of Manhattan.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on MONDAY, AUGUST 26, 1907.

For furnishing all the labor and furnishing and erecting all the materials necessary to build and complete the alterations to the interior arrangement (excepting as to heating and ventilating system, boilers and steam piping) of the new building on the block bounded by Grand, Centre and Broome street and Center Market place, Borough of Manhattan, for headquarters for the Police Department of the City of New York.

For full particulars see City Record. ARTHUR J. O'KEEFE, Acting Police Commissioner. Dated August 13, 1907. (37038-1)

Office of the President of the Borough of Manhattan, City Hall, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 2 o'clock P. M. on MONDAY, AUGUST 26, 1907.

For the installation and construction of a suction or vacuum cleaning system in the Criminal Courts Building, bounded by Centre, Franklin, Lafayette and White Streets, Borough of Manhattan, City of New York.

For full particulars see City Record. HENRY S. THOMPSON, Acting Borough President and Commissioner of Public Works. The City of New York, August 14, 1907. (37047)

PROPOSALS

Police Department of the City of New York, No. 300 Mulberry street, Borough of Manhattan.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on MONDAY, AUGUST 26, 1907.

For furnishing and delivering one gasoline touring five-passenger car.

For full particulars see City Record. ARTHUR J. O'KEEFE, Acting Police Commissioner. Dated August 13, 1907. (37038-2)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for furnishing machine tools (Contract 1070) will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock noon, Tuesday, August 27th, 1907. (For particulars see City Record.) (37061)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for furnishing and delivering sand and broken stone (Contract No. 1102) will be received by the Commissioner of Docks, at Pier A, Battery Place, until 12.00 o'clock noon, Tuesday, August 27th, 1907. (For particulars see City Record.) (37054)

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 FRIDAY, AUGUST 23, 1907.

Borough of Queens. No. 1. For furnishing all the labor and materials required for additions and alterations to the building of Volunteer Engine Company No. 1, located on the west side of Union street, between Railroad and Amity street, Flushing, L. I.

No. 2. For furnishing all the labor and materials required for alterations and additions to building of Volunteer Eagle Hook and Ladder Company No. 1, and Union Hose Company No. 1, located on the west side of Sixteenth street, 100 feet south of Fourth Avenue, College Point, L. I.

No. 3. For furnishing all the labor and materials required for additions and alterations to the building of the Murray Hill Volunteer Hose Company No. 4, located at the junction of Madison Avenue and Long Island Railroad, Murray Hill, Flushing, L. I.

No. 4. For furnishing all the labor and materials required for additions and alterations to the building of Volunteer Hook and Ladder Company Rescue No. 1, located on the north side of Grove street, 266 feet west of Main street, Flushing, L. I.

No. 5. For furnishing all the labor and materials required for additions and alterations to the building of Volunteer Engine and Hose Company No. 1, for a hose company, located on the west side of Seventh Avenue, between Sixteenth and Eighteenth streets, Whitestone, L. I.

For full particulars see City Record. HUGH BONNER, Deputy and Acting Fire Commissioner. Dated August 13, 1907. (37024)

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, AUGUST 29, 1907.

Borough of Manhattan. For all labor and materials required for the erection and completion of addition "F" to the Metropolitan Museum of Art, located in Central Park, on the west side of Fifth Avenue, opposite Eighty-third street.

For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. Dated August 7, 1907.

Department of Public Charities, Foot of East Twenty-sixth Street, New York.

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on WEDNESDAY, SEPTEMBER 4, 1907.

For providing all labor and materials required for the erection and entire completion (with the exception of fitting up) of a new Pathological Building at the Kings County Hospital, Borough of Brooklyn.

For full particulars see City Record. ROBERT W. HEBBERD, Commissioner. Dated August 16, 1907.

Department of Public Charities, foot of East Twenty-sixth street, New York.

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on MONDAY, AUGUST 26, 1907.

For furnishing all the labor and materials necessary for the general overhauling and painting of the steamer "Thomas S. Brennan."

For full particulars see City Record. ROBERT W. HEBBERD, Commissioner. Dated August 15, 1907. (37107)



PROPOSALS

Department of Water Supply, Gas and Electricity, Room 1536, 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 Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on WEDNESDAY, AUGUST 28, 1907, Borough of Brooklyn.

For furnishing, delivering and laying water mains and removing existing water mains in Bedford, Clinton, Greenpoint, Harrison, Johnson, Manhattan, Meserole and Nassau avenues; in Humboldt, Keap, Lorimer, Meserole, Oakland, Provost, Scholes, Waterbury and White streets, and in Delmonico place, Borough of Brooklyn.

For full particulars see City Record. JOHN H. O'BRIEN, Commissioner of Water Supply, Gas and Electricity. The City of New York, August 15, 1907.

Office of the President of the Borough of Manhattan, City Hall, the City of New York. SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 2 o'clock P. M. on TUESDAY, AUGUST 27, 1907.

For repairs and alterations to the New York County Court House, Borough of Manhattan, City of New York. For full particulars see City Record. HENRY S. THOMPSON, Acting Borough President and Commissioner of Public Works. The City of New York, August 15, 1907. (37086)

PUBLIC NOTICES.

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

BOROUGH OF THE BRONX. List 9361, No. 1. Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Findlay avenue, between East One Hundred and Sixty-fifth street and East One Hundred and Sixty-seventh street; College avenue, between East One Hundred and Sixty-fifth

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

street and East One Hundred and Sixty-seventh street, and East One Hundred and Sixty-sixth street, between Webster and Morris avenues.

BOROUGH OF RICHMOND. List 9336, No. 2. Regulating and grading Castleton avenue from Bard avenue to Glen avenue, in the First Ward, paving the roadway thereof with macadam pavement, laying cobblestone gutters and doing other work as necessary to the completion of the work described.

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 Sept. 17, 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, August 15, 1907. (37093)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 14 to 28, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX: 23D WARD, SECTION 10. SEWERS AND APPURTENANCES in WHITLOCK AVENUE, between Longwood Avenue and Hunt's Point

OFFICIAL LEGAL NOTICES.

Road, and in TIFFANY STREET, between Southern Boulevard and Whitlock Avenue, 24TH WARD, SECTION 12. KINGSBRIDGE ROAD AND CRESTON AVENUE—RECEIVING BASINS, on the northwest corner.

HERMAN A. METZ, Comptroller. City of New York, August 13, 1907. (37068-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 8 to 22, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. BATHGATE AVENUE—OPENING, from East 188th Street to Pelham Avenue. Confirmed July 8, 1907; entered August 12, 1907.

HERMAN A. METZ, Comptroller. City of New York, August 7, 1907. (37068-1)

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, AUGUST 29, 1907, Borough of Brooklyn.

No. 1. For work and materials required for the erection and completion of a shelter house in New Lots Park, Borough of Brooklyn. No. 2. For work and materials required for the erection and completion of a shelter house in Fulton Park, Borough of Brooklyn.

No. 3. For work and materials required for the erection and completion of a shelter house in Winthrop Park, Borough of Brooklyn. No. 4. For work and materials required for the erection and completion of a shelter and tennis house in Prospect Park, Borough of Brooklyn.

For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37114)

REAL ESTATE RECORDS

Key to abbreviations:

- 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty. 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no expressed consideration, and thus implicitly claims to be the owner of it. 4th.—The street and avenue numbers given in these lists are, in

all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

CONVEYANCES

Aug 9, 10, 12, 13, 14 and 15.

BOROUGH OF MANHATTAN.

Attorney st, No 172, e s, 68 s Houston st, 23.11x50, 5-sty brk tenement and store. Abraham Sandberg to Isidore Friedmann of Allegheny, Pa. Mort \$9,000. July 17. Aug 15, 1907. 2:345—10. A \$11,000—\$16,000. other consid and 100 Beach st, No 10, s s, 122.2 n w West Broadway, 27.3x86.9x25x76.1, 3-sty brk tenement. Edward C Center et al to James H Cruikshank. All liens. June 29. Aug 15, 1907. 1:190—38. A \$13,000—\$14,000. other consid and 100 Broome st, Nos 65 to 69, on map Nos 65 and 67 s w cor Cannon Cannon st, No 19 s s, 50.4x56, two 4-sty brk tenements and stores. Adolph Hollander and ano to Elvin J Brown, of Brooklyn. Mort \$57,250. Aug 7. Aug 10, 1907. 2:331—43. A \$25,000—\$35,000. other consid and 100 Cannon st, No 90, e s, 200 n Rivington st, 25x100, 7-sty brk loft and store building. Marcus Schiff to Rosie Goldblatt. Mort \$26,000. Aug 1. Aug 3, 1907. 2:329—6. A \$13,000—\$35,000. Corrects error in last issue when the number was 99. other consid and 100 Christopher st, No 87, n s, 66.9 e Bleecker st, 25x91.6, 6-sty brk tenement and store. Chas G Weiss et al to Rocco M Marasco. Q C. Aug 9, 1907. 2:619—82. A \$14,000—\$23,000. nom Delancey st, No 122, n s, abt 75 e Essex st, 25x100, 5-sty brk tenement and store. Fourteenth Street Bank to Jonas Weil and Bernhard Mayer. Mort \$32,550. Aug 8. Aug 13, 1907. 2:353—43. A \$21,000—\$28,000. 100 Essex st, No 102, e s, 89.2 n Delancey st, 18.10x75.1x18.11x75.1, 3-sty brk tenement and store. Abraham I Levy to Rubin Resler. Mort \$14,000. Aug 14. Aug 15, 1907. 2:353—3. A \$17,000—\$22,000. other consid and 100 Fulton st, No 89, n s, 84.1 w Gold st, 25.6x60x24.10x60, 7-sty brk loft and store building. Rosa Schlesinger to Isidor and Leonora Kahn. Mort \$55,000. June 15. Aug 9, 1907. 1:93—4. A \$34,700—\$64,000. omitted Goerck st, Nos 157 to 161 s w cor 3d st, 77.4x100x90.1x100.10, 3d st, Nos 390 to 396 4-sty brk building and store and 3-sty brk building in rear. Osias Karp to Russek & Klinger Realty Co. 1/2 right, title and interest. Mort \$70,000. Aug 6. Aug 9, 1907. 2:356—12 to 15. A \$39,000—\$56,000. other consid and 100

Goerck st, Nos 157 to 161 s w cor 3d st, 77.4x100x90.1x100.10, 3d st, Nos 390 to 396 4-sty brk building and store and 3-sty brk building in rear. Russek & Klinger Realty Co to Osias Karp. 1-3 right, title and interest. Mort 1-3 of \$70,000. Aug 6. Aug 9, 1907. 2:356—12 to 15. A \$39,000—\$56,000. other consid and 100 Greenwich st, No 53 e s, 84.6 s Edgar st, 25.3x25.8 to Church st, or Trinity pl, No 10 w s Church st or Trinity pl, x25.2 x31.10, 5-sty brk tenement and store. Andrew S Hamersley et al to Thos F Murray. Aug 5. Aug 15, 1907. 1:19—3. A \$10,400—\$13,000. other consid and 100 Houston st, Nos 100 to 106, n s, 120.1 e Bowery, runs s e along st, 75.2 x n e 34.11 x w 3.1 x n 24.3 x e 6.3 x n e 40.11 x n w 74 x n e 25.1 x n w 14.9 x s w 126.7 to beginning, two 6-sty brk tenements and stores. CONTRACT. Charles Lowe and Max Jorrich with Jacob Bluestein. Mort \$146,000. May 21. Aug 9, 1907. 2:456—40 and 42. A \$50,000—P \$70,000. 186,000 Jumel pl, w s, 241.3 n 167th st, 125x100, vacant. FORECLOS. July 15, 1907. Wm C Arnold ref to Jacob Weinstein. Aug 7. Aug 15, 1907. 8:2112—41 to 45. A \$20,000—\$20,000. 24,000 Mangin st, No 29, w s, 150 n Broome st, 25x100, 7-sty brk loft and store building. Hyman Rosner to Meyer Lefkowitz. Mort \$40,000. Aug 14. Aug 15, 1907. 2:322—20. A \$8,000—\$. other consid and 100 Manhattan st, No 31. Manhattan st, No 29. Boundary line agreement. Harris and Ely Maran with Mitchell Valentine. June 28. Aug 15, 1907. 7:1966. no n Mercer st, No 55, w s, 224 n Grand st, runs n 25 x w 125 x s 38.8 x e 25 x n 13.8 x e 100 to beginning, 5-sty brk loft and store building. PARTITION (June 18, 1907). John J Delany (ref) to Edith H Ellis. All liens. July 29. Aug 13, 1907. 2:474—13. A \$40,000—\$57,000. 45,000 Mercer st, w s, 249 n Grand st, runs n 0.10 x w 50 x s — x w 75 x s 0.10 x e 125 to beginning. Arthur G F Moser to Edith H Ellis. All title. B & S. Aug 2. Aug 13, 1907. 2:474. nom Monroe st, No 326, s s, 132 e Corlears st, 22x70. Monroe st, No 328, s s, 154 e Corlears st, 22x70. 6-sty brk tenement and store. Harry A Bloomberg to Rose T Leisohn. Mort \$44,300. Aug 3. Aug 15, 1907. 1:264—8. A \$16,000—\$40,000. other consid and 100 Norfolk st, No 75, w s, 100.4 n Broome st, 25.4x100.3x25.4x100.1, 5-sty brk tenement and store and 4-sty brk tenement in rear. Elka Wacht to Jennie Spector, of Brooklyn. 1/4 part. Mort \$26,000. Aug 12. Aug 14, 1907. 2:352—26. A \$19,000—\$28,000. 100



# WIRE SCREENS

The best is the cheapest. Fine made-to-order Rustless Wire Screens for Windows, Doors, Porches, etc., Spring Sliding or Stationary. Send for our new Catalogue. Let us give you an estimate. Telephone, 102 Gramercy.

## PORTER SCREEN MFG. CO.

36 East 23d Street, New York

AND ALL LARGE CITIES

Pearl st, No 354, or Bowery Extension alley, x s 14 x — 15 x n w 59 to st, x n e 23.4 to beginning, with use of alley, 5-sty brk loft and store building. Daniel F Mahony to Louis M Kommel. Aug 15, 1907. 1:112-2. A \$8,000—exempt. 100

Stanton st, No 114, n s, 44 w Essex st, 22x80, 6-sty brk tenement and store. Moritz Mulberg et al to Annie Goldstein and Philip Jager. 1/2 part. All title. Mort \$22,000. Aug 14, Aug 15, 1907. 2:412-75. A \$14,000—\$22,000. other consid and 100

Washington st, No 609, e s, abt 58 s Morton st, 18.9x63.6x18.9x63, s s, 4-sty brk tenement and store. Wm A H Stafford to S S Stafford, Inc, a corpn. July 5, Aug 9, 1907. 2:602-33. A \$5,500—\$7,500. nom

Same property. S S Stafford, Inc, a corpn, to John H Goetschius. Mort \$8,000. Aug 8, Aug 9, 1907. 2:602. nom

2d st, No 193, s s, 152.6 w Av B, 19.4x105.5. nom

2d st, No 191, s s, 171.10 w Av B, 19.4x105.5. nom

Party wall agreement (with consent, etc., by mortgagees) Louis Dintenfass with Julius and Cecilia Frankel. May 15, Aug 15, 1907. 2:397. nom

3d st E, Nos 345 and 347, n s, 75 e Av D, 40.2x96x40x96, 6-sty brk tenement and store. Jakob Loeb to Louis Flatto. Mort \$63,000. Aug 15, 1907. 2:357-96. A \$20,000—\$50,000. other consid and 100

3d st E, No 82, s w s, abt 175 w 1st av, 25x100.6x25x100.7, n w s, 6-sty brk tenement and store. Stephan Baumann to Max Goldwasser. July 31, Aug 13, 1907. 2:444-30. A \$17,000—\$31,000. nom

5th st E, No 751, n s, 82.3 w Av D, 34.4x97, 6-sty brk tenement and store. Dora Lichtenstein to Schaja Goldstein, of Liberty, Texas. Mort \$48,500. Aug 15, 1907. 2:375-45. A \$22,000—\$50,000. other consid and 100

10th st E, No 205, n s, 105 e 2d av, runs n 25 x w 17 x n 25 x e 37 x s 50 to st x w 20 to beginning, 5-sty stone front tenement and store; also all right, title and interest in estate of Sophie Lederle, deceased. Frances A wife of and Geo F Roesch to Francis A Lederle. 1-7 part. All title. B & S. June 20, Aug 14, 1907. 2:452-55. A \$10,000—\$17,000. gift

Same property. Geo W Lederle to same. 1-7 part. B & S. July 16, Aug 14, 1907. 2:452. gift

Same property. Francis A Lederle Jr to same. 2-7 parts. B & S. Nov 17, 1906. Aug 14, 1907. 2:452. gift

Same property. Francis A Lederle to Frank M Franklin. Mort \$16,500. Aug 1, Aug 14, 1907. 2:452. nom

Same property. Francis A Lederle EXR and TRUSTEE Sophia Lederle to same. Aug 1, Aug 14, 1907. 2:452. other consid and 15,000

Same property. Frank M Franklin to Wolf Kutisker and Barney Solomon. Mort \$10,000. Aug 13, Aug 14, 1907. 2:452. 100

10th st E, No 27, n s, 154 e University pl, 24.10x94.9, 7-sty brk loft and store building. Wm A Lincoln to Anna A Phyfe. Mort \$60,000. July 27, Aug 9, 1907. 2:562-44. A \$41,500—\$78,000. nom

13th st E, Nos 626 and 628, s s, 338 e Av B, 39x 1/2 block. Owned by party 1st part. nom

13th st E, No 624, s s, 318 e Av B, 20x1/2 block. Owned by party 2d part. nom

Party wall agreement. Liebhenthal Construction Co with Henry W Keil et al DEVISEES, &c, Henry Keil. June 11, Aug 9, 1907. 2:395. nom

16th st W, Nos 441 and 443, n s, 260.4 e 10th av, 40x92, two 5-sty brk tenements and stores. Jacob Hyman to Arpad Wellish and Charles Schoenstein. Mort \$29,500. Aug 1, Aug 9, 1907. 3:714-12 and 13. A \$16,000—\$26,000. other consid and 100

24th st E, No 238, s s, 97.1 w 2d av, runs s 74 x w 0.6 x s 24.8 x w 25.3 x n 98.9 to st x e 25.7 to beginning, 5-sty brk tenement. Moritz Rosett to William Bettmann. C a G. Mort \$23,500. July 3, Aug 13, 1907. 3:904-31. A \$10,250—\$21,500. other consid and 100

Same property. William Bettmann to Michele Nesi. Mort \$23,500. July 3, Aug 13, 1907. 3:904. other consid and 100

33d st W, No 531, n s 378.11 e 11th av 71.2x99x78.7x98.9 1 and 2-sty brk shop. Release mort. Eunice Cooksey to Michael Fogarty. Aug 5, Aug 13, 1907. 3:705-18 to 20. A \$21,000—\$23,500. 10,000

33d st W, No 531, n s, 350 w 10th av, 71.2x99x78.7x98.9, 1 and 2-sty brk shop. Lucy D Rice HEIR Moores M White deceased and ano to Michael Fogarty, of Brooklyn. July 22, Aug 13, 1907. 3:705-18 to 20. A \$21,000—\$23,500. other consid and 1,000

38th st W, No 15, n s, 278.8 w 5th av, runs n 5 x again n 60.2 and 33.5 x w 18.3 x s 33.4 x — 15.10 and 17.6 and 60.2 x s 5 to st x e 18.10 to beginning, 4-sty stone front dwelling. Margt E McCormick to Mary L Barbey. Mort \$50,000. Aug 8, Aug 9, 1907. 3:840-33. A \$60,000—\$67,000. 100

45th st W, No 551, n s, 150 e 11th av, 25x100.5, 5-sty brk tenement. Anna Westerkamp to Eugene J Flood. Mort \$14,000. Aug 15, 1907. 4:1074-7. A \$7,500—\$12,000. 100

45th st W, No 66, s s, 160 e 6th av, 20x100.5, 4-sty stone front dwelling. Thomas Berry to Daniel Y Bouvier. B & S. Mort \$25,000. Aug 8, Aug 10, 1907. 5:1260-66. A \$35,000—\$42,000. nom

46th st W, No 233, n s, 275 e 8th av, 25x100.5, 3-sty brk tenement and store. Wilber C Goodale to Madison Square Mortgage Co. B & S. Mort \$20,000. Aug 5, Aug 14, 1907. 4:1018-12. A \$27,000—\$28,000. 100

47th st E, No 344, s s, 60 w 1st av, 20x84.11, 5-sty brk tenement and store. Abraham Epstein to Frank M Franklin. B & S. Aug 9, Aug 15, 1907. 5:1339-30 1/4. A \$6,000—\$10,000. nom

47th st E, No 344, s s, 60 w 1st av, 20x84.11, 5-sty brk tenement and store. Frank M Franklin et al to Louis Levin, Morris H Feder and Hermen Siegel. Mort \$16,500. Aug 7, Aug 13, 1907. 5:1339-30 1/4. A \$6,000—\$10,000. 100

48th st W, No 438, s s, 275 e 10th av, 25x100.5, 4-sty brk tenement and store and 2-sty brk tenement in rear. Edward Wessel and ano DEVISEES John H Wessel to Patrick Walsh. Mort \$8,500. Aug 14, 1907. 4:1057-53. A \$10,000—\$13,000. other consid and 100

48th st W, No 554, s s, 100 e 11th av, 25x100.5, 2-sty brk building and store. Maurice Black to Valdemar Sillo. Mort \$10,000. Aug 10, Aug 12, 1907. 4:1076-60. A \$7,500—\$13,000. other consid and 100

50th st E, No 49, n s, 25 w Park av, 25x100.5, 3-sty brk stable. Arthur B Proal to Ermina J wife Arthur B Proal. All liens. Aug 13, 1907. 5:1286-34. A \$35,000—\$40,000. other consid and 100

Aug 13, 1907. 5:1286-34. A \$35,000—\$40,000. other consid and 100

53d st W, No 57, n s, 75 e 6th av, 22x100.5, 4-sty stone front dwelling. nom

53d st W, n s, 97 e 6th av, 0.6x100.5. nom

Louis G Seligman to Louis M Josephthal, Louis F Rothschild and Jacques Gutmann firm Albert Loeb & Co. 1/2 part. All title. July 30, Aug 12, 1907. 5:1269-4 1/2. A \$42,000—\$48,000. nom

57th st E, No 19, n s, 72 w Madison av, 23x100.5, 4-sty brk and stone dwelling. PARTITION (June 18). John J Delany (ref) to Arthur G F Moser, of London, Eng. Mort \$10,000. July 29, Aug 14, 1907. 5:1293-14. A \$95,000—\$105,000. 116,500

58th st E, No 64, s s, 43.9 w Park av, 18.9x100.5, 4-sty stone front dwelling. Jackson M Mills to Eudolia wife Jackson M Mills. B & S and C a G. Mort \$35,000. July 26, Aug 9, 1907. 5:1293-38. A \$29,000—\$34,000. 100

64th st E, No 114. nom

64th st E, No 112. nom

Encroachment agreement. Mary L Sanford with Henrietta M Parker. July 30, Aug 9, 1907. 5:1398. nom

69th st E, No 207, n s, 156 e 3d av, 28x100.5, 4-sty brk tenement. Bertha Lopez de Victoria to John Carey. Mort \$16,000. Aug 15, 1907. 5:1424-7. A \$12,500—\$25,000. other consid and 100

70th st W, No 227, n s, 294 w Amsterdam av, 19x100.5, 3-sty stone front dwelling. Frances E Coleman to Michael Dowling. Mort \$15,000. July 24, Aug 10, 1907. 4:1162-20 1/2. A \$20,000—\$21,000. other consid and 100

70th st W, No 320, s s, 236.1 w West End av, 18.2x100.5, 3-sty brk dwelling. Annie Goldflam to Peter Ciancimino, of Brooklyn. Mort \$12,900. Aug 12, Aug 13, 1907. 4:1181-42 1/2. A \$7,500—\$12,000. nom

70th st W, No 320, s s, abt 235 w West End av, 18x100.5, 3-sty brk dwelling. Mort \$11,000. CONTRACT to exchange for House Boat, chattels, &c, on Jamaica Bay. Annie Goldflam with Peter Ciancimino. Aug 12, 1907. 4:1181-42 1/2. A \$7,500—\$12,000. exch

78th st W, No 111, n s, 167 w Columbus av, 17x102.2, 3-sty and basement stone front dwelling. Blanche H Seligman to Louis M Josephthal, Louis F Rothschild and Jacques Gutmann firm Albert Loeb & Co. Mort \$15,000. May 25, 1905. Aug 12, 1907. 4:1150-25 1/2. A \$11,000—\$17,000. omitted

84th st W, Nos 320 and 322, s s, 200 w West End av, 50x102.2, 6-sty brk tenement. Abraham Gordon et al to Hyman Cohen. Mort \$100,000. Aug 10, Aug 14, 1907. 4:1245-86. A \$35,000—\$100,000. other consid and 100

85th st E, Nos 550 and 552, s s, 115 w East End av, 33x102.2, two 2-sty stone front dwellings. Liebhenthal Construction Co to Fred S Schumann. Mort \$45,000. Aug 1, Aug 9, 1907. 5:1581-32. A \$10,000—\$. other consid and 100

87th st W, Nos 174 and 176, s e cor Amsterdam av, runs e 97.6 x s Amsterdam av 116.5 x w 7.6 x s 10 x w 90 to av x n 126.5 to beginning, 5-sty brk tenement. D Willis James to Joseph Freyer. Aug 5, Aug 13, 1907. 4:1217-64. A \$90,000—\$125,000. other consid and 100

Same property. Joseph Freyer to John Palmer. Mort \$165,000. Aug 13, 1907. 4:1217. other consid and 100

88th st W, No 181, n s, 116.8 e Amsterdam av, 16.8x100.8, 3-sty and basement stone front dwelling. Egbert B Seaman to Harlan P Wright. Mort \$11,000. July 31, Aug 13, 1907. 4:1219-5 1/2. A \$8,000—\$15,000. 17,500

93d st E, No 159, n s, 370 w 3d av, 14x61, 3-sty brk dwelling. John Rosekrans to Charlotte Rosekrans. Aug 10, Aug 15, 1907. 5:1522-21 1/4. A \$5,000—\$8,000. nom

93d st W, No 151, n s, 283 e Amsterdam av, 17x83.2 to s s Apthorps lane x17x84, 3-sty and base brk dwelling. John M Fiske to J W Fiske Iron Works, a corpn. B & S. Aug 10, Aug 14, 1907. 4:1224-12 1/2. A \$9,000—\$16,500. nom

94th st E, No 236, s s, 375 e 3d av, 25x100.8, 5-sty brk tenement. Assignment of judgment. Morris Plapinger to Jacob Gorodess. Aug 2, Aug 9, 1907. 5:1539-33. A \$8,000—\$17,000. nom

94th st E, No 236, s s, 375 e 3d av, 25x100.8, 5-sty brk tenement. Release judgment. Jacob Gorodess to Jacob Shapiro and Charles Bloom. Aug 7, Aug 9, 1907. 5:1539-33. A \$8,000—\$17,000. nom

Same property. Jacob Shapiro et al to George Ehret. Mort \$20,000. July 31, Aug 9, 1907. 5:1539. other consid and 100

95th st E, Nos 307 to 319, n s, 137.6 e 2d av, 187.6x100.8, five 6-sty brk tenements and stores. Jennie Kind to Celia Friedman. All liens. July 15, Aug 9, 1907. 5:1558-7 to 13. A \$55,000—\$132,000, and P \$80,000. other consid and 100

95th st E, No 324, on map Nos 324 and 326, s s, 250 w 1st av, 50x100.8, vacant. Samuel Lorber et al to Samuel S Pariser. All liens. July 1, Aug 14, 1907. 5:1557-37 and 38. A \$14,000—\$14,000. other consid and 100

98th st W, No 172, s s, 74 e Amsterdam av, 26x100.11, 5-sty brk tenement. Eliese Weber to Marks Hurewitz. Mort \$14,000. Aug 15, 1907. 7:1852-60 1/2. A \$10,500—\$21,000. other consid and 100

99th st W, No 252, s s, 175 e West End av, 16.8x100.11, 4-sty brk dwelling. Eugene Vallens to Gustav Lange, Jr. Mort \$16,000. Aug 13, Aug 15, 1907. 7:1870-57. A \$9,300—\$16,000. other consid and 100

105th st E, No 26, s s, 312.6 e 5th av, 37.6x100.11, 6-sty brk tenement and store. Release mort. Sender Jarmulowsky to Chas E Murtha, Jr. Aug 13, 1907. 6:1610-59. A \$20,000—P \$50,000. other consid and 100

108th st W, No 68, s s, 150 e Columbus av, 25x100.11, 5-sty brk tenement. Cecilia T Jennings and ano HEIRS Mary Bell to Cath W Bell also HEIR Mary Bell. 2-6 parts. All title. C a G. All liens. July 16, Aug 9, 1907. 7:1843-58. A \$11,000—\$25,000. gift

109th st E, Nos 338 and 340, s s, 109.2 w 1st av, runs w 58.10 x s 100.11 x e 150.6 x n w 136.4 to beginning, 2 and 3-sty brk stables. Umberto Arnone to Joseph A Pucci. All liens. Feb 28, 1906. Aug 10, 1907. 6:1680-32. A \$22,000—\$32,000. other consid and 100

110th st E, Nos 162 to 168, s s, 170 w 3d av, 100x100.11, four 5-sty stone front tenements and stores. Meyer Lefkowitz to Barney Cohen. Mort \$110,500. Aug 14, Aug 15, 1907. 6:1637-43 to 46. A \$40,000—\$84,000. other consid and 100

112th st E, No 237, n s, 185 w 2d av, 18.9x100.10, 3-sty frame dwelling. Robert A Stewart to Jacob Friedman. Mort \$9,000. Aug 10, Aug 12, 1907. 6:1662-17. A \$4,500—\$6,000. other consid and 100



# REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS

113th st W, Nos 311 to 315, n s, abt 95 e Manhattan av, 75x100.11, 6-sty brk tenement. Valued at \$160,000. Sub to mort \$100,000. CONTRACT to exchange for.

10th av, Nos 484 and 486 | n e cor 37th st, 49.5x100, one 4 and 37th st, Nos 455 and 457 | one 5-sty brk tenements and stores and 3-sty frame tenement in st. Valued at \$75,000. Sub to mort \$45,000.

Albert V Donellan, of Westchester, N Y, with Badt-Mayer Co. Aug 7. Aug 14, 1907. 7:1847-46. A \$33,000-P \$90,000. 3:735-1 and 2. A \$28,500-\$38,000. exch

116th st E, Nos 441 to 445, n s, 144 w Pleasant av, 57x100.10, 6-sty brk tenement. Lordi, Perneti & De Respiris Construction Co to Susman Weill. Mort \$29,750. July 31. Aug 9, 1907. 6:1710-19. A \$15,000-P \$20,000. other consid and 100

117th st E, No 106, s s, 47.6 e Park av, 15.10x64.11, 3-sty brk dwelling. Mary McCarthy to Chas C Watkins Jr. All liens. Aug 1. Aug 10, 1907. 6:1644-69. A \$4,000-\$4,500. 100

117th st E, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement. Albert Mczey et al to Luigi Flora and Guisepe Zito. Mort \$25,150. Aug 9. Aug 13, 1907. 6:1689-14. A \$6,000-\$20,000. other consid and 100

118th st W, No 21, n s, 535 e Lenox av, 25x100.11, 5-sty brk tenement. Solomon Levy to Albert Dubois. Mort \$28,400. Aug 15, 1907. 6:1717-23. A \$12,000-\$29,000. other consid and 1,000

118th st E, No 342, s s, 150 w 1st av, 25x100.10, 3-sty brk dwelling. Mary H wife Charles Wade to Cath C Ryan. All title. Q C. Aug 14, 1907. 6:1689-33. A \$6,000-\$9,500. nom

122d st W, s s, 200 e Broadway, 125x90.11, three 6-sty brk tenements. Harris Mandelbaum et al to Harris Friedman. B & S. Mort \$125,000. Aug 6. Aug 13, 1907. 7:1976-51 to 55. A \$60,000-P \$105,000. 100

123d st W, No 354, s s, 164 e Morningside av East, 16x100.11, 3-sty and basement stone front dwelling. John W Callahan to Mary Olmsted. Mort \$8,000. Aug 10. Aug 14, 1907. 7:1949-57½. A \$7,000-\$12,500. 5,250

126th st W, No 73, n s, 126 e Lenox av, 17x99.11, 3-sty and basement stone front dwelling. Cyrus C Miller to Herman H Moritz, of Mt Vernon, N Y. C a G. All liens. July 13. Aug 13, 1907. 6:1724-7. A \$6,800-\$11,000. other consid and 100

126th st E, No 227, n s, 271.6 e 3d av, 33.6x99.11, 5-sty brk tenement. Marcus Rosenthal to Hannah Cohen. All liens. Aug 13, 1907. 6:1791-12. A \$9,500-\$29,000. other consid and 100

127th st W, n s, 267.8 w Broadway, runs w 125 x n 146.11 x n e 28 x n 30.1 x s e 109.3 x s 150 to beginning, part 2-sty frame dwelling and vacant.

Manhattan st, s w s, 375 n w Broadway, 41x150, part 1-sty brk factory. Release mortgage. Frank Barker as TRUSTEE to Ella Drohen. Aug 12. Aug 14, 1907. 7:1995. nom

127th st W, n s, 267.8 w Broadway, runs w 125 x n 146.11 x n e 28 x n 30.1 x s e 109.3 x s 150 to beginning, part 2-sty frame dwelling and vacant.

Manhattan st, s w s, 375 n w Broadway, 41x150, part 1-sty brk factory. Release mortgage. Robert McGill to Ella Drohen. Aug 12. Aug 13, 1907. 7:1995. nom

127th st W, n s, 267.8 w Broadway, runs n 150 x w 19.7 x - 90.4 x s 30.1 x w 28 x s 147 to st x e 125 to beginning, 3-sty frame dwelling.

Manhattan st, w s, 375.3 n w Broadway, 41x150, part 1-sty brk factory. The John C Orr Co to Ella Drohen. Mort on this and other property \$475,000. Aug 7. Aug 9, 1907. 7:1995. nom

128th st W, No 28, s s, 310 w 5th av, 75x99.11, 7 and 8-sty brk tenement. Amelia Phye to Chas L Mills. Mort \$90,000. Aug 6. Aug 9, 1907. 6:1725-49. A \$32,000-\$150,000. other consid and 100

128th st E, Nos 64 to 68, s s, 140 w Park av, 56.3x99.11, 6-sty brk tenement and store. Joseph H Krakower to Benjamin Nieberg. B & S. All liens. Aug 8. Aug 10, 1907. 6:1752-43. A \$19,000-\$75,000. nom

129th st W, Nos 251 to 253, on map Nos 251 to 255, n s, 199 e 8th av, 76x99.11, 6-sty brk tenement. Morris H Feder et al to Reinhold M F Buge. Mort \$140,000. Aug 7. Aug 9, 1907. 7:1935-9. A \$30,000-\$120,000. other consid and 100

130th st W, Nos 506 and 508, s s, 150 w Amsterdam av, 50x74.11, two 5-sty brk tenements. Amalia Shaw to George Jacobson and Morris Manson. Mort \$40,000. Aug 13. Aug 15, 1907. 7:1984-39 and 40. A \$13,000-\$36,000. other consid and 100

133d st W, No 136, s s, 325 w Lenox av, 25x99.11, 5-sty brk tenement. Henry Weissmann to Meyer Isenberg. Mort \$21,000. Aug 12, 1907. 7:1917-47. A \$10,000-\$22,000. other consid and 100

133d st W, No 308, s s, 100 w 8th av, 25x149.11, 4-sty brk stable. Wm R Robbins to Henry B May, of Brooklyn. Mort \$20,000. July 10. Aug 9, 1907. 7:1958-35. A \$10,000-\$19,000. other consid and 100

135th st W, Nos 45 and 47, n s, 335 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. Paul Shalet to The Louis Meyer Realty Co. Mort \$49,000. Aug 6. Aug 14, 1907. 6:1733-15. A \$18,500-\$53,000. other consid and 100

136th st W, No 121, n s, 493.6 e 7th av, 15.6x99.11, 4-sty brk dwelling. Ella S West to Carrie A Tinelli, of South Norwalk, Conn. Mort \$8,000. Aug 12. Aug 15, 1907. 7:1921-22. A \$6,200-\$11,000. other consid and 100

155th st W, Nos 459 and 461, n s, 200 e Amsterdam av, 50x99.10, two 5-sty brk tenements. City Real Estate Co to Malano Demetriades. B & S and C a G. Mort \$49,000. Aug 8. Aug 9, 1907. 8:2107-53 and 54. A \$20,000-\$50,000. nom

166th st W, s s, 90.2 w Edgecombe road, 25x117x25.3x121.1, vacant. Chas S Bloch to Augustus H Gheradhi, White Plains, N Y. Mort \$8,000. Aug 14. Aug 15, 1907. 8:2111-58. A \$8,000-\$8,000. 100

168th st W, No 502, s s, 100 w Amsterdam av, 16.8x95, 3-sty brk dwelling. Emma A Ramsay to Jane, Annie E, Emma L and Martha J O'Neil, as joint tenants. Mort \$4,500. Aug 10. Aug 12, 1907. 8:2123-93. A \$4,500-\$8,500. 11,000

172d st W, s s, 125 w Amsterdam av, 145x95, three 5-sty brk tenements.

171st st W, s s, 100 w Amsterdam av, 175x95, four 5-sty brk tenements. Mayer Hoffman to Thomas J Morrow, John J Kelly, Walter S Sheldon and Mayer Hoffman TRUSTEES. B & S and C a G. Aug 14, 1907. 8:2128-37 to 41. A \$30,000-P \$54,000. 8:2127-37 to 43. A \$35,200-P \$80,000. nom

192d st W, n s, 100 e St Nicholas av, 150x100, vacant. Sound Realty Co to Cathleen Turney. Mort \$21,000. Aug 14. Aug 15, 1907. 8:2161-110. A \$24,000-\$24,000. other consid and 100

Same property. Cathleen Turney to Sound Realty Co. Mort \$20,000. Aug 14. Aug 15, 1907. 8:2161. other consid and 100

Av A, No 264, e s, 118.6 s 17th st, 19.6x95, 5-sty brk tenement and store. Frank M Franklin to Louis Levin, Morris H Feder and Hermen Siegel. Mort \$19,000. Aug 7. Aug 13, 1907. 3:974-3. A \$7,500-\$11,500. 100

Av A, No 1623, w s, 77.2 n 85th st, 25x94, 5-sty brk tenement and store. Paulina Shary EXTRX Vincent Shary to Henry Frank. Mort \$24,500. Aug 9, 1907. 5:1565-25. A \$10,500-\$27,000. 31,000

Same property. Release dower. Pauline Shary to same. Aug 8. Aug 9, 1907. 5:1565. omitted

Lexington av, No 645, e s, 75.5 n 54th st, 25x100, 5-sty brk tenement and store. Milton Realty Co to Agnes M Scoville. Mort \$23,000. Aug 1. Aug 9, 1907. 5:1309-20. A \$20,000-\$33,000. other consid and 100

Morningside av West, Nos 54 to 57 | s w cor 116th st, 100.11x90, 116th st, No 400 | 6-sty brk tenement. Carolina T Paterno to Robt C Harding. Mort \$170,000. July 8. Aug 10, 1907. 7:1867-60. A \$85,000-\$—.

Same property. Robt C Harding to Hannah E Forbes and Lavinia R Conrow. Mort \$210,000. July 22. Aug 10, 1907. 7:1867. other consid and 100

Park av | n e cor 104th st, 100.11x24.10, 5-sty stone front 104th st, No 101 | tenement and store. Barney Cohen to Meyer Lefkowitz. Mort \$30,000. Aug 14. Aug 15, 1907. 6:1632-1. A \$15,000-\$27,000. other consid and 100

Same property. Meyer Lefkowitz to Hyman Rosner. Mort \$30,000. Aug 14. Aug 15, 1907. 6:1632. other consid and 100

Park av | s w cor 134th st, 99x140x99.11x140, vacant. FORECLOS 134th st (July 31, 1907). Henry Hofheimer (ref) to Henry H Jackson. Mort \$54,500. Aug 2. Aug 14, 1907. 6:1758-37 to 42. A \$37,500-\$37,500. 14,000

Park av, Nos 1668 and 1670, w s, 100.11 n 117th st, 50.5x90, 6-sty brk tenement and store. Minna Schoenstein to Arpad Wellish, of Newark, N J. Q C. July 9. Aug 13, 1907. 6:1623-37. A \$18,000-\$54,000. nom

Same property. Arpad Wellish to Jacob Hyman. Mort \$48,000. July 10. Aug 13, 1907. 6:1623. 100

Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tenement and store. David M Gottesfeld to Isak Tepper and Morris and Benjamin Weissman. All liens. May 28. Aug 13, 1907. 6:1815-3. A \$6,000-\$17,000. nom

Riverside Drive or av, No 92, e s, abt 100 n 81st st, runs e 105.8 x n 19.4 x w 111.5 to Drive x s 20.2 to beginning, 4-sty and basement stone front dwelling. Virginia D Lee to Bergen Realty Co. Aug 8. Aug 10, 1907. 4:1244-94. A \$21,000-\$35,000. other consid and 100

St Nicholas av, No 947, w s, 51.9 s 158th st, 77.8x82.7x74.10x61.11, with all title to strip on s s 0.1¼ x 82.7½, 5-sty brk tenement. Edward R Cohn Realty Operating Co to Eleanor A Capstick. Mt \$65,000. Aug 9. Aug 13, 1907. 8:2108-65. A \$24,000-\$65,000. other consid and 100

St Nicholas av, No 402 | n e cor 130th st, 26.10x100, 5-sty brk tenement and store. Daniel D Hickey to Ohio Realty Co. Mort \$33,000. Nov 24, 1906. Aug 13, 1907. 7:1958-1. A \$18,000-\$42,000. omitted

St Nicholas av, No 700, e s, 48.5 n 145th st, 19x110, 4-sty stone front dwelling. Mina wife of and George Daiker to Carlo Maspero. Mort \$18,000. June 19. Aug 15, 1907. 7:2053-82. A \$7,000-\$16,000. other consid and 100

1st av, No 980, e s, 25.5 s 54th st, 25x94, 5-sty brk tenement and store. Adolf Miller to Phillip Fried. ¼ part. June 11, 1906. Aug 13, 1907. 5:1365-48. A \$10,000-\$21,000. other consid and 100

1st av, No 2260, e s, 26 n 116th st, 20x74, 4-sty stone front tenement and store. Frederick Pistone to Joseph Ratti. Mort \$12,800. Aug 12, 1907. 6:1710-2. A \$5,000-\$11,000. nom

3d av, Nos 474 and 476, w s, abt 50 n 32d st, 2 lots, each 24.8x 100, two 4-sty brk tenements and stores. Clara H Gould et al HEIRS, &c Henry Elsworth to Max J Kramer and Henry Rockmore. ¾ parts. Mort \$31,875. July 31. Aug 14, 1907. 3:888-39 and 40. A \$45,000-\$51,000. other consid and 100

Same property. Helen Bradish by Geo J Bradish GUARDIAN to same. ¼ part. All title. Aug 10. Aug 14, 1907. 3:888. 13,117.50

3d av, Nos 1717 and 1719, e s, 62.11 s 97th st, 37.9x100, 6-sty brk tenement and store. Louis Meyer Realty Co to Paul Shalet. Mort \$61,500. Aug 7. Aug 14, 1907. 6:1646-48. A \$23,000-\$53,000. other consid and 100

3d av, e s, 100.8 s 97th st, strip, 0.3x100, Louis Meyer Realty Co to Paul Shalet. Q C. Aug 14, 1907. 6:1646. 100

5th av, Nos 2268 to 2274 | s w cor 138th st, 99.11x120, three 6-sty 138th st, Nos 2 and 4 | brk tenements and store. Agreement as to foreclosure proceedings, re-conveyances and mortgages, &c. Simon Uhlfelder and Abraham Weinberg with Abraham Cooper. July 2. Aug 9, 1907. 6:1735-40. A \$50,000-P \$150,000. nom

7th av, Nos 291 and 293, e s, 89.5 n 26th st, 40x100, 10-sty brk and stone loft and store building. Hessel Building Co to Wm R Robbins. Mort \$150,000. Aug 8. Aug 9, 1907. 3:802-5. A \$42,000-P \$120,000. other consid and 100

7th av, No 2330, w s, 32.5 s 137th st, 26.11x100, 5-sty brk tenement and store. Eugenia Wolf to Louis W Tinelli. Mort \$29,000. Aug 14. Aug 15, 1907. 7:1942-35. A \$16,000-\$30,000. other consid and 100



# NON-CRAZING TILE

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

## MISCELLANEOUS.

Assignment of all legacies, shares, &c. in estate of Ferdinand Duysters decd. Geo F Duysters to Albert G Duysters. June 10. Aug 14, 1907. nom

## BOROUGH OF THE BRONX.

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

- \*Arthur st, s s, 25 w 5th av, 50x103.7x54.7x abt 125.5, w s, Laconia Park. Edwin T Ogle to Harry Bauman. Aug 12, Aug 14, 1907. other consid and 100
- \*Cedar st, w s, 101 n Old Boston Post road, 50x100, Seneca Park. Daisy Levy to Adolph and William Fehhaber. Mort \$2,000. Aug 7, Aug 10, 1907. other consid and 100
- Elm pl, No 2475 (15), w s, 134.11 n 189th st, 25.3x97.6x25x93.6, 2-sty frame dwelling. Sarah A Lisk to Rosalla D Diehl. Mort \$6,000. Aug 7, Aug 14, 1907. 11:3023. nom
- Elm pl, No 2475 (15), w s, 134.11 n 189th st, 24.3x97.6, 2-sty frame dwelling. Release mortgage. Robt W Todd to Sarah A Lisk. July 17, Aug 14, 1907. 11:3023. 500
- \*Fillmore st, w s, 150 s Morris Park av, 25x100, 2-sty frame dwelling. Matilda L Albrecht to John Niesteremann. Mort \$2,800. Aug 14, Aug 15, 1907. other consid and 100
- \*Morris st, n e cor Hicks st and being lots 72 to 75 amended map (No 1131) of Adeo Park, 100x100. Bernhard Lipset et al to Israel Sobin, of Jersey City, N J. Mort \$1,968. July 30, Aug 13, 1907. other consid and 100
- \*Same property. Israel and Nechama Sobin to Barnett Nelson and Bernard and Joseph Sobin. Mort \$1,968. Aug 5, Aug 13, 1907. other consid and 100
- Minford pl, w s, 125 s 172d st, 75x100, vacant. Mary and Annie Mueller to Hyman Schulman. Mort \$10,420. Aug 15, 1907. 11:2977. nom
- Manida st, w s, 125 s Spofford av, 25x100, vacant. Empire Development Co to John M Catterson, of Katonah, N Y. Aug 2, Aug 15, 1907. 10:2768. other consid and 100
- \*Orchard st, s s, adj land James A Deveaugh, runs e 200 to land Joshua Leviness x s 100 to estate Charles Baxter x w 200 x n 100 to beginning, City Island; also
- Lot, 16.6x200, on n s of above to be used as a road from Main st to west end of Orchard st, adj land Robt Vail.
- John Bell to Emma C wife John Bell. Aug 13, Aug 14, 1907. nom
- \*Prospect st, n s, at high water mark L I Sound, runs e 400 x n 140 x s w 400 x s 140, being land under water at City Island. Elizabeth D De Lancey EXTRX Elias D Hunter to Wm H Wellbrock. Aug 7, Aug 12, 1907. 4,900
- \*Same property. The City Island Land & Dock Co to same. Aug 7, Aug 12, 1907. nom
- Tiffany st, No 1047, w s, 243.8 s 167th st, 65x100, 2-sty frame dwelling and vacant. Louis Lockwood et al to Edw J Farrell. Mort \$8,500. Aug 12, Aug 14, 1907. 10:2716. nom
- \*Taylor st, w s, 275 s Morris Park av, 25x100, 2-sty frame dwelling, except part for Taylor st. Michael Kuehnie to Henry Foth. Mort \$2,000. Aug 13, Aug 14, 1907. other consid and 100
- \*3d st, n s, 349 w Av C, 50x103, Unionport. Nicholas Bellion to Anna wife said Nicholas Bellion. Aug 12, Aug 14, 1907. other consid and 100
- \*13th st, s s, 255 w Av C, 50x103, Unionport. T Francis Flood to Rosa Flood. Aug 1, Aug 13, 1907. 100
- \*14th st, s s, 229 e Av E, strip, 1x108, Unionport. Alex F Walsh to Frank Gass. Q C. Aug 12, Aug 14, 1907. nom
- 134th st, No 668, s s, 115 e Willis av, 16.8x100, 4-sty brk dwelling. Christian C Hottenroth to Alfred W De Lybove. Mort \$6,000. July 29, Aug 12, 1907. 9:2278. nom
- 137th st, No 902, s s, 600 w Home av and abt 248 w Cypress av, 25x100, 4-sty brk tenement. Minnie Abramowitz to Neid Cohn. Mort \$16,750. Aug 13, Aug 14, 1907. 10:2549. other consid and 100
- 138th st, No 613 (889), n s, 425 e St Anns av, 37.6x100, 6-sty brk tenement and store. Harry L Wolff to Henry H Jackson. Mort \$43,500. Aug 1, Aug 13, 1907. 10:2552. other consid and 100
- 139th st, s s, 197.4 e Brook av, 75x100, two 6-sty brk tenements. Release mort. The State Bank to Abelman Construction Co. July 2, Aug 9, 1907. 9:2266. 16,000
- 139th st, s s, 272.4 e Brook av, 75x100, two 6-sty brk tenements. Release mort. Realty Operating Co to same. July 31, Aug 9, 1907. 9:2266. other consid and 100
- 151st st, Nos 275 and 277, n s, 100.3 e Morris av, 50x117.4x50x117.5, 3-sty frame tenement and 2-sty frame tenement in rear and 1-sty frame building. Saverio A Mascia to Saverio A Mascia Company. Mort \$38,000. Aug 7, Aug 9, 1907. 9:2411. other consid and 100
- 152d st, No 949, n s, 50 w Wales av, 25x72.4x28.11x86.11, 3-sty brk tenement. Rosie Goodman to Tobias Goodman. Mort \$6,500. Aug 8, Aug 14, 1907. 10:2644. nom
- 155th st, No 628, s s, 275.11 e Cortlandt av, 24.1x100x24.5x100, 2-sty frame dwelling. Chas H Zumbuehl to Anthony F Burger. Mort \$4,500. Aug 1, Aug 10, 1907. 9:2401. other consid and 100
- Same property. Wm Klein GUARDIAN Annie M Frees to Chas H Zumbuehl. 1/4 part. July 12, Aug 10, 1907. 9:2401. 1,875
- Same property. Anthony F Burger to Samoset Tammany Club of the Thirty-third Assembly District. Mort \$8,500. Aug 9, Aug 10, 1907. 9:2401. nom
- 162d st, s s, 148.2 e Grand Boulevard and Concourse, 48.2x116.2x48.3x116.9, vacant. Frank S Gannon Jr et al to Geo A Love and Walter E Phelps. Aug 5, Aug 10, 1907. 9:2460. nom
- 162d st, s s, 100 e Grand Boulevard and Concourse, 48.2x116.9x48.4x117.4, vacant. Frank S Gannon Jr et al to Sara L McCafferty. Aug 5, Aug 10, 1907. 9:2460. nom
- 162d st, s w cor Sheridan av, 100x115.8x99.11x114.5, vacant. Frank S Gannon Jr et al to Ernst H Martens. Aug 5, Aug 10, 1907. 9:2460. nom
- 162d st | s e cor Grand Boulevard and Concourse, runs s 344.8 to 161st st | w s Sheridan av x s 228.11 to n s 161st st x w 295 to Sheridan av | curve x — 78.8 on curve to e s Grand Boulevard and Concourse x n 186.10 to beginning, the block, 2-sty frame dwelling and vacant. Mary C McCafferty widow to John A McCafferty. Q C. Aug 3, Aug 10, 1907. 9:2460. nom
- 162d st, s e cor Grand Boulevard and Concourse, 100x117.4x99.11x118.5.
- 161st st, n w cor Sheridan av, 99.11x115.7x99.11x114.5, vacant. Frank S Gannon Jr et al to Joseph H Morris. Aug 5, Aug 10, 1907. 9:2460. nom
- 163d st, No 987 | n s, 246.4 e Tinton av, 18 to Union av x52, 3-sty Union av | frame tenement and store. Giosue Miccio to Teresa Avitabile. All liens. June 14, Aug 12, 1907. 10:2669. other consid and 100
- 165th st, No 908, s s, 38.7 w Forest av, 19.6x100, 3-sty frame, brk front, tenement and store. Giosue Miccio to Teresa Avitabile. All liens. June 14, Aug 12, 1907. 10:2649. other consid and 100
- 176th st | n s, 264.1 e Monroe av, 26.9x99.11x26.6x100, except Morris st | 176th st, n s, 264.1 e Monroe av, runs n 100 x n e 19.6 to n s, Morris st (closed), x e 7.3 x s 96.11 to st x w 26.9 to beginning, vacant. Release mort. Continental Ins Co of N Y to Frank F Brady. Aug 8, Aug 12, 1907. 11:2802. nom
- 179th st, n s, 85 w Mapes av, 60.2x62.7x60.2x62.8, vacant. Release mortgage. Hamilton Bank of N Y to Fannie Moral. July 20, Aug 10, 1907. 11:3109. nom
- 198th st, s s, 125 e Creston av, 25x98, 2-sty frame dwelling. Amalia wife Frederick Pirk to Frederick P Fox. Mort \$6,000. Aug 12, Aug 14, 1907. 12:3315. other consid and 100
- \*173d st, e s, 356 s Gleason av, 25x100. August Stolz to Moses I Falk. All title. Mort \$4,000. Aug 7, Aug 15, 1907. other consid and 100
- \*Same property. Moses I Falk to Stephen McBride. Mort \$4,000. Aug 7, Aug 15, 1907. other consid and 100
- \*173d st, e s, 381 s Gleason av, 25x100. Moses I Falk to August Stolz. All title. Mort \$4,000. Aug 7, Aug 15, 1907. other consid and 100
- 176th st, n s, 90.4 e Prospect av, 25x100x33.5x100.4, vacant. John Miller to Christian Schuck. Mort \$6,000. Aug 14, Aug 15, 1907. 11:2954. other consid and 100
- 187th st, late Jacob st, s w cor Hughes av, late Frederick st, 25x100, 5-sty brk tenement and store. John Maresca to Giovanna wife John Maresca. All liens. Aug 9, Aug 10, 1907. 11:3073. nom
- 205th st, n s, 22.5 e Grand Boulevard and Concourse, 25x96.8x25x97.5, 2-sty frame dwelling. Cath E Veyer to Chas W Rabadan. B & S. Aug 9, Aug 15, 1907. 12:3312. other consid and 100
- \*214th st, n s, 250 w Tilden av, 25x100, Laconia Park. A Shatzkin & Sons to Maria Siriani. Mort \$775. Aug 10, Aug 13, 1907. 100
- \*215th st, n s, 150 w Tilden av, 25x100, Laconia Park. Frank Caviglia to A Shatzkin & Sons. Aug 10, Aug 13, 1907. other consid and 100
- \*224th st, n s, 105 e 2d av, 50x114, Wakefield. John A Bruckner to Alexander Walsh. Nov 2, 1906. Aug 14, 1907. other consid and 100
- \*Same property. Alex F Walsh to Norbert Robillard. Mort \$1,000. July 2, Aug 14, 1907. other consid and 100
- \*226th st, n s, 105 w 4th st, 50x114, Wakefield. Simon Shaffer to Harry Steinberg. 1/2 part. Mort \$1,000. July 29, Aug 14, 1907. other consid and 100
- \*228th st, late 14th av, s e cor 6th st, 105x123, Wakefield. Joseph Steinberg to Sadie Felson. Mort \$1,700. July 30, Aug 9, 1907. other consid and 100
- 237th st, s s, 240 e Kepler av, 20x100, vacant. Release mort. Louis Gates to Mary Cleland. Aug 10, Aug 15, 1907. 12:3377. nom
- \*Av A | n e cor 11th st, 216.3 to 12th st, x1,025 to Creek, x—x 11th st | 115.5 to beginning. 12th st | Av A, n e cor 14th st, 216.3 to 15th st, x— to creek, x—x543. Av A, n e cor 12th st, 216.3 to 13th st, x— to creek, x—x1,105. Av A, n e cor 13th st, 216.3 to 14th st, x— to creek, x—x— to beginning. Av A, n e cor 15th st, —x— and being lots X and Y map Unionport. Alfreda Crawford widow and DEVISEE Wm A Crawford to Jefferson M and L Napoleon Levy. All title. B & S. Aug 12, Aug 14, 1907. nom
- \*Av C | n e cor 13th st, 216 to s s 14th st, x180, Unionport. James 13th st | H Purdy to William T Purdy. 1/2 part. Mort \$12,000. 14th st | Feb 15, Aug 14, 1907. nom
- \*Av C, n e cor 3d st, 108x205, Unionport. Peter Handibode, Jr, to Sarah A Daly. Mort \$3,000. Aug 14, Aug 15, 1907. nom
- Anthony av, No 1678, on map No 1680, e s | 102.4 n 173d st, 16.8x Carter av | 70.10 to w s Carter av x16.8x69.10.
- Anthony av, No 1680, on map No 1682, e s, 119 n 173d st, 16.8x72.6 to w s Carter av x16.8x70.10.
- Anthony av, No 1682, on map No 1684, e s, 135.9 n 173d st, 16.8x74.3 to w s Carter av x16.8x72.6, three 2-sty frame dwellings. Brown-Busch Realty & Construction Co to Isaac Brown. Mort \$8,000, and all liens. Aug 12, 1907. 11:2889. other consid and 100
- \*Beech av, n s, 201 e Elm st, 25x100, Laconia Park. Andrea Loiacono to Calcedonio Inciardi. Mort \$400. Aug 10, Aug 14, 1907. other consid and 100
- \*Bracken av, w s, — s Jefferson av, lot 61 block 22 map (No 393) of Edenwald, 50x100. Release mort. Jefferson M Levy to David D Feins. Aug 9, Aug 13, 1907. 358.75
- \*Balcom av, e s, 150 n Marrin st, Seton Homestead. James L Barger EXR Thomas Kershaw to Henrietta Schubert. Aug 12, Aug 13, 1907. 2,120
- \*Bracken av, w s, 150 s Jefferson av, 25x100. Luigi Flora to Bernhard Mainhart and Albert Mezey. Mort \$2,000. Aug 1, Aug 13, 1907. 100
- \*Bracken av, w s, 525 s Jefferson av, 25x100, Edenwald. David D Feins to Andrew J and Lawrence J Snyder, of Larchmont, N Y. Aug 9, Aug 13, 1907. nom
- \*Bracken av, w s, 550 s Jefferson av, 25x100. Same to John Snyder. Aug 6, Aug 13, 1907. nom
- Belmont av, w s, 100 n 186th st, late William st, 25x87.6, vacant. John Croughan to Nicola Rossano and Michele Jovine. Aug 10, Aug 13, 1907. 11:3074. other consid and 100
- \*Briggs av, n s, 50 e 6th av, 27x—x—, Laconia Park. Geo R Schroder to Chas W Riedinger. Q C. April 5, 1907, Aug 15, 1907. nom



# 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.**

- \*Cottage Grove av, s w cor Cornell av, 50x100. George Schmitt to Herbert L Brown, of Mt Vernon, N Y. Aug 7. Aug 15, 1907. 100
- Creston av, No 2696, e s, 238.7 s 196th st, late Donnybrook st, 40x74.11x40x74.8, 2-sty frame dwelling. Chas W Bennett to Robert Melville and Luthera S his wife, tenants by entirety. Mort \$3,000. Aug 3. Aug 15, 1907. 12:3314. other consid and 100
- Courtlandt av, e s, bet 157th st and 158th st, being plot bounded n by lot 197, e by lot 232 and s by lot 195, being part of lot 196, map Melrose, 50x91.6. Louis Billowitz to Nathan Navasky. Mort \$14,000. June 9. Aug 14, 1907. 9:2404. other consid and 100
- Cypress av, No 362, on map No 370, e s, 180 s St Marys st, 40x100, 5-sty brk tenement. Hyman Schulman to Mary and Annie Mueller. Mort \$40,000. Aug 15, 1907. 10:2571. other consid and 100
- \*Cruger av, e s, 152.5 s Bear Swamp road, 50x100.8x59.7x100. Frank A Becker to Louis C Rose. July 10, 1906. Aug 10, 1907. nom
- \*Cruger av, w s, 156.7 s Bear Swamp road, 50x100. Same to Maria Yates. Aug 8, 1907. Aug 10, 1907. nom
- Concourse | e s, 214.4 s w McClellan st, runs s e 175.1 to c l of Carroll pl | Carroll pl x n e 25 x n w 172.11 to Concourse x s 25.1 to beginning, vacant. FORECLOS (Aug 7, 1907). Sol Tekulsky (ref) to Fredk C McDonald, of White Plains, N Y. All liens. Aug 9, 1907. 9:2462. 2,000
- Concourse, s w cor Marcy pl, 14.11x66.1x21.9x70.6, vacant. John G Dutt to Clara wife of John G Dutt. 1/2 part. Aug 10. Aug 14, 1907. 11:2840. other consid and 100
- Clay av, No 1377, n w s, 864.1 n e 169th st, 16.8x97x16.9x95.7, 2 and 3-sty brk dwelling. other consid and 100
- Clay av, No 1379, n w s, 880.9 n e 169th st, 16.8x98.6x16.9x97, 2 and 3-sty brk dwelling. other consid and 100
- Clay av, No 1381, n w s, 897.5 n e 169th st, 16.8x100x16.9x98.6, 2 and 3-sty brk dwelling. other consid and 100
- Brown-Busch Realty & Construction Co to Isaac Brown. Mort \$16,500 and all liens. Aug 12, 1907. 11:2782. other consid and 100
- College av, No 1035, w s, 150 n 165th st, 22x92, 3-sty brk dwelling. Release mort. Anna Reiss to Joseph Reiss. Aug 9. Aug 12, 1907. 9:2437. nom
- Same property. Henry J Brodsky et al to same. Mort \$9,000. Aug 8. Aug 12, 1907. 9:2437. other consid and 100
- Same property. Joseph Reiss to Clara Zauderer. Mort \$11,000. Aug 9. Aug 12, 1907. 9:2437. other consid and 100
- \*Eastchester road, e s, abt 75 s Saratoga av, 27x84.3x25x94.7. Hudson P Rose Co to Rocco Muro. Aug 9. Aug 10, 1907. nom
- \*Eastchester road, e s, abt 350 s Saratoga av, 50.4x107.4x50x105. Eastchester road, e s, abt 75 s Saratoga av, 27x84.4x25x94.7. Stillwell av, e s, abt 350 n Saratoga av, 50x100x48x100. Release mort. John J Brady to Hudson P Rose Co. Aug 12. Aug 14, 1907. 500
- Eagle av, No 892, e s, 25 n 161st st, 18.9x100, 4-sty brk tenement. Peter Otten et al to Charles Pinzka. Mort \$8,500. Aug 12. Aug 13, 1907. 10:2627. other consid and 100
- Eagle av, No 892. Cancellation of contract dated April 27, 1907. Ida H Bautigam with Peter Otten and Victor Gerhards. July 25. Aug 13, 1907. 10:2627. 500
- \*Grace av, n e s, 125 s Lyon av, 50x130, Westchester. The Chester Impt Co to Wm W and Josephine A Braithwaite. Aug 14, 1907. other consid and 100
- \*Grace av, n e s, 125 s Lyon av, runs s e 160 x n e 260 to s w s Parker av, x n 25 x s w 130 x n w 75 x s w 130 to beginning, Westchester. Marcus Nathan to Chester Impt Co. Mort \$1,600. Aug 14, 1907. other consid and 100
- \*Grace av, e s, 50 n Rose pl, 25x100. Hudson P Rose Co to Louis Lavigne. June 11, 1902. Aug 9, 1907. nom
- \*Grace av, e s, 75 n Rose pl, 25x100. Hudson P Rose and Molly M his wife to Arthur J Lamothe. Q C, release dower, &c. July 24, 1907. Aug 9, 1907. nom
- Inwood av, n e cor 170th st, 71.1x94.6x114.5x97.9, 3-sty brk and frame stable and 1-sty frame building. Sophie Amsler to Mary Russhon. Mort \$5,000. May 15. Aug 10, 1907. 11:2857. nom
- \*Jefferson av | s s, 275 w Fox av, runs s 101.1 to n e s 19th av x 19th av | n w 128.9 x n 20 to av x e 100 to beginning, except part for 19th av, Edenwald. Sophia M wife of and Jacob Woessner to Mary T Oakley. Mort \$1,000 and all liens. Aug 10. Aug 12, 1907. other consid and 100
- Jackson av | n w cor 156th st, 25x77.2x25x76.11, 5-sty brk 156th st, No 703 | tenement and store. Lambert Suydam to Louis Leibsohn. Mort \$23,000. Aug 1. Aug 15, 1907. 10:2636. other consid and 100
- Jackson av, No 1114, e s, 178.3 n 166th st, 20x87.6, 3-sty brk dwelling. John Trinner to Anna Biele. Aug 1. Aug 8, 1907. 10:2651. Corrects error in last issue when mortgagees name was Bille. other consid and 100
- Lind av, e s, 263.4 n 169th st, 50x100, vacant. Luciano Colantuoni to Forde Morgan. Mort \$840. Aug 12. Aug 13, 1907. 9:2532. other consid and 100
- \*La Salle av, s e cor Hollywood av, 25x96x25x97. Lewis Jacobs to Leopold and Edith Geisberg. June 25. Aug 13, 1907. nom
- Mosholu av, s s, at e s Fieldston road and 125 w from e s plot 26 on Schermerhorn map, runs w 50 x s 100.8 x w 50 x n 100.8 to av, x w 25 x s w along same, x s and s e along e s Fieldston av, 295 to point at or near 1st road, s of Mosholu av on said map, x s e and e along said road, 54.4 x n 121.9 x e 25 x n 150.8 to beginning, being plot 26 as divided into lots and known as lots 1, 2 and 5 to 11 on said map, vacant. Walter G Scott to Robt L Harrison. B & S. Mort \$3,000. Oct 8, 1901. Aug 13, 1907. 13:3421. nom
- Melrose av, Nos 762 and 764 | s e cor 157th st, 49.3x71, 6-sty 157th st, No 652 | brk tenement and store. Agnes M Scoville to Milton Realty Co. Mort \$56,000. Aug 1. Aug 9, 1907. 9:2378. other consid and 100
- \*Middletown road, n e cor Robin av, 25x107.7x25x107.10. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Aug 8. Aug 9, 1907. 200
- \*Same property. Bankers Realty & Security Co to Chas W Ratz. Aug 8. Aug 9, 1907. other consid and 100
- Oneida av, e s, 25 s 238th st, 75x100, vacant. Henry Prince to Edward Ericson. Mort \$2,500. Aug 7. Aug 13, 1907. 12:3372. other consid and 100
- \*Oakes av, w s, 125 n Jefferson av, 50x100, Edenwald. Annie Murray to Katherine Murray. Aug 12. Aug 14, 1907. other consid and 100
- Park av, No 4652, e s, 83.4 n 186th st, 16.8x100, 2-sty frame dwelling. Joseph Landow to Rebecca Landow. Mort \$2,600. Aug 10. Aug 12, 1907. 11:3040. other consid and 100
- \*Pelham road, s s, 78 e Broadway, 25.1x100x25x100.7. Release mort. Gertrude E Master to Alois Kramer. Aug 8. Aug 10, 1907. 2,500
- \*Same property. Alois Kramer to Marie A Heinze. Aug 9. Aug 10, 1907. nom
- Quarry road, No 2010, e s, abt 57.11 n 181st st, 29.9x87.7x26.3x95.7, 2-sty frame dwelling. James D Rogers to Johann A Wolf. June 26, 1906. Aug 9, 1907. 11:3063. nom
- \*Randall av, n e cor Murdock av, 25x100. Land Co "C" of Edenwald to Jakob Diener. Aug 8. Aug 13, 1907. nom
- Sylvan av, w s, 25.2 s 256th st, 50.4x100.8, vacant. Release mort. The Park Mortgage Co to James S Segrave. Aug 7. Aug 9, 1907. 13:3421. nom
- Same property. James S Segrave to Mary P Hallett. Aug 7. Aug 9, 1907. 13:3421. nom
- \*Stillwell av, e s, abt 350 n Saratoga av, 50x100x48x100. Hudson P Rose Co to John C and Bertha Knoll. Aug 10. Aug 12, 1907. nom
- Stebbins av, No 1106, s e s, 25 s w 167th st, 25x85.4x25.11x78.6, 3-sty frame dwelling. Florence G Fulton to Horton Sumner. July 12. Aug 12, 1907. 10:2691. nom
- Tinton av, late Beach av, n e cor 147th st, 200x100, vacant. FORECLOS (July 24, 1907). John Hone Jr (ref) to Joshua Silverstein. Aug 8. Aug 9, 1907. 10:2582. 17,000
- Tinton av, No 192, late Beach av, e s, 148.11 s 156th st, 25.5x160.7x25x165.6, vacant. Max Cohen et al to Harry Lehr. Mort \$2,250 and all liens. Aug 12. Aug 14, 1907. 10:2665. other consid and 100
- \*Unionport road, No 502, w s, 52 s Columbus av, 26x—, Rosie Moscovitz to Sarah Lichtenstein. Mort \$7,700. Aug 6. Aug 9, 1907. other consid and 100
- \*Virginia av, w s, 425 n Water st, 50x101.3, Unionport. Eliz T Devine to John Gallagher. Aug 13, 1907. other consid and 100
- Webster av, n s, 175 w Woodlawn road, 50x120, vacant. Frederick P Fox to Amalia Pirk. Mort \$4,000. Aug 12. Aug 14, 1907. 12:3331. other consid and 100
- Washington av, Nos 1132 to 1138, s e s, 115 s 167th st, late 5th st, 134x91.6, except part for av, two 2-sty frame dwellings and vacant. Henry Hackmann to Eliz C Rottger and Mary F and Henry Hackmann. Mort \$2,600. Aug 12. Aug 14, 1907. 9:2371. other consid and 100
- Whitlock av, w s, 100 s Longwood av, 75x100, vacant. Abraham Davis to John W Cornish. Mort \$1,800. Aug 9. Aug 12, 1907. 10:2729. nom
- Woodycrest av, w s, 80.7 n 162d st, a strip, runs w 106.2 x n 0.5 x e 45.3 and 60.11 to av x s 0.2 to beginning. Wm P Dunn to Gertrude B Martin. Aug 9. Aug 12, 1907. 9:2511. nom
- Webster av, s e cor 171st st, 25x93.8 to w s Mill brook x31x92.4, vacant, all of. 171st st, s s, at w s Mill brook, at point 92.4 e Webster av, runs s 31 x e 6 x n 31.5 to st x w 6 to beginning, vacant. All title. Joseph P Alexander to Harry Bierhoff. Mort \$5,250. July 26. Aug 10, 1907. 11:2896. nom
- Washington av, No 2377, n w s, 50 s 186th st, 50x100, except part for av, 2-sty frame dwelling and vacant. Release dower. Gussie wife Herman Harvers to the F & M Schaefer Brewing Co. Aug 8. Aug 9, 1907. 11:3039. nom
- Washington av, No 2159, w s, 412.3 s 182d st, 18x110, 2-sty frame dwelling. Chas J Rath to Emil W Boettcher. Mort \$4,500. Aug 9. Aug 10, 1907. 11:3037. other consid and 100
- \*2d av, e s, 145 s 216th st, late 2d st, 30x100, Olinville. John W Kavanagh to Julius Bross and Stanislaus Pianka. Mort \$2,000. Aug 1. Aug 9, 1907. other consid and 100
- 3d av, No 2701, w s, 86.9 s 144th st, runs n 23.7 x w 58.8 x w again 41.4 x s 23.6 x e 100 to beginning, 3-sty frame dwelling and store. Andrew Quinn to John M Gibson. Mort \$20,000. Aug 7. Aug 9, 1907. 9:2324. other consid and 100
- Same property. John M Gibson to Patrick McCarthy. Mort \$20,000. Aug 9, 1907. 9:2324. other consid and 100
- 3d av, No 2712 | n e cor 144th st, 28x91.9x25x104.5, except part 144th st, No 587 | for 144th st, 3-sty brk tenement and store. Michael Faulhaber and ano EXRS, &c. Kate Faulhaber to Rudolph A Hofmann. Mort \$12,000. Aug 15, 1907. 9:2306. 28,000
- \*Lots 89 and 504 map (No 1106) of Arden property. Mary E Weed et al to Lydia Taylor. Mort \$4,000. July 9. Aug 9, 1907. other consid and 100
- \*Lot 60 block 22 same map. Release mort. Same to same. Aug 9. Aug 13, 1907. 358.75
- \*Lots 355, 356, 373 and 434 to 437 map (No 1106) of Arden property. Lot 560 map (No 208) showing addition of Arden property. Chas C Watkins Jr to Herman W Rapp. Mort \$2,150. July 2. Aug 12, 1907. other consid and 100
- Lots 4 and 16 on damage map to open Seabury pl, from Charlotte st to Boston road. Release mort. Crotona Realty Co to The City of N Y. July 19. Aug 15, 1907. 11:2967. nom
- \*Lots 10, 11, 17 and 18 map No 1158, of amended map 63 lots being sub-division of plots 23 and 25 of Classons Point. Herman Menaker to Henry L Maus. May 10. Aug 15, 1907. other consid and 100
- Lot 125, map No 2 property at Yonkers belonging to Charles Drake, bounded s by a lane 25 ft wide extending from road from Kingsbridge to Williamsbridge to lands of Maria Shady, on n by land Wm O Giles, w by lot 124 and e by lot 126, except part for Fort Independence st. Alice Sargeant to Anne Lawler. Aug 6. Aug 14, 1907. 12:3257 and 3258. nom



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

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

**FREDENBURG & LOUNSBURY**

289 FOURTH AVENUE, Corner 22d Street

**Nazareth and Bath**

**Portland CEMENT**

**ROSENDALE CEMENT**

**NEW YORK**

\*Parts lots 103 and 104 map No 2 of South Vernon Park, Cranford property, begins at n w cor lot 103, runs s 100 x e 50 x to e s lot 104 x n 100 x w — to beginning. Chas I Brusie to Emil Johanson. July 31. Aug 9, 1907. other consid and 100

**L E A S E S**

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

Aug 9, 10, 12, 13, 14 and 15.

**BOROUGH OF MANHATTAN.**

Allen st, No 17, store. I Schreiber to Louis Weiss; 3 years, from May 1, 1907. Aug 10, 1907. 1:300 ..... 870

Beaver st, No 21, all, except store. United Merchants Realty and Impt Co to Abraham Glasheim and ano; from Aug 15, 1907, to April 1, 1922. Aug 13, 1907. 1:11.....5,000 to 7,000

Broome st, Nos 298 and 300, all. Morris Shidlovsky INDIVID and EXR Isaac Shidlovsky to Julius Alexander; 3 years, from Aug 1, 1907. Aug 13, 1907. 2:419.....9,688

Canal st, No 71, store, &c. Isaac Schreiber to John W Morrissey; 5 years, from May 1, 1907. Aug 15, 1907. 1:299.....3,200

Same property. Assign lease. John W Morrissey to DeWitt C Flanagan and ano as TRUSTEES. April 13. Aug 15, 1907. 1:299..... nom

Cannon st, Nos 119 and 121, store. Rosie Neidemberg and ano to Sam Lewin; 1 year and 8½ months, from Aug 15, 1907. Aug 15, 1907. 2:335..... 288

Catharine st, No 23, corner store, &c. Morris Shidlovsky to Barnett Falk; 1 year, from May 1, 1907 (with 2 years renewal at \$1,260). Aug 15, 1907. 1:280.....1,200

Charlton st, No 60, all. Frances A Knapp to Michael Ciruzzi; 3 1-12 years, from Apr 1, 1906. Aug 12, 1907. 2:580. 750 and 800

Cherry st, No 101.....

Oliver st, No 86.....

Assign lease. Michael Iorio to Saranac Realty Co. Aug 13, 1907. 1:251..... nom

Clinton st, Nos 70 and 72, cor Rivington st, cor store and basement. Joseph D Goldstein to Morris Weinstein; 5 11-12 years, from June 1, 1907. Aug 14, 1907. 2:349.....3,000

Cornelia st, s w cor 4th st, corner store and store adj. Gladys P Loewenstine to The Henry Elias Brewing Co; 7 years, from Oct 1, 1907. Aug 14, 1907. 2:589.....1,680 and 2,000

Elm st, Nos 30 and 32 | n w s, at s w s Pearl st, 49.7x73.2x50x

Pearl st, Nos 535 and 537 | 73.3, all. Abram M Clonney to C & M Envelope Co; 20 5-12 years, from May 1, 1907. Aug 10, 1907. 1:156..... taxes, &c, and 7,300

Forsyth st, Nos 55 and 57. Bill of sale. Assign lease, &c. Wm Zoll to Isaac Finkelstein. All title. June 26. Aug 15, 1907. 1:302..... nom

Forsyth st, Nos 55 and 57. Assign lease. Bill of sale, &c. William Kraftchak to Wm Zoll. May 1. Aug 14, 1907. 1:302..... nom

Hudson st, No 434, all. Herman H F Vocke to Alex Forstein; 5 years, from May 1, 1907. Aug 12, 1907. 2:583 .....1,250

Mangin st, No 76, 21x100, all. Joseph Goldfine to David Goldfine; 8 months, from Sept 1, 1907 (4 11-12 years renewal). Aug 13, 1907. 2:323..... 840

Mott st, No 154, south store. Leonardo Volpe to Sebastiano Ferrara; 2 5-12 years, from Apr 1, 1907. Aug 14, 1907. 2:470.....420

Same property. Assign lease. Sebastiano Ferrara to Genaro Gregario. July 29. Aug 14, 1907. 2:470..... nom

St Marks pl, No 116 (8th st). Assign lease. Meaden Mrgyenow to Davies J Marshall. Aug 14. Aug 15, 1907. 2:435..... nom

Same property. Re-assign lease. Davies J Marshall to Meaden Mrgyenow. Aug 15, 1907. 2:435..... nom

Spring st, No 177, store, &c. Julia A Gallagher to John Mariano; 10 years, from June 1, 1907. Aug 9, 1907. 2:502 .....1,100

Stanton st, No 114, store. Moritz Mulberg et al to Benzion Kukle; 3 years, from May 1, 1908. Aug 13, 1907. 2:412.....1,140

Washington st, No 609, all. John S Goetschius to S S Stafford, Inc, a corpn; 5 years, from Aug 8, 1907 (5 years' renewal). Aug 9, 1907. 2:602 ..... 3,000

Water st, Nos 652 and 654, all. Extension lease agreement. Anna Ensgraber to Bordens Condensed Milk Co; 5 years, from Mar 31, 1910. Aug 14, 1907. 1:260.....3,800

4th st, No 147 East. Assign lease. Martin Daab Jr and ano EXRS and TRUSTEES Martin Daab to Samuel Augenblick. July 31. Aug 10, 1907. 2:432 ..... 5,500

Same property. Assign lease. Samuel Augenblick to Hugo Cohn. ½ of right, title and interest. Aug 9. Aug 10, 1907. 2:432. nom

5th st, No 507 E, store, &c. Valentine Braun to Frederick Miller; 5 years, from May 1, 1907. Aug 10, 1907. 2:401 ..... 780 to 840

9th st, No 16 E, s s, 250 e 5th av, 25x93.11, all. TRUSTEES of Sailors Snug Harbor to Peter B Olney; 11 years, from May 1, 1907. Aug 10, 1907. 2:566 ..... taxes, &c, and 650

11th st, Nos 525 and 527 East, all. Margt A Pooler to Louis Sherman and ano; 9 10-12 years, from July 1, 1907. Aug 13, 1907. 2:405.....3,600 and 4,000

17th st, No 532 East, basement store. William Abrahams and ano to Patrick J McArdle; 4 9-12 years, from Aug 1, 1907. Aug 10, 1907. 3:974 ..... 552

18th st, No 503 E, n s, 64 e Av A, 26x82. Assign lease. James F Mulhall to Joseph A Eagan and ano. Aug 1. Aug 9, 1907. 3:976. nom

21st st, Nos 535 and 537, n s, 450 w 10th av, 50x98.9. Clement C Moore to Charles Hofferberth; 21 years, from May 1, 1907; privilege 21 years renewal. Aug 9, 1907. 3:693 ..... taxes, &c, and 1,500 and 1,600

34th st, Nos 43 and 45 West | 1st loft. The Monolith Realty Co

35th st, Nos 62 and 64 West | to Van Orden Corset Co; 10 years, from Oct 1, 1907. Aug 10, 1907. 3:836.....9,000

43d st, No 68 West ..... |

6th av, No 699 ..... |

Assigns two leases. Pauline Kosofsky to Marcus Rosenthal. Aug 8. Aug 9, 1907. 5:1258 and 4:993 ..... 100

Same property. Assigns two leases. Aaron Kosofsky to Pauline Kosofsky. Aug 8. Aug 9, 1907. 5:1258-4:993.....100

48th st, No 15 West, n s, 275 w 5th av, 25x100.5, all. TRUSTEES of Columbia College to Matilda R L Bradford; 21 years, from Nov 1, 1905. Aug 13, 1907. 5:1264..... taxes, &c, and 2,835

74th st, Nos 417 and 419 East. Assign lease. Wm Kroupa to John D Haase. Aug 14. Aug 15, 1907. 5:1469..... nom

Same property. Re-assign lease. John D Haase to William Kroupa. Aug 15, 1907. 5:1469..... nom

117th st, Nos 428 and 432 East, all. Meyer Panish to Giuseppe Rusciano; 3 years, from Aug 1, 1909. Aug 9, 1907. 6:1710. 4,200

125th st, No 524 West. Assign lease. John Allen to John D Haase. Mort \$1,235. July 31. Aug 9, 1907. 7:1979 ..... nom

Same property. Re-assign lease. John D Haase to John Allen. Mort \$—, Aug 1. Aug 9, 1907. 7:1979 ..... nom

125th st, No 53 West, 4-sty building. Chas H Dreyer to George Breng, of Far Rockaway, L I; 10 years, from Sept 1, 1907. Aug 15, 1907. 6:1723.....3,200 and 3,500

144th st, No 236, s s, 250 w 7th av, 25x100. Assign tax lease and release claim, &c. U S Trust Co of N Y to Philip Reilly. Q C. July 27. Aug 10, 1907. 7:2029 ..... nom

151st st, No 570 West. Assign lease. Max Shontal to Deidrich Huneke. June 10. Aug 12, 1907. 7:2082 ..... nom

Av C, Nos 99 to 103, north store. Sigmund Schnee to Edw I Wormser; 5 9-12 years, from Aug 1, 1907. Aug 14, 1907. 2:389.....1,950

Amsterdam av, No 1500, n w cor 134th st, store, &c. Joseph Lichtenberg et al to Wm H Muller, from Sept 1, 1907, to Aug 31, 1917. Aug 14, 1907. 7:1988.....1,800 to 2,500

Amsterdam av, No 955, store, &c. Moses Selig to Adam Muller; from Aug 5, 1907, to July 1, 1913. Aug 14, 1907. 7:1861..... 2,200 and 2,400

Broadway, No 833, all. Mary R Goelet et al TRUSTEES Ogden Goelet to Joseph Keller and ano; 19 5-12 years, from Sept 1, 1907. Aug 9, 1907. 2:564 ..... taxes, &c, and 10,000

Broadway, Nos 667, 675 and 677 | w s, bet 3d st and Bleecker st, Mercer st | 150x— to Mercer st, x175x—, "Broadway Central Hotel," all. Eugene Higgins to Daniel C Webb; 10 years, from Jan 1, 1910. Aug 14, 1907. 2:532.....70,000

Same property. Agreement modifying above lease. Same with same. Oct 4, 1906. Aug 14, 1907. 2:532.....

Columbus av, Nos 183 and 185 | corner store. Bernard J Kaplin to Peter F Woodruff; 13 years, from July 1, 1907. Aug 14, 1907. 4:1121.....2,400 and 2,700

Lenox av, No 120. Assign lease. Isaac Westervelt to Charles J Bruning, of Brooklyn. July 31. Aug 14, 1907. 6:1600..... nom

Lenox av, No 315, store, &c. John Shields to Arthur E Dudley; 5 years, from Aug 1, 1907. Aug 15, 1907. 7:1910.....1,800 to 2,500

Lexington av, No 1813. Assign lease. Caroline A Wright INDIVID and as EXTRX John D Wright to Anton and Max Bencsetler. Mort \$1,172.50. Aug 8. Aug 9, 1907. 6:1640 ..... nom

Madison av, s w cor 117th st. Assign lease. Joseph B Schwartz to Jacob Bader. Aug 7. Aug 9, 1907. 6:1622 ..... nom

St Nicholas av, Nos 47 and 49, all. Samuel Einhorn to Wm C Poertner; from Aug 14, 1907, to Aug 31, 1912. Aug 10, 1907. 7:1822 ..... 6,400 and 6,500

West Broadway, No 32 | all. Henry N Kuesel to Adam Stecker; Park pl, No 64 | 15 years and 22 days, from April 9, 1907. Aug 15, 1907. 1:127. \$451 to \$474 per month until May 1, 1909, and thereafter \$3,000 and \$3,500 per annum.....

West End av, No 411, 8th floor. James A Campbell agent to Hugo Josephy; 3 years, from Oct 1, 1907. Aug 14, 1907. 4:1244. 2,000

1st av, No 2070. Assign lease. Donato Scocozza to John D Haase. Aug 12. Aug 14, 1907. 6:1701..... nom

Same property. Re-assign lease. John D Haase to Donato Scocozza. Aug 13. Aug 14, 1907. 6:1701..... nom

1st av, No 240, n e cor 14th st, store, &c. Joseph McGinty to James Smith; from expiration of present lease to Mar 1, 1915. Aug 15, 1907. 3:946.....1,550

1st av, No 2205, cor store. Donato Bracco et al to Felice Quagliariello; 4 9-12 years, from Aug 1, 1907. Aug 12, 1907. 6:1685..... 1,200

1st av, No 1895, s w cor 98th st, all.....

98th st, Nos 334 and 336 East, rear ½ of basement.....

Besse C Clark to Jacob Stahl, Jr, & Co; 4 years, from May 1, 1907. Aug 13, 1907. 6:1669.....4,600 and 4,800

1st av, No 2070, n e cor 107th st. Assign lease. Bill of sale, &c. Pasquale Pezza to Donato Scocozza. Aug 10. Aug 13, 1907. 6:1701..... nom

2d av, No 2485. Assign lease. Adolph T Walter to George Kienzle. Aug 6. Aug 9, 1907. 6:1792 ..... nom

Same property. Re-assign lease. George Kienzle to Adolph T Walter. Aug 7. Aug 9, 1907. 6:1792 ..... nom

**ARCHITECTURAL IRON WORK** | EXCELLENCE | **HERVEY THOMPSON**  
ECONOMY | 176-178 E. 119th St., New York, N. Y.



# ARCHITECTS SHOULD SPECIFY NONALYKE

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

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

2d av, No 338. Assign lease. Alfred Reiss to Nicholas Zurlein and ano. Jan 25. Aug 13, 1907. 3:925. . . . . nom  
 2d av, No 333. Assign lease. Emil Meserik to Charles and Emma Hoerber. Aug 12. Aug 13, 1907. 3:903. . . . . nom  
 2d av, No 338. Assign lease. Nicholas Zurlein and ano to Peter Hussmann and ano. Aug 12. Aug 14, 1907. 3:925. . . . . nom  
 2d av, No 2084, store, &c. Libbie Fleig to Lorenzo Capra; 4 4-12 years, from Aug 1, 1907. Aug 14, 1907. 6:1679. . . . . 456  
 3d av, No 134, store, &c. Josephine Buckignoni to Charles Thaler; 9 months, from Aug 1, 1907; 5 years renewal at \$1,850. Aug 14, 1907. 3:870. . . . . yearly rent 1,800  
 3d av, No 161, store, &c. Arthur Blue to Fred Haas; 5 years, from Aug 1, 1907. Aug 14, 1907. 3:897. . . . . 1,260  
 3d av, No 1962, south store. Caroline Holm to Nathan Feldbaum; 3 years, from May 1, 1907. Aug 9, 1907. 6:1635. . . . . 720  
 6th av, No 806, all. Cyrille Carreau to Myer Patts; 1 year, from May 1, 1906. Aug 9, 1907. 5:1261. . . . . 2,400  
 Same property. Same to same; 5 years, from May 1, 1907. Aug 9, 1907. 5:1261. . . . . 3,000  
 8th av, n w cor 149th st. Assign lease. John Dempsey to Thomas Fair. May 19, 1906. Aug 10, 1907. 7:2045. . . . . nom  
 8th av, n w cor 149th st. Assign lease. Michael Cassidy to John Dempsey. May 19. Aug 10, 1907. 7:2045. . . . . nom  
 8th av, No 2741, store. Abraham Arndt to Anna Siegel; 8 years, from Aug 1, 1907. Aug 15, 1907. 7:2045. . . . . 2,200 and 2,400  
 8th av, No 2307. Assign lease. Neil A Flannery to Patrick Doonan. Aug 12. Aug 13, 1907. 7:1950. . . . . nom  
 8th av, s e cor 145th st, 1st loft. Fleischmann Realty and Construction Co to Charles Boschen and James Cleary; 5 years, from Sept 1, 1907. Aug 13, 1907. 7:2030. . . . . 1,600 to 2,300  
 10th av, n e cor 30th st, 25x100, all. Jeannette Ballantine et al EXRS, &c, John H Ballantine to William and Louis Moller; 5 years, from May 1, 1906. Aug 13, 1907. 3:728. . . . . 4,500  
 11th av, Nos 847 to 853 | s w cor 58th st, runs s 100.5 x w 150 x s 57th st 100.5 to n s 57th st, x w 200 x n 100.5 x 58th st, Nos 600 to 608 | e 150 x n 100.5 to s s 57th st, x e 200 to beginning. Theo S Holmes to N Y Lumber Storage and Trucking Co; from Oct 1, 1907, to April 30, 1912, and 1914. Aug 15, 1907. 4:1105. . . on execution of lease \$5,825 and thereafter taxes, &c, and \$375 monthly. . . . .  
 11th av, Nos 847 to 853 | s w cor 58th st, runs s 100.5 x w 150 x s 57th st 100.5 to 57th st x w 200 x n 100.5 x e 150 58th st, Nos 600 to 608 | x n 100.5 to 58th st, x e 200 to beginning, except 57th st, n s, 150 w 11th av, runs w 100 x n 41.9 x e 100 x s 29.9 to beginning . . . . .  
 57th st, n s, 150 w 11th av, runs n 29.9 x n w 101.3 x s 41.9 x e 100 to beginning . . . . .  
 58th st and on R R track running into said premises described in 1st parcel. Assigns three leases. Walter F Kilpatrick and N Y Lumber & Storage Co to Theo S Holmes, of Weehawken, N J. Q C. Aug 13. Aug 15, 1907. 4:1105. . . . . nom  
 Same property. Assigns three leases. Frank J and Ringland F Kilpatrick to same. All title. Aug 13. Aug 15, 1907. 4:1105. nom

### BOROUGH OF THE BRONX.

\*Jerome st, n w cor Maple av, Williamsbridge, all. Rachela Bellotti to Antonio Lamberti; 3 years, from Aug 1, 1907. Aug 9, 1907. . . . . 1,320  
 148th st, s s, 293.9 e Park av, 50x100. Assign tax lease. Joseph B See as County Treasurer of Westchester Co to Mary E Bird. June 14. Aug 13, 1907. 9:2336. . . . . 11.07  
 156th st, s s, 58 e 3d av, 42x147.4x42x141.4, all. Wm Jay and ano TRUS E Randolph Robinson to Bernard J MacCorry; 4 1/2 years, from Nov 1, 1906. Aug 9, 1907. 9:2363. . . . . 1,122  
 Bathgate av, No 2008, s e cor 179th st, store. Fannie M Haas to Ernesto Florio and ano; 5 2-12 years, from Mar 1, 1907. Aug 15, 1907. 11:3044. . . . . 360 to 480  
 \*Columbus av, No 433, n s, 25 e Fillmore st, store, &c, Samuel Leiman and ano to Aaron Leiman; 5 years, from May 1, 1907. Aug 13, 1907. . . . . 420 to 660  
 Same property. Assign lease. Aaron Leiman to Henry R Hildebrandt. Aug 13, 1907. . . . . 1,100  
 \*Morris Park av, e s, 75 n Fillmore st. Assign lease. Wm Zoll to Emil Ossmann. All title. July 24. Aug 13, 1907. . . . . nom  
 Park av, No 2974, between 153d and 154th sts, all. Kate Rudden to John De Camillis; 5 years, from July 1, 1907. Aug 15, 1907. 9:2442. . . . . 120  
 Union av, No 1087, corner store. Wm G Ringler to George Precht; 4 8-12 years, from Jan 1, 1907. Aug 13, 1907. 10:2670. . . . . 720 to 900  
 Same property. Assign lease. George Precht to Henry Roll, Jr. July 11. Aug 13, 1907. 10:2670. . . . . nom  
 \*Westchester av, s w cor Clasons Point road, 25x106.2x25x101.10, all. George Keller to Henry Baumann and ano, firm Baumann & Co; 5 years, from Aug 1, 1907. Aug 13, 1907. . . . . 1,500  
 \*Same property. Assign lease. Henry Baumann and ano to Henry R Hildebrandt. Aug 7. Aug 13, 1907. . . . . nom  
 West Farms road, Nos 1923 and 1925. Assign lease. Amelia Herdtfelder to Wm H Goodnow. Aug 7. Aug 9, 1907. 11:3016. . . . . nom

3d av, Nos 3034 to 3038, s e cor 156th st, 136.10x100x147.4x100, all. Wm Jay and ano TRUS E Randolph Robinson to Bernard J MacCorry; 5 years, from May 1, 1911. Aug 9, 1907. 9:2363. . . . . 10,000

## MORTGAGES

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

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

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

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Aug 9, 10, 12, 13, 14 and 15.

### BOROUGH OF MANHATTAN.

Aichele, Julia with Henry Nembach. 87th st, No 354 East. Extension mort. June 28. Aug 15, 1907. 5:1549. . . . . nom  
 Aronowitz, David and Solomon Landes to Isabelle R Homans. 107th st, No 56, s s, 125 e Madison av, 25x100.11. Aug 14, 1907, 3 years, 5%. 6:1612. . . . . 25,000  
 Atlantic Realty Co to METROPOLITAN LIFE INS CO. Audubon av, Nos 289 and 291, s e cor 180th st, 38x95. Aug 13, due Nov 1, 1910, 5 1/2%. Aug 14, 1907. 8:2152. . . . . 40,000  
 Atlantic Realty Co to METROPOLITAN LIFE INS CO. Audubon av, No 287, e s, 38 s 180th st, 37x95. Aug 13, due Nov 1, 1910, 5 1/2%. Aug 14, 1907. 8:2152. . . . . 30,000  
 Atlantic Realty Co to METROPOLITAN LIFE INS CO. Audubon av, Nos 287 to 291, s e cor 180th st, 75x95. Certificate as to two mortg aggregating \$70,000. Aug 7. Aug 14, 1907. 8:2152. . . . .  
 Augenblick, Samuel to Chas Urz. 4th st, No 147, n s, 162.11 e 1st av, runs n 96.2 x e 25 x s 96.2 x e 25 x s 96.2 to n s 4th st x w 25 to beginning (?), probable error, said lot being 25 front and rear x96.2 on each side. Leasehold. P M. Aug 9, 3 years, 6%. Aug 10, 1907. 2:432. . . . . 3,000  
 Aldrich, James H and Robert L Harrison trus for Mary G E Aldrich with Charles Pieschel. 22d st, No 228, s s, 225 w 2d av, 15.8x98.9. Extension mort. Aug 6. Aug 9, 1907. 3:902. . . . . nom  
 Arnold Realty Co to Realty Mortgage Co et al. 96th st, s s, 225 w West End av, 125x100. Building loan. May 26, due Dec 1, 1908, 6%. Aug 9, 1907. 4:1253. . . . . 77,000  
 Affleck, James G trustee Chas Barlow with John Sasse. Manhattan av, No 28, e s, 75.11 s 102d st, 25x100. Extension mortgage. Aug 14. Aug 15, 1907. 7:1837. . . . . nom  
 Benerofe, Abraham to Marie Steindler. Ludlow st, No 146, e s, 200 n Rivington st, 25x89.4. Prior mort \$37,250. Aug 12, 1907. due, &c, as per bond. 2:411. . . . . 4,000  
 Baker, John O with The Corporation for the Relief of Widows and Children of Clergymen of the P E Church in State N Y. Hamilton terrace, No 39. Extension mort. July 10. Aug 12, 1907. 7:2050. . . . . nom  
 Brener, Harry and David Schultz to Rosie Brener. Grand st, No 568, n s, 100 e Lewis st, 25x100. Aug 8, 11 months, 6%. Aug 9, 1907. 2:326. . . . . notes, 1,100  
 Buge, Reinhold M F to Morris H Feder and ano. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. P M. Aug 8, installs, 6%. Aug 9, 1907. 7:1935. . . . . 5,000  
 Bader, Jacob to De Witt C Flanagan and ano trus, &c. Madison av, No 1782. Saloon lease. Aug 7, demand, 6%. Aug 9, 1907. 6:1622. . . . . 3,000  
 Bergen Realty Co to North American Mortgage Co. Riverside Drive, No 92, e s, abt 100 n 81st st, runs e 105.8 x n 19.4 x w 111.5 to e s Riverside Drive x s 20.2 to beginning. Aug 9, demand, 6%. Aug 10, 1907. 4:1244. . . . . 45,000  
 Same to same. Same property. Certificate as to above mort. Aug 9. Aug 10, 1907. 4:1244. . . . .  
 Bachmann Brewing Co with The Maximilian Fleischmann Co. Houston st, Nos 223 and 225, s w cor Essex st, Nos 183 and 185, runs w 50 x s 100 x e 25 x n 50 x e 25 to Essex st x n 50 to beginning. 2 subordination agreements. Aug 8. Aug 9, 1907. 2:412. . . . . nom  
 Bachrach, Abraham M to Joseph Bachrach. 118th st, No 344, s w s, 125 n w 1st av, 25x100. Prior mort \$23,000. June 15, due Apr 15, 1910, 6%. Aug 9, 1907. 6:1689. . . . . 6,000

# VERMILION MAHOGANY

## HAS NO SUPERIOR

SEND FOR SAMPLES

### American West African Trading Co., 66-68 Broad Street, New York



# DENNIS G. BRUSSEL

## ELECTRIC WIRING AND APPARATUS

The Brussel Method of electric light and power wiring secures to the owner an absolute guarantee against any defects.

Interior Telephones, Pumps, Elevators Installed  
15 West 29th Street, N. Y.

- Baum, Herman with United Hebrew Charities of City N Y. 114th st, No 26, s s, 99 w Madison av, runs s 50.11 x w 1 x s 50.11 x w 18 x n 100.11 to st x e 19 to beginning. Subordination mort. Aug 8, 1907. 6:1619. nom
- Bussell, Bessie R, of New Haven, Conn. to Theresa Quinn. 50th st, No 313, n s, 137 e 2d av, 16.4x100.5. Aug 7, due Aug 13, 1909, 6%. Aug 15, 1907. 5:1343. 3,500
- Bachman, Wm R, of Richmond Borough, N Y, to Helene Jacot. 47th st, No 517, n s, 250 w 10th av, 25x100.5. Leasehold. Aug 12, 5 years, 6%. Aug 15, 1907. 4:1076. 2,500
- Bernstein, Benj to TITLE GUARANTEE AND TRUST CO. Hamilton st, No 7, n s, abt 90 e Catharine st, 14.2x50.8x14.2x50 e s. Aug 15, 1907, due, &c, as per bond. 1:253. 5,500
- Same to Howard J Haslehurst. Same property. Prior mort \$5,500. Aug 14, 2 years, 6%. Aug 15, 1907. 1:253. 1,000
- Botstiber, Nina to Florence K Norman. 85th st, No 418, s s, 230.10 e 1st av, 29.2x102.2. Aug 12, installs, 6%. Aug 13, 1907. 5:1564. 1,200
- Bingham (William H) Plumbing and Contracting Co to Atlantic Realty Co. 181st st, s s, 100 w Audubon av, 125x119.6. Building loan. Prior mort \$182,500. Aug 7, demand, 6%. Aug 13, 1907. 8:2153. 15,000
- Same to same. Same property. Certificate as to above mort. Aug 7. Aug 13, 1907. 8:2153. —
- Cohen, Isadore to Henry Goldstein. 3d av, No 1847, e s, 25.9 n 102d st, 18x80. 1/2 part. Aug 12, 1907, due Feb 6, 1908, 6%. 6:1652. 1,000
- Central Realty Co to Martha M Dederer. Amsterdam av, Nos 400 to 408, n w cor 79th st, No 201, 102.2x100. June 12, due Sept 15, 1907, 6%. Aug 9, 1907. 4:1227. 15,000
- Capra, Lorenzo to Henry Elias Brewing Co. 2d av, No 2084. Saloon lease. Aug 12, demand, 6%. Aug 14, 1907. 6:1679. 550
- Ciancimino, Peter to Annie Goldflam. 70th st, No 320, s s, 236.1 w West End av, 18.2x100.4. Aug 12, 2 years, 5 1/2%. Aug 13, 1907. 4:1181. 1,900
- Currie, Minnie S to METROPOLITAN TRUST CO. 78th st, No 306, s s, 112 w West End av, 18x102.2. Aug 8, 3 years, —. Aug 13, 1907. 4:1186. 15,000
- Clauss, Heinrich and Emilie exrs John Clauss to EASTERN DISTRICT SAVINGS BANK of City of Brooklyn. Sheriff st, No 89, w s, abt 145 s Stanton st, 25x100. Aug 12, due Nov 1, 1908, 5 1/2%. Aug 13, 1907. 2:339. 8,000
- Carroll, Ellen J with LAWYERS TITLE INS AND TRUST CO. 24th st, No 314 East. Extension mort. Aug 13. Aug 15, 1907. 3:929. nom
- Carroll, Ellen J to Abraham Goldsmith. 24th st, No 314, s s, 212.6 e 2d av, 18.9x98.9. Prior mort \$5,000. Aug 15, 1907, 3 years, 4 1/2%. 3:929. 1,000
- Capstick, Eleanor A, of Brooklyn, N Y, to Edward R Cohn Realty Operating Co. St Nicholas av, No 947, w s, 51.9 s 158th st, 77.8 x 82.7x74.10x61.11. P M. Prior mort \$65,000. Aug 9, due Mar 14, 1909, 6%. Aug 13, 1907. 8:2108. 10,000
- Cruikshank, James H to CORN EXCHANGE BANK. Beach st, No 10, s s, abt 122.2 w West Broadway, 27.3x73.7x25x85 w s. P M. Aug 15, 1907. 1 year, 6%. 1:190. 15,000
- Congregation Shebat Achim, a corpn, to Harris Rosenblum. Ridge st, No 26, e s, 125 s Broome st, 25x72. Aug 14, installs, 6%. Aug 15, 1907. 2:341. 2,000
- D'Onofrio, Rocco to Wm Jay and ano exrs E Randolph Robinson. Pleasant av, No 279, s w cor 115th st, No 466, 24.4x75.7. Aug 12, due Sept 1, 1912, 5%. Aug 13, 1907. 6:1708. 18,000
- Dowling, Michael to Frances E Coleman. 70th st, No 227, n s, 294 w Amsterdam av, 19x100.5. P M. Prior mort \$15,000. Aug 9, due, &c, as per bond. Aug 10, 1907. 4:1162. 7,000
- Dan, Abraham and Isaac Wolf and Minnie Goldstein to Louis Davidson. Division st, No 244, n s, abt 85 e Attorney st — x 64x25x76. Prior mort \$20,000. Aug 1, due Feb 1, 1911, 6%. Aug 10, 1907. 1:315. 8,000
- Dreyer, Charles H to Frank J Heaney. 125th st, No 53, n s, 285 e Lenox av, 20.6x99.11; Washington st, Nos 385 and 387, e s, 39.11 x 59.1x39.11x59.5 s s. April 27, 1 year, 6%. Aug 12, 1907. 6:1723; 1:216. 30,000
- Davidov, Ray to American Mortgage Co. 134th st, No 115, n s, 250 w Lenox av, 25x99.11. Aug 12, 1907, 5 years, 5%. 7:1919. 14,000
- Same to same. Same property. Prior mort \$14,000. Aug 12, 1907, 1 year, 6%. 7:1919. 1,000
- Dike, Fanny H to Waldo Hutchins. 158th st, No 648, s s, 805.6 w Broadway, 19.6 to a lane, x100. Aug 9, 3 years, 5%. Aug 12, 1907. 8:2134. 2,000
- Eid, Bartholomon to Beadleston & Woerz. 151st st, No 570 (598) West. Saloon lease. Aug 2, demand, 6%. Aug 12, 1907. 7:2082. 3,361.97
- Eiseman, Saml to N Y LIFE INS CO. Grand st, No 75, s s, 40 e Wooster st, 22x75; Grand st, No 77, s s, 62 e Wooster st, 22x96. Aug 8, 5 years, 5%. Aug 9, 1907. 1:229. 85,000
- Elias (Henry) Brewing Co with TITLE GUARANTEE & TRUST CO. Bleecker st, Nos 189 to 195, n w cor Macdougall st, Nos 91 and 93, 75x74. Subordination agreement. July 29. Aug 10, 1907. 2:542. nom
- Ershowsky, Sarah to Saml Ershowsky. Ludlow st, No 151, w s, 125.4 s Stanton st, 25x87.6. Prior mort \$18,000. Aug 12, 3 years, 6%. Aug 13, 1907. 2:441. 8,000
- Epstein, Philip to Francis H Ross. 129th st, No 111, n s, 165 e Park av, 25x99.11. Prior mort \$9,000. Aug 9, 2 years, 6%. Aug 13, 1907. 6:1778. 4,000
- Flatto, Louis to Jakob Loeb. 3d st, Nos 345 and 347, n s, 75 e Av D, 40.2x96x40x96. P M. Prior mort \$47,500. Aug 15, 1907, 4 years, 6%. 2:357. 15,500
- Frankel, Julius to GERMAN SAVINGS BANK in City N Y. 2d st, No 191, s s, 171.10 w Av B, 18.8x105.5. Aug 15, 1907, 3 years, 5%. 2:397. 12,000
- Fogarty, Michael to Lucy D Rice. 33d st, No 531, n s, 350 w 10th av, 71.2x98.9x78.7x99. P M. Aug 1, 5 years, 5%. Aug 13, 1907. 3:705. 30,000
- Friedman, Harris to Harris Mandelbaum and ano. 122d st, s s, 200 e Broadway, 125x90.11. P M. Prior mort \$125,000. Aug 6, demand, 6%. Aug 13, 1907. 7:1976. 31,850
- Freyer, Joseph to D Willis James. Amsterdam av, s e cor 87th st, Nos 174 and 176, runs e 97.6 x s 116.5 x w 7.6 x s 10 x w 90 to av, x n 126.5. P M. Aug 5, 5 years, 5%. Aug 13, 1907. 4:1217. 165,000
- Forsythe, John, a corpn, with the BANK FOR SAVINGS. Broadway, No 865. Extension mort. July 10. Aug 13, 1907. 3:846. nom
- Fitzpatrick, Julia to BOWERY SAVINGS BANK. Morningside av, E, No 149, e s, 124.11 n 125th st, 25x100. Aug 13, 5 years, 4 1/2%. Aug 14, 1907. 7:1952. 2,000
- Franklin, Frank M to Francis A Lederle. 10th st, No 205, n s, 105 e 2d av, runs n 25 x w 17 x n 25 x e 37 x s 50 to st, x w 20 to beginning. P M. Prior mort \$10,000. Aug 1, due Aug 1, 1920, 6%. Aug 14, 1907. 2:452. 6,500
- Franco, Nicholas to F & M Schaefer Brewing Co. 110th st, Nos 245 and 249 East. Saloon lease. Aug 14, 1907, demand, 6%. 6:1660. 800
- Fischer, Saml to United Hebrew Charities, a corporation. 114th st, No 26, s s, 99 w Madison av, runs s 50.11 x w 1 x s 50 x w 18 x n 100.11 to st x e 19 to beginning. Aug 9, 5 years, 5%. Aug 10, 1907. 6:1619. 15,000
- Frank, Henry to Paulina Shary extr Vincent Shary. Av A, No 1623, w s, 77.2 n 85th st, 25x94. P M. Prior mort \$20,000. Aug 8, due Aug 1, 1911, 6%. Aug 9, 1907. 5:1565. 4,500
- Finkbeiner, Ernst to Vincent Shary. Av A, No 1623, w s, 77.2 n 85th st, 25x94. Certificate as to payment of \$2,400 on account of mortgage. July 19. Aug 9, 1907. 5:1565. —
- Fogliasso, John L, Antonia Prato and Joseph Raffo and John Garbarino to TITLE GUARANTEE & TRUST CO. Bleecker st, Nos 189 to 195, n w cor Macdougall st, Nos 91 and 93, 75x74. Building loan. Aug 7, 1 year, 6%. Aug 10, 1907. 2:542. 90,000
- Felt Construction Co to Michael Coleman. 27th st, Nos 114 and 116, s s, 200 w 6th av, 43.9x98.9. Building loan. May 17, due May 1, 1909, 6%. Aug 10, 1907. 3:802. 100,000
- Fitzpatrick, Julia with BOWERY SAVINGS BANK. Morningside av, E, No 149. Extension mortgage. Aug 13. Aug 15, 1907. 7:1952. nom
- Gregario, Genaro to Lion Brewery. Mott st, No 154. Saloon lease. July 29, demand, 6%. Aug 14, 1907. 2:470. 628
- Gilmore, Martin to Jetter Brewing Co. Lexington av, No 140. Saloon lease. May 7, demand, 6%. Aug 12, 1907. 3:885. 1,813.29
- Goldstein, Joseph to Adolph E Lux. 25th st, Nos 406 and 408, s s, 112 e 1st av, 38x98.9. Aug 12, 1907, 1 year, 6%. 3:956. 1,000
- Granite, Luigi to Duncan Smith. 116th st, No 344, s s, 175 w 1st av, 16.8x100.11. Aug 7, 5 years, 5%. Aug 10, 1907. 6:1687. 7,000
- Greimel, Frank to Lion Brewery. 3d av, No 1883. Saloon lease. June 24, demand, 6%. Aug 14, 1907. 6:1654. 5,474.50
- Goldfarb, Hyman to CENTRAL TRUST CO of N Y. 116th st, Nos 58 to 62, s s, 130 e Madison av, 3 lots, each 20x100.11. 3 mort, each \$19,000. Aug 12, 5 years, 5%. Aug 13, 1907. 6:1621. 57,000
- Goldfarb, Hyman to Edmund E Murphy extr Elsie S Murphy. 116th st, No 64, s s, 190 e Madison av, 20x100.11. Aug 1, 3 years, 5%. Aug 13, 1907. 6:1621. 19,000
- Goldstein, Annie and Philip Jager to Moritz Muldberg and ano. Stanton st, No 114, n s, 44 w Essex st, 22x80. P M. Prior mort \$22,000. Aug 14, 4 years, 6%. Aug 15, 1907. 2:412. 8,000
- Goldstein, Schaja to Dora Lichtenstein. 5th st, No 751, n s, 82.3 w Av D, 34.4x97. P M. Prior mort \$35,000. Aug 15, 1907. 4 years, 6%. 2:375. 4,625
- Hurewitz, Marks to Eliese Weber. 98th st, No 172, s s, 74 e Amsterdam av, 26x100.11. P M. Prior mort \$14,000. Aug 15, 1907, 5 years, 6%. 7:1852. 6,000
- Hornstein, Sophie to Annie Berger. Broome st, No 70, n s, 25 w Cannon st, 25x75. 1/2 part. All title. Aug 15, 1907, 4 years, 5%. 2:332. 500
- Hunt, Wm R to TITLE GUARANTEE & TRUST CO. 34th st, No 426, s s, 280 w 9th av, 20x98.9. Aug 8, due, &c, as per bond. Aug 9, 1907. 3:731. 7,000
- Hyman, Jacob to Arpad Wellish. 115th st, No 167, n s, 150 e Lexington av, 12.6x100. Prior mort \$7,350. Aug 1, due, &c, as per bond. Aug 9, 1907. 6:1643. 1,000
- Hyman, Jacob to Charles Schoenstein. 115th st, No 167 1/2, n s, 162.6 e Lexington av, 12.6x100. Prior mort \$6,850. Aug 1, due, &c, as per bond. Aug 9, 1907. 6:1643. 1,000
- Harding, Robt C to Carolina T Paterno. Morningside av West, Nos 54 to 57, s w cor 116th st, No 400, 100.11x90. P M. Prior mort \$170,000. July 8, due, &c, as per bond. Aug 10, 1907. 7:1867. 40,000
- Hyman, Jacob to Arpad Wellish and ano. Park av, Nos 1668 and 1670, w s, 100.11 n 117th st, 50.5x90. P M. Prior mort \$48,000. Aug 1, due, &c, as per bond. Aug 9, 1907. 6:1623. 4,500
- Hill, Wm R to FARMERS' LOAN & TRUST CO. 14th st, No 316, s s, abt 225 w 8th av, 25x103.1. Aug 9, 1907, 3 years, —. 2:629. 15,000
- Hyman, Samuel J to Abraham Morris. 101st st, No 124 (426), s s, 350 w Columbus av, 25x100.11. Prior mort \$19,000. April 15, 3 years, 6%. Aug 12, 1907. 7:1855. 4,500
- Hyman, Rose to Eliz R Delafield. 58th st, No 46, s s, 150 e Madison av, 25x100.5. June 15, 5 years, 5%. Aug 12, 1907. 5:1293. 42,000

# KING'S WINDSOR CEMENT

For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12 1/2 per cent. more covering capacity than any other similar material  
J. B. KING & CO., No. 1 Broadway, New York



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

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

Hoffman, Rachel to Saml Richelson. 11th st, No 515, n s, 195.6 e Av A, 25x103.3. Prior mort \$21,900. Aug 13, 2 years, 6%. Aug 14, 1907. 2:405. 2,500

Killalea, Margt Macd to Joseph Finger. 16th st, No 653, n s, 88 w Av C, 16.8x92. Prior mort \$5,000. July 26, due Jan 1, 1910, 6%. Aug 9, 1907. 3:984. 2,000

Klein, Katie M to TITLE GUARANTEE & TRUST CO. 131st st, No 262, s s, 190 e 8th av, 15x99.11. Aug 8, due, &c, as per bond. Aug 9, 1907. 7:1936. 5,000

Klett, Maria with The Maximilian Fleischmann Co. Houston st, Nos 223 and 225, s w cor Essex st, Nos 183 and 185, runs w 50 x s 100 x e 25 x n 50 x e 25 to w s Essex st x n 50 to beginning. Subordination agreement. Aug 8. Aug 9, 1907. 2:412. no n

Kroehle, Fredk W with TITLE GUARANTEE & TRUST CO. Bleecker st, Nos 189 to 195, n w cor Macdougall st, Nos 91 and 93, 75x74. Subordination agreement. July 29. Aug 10, 1907. 2:542. nom

Kimber, Wm F to FARMERS LOAN & TRUST CO. 14th st, No 316, s s, abt 225 w 8th av, 25x103.1. Subordination agreement. Aug 9, 1907. 2:629. nom

Kinsella, Clinton W to J Clarence Brennan. 116th st, No 420, s s, 225 e Amsterdam av, 50x100.11. Aug 9, 1907, 2 years, 6%. 7:1867. 13,000

Kutisker, Wolf and Barney Solomon to Frank M Franklin. 10th st, No 205, n s, 105 e 2d av, runs n 25 x w 17 x n 25 x e 37 x s 50 to st, x w 20 to beginning. P M. Aug 13, 6 months, 6%. Aug 14, 1907. 2:452. 1,000

Koenig, Chas H to TITLE GUARANTEE AND TRUST CO. 27th st, No 221, n s, 221.8 w 7th av, 21.6x98.9. Aug 13, due, &c, as per bond. Aug 14, 1907. 3:777. 7,000

Krakower, Gerson M with Abraham and Saml Gordon. 84th st, Nos 320 and 322 West. Extension mort. Aug 12. Aug 14, 1907. 4:1245. nom

Klein, Sigmund to John F Volck. 103d st, No 151, n s 352 e Amsterdam av, 31.3x101x32.1x100.11. Aug 14, 1907, 5 years, 5%. 7:1858. 30,000

Kramer, Max J and Henry Rockmore to Harris Mandelbaum and ano. 3d av, Nos 474 and 476, w s, about 50 n 32d st, 2 lots, each 24.8x100. P M. Prior mort \$42,500. Aug 13, 2 years, 6%. Aug 14, 1907. 3:888. 7,500

Same to Clara H Gould et al. Same property. P M. Aug 13, 2 years, 5%. Aug 14, 1907. 3:888. 42,500

Kopf, Henry with Saint Marys Free Hospital for Children. Charles st, Nos 25 and 27. Extension mort. July 31. Aug 13, 1907. 2:612. nom

Koenig, John with Saint Marys Free Hospital for Children. Amsterdam av, No 490. Extension mort. Aug 1. Aug 13, 1907. 4:1231. nom

King, Herman and Martin to TITLE GUARANTEE AND TRUST CO. 8th av, Nos 975 to 979, w s, 25.5 n 57th st, 75x100. Aug 12, due, &c, as per bond. Aug 13, 1907. 4:1048. 125,000

Kilvert, Thomas, of Pelham Manor, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 148th st, No 540, s s, 324.11 e Broadway, 17.1x 99.11. Aug 15, 1907, 3 years, 5%. 7:2079. 10,000

Kahn, Elkan and Julius Frankel with the GERMAN SAVINGS BANK, N Y. 2d st, No 191. Subordination agreement. May 27. Aug 15, 1907. 2:397. nom

Kommel, Louis M to Gertrude R de Chezelles. Bowery Extension or Pearl st, No 354, s e s, 64.3 n Franklin square, runs s e 60 to alley, x s 14 x — 15 x n w 59 to Pearl st, x n e 23.4 to beginning, with use of alley. P M. Aug 15, 1907, 5 years, 5%. 1:112. 20,000

Same to Daniel F Mahony. Same property. P M. Prior mort \$20,000. Aug 15, 1907, 5 years, 6%. 1:112. 4,500

Keenan, Annie M to Percy D Adams. 117th st, No 508, s s, 98 e Pleasant av, 25x100.10. Aug 15, 1907, due Nov 15, 1907, 6%. 6:1715. 1,000

Korn, Henry H, of Mt Vernon, N Y, to Albert T Scharps. 47th st, No 256, s s, 175 e 8th av, 25x100.5. Prior mort \$18,000. Aug 15, 1907, 2 years, 6%. 4:1018. 3,000

Lafrentz, Chas with Julius J Kauder. East End av, No 93. Extension mort. July 1. Aug 15, 1907. 5:1590. no n

Lange, Gustav, Jr, to Eugene Vallens. 99th st, No 252, s s, 175 e West End av, 16.8x100.11. P M. Aug 13, 3 years, 6%. Aug 15, 1907. 7:1870. 3,000

Levinsohn, David to Lion Brewery. 1st av, No 857. Saloon lease. Aug 7, demand, 6%. Aug 14, 1907. 5:1340. 95)

Ludwig, Bernhard J to Jacob Schoolhouse. 24th st, Nos 125 and 127, n s, 80 w Lexington av, 45x98.9. Aug 10, 2 years, 6%. Aug 14, 1907. 3:880. 10,000

Lyman, Emma B to BOWERY SAVINGS BANK. 63d st, No 105 East. Extension mort. Aug 7. Aug 12, 1907. 5:1398. nom

Lipkowitz, Jacob D to Katharina Denner. 111th st, No 225, n s, 284.11 e 3d av, 25x100.11. Aug 12, 1907, 5 years, 6%. 6:1661. 7,500

Lubetkin, Sarah to Max Lubetkin. Hester st, No 25, n s, abt 78 e Norfolk st, 25x100. Aug 26, 1896, due Aug 1, 1901, 6%. Aug 9, 1907. 1:312. Aug 12, 1900

Ludin Realty Co to METROPOLITAN SAVINGS BANK. 12th av, No 660, n e cor 49th st, Nos 643 to 649, runs n 117 x e 100 x s 17 x e 50 x s 100 x w 150 to beginning. Aug 6, 5 years, 5 1/2%. Aug 12, 1907. 4:1097. 55,000

Same to same. Same property. Consent to above mort. Aug 2. Aug 12, 1907. 4:1097. —

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 12, 1907. 4:1097. —

Leis, Henry to EMIGRANT INDUSTRIAL SAVINGS BANK. 3d av, No 1447, e s, 42 s 82d st, 20x70. Aug 9, 1907, 3 years, 5%. 5:1527. 15,000

Miller, Charles to David Fine. Ludlow st, No 45, w s, 175 n Hester st, 25x87.6. Aug 9, due May 9, 1908, 6%. Aug 10, 1907. 1:309. 1,000

McElroy, Daniel S with TITLE GUARANTEE & TRUST CO. Bleecker st, Nos 189 to 195, n w cor Macdougall st, Nos 91 and 93, 75x74. Subordination mort. July 30. Aug 10, 1907. 2:542. nom

Mills, Charles L to Anna A Phyfe. 128th st, No 28, s s, 310 w 5th av, 75x99.11. P M. Prior mort \$90,000. Aug 6, 1 year, 6%. Aug 9, 1907. 6:1725. 25,000

Moran, Margt as trustee and individual and Mary F and Edw J to Nellie K Reed, 40th st, No 322, s s, 300 e 2d av, 25x98.9. June 17, 1 year, 5%. Aug 9, 1907. 3:945. 2,000

Meyer, Abraham and Mortimer to Estates Settlement Co. 81st st, No 345, n s, 175 w 1st av, 25x102.2. Prior mort \$6,000. Aug 7, due, &c, as per bond. Aug 9, 1907. 5:1544. 1,000

Milano, Angela M to Teresa Pantozzi and ano. 106th st, No 311, n s, 200 e 2d av, 25x100.11. Prior mort \$16,000. July 29; 2 years, 6%. Aug 12, 1907. 6:1678. 1,200

Moser, Arthur G F to FARMERS LOAN AND TRUST CO. 57th st, No 19, n s, 72 w Madison av, 23x100.5. P M. Aug 14, 1907, 3 years, —%. 5:1293. 75,000

MUTUAL LIFE INSURANCE CO OF N Y with Thomas R Manners. 89th st, No 336, s s, 181.3 e Riverside Drive, 20x100.8. Extension mortgage. Aug 2. Aug 15, 1907. 4:1250. nom

Meryash, Louis and Ella Drohen to Robt McGill. 127th st, n s, 267.8 w Broadway, runs w 125 x n 146.11 x n e 28 x n 30.1 x s e 109.3 x s 150 to beginning. See Cons. Aug 12, due Jan 1, 1908, 6%. Aug 13, 1907. 7:1995. 16,250

Meryash, Louis and Ella Drohen to Robert McGill. Manhattan st, s w s, 375 n w Broadway, 41x150. See Cons. Aug 12, due Jan 1, 1908, 6%. Aug 13, 1907. 7:1995. 3,690

Muller, Adam F to Lion Brewery. Amsterdam av, No 955. Saloon lease. Aug 6, demand, 6%. Aug 14, 1907. 7:1861. 6,000

Muller, Wm H and Jennie to Lion Brewery. Amsterdam av, No 1500. Saloon lease. Aug 5, demand, 6%. Aug 14, 1907. 7:1988. 3,700

Meyer, Mortimer to Wilson Mizner. 81st st, No 345, n s, 175 w 1st av, 25x102.2. Prior mort \$12,000. Aug 9, due Sept 1, 1909, 6%. Aug 14, 1907. 5:1544. 6,450

Maran, Harris and Ely to Harry Miller. Manhattan st, Nos 39 and 41, n s, 204.11 e Amsterdam av, 40x100. Prior mort \$45,000. Aug 9, 5 years, 6%. Aug 13, 1907. 7:1966. 13,000

Maran, Harris and Ely to Harry Miller. Manhattan st, Nos 43 and 45, n s, 165.1 e Amsterdam av, 40x100x40.6x100. Prior mort \$45,000. Aug 9, 5 years, 6%. Aug 13, 1907. 7:1966. 13,000

Moritz, Herman H to Lina Jacoby et al trustees Herman Jacoby. 126th st, No 73, n s, 126 e Lenox av, 17x39.11. Aug 10, due Sept 1, 1910, 5%. Aug 13, 1907. 6:1724. 10,500

Murray, Thos F to Andrew S Hamersley. Greenwich st, No 53, e s, 84.6 s Edgar st, 25.3x25.8 to w s Church st or Trinity pl, No 10, x25.2x31.10. P M. Aug 5, 3 years, 5%. Aug 15, 1907. 1:19. 19,000

Maspero, Carlo to Mina Daiker. St Nicholas av, No 700, e s, 48.5 n 145th st, 19x110. P M. Aug 14, 5 years, 5%. Aug 15, 1907. 7:2053. 18,000

N Y LIFE INS CO with Geo H Curtis. 81st st, No 110, s s, 646 e Amsterdam av, 21.10x102.2x25x102.2. Extension mort. July 24. Aug 13, 1907. 4:1211. nom

N Y LIFE INS CO with Seligman and Bessie Hanau. 5th av, No 2210, w s, 74.11 n 134th st, 25x110. Extension mort. July 30. Aug 13, 1907. 6:1732. nom

Nieberg, Benj to Eliz H Gates. 128th st, Nos 64 to 68, s s, 140 w Park av, 56.3x99.11. Aug 9, due, &c, as per bond. Aug 10, 1907. 6:1752. gold 50,000

O'Neil, Jane, Annie E, Emma L and Martha J to Emma A Ramsay. 168th st, No 502, s s, 100 w Amsterdam av, 16.8x95. P M. Aug 10, due, &c, as per bond. Aug 12, 1907. 8:2123. 4,500

Personette, Sophia to BROADWAY SAVINGS INST of City N Y. 136th st, No 203, n s, 100 w 7th av, 17x93.11. Aug 15, 1907, due Aug 1, 1910, 5%. 7:1942. 12,000

Pecora, Domenico G to TITLE GUARANTEE AND TRUST CO. 116th st, No 447, n s, 119 w Pleasant av, 25x100.11. Aug 12, due, &c, as per bond. Aug 13, 1907. 6:1710. 17,000

Putnam, Chas R L with Saint Marys Free Hospital for Children. Lexington av, No 354, n w cor 40th st, 20.6x25. Extension mort. Aug 1. Aug 13, 1907. 5:1295. nom

Pullman Co to Erie Railroad Co. Rolling stock, &c Equipment agreement, car lease, &c. Mar 20, due Aug —, 1912, 5%. Aug 12, 1907. Gold bonds. 501,96)

Pancoast, Archer V trustee for Minnie A Pancoast with Henrietta M Montross. 130th st, No 224, s s, 282.6 w 7th av, 17.6x99.11. Extension mort. June 7, 1905. Aug 10, 1907. 7:1935. nom

Portman, Isaac, of Brooklyn, N Y to Joseph Nordenschild. 102d st, Nos 326 to 330, s s, 175 w 1st av, 75x100.11. Aug 1, due Nov 1, 1909. Aug 9, 1907, 6%. 6:1673. 9,000

Quagliarillo, Felice to Jetter Brewing Co. 1st av, No 2205. Saloon lease. Aug 7, demand, 6%. Aug 12, 1907. 6:1685. 1,000

Robertson, John and Wm Gammie to Henry Ungrich, Jr., and ano exrs Henry Ungrich. Audubon av, No 26, w s, 63 n 166th st, 37x70. Aug 12, 1907, 5 years, 5%. 8:2124. 24,000

Rosner, Hyman to Isidor Koplik. Mangin st, No 29, w s, 150 n Broome st, 25x100. Prior mort \$20,000. Aug 14, 7 years, 6%. Aug 15, 1907. 2:322. 20,000

Rusciano, Joseph or Giuseppe to De Witt C Flanagan and ano. 117th st, Nos 428 and 432 East. Saloon lease. Aug 7, demand, 6%. Aug 9, 1907. 6:1710. 2,000

Ryan, Catharine C to EMIGRANT INDUSTRIAL SAVINGS BANK. 118th st, No 342, s s, 150 w 1st av, 25x100.10. Aug 14, 1907, 5 years, 4 1/2%. 6:1689. 2,000

Rosenberg, Herman to Lion Brewery. Av D, No 56, s e cor 5th st, No 802. Saloon lease. Aug 2, demand, 6%. Aug 14, 1907. 2:360. 70)

Rosenthal, Louis to August K Kappes. Broome st, No 301, s s, abt 68 e Forsyth st, 21.11x87.6. Aug 13, 3 years, 5%. Aug 14, 1907. 2:418. 25,000

Resler, Rubin to Abraham I Levy. Essex st, No 102, e s, 89.2 n Delancey st, 18.10x75.1x18.11x75.1. P M. Prior mort \$14,000. Aug 14, 4 years, 6%. Aug 15, 1907. 2:353. 3,875

**Supervision of Accounts  
Periodical Audits  
Cost Accounting**  
B-1 PRODUCE EXCHANGE, NEW YORK

**ALFRED E. GIBSON  
AUDITOR and ACCOUNTANT**

**Balance Sheets Verified  
Irregularities Investigated  
Receivership Accounting**  
TELEPHONE 6830 BROAD



# THE GEORGE A. JUST COMPANY

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

## IRONWORK FOR BUILDINGS

Russek & Klinger Realty Co to Simon Russek. 3d st, Nos 390 to 396, s w cor Goerck st, Nos 157 to 161, 100.10x90.1x100x77.4. 2-3 part. Prior mort \$70,000. Given to secure payment for alterations. Aug 6, 3 years, 6%. Aug 9, 1907. 2:356. 8,000

Ripley Realty Co to BOWERY SAVINGS BANK. Amsterdam av, Nos 261 to 267, n e cor 72d st, No 169, 102.2x118. Aug 12, 3 years, 4½%. Aug 15, 1907. 4:1144. 675,000

Same to same. Same property. Consent to above mort. Aug 14, Aug 15, 1907. 4:1143. —

Same to same. Same property. Certificate as to above mort. Aug 14, Aug 15, 1907. 4:1144. —

Same to City Investing Co. Same property. Prior mort \$675,000. Aug 12, due, &c, as per bond. Aug 15, 1907. 4:1144. 325,000

Same to same. Same property. Certificate as to above mort. Aug 14, Aug 15, 1907. 4:1144. —

Same to James A Maxwell. Same property. Prior mort \$1,000,000. Aug 14, demand, 6%. Aug 15, 1907. 4:1144. 25,000

Same to same. Same property. Consent to above mort. Aug 14, Aug 15, 1907. 4:1144. —

Same to same. Same property. Certificate as to above mort. Aug 14, Aug 15, 1907. 4:1144. —

Rapelye, Louisa to Timothy E Wilcox trustee Clara B Wilcox. 118th st, No 429, n s, 284 w Pleasant av, 21.2x100.11. Aug 15, 1907, 3 years, 5%. 6:1806. 2,000

Sheehan, Mary J to Jetter Brewing Co. 59th st, No 214 East. Saloon lease. Aug 7, demand, 6%. Aug 12, 1907. 5:1332. 400

Schumann, Fred S to Liebenhalt Construction Co. 85th st, Nos 550 and 552, s s, 115 w East End av, 33x102.2. P M. Prior mort \$30,000. Aug 1, 5 years, 6%. Aug 9, 1907. 5:1581. 15,000

Shine, Thomas J to EMIGRANT INDUSTRIAL SAVINGS BANK. 81st st, No 240, s s, 80 w 2d av, 24x76.7. Aug 9, 3 years, 4½%. Aug 10, 1907. 5:1526. 4,000

Scoville, Agnes M to Milton Realty Co. Lexington av, No 645, e s, 75.5 n 54th st, 25x100. P M. Prior mort \$23,000. Aug 1, due, &c, as per bond. Aug 9, 1907. 5:1309. 4,500

South New York Building Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$30,000 on land in Richmond Co, N Y. Aug 8, Aug 9, 1907. General mort. —

Sherman, Louis and Fannie Waller to Herman Stark. 12th st, No 433, n s, 172.9 w Av A, 24.3x103.3. Prior mort \$29,500. Aug 1, 2 years, 6%. Aug 10, 1907. 2:440. 2,000

Schilling, Henry F, of Fort Lee, N J, to Maximilian Fleischmann Co. Essex st, Nos 183 and 185, s w cor Houston st, Nos 223 and 225, runs w 50 x s 100 x e 25 x n 50 x e 25 to Essex st x n 50 to beginning. Aug 8, due, &c, as per bond. Aug 9, 1907. 2:412. 50,000

Spector, Jennie, of Brooklyn, N Y, to Elka Wacht. Norfolk st, No 75, w s, 100.4 n Broome st, 25.4x100.3x25.4x100.1. P M. Prior mort \$26,000. Aug 12, 5 years, 6%. Aug 14, 1907. 2:352. 13,000

Strauss, Herman to TITLE GUARANTEE AND TRUST CO. St Nicholas av, Nos 1344 to 1350, e s, 36.5 n 177th st, 2 lots, each 39x100. 2 mort, each \$27,000. Aug 14, 1907, due, &c, as per bond. 8:2133. 54,000

Strauss, Herman to TITLE GUARANTEE AND TRUST CO. St Nicholas av, Nos 1352 and 1354, e s, 36.5 s 178th st, 39x100. Aug 14, 1907, due, &c, as per bond. 8:2133. 27,000

Shalet, Paul to Louis Meyer Realty Co. 3d av, Nos 1717 and 1719, e s, 62.11 s 97th st, 37.9x100. P M. Aug 7, 2 years, 6%. Aug 14, 1907. 6:1646. 2,500

Schlumbohm, Henry to Lydia Johanning. 8th av, No 2582, e s, 124.11 n 137th st, 25x80. June 10, 1 year, 6%. Aug 14, 1907. 7:2023. 1,000

Strauss, Herman to TITLE GUARANTEE AND TRUST CO. St Nicholas av, No 1356, s e cor 178th st, 36.5x100. Aug 14, 1907, due, &c, as per bond. 8:2133. 32,500

Strauss, Herman to TITLE GUARANTEE AND TRUST CO. St Nicholas av, Nos 1340 and 1342, n e cor 177th st, 36.5x100. Aug 14, 1907, due, &c, as per bond. 8:2133. 30,000

Saideman, Mary to Cornelia B Schwartz. Norfolk st, No 101, w s, 70.8 n Delancey st, 29.4x51.3. Aug 6, 5 years, 5%. Aug 13, 1907. 2:353. 22,000

Saideman, Mary and Louis Gordon with Caroline B Schwartz. Norfolk st, No 101. Subordination mort. Aug 1, Aug 13, 1907. 2:353. nom

Saideman, Mary and Rachel Cohn with Cornelia B Schwartz. Norfolk st, No 101. Subordination mort. Aug 7, Aug 13, 1907. 2:353. nom

Slate, Virginia B to TITLE INS CO of N Y. 139th st, No 318, s s, 121 e Edgecombe av, 18x99.11. Aug 13, 1907, 5 years, 5%. 7:-2041. 12,000

Schaffer, Moses to LAWYERS TITLE INS & TRUST CO. 18th st, No 417, n s, 365 w Av A, 25x92. Aug 2, 5 years, 5%. Aug 13, 1907. 3:950. 10,000

Same and State Bank with same. Same property. Subordination mort. Aug 10, Aug 13, 1907. 3:950. nom

Segelbohm, Louis to Isidor Kohn. Av D, Nos 29 and 31, w s, 72.4 s 4th st, runs s 39.7 x w 100 x n 22 x e 19 x n 17 x e 81 to beginning. Prior mort \$47,000. Aug 12, installs, 6%. Aug 13, 1907. 2:373. 2,240

Slater, Abraham M to Nathan Blumenthal. 56th st, No 410, s s, 175 w 9th av, 25x91.2x25.2x94.4. Aug 14, 5 years, 5%. Aug 15, 1907. 4:1065. 16,000

Schiff, Hyman to Isadore Deutsch. 8th st, No 364, s s, 158.3 e Av C, 24.6x97.6. Prior mort \$27,000. Aug 15, 1907, 5 years, 6%. 2:377. 8,000

Same and Max Borck with same. Same property. Subordination mort. Aug 15, 1907. 2:377. nom

Turney, Cathleen to Peter Alexander. 192d st, n s, 100 e St Nicholas av, 150x100. Aug 14, 3 years, 5%. Aug 15, 1907. 8:2161. 20,000

Vigorito, Jack and Angelo Mottola to Lion Brewery. 120th st, No 239, n s, 160 w 2d av, 25x100.11. Aug 8, demand, 6%. Aug 9, 1907. 6:1785. 1,000

Wacht, Samuel with Elka Wacht. Norfolk st, No 75. Agreement as to ownership of mort. Aug 12, Aug 14, 1907. 2:352. nom

Wallenstein, Lazar to Wilson M Powell. 36th st, No 453, n s, 72 e 10th av, 28x98.9. Aug 14, 1907, 5 years, 5%. 3:734. 28,000

Wallenstein, Lazar to Pincus Lowenfeld and ano. 36th st, No 453, n s, 72 e 10th av, 28x98.9. Prior mort \$28,000. Aug 14, 1907, demand, 6%. 3:734. 8,000

Wenk, Saml to Hermann C Junker. 88th st, No 513, n s, 200 e Av A, 25x100.8. Prior mort \$12,000. Aug 13, 1907, 5 years, 6%. 5:1585. 6,000

Wright, Harlan P to Egbert B Seaman. 88th st, No 181, n s, 116.8 e Amsterdam av, 16.8x100.8. P M. Aug 1, due, &c, as per bond. Aug 13, 1907. 4:1219. 4,000

Weinstein, Jacob to American Mortgage Co. Jumel pl, w s, 241.3 n 167th st, 125x100. P M. Aug 14, 1 year, 6%. Aug 15, 1907. 8:2112. 18,000

White, Peter to American Mortgage Co. 37th st, No 525, n s, 350 w 10th av, 25x98.9. Aug 15, 1907, 2 years, 5%. 3:709. 5,500

Weis, Wm to BOWERY SAVINGS BANK. 34th st, No 207, n s, 92 w 7th av, 17x98.9. Aug 14, 5 years, 4½%. Aug 15, 1907. 3:-784. 4,000

Weinstein, Morris to Lion Brewery. Clinton st, Nos 70 and 72, cor Rivington st. Saloon lease. Aug 5, demand, 6%. Aug 14, 1907. 2:349. 2,739.71

### BOROUGH OF THE BRONX.

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

\*Anderson, Chas W to Josiah A Briggs. Seton av, e s, 400 s Randall av, 25x100, Edenwald. July 31, 3 years, 5%. Aug 13, 1907. 375

Allen, Jane to Daniel Desmond. Rogers pl, w s, 317.1 n Westchester av, 66.9x72.4x66.9x72.6. Aug 8, 2 years, 5%. Aug 9, 1907. 10:2698. 5,500

Alter, Henry with Fredk J Feuerbach. Home st, No 735. Extension mort. June 28. Aug 15, 1907. 10:2652. nom

Brown, Douglas to Tremont Building & Loan Assn. Harlem River Terrace, e s, 528.2 s 190th st, runs s 25 x e 78.5 x n — x w 68.2 to beginning. Aug 9, installs, 6%. Aug 10, 1907. 11:-3236. 1,500

Burger, Anthony F to Geo F Anger et al as exrs, &c Henry Fischer. 155th st, No 628, s s, 275.11 e Courtlandt av, 24.1x100x 24.5x100. P M. Aug 9, 5 years, 5%. Aug 10, 1907. 9:2401. 6,000

Same to Annie Werner. Same property. P M. Prior mort \$6,000. Aug 9, 3 years, 6%. Aug 10, 1907. 9:2401. 2,500

Both, Harriet A L to Fredk H Doelle. 161st st, s s, 148.6 e Forest av, 24.3x101.2x24.3x101.2. Aug 5, 3 years, 5%. Aug 10, 1907. 10:2657. 5,000

Barry, Arthur J to GERMAN SAVINGS BANK in City N Y. Trinity av, w s, 300 n 161st st, 50x100. Aug 7, 3 years, 5%. Aug 9, 1907. 10:2631. 32,500

## "SNOW WHITE"

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.

Its pure white color, strength and close grained hardness, together with its hydraulic properties and its ability to withstand the elements, place it in a class by itself, unique in all its qualities, and indispensable at any price.



"SNOW WHITE"  
Portland Cement

## HAMMERSTEIN & DENIVELLE CO.,

451 WEST 54th STREET, NEW YORK, N. Y.

Sole Agents for BERKSHIRE WHITE PORTLAND CEMENT CO.



MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property Our Specialty

Fifth Ave. and 79th St., Brooklyn, N. Y. Telephone, 724 Bay Bidge

Branch Office: Bay Ridge Ave., cor. Fort Hamilton Ave.

Boyland, John to TITLE GUARANTEE AND TRUST CO. Frank- lin av, e s, 290 s Jefferson pl, 108.10x145. All title to plot be- gins Clinton av, w s, 290 s Jefferson st, abt 30x58. Building loan. Aug 13, 1907, 1 year, 6%. 11:2923. 70,000
Blasius, Emile to METROPOLITAN SAVINGS BANK. Mapes av, e s, 93 n 180th st, 25x70. Aug 13, 1907, 5 years, 5%. 11:3111. 5,500
Brady, Frank to Virginia Anderson. Lyman pl, e s, 227 s Free- man st, runs e 100.1 x n e 25 x n w 9.2 x n 24.10 x w 109.3 to pl, x s 49.10 to beginning. Aug 10, due July 1, 1910, 6%. Aug 12, 1907. 11:2970. 1,000
Blogg, Solomon E with Mary J Robinson. 152d st, No 759 East. Subordination agreement. Aug 9. Aug 12, 1907. 10:2644. nom
Brown, Isaac to Brown-Busch Realty & Construction Co. Anthony av, No 1682, on map No 1684 e s, 135.9 n 173d st, 16.8x74.3x16.8 x72.6. P M. Prior mort \$4,000. Aug 12, 1907, 2 years, 6%. 11:2889. 1,000
Same to same. Same property. P M. Aug 12, 1907, due Feb 12, 1908, 5%. 11:2889. 4,000
Same to same. Anthony av, No 1680 on map No 1682, e s, 119 n 173d st, 16.8x72.6x16.8x70.10. P M. Prior mort \$4,000. Aug 12, 1907, 2 years, 6%. 11:2889. 1,000
Same to same. Anthony av, No 1678, on map No 1680, e s, 102.4 n 173d st, 16.8x70.10x16.8x69.10. P M. Prior mort \$4,000. Aug 12, 1907, 2 years, 6%. 11:2889. 1,000
Same to same. Clay av, No 1379, n w s, 880.9 n e 169th st, 16.8 x98.6x16.9x97. P M. Prior mort \$5,500. Aug 12, 1907, 2 years, 6%. 11:2782. 1,061.45
Same to same. Clay av, No 1381, n w s, 897.5 n e 169th st, 16.8x 100x16.9x98.6. P M. Prior mort \$5,500. Aug 12, 1907, 2 years, 6%. 11:2782. 1,061.45
Same to same. Clay av, No 1377, n w s, 864.1 n e 169th st, 16.8x 97x16.9x95.7. P M. Prior mort \$5,500. Aug 12, 1907, 2 years, 6%. 11:2782. 1,061.45
Bauman, Harry to Edwin T Ogle. Arthur st, s s, 25 w 5th st, 50x 103.7x54.7x abt 125.5 w s, Laconia Park. P M. Aug 14, 1907, 2 years, 5 1/2%. 1,250
Bross, Julius and Stanislaus Pianka to John W Kavanagh. 2d av, e s, 145 s 216th st, late 2d st, 30x100, Olinville. Aug 1, 1 year, 6%. Aug 9, 1907. 800
Cleland, Mary wife of and James to Augusta Larned. 237th st, s s, 240 e Kepler av, 20x100. Aug 12, 3 years, 5%. Aug 15, 1907. 12:3377. 4,000
Caterson, John M, of Katonah, Westchester Co, N Y, to Empire Development Co. Manida st, w s, 125 s Spofford av, 25x100. P M. Aug 2, 1 year, 5%. Aug 15, 1907. 10:2768. 900
Callahan, Cath to Anna L Moore. Belmont av, w s, 150 s 176th st, 25x82x25.1x84.6. July 10, 3 years, 6%. Aug 9, 1907. 11:- 2945. 2,000
Cornish, John W to Abraham Davis. Whitlock av, w s, 100 s Longwood av, 75x100. P M. Aug 10, 1 year, 5%. Aug 12, 1907. 10:2729. 2,200
Cohen, Jacob to Manhattan Mortgage Co. Hoe av, w s, 100 n Jen- nings st, 25x100. Aug 10, due Dec 1, 1907, 6%. Aug 14, 1907. 11:2981. 6,750
Dauere, Marius to Joseph S Marcus. Dawson st, n s, 150 w Leg- gett av, 16.8x74.7x16.10x72.4. Aug 7, due Dec 9, 1908, 6%. Aug 9, 1907. 10:2687. 2,500
Divver, Cathrine, Chas and Mary Ryan heirs Patrick Divver to Katharina Gass. Av C, s e cor 12th st, 58x105, Unionport. Aug 3, 1 year, 6%. Aug 9, 1907. 200
Daly, Sarah A to Peter Handibode, Jr. Av C, n e cor 3d st, 108x 205, Unionport. P M. Aug 14, 3 years, 5 1/2%. Aug 15, 1907. 3,000
Doelzer, Emil to Harry N Elliott. Perry av, s s, 70.5 e 205th st, 25x100. Aug 14, due July 1, 1910, 6%. Aug 15, 1907. 12:3346. 5,000
D'Auria, Pasquale to North American Mortgage Co. Hughes av, e s, 20 n 188th st, 25x87.6. Aug 14, due, &c, as per bond. Aug 15, 1907. 11:3076. 8,500
Diener, Jakob to Land Co C, of Edenwald. Randall av, n e cor Murdock av, 25x100, Edenwald. P M. Aug 13, 1907, 3 years, 5 1/2%. 350
Diamond, Joseph to FISHKILL SAVINGS INSTN. Fishkill, N Y. Bronxdale av, w s, 75 s Morris Park av, 25.2x107.5x25x110.8. Aug 9, due Oct 1, 1910, 5%. Aug 13, 1907. 5,000
Dilitto, Antonio to Wm G Wood and ano trustees Cath A Olssen. Harrison av, e s, 125 n Cornell av, 47x102x-100. June 3, 3 years, 5 1/2%. Aug 14, 1907. 1,325
Day, Colista M to TITLE GUARANTEE AND TRUST CO. Nor- wood av, late Decatur av, No 3160, e s, 196.7 s 205th st, 16.8x 112.6. Aug 13, due, &c, as per bond. Aug 14, 1907. 12:3353. 3,500
Doino, Poalo to Lena Klein. 150th st, n w cor Union av, 100x25. Prior mort \$30,000. Aug 3, due Oct 3, 1907, -. Aug 12, 1907. 10:2664. 1,250
Fehlhaber, Adolph and Wm to Walter W Taylor. Cedar st, w s, 101 n Old Boston road, 50x100, Seneca Park. P M. Aug 7, 3 years, 6%. Aug 10, 1907. 770
Fisher, Charles H to Ella T Townsend. Lot 104, map Arden property, Eastchester and Westchester. Aug 8, 2 years, 6%. Aug 9, 1907. 500
Flaxman, Herman B to David Flaxman and ano. Bristow st, No 1329, w s, 235 s Jennings st, 20x100. Aug 1, 5 years, 6%. Aug 13, 1907. 11:2972. 1,000
Foth, Henry to Michael Kuehne. Taylor st, w s, 275 s Morris Park av, 25x100, Van Nest Park, except part for Taylor st. P M. Prior mort \$2,000. Aug 12, 2 years, 5%. Aug 14, 1907. 500
Farrell, Edward J to Louis Lockwood and ano. Tiffany st, No 1047, w s, 243.8 s 167th st, 65x100. P M. Prior mort \$7,000. Aug 12, 1 year, 6%. Aug 14, 1907. 10:2716. 1,500
Grasse, Louis with the ALBANY CITY SAVINGS INST. 176th st, No 509 East. Extension mort. July 31. Aug 12, 1907. 11:2801. nom
Geller, Saml to Geo Hauser. Plot begins 740 e White Plains road at point 545 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Aug 10, due Dec 1, 1910, 5 1/2%. Aug 12, 1907. 3,500
Goodnow, Wm L to Beadleston & Woerz. West Farms road, Nos 1923 and 1925. Saloon lease. Aug 7, demand, 6%. Aug 9, 1907. 11:3016. 2,006.03
Gibson, John M to Andrew Quinn. 3d av, No 2701, w s, 86.9 s 144th st, runs n 23.7 x w abt 58.8 x w abt 41.4 x s 23.6 x e 100 to beginning. P M. Prior mort \$20,000. Aug 7, 3 years, 6%. Aug 9, 1907. 9:2324. 9,500
Hodes, Nicholas to Moses Jaffe. Cambreling av, e s, 28.4 s 188th st, 16.8x80. Aug 14, due June 13, 1908, 6%. Aug 15, 1907. 11:- 3090. 1,500
Hofmann, Rudolph A to Wm Dittenheimer. 3d av, n e cor 144th st, 28x91.9x25x104.5, except part for st. Prior mort \$24,000. Aug 15, 1907, 1 year, 6%. 9:2306. 3,000
Same to American Mortgage Co. Same property. P M. Aug 15, 1907, 3 years, 5 1/2%. 9:2306. 17,000
Same to Michl Faulhaber and ano exrs, &c, Kate Knoeppel. Same property. Prior mort \$17,000. Aug 15, 1907, 3 years, 6%. 9:- 2306. 7,000
Haas, Fredk to Wm F Steinkamp. 163d st, No 935, n s, 27.6 w Forest av, 26.6x67.4. July 1, due Aug 1, 1912, 5%. Aug 9, 1907. 10:2649. 10,000
Heinze, Marie A to Mattie C Reynolds guardian Charles T Ray- nolds et al. Pelham road, s s, 78 e Broadway, 25.1x100x25x 100.7, Tremont Terrace. P M. Aug 9, 3 years, 5%. Aug 10, 1907. 3,000
Hallett, Mary P to James S Segrave. Sylvan av, w s, 25.2 s 256th st, 50.4x100.8. P M. Aug 8, 5 years, 5%. Aug 9, 1907. 13:- 3421. 800
Harrig, Fredk H to James O'Brien. Livingston av, e s, 245.3 s Kingsbridge road, 25x100. P M. July 1, 3 years, 5%. Aug 14, 1907. 300
Kroog, John to Henry Schnier. 172d st, n e cor Hoe st, 75x25. Prior mort \$8,000. May 13, 2 years, 5%. Aug 15, 1907. 11:- 2989. 1,300
Kalin, Nicholas or Nicklas to Geo Hauser. Bogert av, e s, 500 s Neil av, 25x100. Aug 1, demand, 6%. Aug 10, 1907. 3,500
Kramer, Alois to Lucy E Wallace. Pelham road, s s, 52 e Broad- way, 26x100.7x25x107.9. Aug 12, 3 years, 6%. Aug 13, 1907. 3,500
Lehr, Harry to Max Cohen and ano. Tinton av, No 192, late Beach av, e s, 148.11 s 156th st, 25.5x160.7x25x165.6. P M. Aug 12, 1 year, 6%. Aug 14, 1907. 10:2665. 2,350
Lichtenstein, Sarah to Rosie Moscovitz. Unionport road, No 502, w s, 52 s Columbus av, 26x-. P M. Prior mort \$6,000. Aug 8, 2 years, 6%. Aug 9, 1907. 1,700
Lesley, Maud E to Katharina Gass. Arlington av, late Troy st, w s, 240 s 227th st, late Sidney st, runs w 70.5 x s 157.4 to n s Kappock st, x s e 4.11 x n e - to beginning. Prior mort \$7,500. July 10, 1 year, 6%. Aug 9, 1907. 13:3407. 500
Love, Geo A and Walter E Phelps to Frank S Gannon Jr et al. 162d st, s s, 148.2 e Grand Boulevard and Concourse, 48.2x 116.2x48.3x116.9. P M. Aug 5, 3 years, 5 1/2%. Aug 10, 1907. 9:2460. 2,700
La Sala, Stefano to Albert W De Long and ano. La Fontaine av, w s, 75 n 178th st, 37.6x100. Aug 1, 18 months, 6%. Aug 9, 1907. 11:3061. 4,693.20
Leibsohn, Louis to Lambert Suydam. Jackson av, n w cor 156th st, 25x77.2x25x76.11. P M. Prior mort \$23,000. Aug 14, due Nov 1, 1910, 6%. Aug 15, 1907. 10:2636. 8,000
Myers, Marie J with Chas W Bennett. Creston av, e s, 238.7 s 196th st, late Donnybrook st, 40x74.11x40x74.8. Extension mort. Aug 1. Aug 15, 1907. 12:3314. nom
Mueller, Mary to Hyman Schulman. Cypress av, No 362, e s, 180 s St Marys st, 40x100. P M. Aug 15, 1907, 4 years, 6%. 10:- 2571. 15,000
Martins, Hugo to Jacob Haas. Madison st or Barnes av, w s, 725 n Morris Park av, 25x100. Aug 13, 3 years, 6%. Aug 15, 1907. 1,000
Melville, Robert to Chas W Bennett. Creston av, e s, 238.7 s 196th st, late Donnybrook st, 40x74.11x40x74.8. P M. Prior mort \$3,000. Aug 3, 3 years, 5 1/2%. Aug 15, 1907. 12:3314. 3,500
McMahon, Joseph F to Mary J Robinson. 152d st, No 759, n s, 100 w Wales av, 25x100.10x28.9x86.7. Aug 10, due Aug 1, 1908, 5%. Aug 12, 1907. 10:2644. 10,500
Muro, Rocco to Hudson P Rose Co. Eastchester road, e s, abt 75 s Saratoga av, 27x84.3x25x94.7. P M. Aug 9, 3 years, 5 1/2%. Aug 12, 1907. 400
Morris, Joseph H to Frank S Gannon Jr et al. Grand Boulevard and Concourse, s e cor 162d st, 118.6x99.11x117.4x100. P M. Aug 8, 3 years, 5 1/2%. Aug 10, 1907. 9:2460. 11,250
Same to same. Sheridan av, n w cor 161st st, 114.5x99.11x115.7 x99.11. P M. Aug 8, 3 years, 5 1/2%. Aug 10, 1907. 9:2460. 8,550
Martens, Ernst H to Frank S Gannon Jr et al. Sheridan av, s w cor 162d st, 114.5x99.11x115.8x100. P M. Aug 8, 3 years, 5 1/2%. Aug 10, 1907. 9:2460. 5,500
Moral, Fannie wife of and Bernhard to Sebastian J Breihof. 179th st, n s, 85 w Mapes av, 60.2x62.7x60.2x62.8. Aug 2, due Feb 2, 1908, 6%. Aug 10, 1907. 11:3109. 12 000
Same to same. Same property. Building loan. Aug 2, due Feb 2, 1908, -. Aug 10, 1907. 11:3109. 10,000
Murphy, Patrick to John W Brown. Poplar st, s s, 201 w Chaun- cey st, 25x154 to West Farms road, x25x159 and being lot 45 map in partition action Mary A Wells and ano vs Ann M Storer et al. Aug 13, due, &c, as per bond. Aug 14, 1907. 1 000
N Y LIFE INS CO with Mathilde Mehmel. 138th st, n s, 600 e Willis av, 25x100. Extension mort. July 30. Aug 13, 1907. 9:- 2283. nom

We Rent a Gas Range \$3 Per Year

GAS COOKERS

GAS HEATERS

We Rent a Gas Range \$3 Per Year

SOLVE THE FUEL PROBLEM

CLEANLY, EFFICIENT, ECONOMICAL

CONSOLIDATED GAS COMPANY OF NEW YORK



# HECLA IRON WORKS

# Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN,

NEW YORK

# IRON WORK

\*Niestermann, John to Matilda L Albrecht. Fillmore st, w s, 150 s Morris Park av, 25x100. P M. Prior mort \$2,800. Aug 14, 3 years, 5½%. Aug 15, 1907. 1,100

O'Conner, James A to Andrew J Dalton. 182d (Grove) st, n s, 143 w Bathgate av, 20x98x24.3x98, except part for st or av. June 15, 3 years, 5%. Aug 10, 1907. 11:3050. 1,500

Pinzka, Charles to Peter Otten and ano. Eagle av, No 892, e s, 25 n 161st st, 18.9x100. P M. Prior mort \$8,500. Aug 12, 3 years, 6%. Aug 13, 1907. 10:2627. 2,000

\*Penfield, Wm W to Charles Cudlipp, Sr. Catharine st, n w s, 275 n 239th st, 25x100, Washingtonville. Aug 12, 1 year, 6%. Aug 13, 1907. 2,000

Pirk, Amalia to Frederick P Fox. Webster av, n s, 175 w Woodlawn road, 50x120. P M. Aug 12, due, &c, as per bond. Aug 14, 1907. 12:3331. 1,700

Roosa, Wm M to Chas S Albert. 165th st, No 947, n s, 104 s e Forest av, 20x119. Building loan. Prior mort \$3,800. Aug s, due, &c, as per bond. Aug 9, 1907. 10:2660. 3,500

Ryan, Mary J, of Yonkers, N Y, and Patrick J Jennings, of Manhattan Borough, N Y, and Alice T Bevan, of Portchester, N Y, to Wm F Clare et al exrs, &c Neal O'Donnell. Anthony av, e s, at s w s Burnside av, runs e 58.5 x s e 181.4 x w 102.7 x n 89.1 x w 100 to Anthony av x n 118 to beginning. July 31, 3 years, 5%. Aug 9, 1907. 11:2814. 12,000

Rabadan, Chas W to Cath E Veyer. 205th st, n s, 22.6 e Grand Boulevard and Concourse, 25x96.8x25x97.5. P M. Aug 9, 3 years, 5%. Aug 15, 1907. 12:3312. 4,000

Rossano, Nicola and Michele Jovine to John Croughan. Belmont av, w s, 100 n 186th st, late William st, 25x87.6. P M. Aug 10, 3 years, 5%. Aug 13, 1907. 11:3074. 1,000

\*Rapp, Herman W to Chas C Watkins, Jr. Lots 355, 356, 373, 431 and 435, 436 and 437 map Arden property. Westchester; Lot 560 map Arden property, showing addition of plots 533 to 560. P M. July 2, 3 years, 5%. Aug 12, 1907. 1,750

\*Rose, Louis C to Frank A Becker. Cruger av, e s, 152.5 s Bear Swamp road, 50x100.8x59.7x100. P M. Aug 7, 3 years, 5%. Aug 10, 1907. 1,440

Reeber, Wm C to James F Golden. Lind av, e s, 381.7 n 161st st, 44.7x77.3x44.1x82.1. Aug 9, 2 years, 5%. Aug 13, 1907. 9:2523. 1,500

\*Siriani, Maria to A Shatzkin & Sons (Inc). 214th st, n s, 250 w Tilden av, 25x100, Laconia Park. P M. Aug 10, due Nov 20, 1907. 6%. Aug 13, 1907. 175

Sellers, Susan with Charlotte H Heck. 167th st, s e s, 69.1 s w Tiffany st, 25x75. Extension mortgage. Aug 1. Aug 15, 1907. 10:2716. nom

\*Shatzkin (A) & Sons Inc to Frank Caviglia. 215th st, n s, 150 w Tilden av, 25x100, Laconia Park. P M. Aug 10, due Jan 10, 1909, 6%. Aug 13, 1907. 600

\*Scandura, Mariano to T Emory Clocke. Cruger st, e s, 50 s 187th st, runs s 50 x e — x n e 71 to Bronxdale av, x n 40 x s w — x w 43 to beginning. July 15, 3 years, 6%. Aug 13, 1907. 4,500

\*Schlamp, Rudolph to Christina Schlamp. Av B, e s, 70.6 s 14th st, 37.6x100, Unionport. P M. June 10, 3 years, 5%. Aug 9, 1907. 5,000

Senior, Ida L wife of Theo E to Elizabeth Stark. Keppler av, n w cor 235th st, 75x100. Prior mort \$8,000. Aug 12, 1 year, 6%. Aug 15, 1907. 12:3370. 500

Schurman, Johanna to LAWYERS TITLE INS AND TRUST CO. 152d st, s s, 250 w Courtlandt av, 25x116.2. Aug 14, 3 years, 5%. Aug 15, 1907. 9:2411. 2,500

TITLE INS CO of N Y with Charles L Horton. Wales av, s e cor St Josephs st, 131.3x—x131.3x101.1; Extension of mort recorded June 28, 1905, and was described therein as follows: Wales av, s w cor St Josephs st, 101.1x132.3x—x132.3. Aug 1. Aug 15, 1907. 10:2575. nom

TITLE INS CO of N Y with Chas L Horton. St Mary's st, n e cor Wales av, 101.9x131.3x—x131.3; Wales av, s e cor St Marys st, 101.1x132.3x—x132.3. Extension mort. Aug 1. Aug 13, 1907. 10:2575. nom

Walsh, Michael to BRONX SAVINGS BANK. Anthony av, e s, 81.4 s 181st st, 20x83.4x20x82.4. Aug 12, 3 years, 5½%. Aug 13, 1907. 11:3156. 6,500

Ward, Mary to Walter F Duckworth. Arthur av, No 2415, w s, 125 n 187th st, 25x100. Jan 22, 1906. (\$100 being commission on loan for \$1,500). Aug 10, 1907. 11:3066. 100

\*Yates, Maria to Frank A Becker. Cruger av, w s, 156.7 s Bear Swamp road, 50x100. P M. July 22, 3 years, 5%. Aug 10, 1907. 980

Zauderer, Clara to Joseph Reiss. College av, No 1035, w s, 150 n 165th st, 22x92.5. P M. Prior mort \$9,000. Aug 10, installs. 6%. Aug 13, 1907. 9:2437. 2,000

Zemek (John) Association to Max Eising. 148th st, n s, 250 w Morris av, 25x106.6; 148th st, n s, 275 w Morris av, 25x106.6. Certificate as to two morts dated Aug 14, 1907. Aug 14. Aug 15, 1907. 9:2337.

Zemek (John) Assoc to Max Eising. 148th st, n s, 250 w Morris av, 2 lots, each 25x106.6. 2 morts, each \$1,500. 2 prior morts each \$10,250. Aug 14, 2 years, 6%. Aug 15, 1907. 9:2337. 3,000

### FILINGS OF AUGUST 16.

For other Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Judgments, Satisfied Judgments, Mechanics' Liens, Building Loan Contracts and Satisfied Mechanics' Liens, see pages 281, 282, 283.

### LIS PENDENS.

Hester st, No 31. Florence Lacov et al agt Beckie Lacov et al; partition; att'y, M N Schleider.

101st st, No 124 West. William Rubin agt Samuel J Hyman et al; action to set aside contract, &c; att'y, M Salomon.

### FORECLOSURE SUITS.

Old Broadway, s e cor 130th st, 125.1x100x irreg. Charlotte A Williams agt Fleischmann Realty Co et al; att'ys, Wesselmann & Kraus.

118th st, n s, 498 e Pleasant av, runs n 201.10 to 119th st, x e 25 x 109.11 x e 286.1 x s 105.10 x w 346.2 to beginning, and land under water in front of same. Guardian Trust Co of N Y agt Peerless Brick Co et al; att'ys, Hotchkiss & Barber.

117th st, Nos 515 and 517 East. Harris Mandelbaum et al agt David Marks Realty Co et al; att'ys, Eisman, Levy, Corn & Lewine.

165th st, s s, 180.9 e Broadway, 20.1x117.1x20x 118. Ehrick Parnuly agt John A Picken; att'y, J French.

Amsterdam av, n w cor 122d st, 99.11x100. The Jefferson Bank agt Jacob H Horowitz et al; att'ys, Arnstein & Levy.

113th st, n s, 200 w 2d av, 25x73.11. Adrian H Jackson agt Charles Stadler et al; att'y, S H Jackson.

163d st, s s, 100 e Broadway, 265x99.11; three actions. The New York Institution for the Instruction of the Deaf and Dumb agt Realty Finance Co et al; att'y, A Comstock.

127th st, No 70 East. Alice H Sturges agt Simon Wolk et al; att'y, S P Sturges.

### SATISFIED JUDGMENTS.

Finn, Edgar N—C P Waterman, 1907. 173.92

Galligan, James F & Matthew F—C Clark, 1903. 284.66

Martinidesz, Juan—J C Ten Eyck et al, 1906. 607.11

Meloy, Andrew D—First National Bank of Wellsville, N Y, 1905. 282.17

\*McCutcheon, Robert H—H Spruck et al, 1902. 3,577.47

Rochmowitz, Abraham—M Malbin et al, 1903. 618.68

Tucker, Chas A—H B Cleaves, 1898. 6,326.87

Tucker, Chas A & Anna E Kendall—J Ranagan, 1898. 427.47

Weitzenblum, Lena—J Baum et al, 1906. 248.09

### CORPORATIONS.

The Seward Realty Co—I D Morrison et al, 1906. 587.38

Lex Realty Co—Eureka Fire Hose Co, 1905. 629.67

### MECHANICS' LIENS.

182—Claremont av, n e cor 125th st, Mulhearn Steam Heating Co agt John V Signell Co. 2,100.00

183—Broadway, s e cor 144th st, 100x100. Same agt same. 2,400.00

184—Hamilton pl, n w cor 143d st, 85x110x irreg. Same agt same. 2,900.00

185—Broadway, n e cor 143d st, 100x100. same agt same. 2,400.00

186—Hamilton pl, s w cor 144th st, 125x110x irreg. Same agt same. 2,900.00

187—Claremont av, s e cor 127th st, 100x110. Same agt same. 4,200.00

188—143d st, n s, 85 w Hamilton pl, 75x100. Same agt same. 1,700.00

189—Riverside Drive, n e cor 135th st, 103x 100. Edwin Shuttleworth Co agt same. 9,500.00

190—Claremont av, s e cor 127th st, 100x110. Same agt same. 8,000.00

191—Riverside Drive, n e cor 135th st, 103x100. same agt same. 8,500.00

192—Lenox av, n e cor 143d st, 74.11x96.2. Henry Nicholsburg et al agt Morris Feldberg. 2,000.00

193—Riverside Drive, n e cor 95th st, 100x100. Albert Ray agt George Levy and James McNeice. 111.00

194—Bowery, No 364. Chas E Eickhoff et al agt Mary Defendorf, Eugenia Combe and Heron Schmidt. 564.85

195—Tinton av, No 625. Sam Lewis agt Philip Simon and Hyman Simon. 36.50

196—Crotona Park East, Nos 11 to 15. Michael Levinstein agt Richard N Gauner and Jacob Kronenberger. 400.00

197—Hamilton pl, w s, whole front between 143d and 144th sts, 217.1x irreg. Fowler Plumbing & Heating Co agt John V Signell Co. 17,950.00

198—143d st, n s, 90.2 w Hamilton pl, 75x 99.11. Same agt same. 6,750.00

199—Broadway, e s, whole front between 143d and 144th sts, 199.10x100. Same agt same. 21,300.00

200—Broadway, e s, whole front between 143d and 144th sts, 199.10x100. David Miller agt same. 10,100.00

### BUILDING LOAN CONTRACTS.

Clinton av, w s, 26 n 181st st, 40x99.3. Margaret Knox loans Harry Peller to erect two 2-sty dwellings; 5 payments. 9,000

Webster av, s e cor 171st st, 25x98.4x irreg. Joseph A Burke loans Ellen Cowman to erect a 5-sty tenement; — payments. 25,000

### SATISFIED MECHANICS' LIENS.

60th st, No 249 West. Louis Becker agt Flynn & Katz. (July 18, 1907). 170.00

East Houston st, Nos 100 to 106. Aron Garfein et al agt Max Jorrich et al. (July 25, 1907). 70.65

East Houston st, n s, 120 e Bowery. Tony Malkiewitz agt Max Jorrich et al. (July 23, 1907). 68.00

### JUDGMENTS IN FORECLOSURE SUITS.

Aug. 8.

191st st, s s, 100 e St Nicholas av, 150x95.9'. Andrew J Connick agt Zachariah Zacharias et al; Harold Swain, att'y; S L H Ward, ref. (Amt due, \$4,247.33.)

Aug. 9.

27th st, Nos 306 to 312 East. Pincus Lowenfeld agt Maria Wimpie; Arnstein & Levy, att'ys; Thomas P Dinnean, ref. (Amt due, \$48,621.50.)

55th st, s s, 225 e 11th av, 25x100.5. Bernard McTavey agt Ida Machiz; Edwin A Bayles, att'y; Abraham Greenberg, ref. (Amt due, \$7,135.)

Aug. 10.

132d st, s s, 100 w Pleasant av, 100x100.11. Corporate Realty Co agt Louis O Cohen et al; Strauss & Anderson, att'ys; James P Davenport, ref. (Amt due, \$51,233.08.)

# BANZAI MATT ENAMEL

Banzai Manufacturing Co., 24 East 23d Street



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

### Aug. 13.

Lenox av, n e cor 141st st, 99.11x150. Annie Hoffman agt Meyer Frank; Harry M Goldberg, att'y; Lawrence Cohen, ref. (Amt due, \$20,553.33.)  
 144th st, No 228 West. Isaac M Shacktor agt Samuel Adler et al; Action No 1; Wentworth, Lowenstein & Stern, att'y's; Louis Frankel, ref. (Amt due, \$3,126.50.)  
 144th st, No 230 West. Same agt same; Action No 2; same att'y's; James A Allen, ref. (Amt due, \$3,126.50.)  
 144th st, No 232 West. Same agt same; Action No 3; same att'y's; Cambridge Livingston, ref. (Amt due, \$3,126.50.)

### Aug. 14.

56th st, No 324 East. Frank Dunning agt Edward Wilckens; O'Brien, Boardman, Platt & Dunning, att'y's; Thomas F Gilroy, Jr, ref. (Amt due, \$7,903.51.)  
 56th st, No 326 East. Same agt same; Action No 1; same att'y's; Frank C Avery, ref. (Amt due, \$7,903.51.)

### LIS PENDENS.

#### Aug. 10.

149th st, s s, 460 e 8th av, 40x99.11.  
 149th st, s s, 100 e 8th av, 240x99.11.  
 Berry B Simons et al agt Mayer Hoffman et al; action to foreclose mechanics lien; att'y, J C Weschler.

#### Aug. 12.

49th st, Nos 337, 339, 345 and 347 East. John Barba agt David-Lena Cohen Co et al; action to foreclose mechanics lien; att'y's, Menken Brothers.

#### Aug. 13.

Parcel of land beginning at a point in the prolongation of division line between land conveyed and land of heirs of Samuel D Babcock, 27 w centre line N Y C & H R R R, runs n 269 x - 35 x s 272 x w 53 x w 462 x n 272 x e 65 x e 210 x e 210 to w s Bettner's Lane, x e 16 to centre line of said lane, x - 182 to beginning. John Kennedy agt Edwin Outwater et al; specific performance; att'y, A J Baker.

#### Aug. 14.

Vyse av, e s, 866.7 n 174th st, 23.6x94.4x24x 89.5. Terence H Forrest agt Rose Daly et al; partition; att'y, E R Mead.  
 139th st, No 27 West. Samuel L Bruck agt Elias Senft et al; partition; att'y, B Breitbart.  
 117th st, Nos 212, 214, 244 and 246 East, and 118th st, Nos 205 to 211 East.  
 Three actions. Pancrazio Grassi et al; actions to foreclose three mechanics liens; att'y's, Wilson, Barker & Wager.  
 11th st, Nos 504, 508 and 510 East. Isaac Parselsky et al agt Selig Feldman et al; action to foreclose mechanics lien; att'y's, Bachrach & Berg.

#### Aug. 15.

Vyse av, e s, 50 s Jennings st, 25x100. Martin B Hofman agt Rebecca Trube et al; specific performance; att'y's, Leidy & Goodstein.  
 8th st, No 27 West. Samuel Medlin agt Emile James; specific performance; att'y, A Smith.  
 139th st, Nos 534, 538 and 542 East. The Syracuse Co of N Y agt Louis Lese et al; action to foreclose mechanics lien; att'y, A A Silberberg.  
 Oliver st, w s, 78 s Madison st, 25.5x99.9x25.7x 98.11.  
 James st, No 67.  
 Rosol Ehrlich et al agt Fannie Zierler indiv and admrx et al; action to impress lien; att'y, J Gordon.  
 Rutgers st, Nos 41 and 43. Sam Brass et al agt Israel Block et al; action to declare lien; att'y's, Scherer & Dashew.  
 138th st, Nos 1027 and 1029 East. Henry Jarck agt Max Walther et al; reversion of contract; att'y, H Swain.

### FORECLOSURE SUITS.

#### Aug. 10.

110th st, n s, 255 e 4th av, 16.8x100.11. The Emigrant Industrial Savings Bank agt Mary E Jaffray; att'y's, R & E J O'Gorman.  
 Madison st, No 293. Same agt John W Shields et al; att'y's, R & E J O'Gorman.  
 Timpson pl, s e s, 43.1 n e of an angle in said place which is distant 219.4 n e 144th st, runs n e 326.2 x s e 120.9 x s w 393.10 x n w 100 to beginning. William Hyams agt C A Hyde & Co et al; att'y's, Gross & Sneudaira.  
 Concord av, w s, 79 n Dater st, 100x158. Edward G Black agt Sadie Klein et al; att'y, A W Varian.

### Aug. 12.

3d av, No 2918. Anna M Heins, trustee, et al, agt Conrad Eckhardt et al; att'y's, Salter & Steinkamp.  
 Whitlock av, n w s, 120.8 n e St Joseph's st, 496.10x136.10 x irreg, and Austin pl, s e s, 132.2 n e St Joseph's st, 502.1x120.9x irreg; two actions. Rosetta Jonson agt New York Chartered Bond & Mortgage Co et al; att'y, M Cooper.  
 Park av, Nos 1984 and 1986; two actions. Julius Levy agt Abraham Schapierer et al; att'y, M Cooper.

### Aug. 13.

Madison av, w s, 20.11 s 119th st, 25x75. American Savings Bank agt Golde & Cohen et al; att'y, J V Irwin.  
 Parcel of land beginning at a point 72.8 n e St Joseph's st and 93.2 s e Timpson pl, runs n e 561.5 x n w 120.9 x s w 393.10 x n w 1.7 x s w 104.7 x s e 71.1 to beginning. Philip Simon agt New York Chartered Bond & Mortgage Co et al; att'y, M Cooper.  
 141st st, n s, 100 e Lenox av, 50x99.11. Mary E Townly et al agt Meyer Frank et al; att'y, G F Chamberlin.

### Aug. 14.

Walton av, w s, 166.8 n e 150th st, 16.8x100. The Germania Life Ins Co agt Lars G Ericson et al; att'y's, Dulon & Roe.  
 Broadway, e s, 50.3 s 187th st, runs e 107.7 x n 50 to 187th st x e 50 x s 150 x e 50 x s - to 186th st, x w - to Broadway, x n - to beginning, and  
 Broadway, e s, 279.8 s 187th st, runs e 176.4 x n - to 186th st x w - to Broadway x s - to beginning.  
 Two actions. Joseph C Levi trustee agt Hudson Realty Co et al; att'y, W S Newhouse.  
 Lenox av, n e cor 143d st, runs e 96.2 x n 11 x e 16.7 x n 39.11 x w 27.10 x s 25 x w 85 x s 74.11 to beginning. Jefferson Bank agt Morris Feldberg et al; att'y's, Strasbourger, Weil, Eschwege & Schallek.  
 Bronx and Pelham Parkway, s e cor, road leading from Eastchester to Westchester, 1,192x 91.7x irreg, except parts released. Jacob Fox agt Agnes M Cooley et al; att'y, G Tonkonogy.  
 Av C, n w cor 6th st, 100.5x41. Schalam Goldberg agt John C Eberle et al; att'y, G A Rogers.  
 113th st, n s, 150 w 2d av, 25x100.11. Stuyvesant Mortgage Co agt Angelo De Sisto; att'y's, Carter & Haskell.  
 Hughes av, e s, 71.8 s 188th st, 24.10x87.6. Susan M Tuthill agt Belmont Realty & Construction Co et al; att'y, F D W Searing.  
 Eastern Boulevard, - s, opposite Country Club, Lot 1 map of property of Sisters of Charity, Bronx. Vivian Green agt Geo F Gminder; att'y's, Jellenik & Stern.  
 Timpson pl, s e s, 43.1 n e of an angle in said place, which said angle is 219.5 n e 144th st, runs n e 326.2 x s e 120.9 x s w 393.10 x n w 100 to beginning. Williams Hyams agt C A Hyde & Co et al; att'y's, Gross & Sneudaira.

### Aug. 15.

130th st, No 203 West. Catherine A Conklin agt Susan A Wright et al; att'y, J E Carpenter.

### JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Aug.	12 Angel, Samuel W—John Kurrus.....	\$41.32
	14*Apostolides, John—N Y Telephone Co.....	28.80
	15 Augenblick, Samuel—N Y Telephone Co.....	42.23
	16 Alton, Henry—Anthony Huhna.....	217.36
	10 Brand, Leopold—Edward Leber.....	508.95
	10 Baxter, Dennison E—Augustus R Keller.....	129.41
	12 Boltan, Jacob—Atlantic Cement Co.....	3,029.70
	12 the same—the same.....	1,024.70
	12 Brown, Geo—Olin J Stephens, Inc.....	45.47
	12 Burdette, Arthur C—Henry Meyer Co.....	36.92
	12 Bloch, Caroline—Matthew Webb, Jr.....	17.21
	12 Boyle, John J—Morris Rosenfield and ano.....	74.35
	13 Brooks, Cornelia H B—Hope H Lewis.....	49.81
	13 Baum, Joseph—Nathan Klejn.....	197.32
	14 Bacal, Charles—State Bank.....	286.29
	14 the same—the same.....	255.95
	14 Bolton, Jacob—the same.....	370.25

14 Brussel, Richard—Williamsport Hardwood Lumber Co.....	237.87
14 Barrowitz, Morris—New Amsterdam Gas Co.....	27.15
14 Burnet, Wm B—N Y Telephone Co.....	63.45
14 Burns, Wm H Jr—the same.....	39.80
14 Braunstein, Morris—the same.....	139.59
14 Browne, John J—the same.....	42.55
14 Brundage, Wm M—the same.....	45.96
14 Bleichrode, J B—Herman Shapiro.....	173.41
15 Ball, Frederic C—N Y Telephone Co.....	23.32
15 Baorte, Joseph—the same.....	41.03
15 Baum, Joseph L—the same.....	26.06
15 Brodt, Fred—the same.....	79.88
15 Bartley, Patrick J—George Liss et al.....	37.59
15 Brill, Henry—Title Guarantee & Trust Co.....	69.26
15 Brownell, Fannie S—John Flaherty.....	63.09
16 Boltan, Jacob—Atlantic Cement Co.....	431.48
16 Bough, John J—Bernheimer & Schwartz Pilsener Brewing Co.....	125.91
16 Boot, Nathan—William Brauman et al.....	97.72
10 Cebrelli, Antonio—Franklin Contracting Co.....	532.72
10 Caldwell, Wm H—Albert C Woehrlé.....	128.53
10 Costello, Owen—Edwin Shuttleworth.....	2,019.79
12 Carmichael, Fredk H—John Kurrus.....	79.87
12 Cohen, Chas—Max Rosenblum.....	164.77
13 Corcoran, Thomas—Elgin City Banking Co.....	1,006.10
13 Curran, Martin W—McCready Beals Co.....	139.22
14 Collard, Geo A—Chas B Reed.....	335.41
14 Calkin, F Brant—N Y Telephone Co.....	30.18
14 Campiglia, Vincenzo—the same.....	23.77
14 Camm, Frank L—the same.....	22.38
14 Chronopolus, Peter—the same.....	28.80
14 Cohen, Louis—the same.....	24.26
14 Cantwell, Wm W—the same.....	61.92
14 Call, Ray—the same.....	25.60
14 Coiro, Domenico—the same.....	43.62
15 Cochran, Eva S extrx, &c, Alexander S & Wm F, Jr—Elizabeth Reich.....	11,846.47
15 Connor, John & Peter—Smith D Cramer.....	98.02
15 Cruikshank, Arthur L—Frederick Dieffenbach, Jr.....	69.41
15 Coomber, James J—N Y Telephone Co.....	139.57
15 Caccavajo, Joseph—Brotherhood Wine Co.....	30.78
15 Conklin, Helen—Maude Saxton.....	492.09
15 Cohen, Louis—Isidor Mason et al.....	143.21
15 Cole, Wm N—Rosalind M Samson.....	128.88
15 Coombs, J Lloyd—John B Brown et al.....	93.27
16 Craig, William—National Metal Bead Co.....	311.02
16 Conboy, James W—William Schneider.....	218.51
16 Cosentine, Vincenzo—Nassau Brewing Co.....	410.10
16 Cromie, Sarah J—Wm H Godward.....	49.41
16 Chipman, Wm R—Chas P Collins.....	2,442.35
16 Demarest, Edw B—Olin J Stephens.....	99.37
13 Dube, Newlan—Anna Rosenberg.....	617.00
14 Delhay, Modesta A—Isidore Schatz.....	116.71
14 Davis, Eckford* and Austin—Lee M Richards.....	49.26
15 Durnburg, Wm H—Max Prochaska.....	51.91
15 Doherty, Geo P—N Y Telephone Co.....	46.28
15 Danhauser, Alphonse—the same.....	43.36
15 Dressel, Albert J—the same.....	32.84
15 Deutsch, Nathaniel S—the same.....	33.81
15 Daly, Agnes—the same.....	24.79
16 Dubinsky, Morris D* & Dora—William Kerby.....	282.72
12 Ewing, Fredk—Mathew Webb Jr.....	28.70
12 Eagle, Moses—Harry Walkoff.....	34.41
13 Edwards, Rose—People, &c.....	2,000.00
15 Edwards, Gouverneur—Chas W Golder.....	116.53
16 Eichner, Max—Chas A Berwin et al.....	164.48
16 Ellis, Ellwood C—Isaac N Lewis.....	675.62
10 Fredericks, Chas E—Theophile J Burnier.....	46.35
12 Fuchs, Joseph—Felice Rubano.....	336.16
12 Felch, Frank W—Geo W Simers Jr.....	532.72
13 Finn, Patrick W* and John T—Jackson McGlade Co.....	1,148.26
13 the same—the same.....	2,045.83
14 Finn, John T—Van Nest Wood Working Co.....	135.77
14 the same—the same.....	479.67
14 Freeman, Joseph W—W R Ostrander & Co.....	239.27
14 Fabrizio, George—Rodman B Ellison et al.....	238.88
14 Feinchel, Herman—John H Scully et al Blue Stone Co.....	449.33
15 Finn, Chas F—N Y Telephone Co.....	38.43
15 the same—the same.....	106.05
15 Fritsch, Charles—the same.....	32.32
15 Flanagan, James—Gabriel Fuss.....	264.66
16 Farenga, Pasquale—N Y Telephone Co.....	24.25
16 Friedman, Rosie—the same.....	47.60
16 Farfaro, Lawrence—James W Hamblett.....	66.68
16 Foster, Chas T—Ernest V Hubbard.....	41.71
12 Gaylor, Edw F—Florine A Fyfe.....	96.41
12 Gallella, Antonio—Michele Mennella.....	82.29
10 Goldberg, Charles—Jean Bry.....	182.82
13 Green, David—People, &c.....	100.00
13 Gordon, Samuel—the same.....	100.00
13 the same—the same.....	100.00
14 Greenberg, Sam—State Bank.....	255.95
14 the same—the same.....	286.29

**PLAIN and INTERLOCKING STEEL SHEET PILING**  
 For SEWER and WATER PIPE, TRENCHES, COFFERDAMS, SEA WALLS, CAISSONS and EXCAVATIONS of all kinds  
 ENQUIRIES INVITED

**WEMLINGER STEEL PILING CO.**  
 11 Broadway, NEW YORK



**Exclusive Selling Agents**  
**for Greater New York, for**  
**The Logan Clay Product Co.**  
**originators of the FAMOUS**  
**SALT GLAZED BRICK.**

# FISKE & CO. INC.

## FACE BRICKS

## LATIRON BUILDING

**BREWERIES, HOSPITALS,**  
**PUBLIC SCHOOLS and**  
**other public work sup-**  
**plied promptly with the**  
**best low-priced glazed**  
**brick on the market.**

- 14 Gallaher, Catherine—New Amsterdam Gas Co. 41.12
- 15 Gerstle, Ralph J F—Cryer Return Line System Co. 227.22
- 16 Goldstein, Simon—N Y Telephone Co. 40.13
- 16 Gruber, Max—the same 23.62
- 16 Gross, Samuel—the same 22.55
- 16 Glenn, Jennie G—the same 37.95
- 16 Goldman, Benjamin—the same 30.20
- 16 Golsch, John—the same 28.54
- 16 Goldberg, Abraham—the same 22.15
- 16 Goldberg, Louis—the same 52.19
- 16 Goldstein, Abraham S—Jacob Gordon. 157.40
- 16 Gabriel, Isidor—Henry Costello. 129.21
- 10 Heidt, Benjamin—Bernard Muhlendorf. 183.40
- 10 Hagemeyer, George—Margareta Keil et al. 274.46
- 12 Harding, Ella—Saks & Co. 117.81
- 12 Hughes, Martin—Thos E Vermilye. 177.81
- 12 Hecht, Wm—Jacob M Schoenfeld. 29.65
- 12 Hecht, Jeanette—Sara Gonsenheim admr. 3,230.17
- 13 Heller, Morris—Richard E Thibaut. 888.69
- 13 Huppert, Isaac—Robinson Stoneware Co. 115.17
- 13 Hamilton, Ryland—Wm E Parsons Jr. 86.22
- 14 Hagstedt, Anna O—Albert Menzel. 496.31
- 14\*Hofstadter, Morris—Paul Keller et al. 21.35
- 14 Henderson, Wm Jr—George Barrie et al. 125.64
- 15 Houck, Wm G—Wm M Turner. 176.59
- 15 Hartstein, Louis—Edward Goldstein. 26.65
- 15 Hess, George—Joseph Stern et al. 251.93
- 16 Hart, Alexander—N Y Telephone Co. 18.14
- 16 Holzmann, Joseph—the same 27.31
- 16 Horn, Isidore W—the same 65.32
- 16 Hazlett, Wm C—the same 25.03
- 16 Holden, Lawrence E—the same 130.14
- 16\*Hirsh, Morris—Jacob Gordon et al. 157.40
- 16 Haber, Israel—Joseph Stern et al. 31.01
- 16 Hoorbeck, Loedwyck—Anthony Huhna. 217.36
- 16 Horton, John A L—James Bergman. 41.70
- 12 Ingram, Henry B—E Clifton Tower and ano. 106.76
- 12 Johnson, Luman W—John L Toppin. 380.39
- 12 the same—the same 342.32
- 12 the same—the same 342.32
- 13 Jacobson, Geo—Anna Rosenberg. 617.00
- 15 Julius, George—Louis Stutz et al. 60.02
- 15 Jacoby, Hyman—Louis Karasik. 69.41
- 15 Jaffe, William—Joseph Stern et al. 132.37
- 16 Jones, Geo R—Joseph Heidelburger. 774.77
- 12 Kamber, Julius—S Trimmer & Sons, Inc. 134.42
- 12 Kaiser, Joseph J—E Clifton Tower and ano. 106.76
- 13 Katz, Isidor—Nathan Glautz et al. 137.72
- 14 Kurzrok, Rafael—Sol Friedman. 297.55
- 15 Kurzrok, Raphael—Morris H Pulaski et al. 226.43
- 15 Kay, Jacob L—Edw H Rogers. 19.84
- 16 Keeler, Geo W—Frank J Dunham. costs, 684.46
- 16 the same—Frank Seaman. costs, 725.51
- 16\*Kaufman, Harry—Harry Malgood. 20.22
- 16 Kay, Wm H—McNab & Harlem Mfg Co. 123.45
- 13 Lyons, Geo W—Mutual Milk & Cream Co. 248.97
- 13 the same—Geo M Still, Inc. 274.16
- 14 Latz, Richard—Ansonia Realty Co. 26.46
- 14 Lobelsky, Nathan—Solomon Zinner. 59.40
- 15 Lasker, Louis—Max Prochaska. 51.41
- 15 Lakowski, William—George Liss et al. 141.31
- 15 Loeb, Charles—Frank Crawford. 225.86
- 15 Lott, Furman—John B Brown et al. 93.27
- 15 Lynch, Wm J & Alice M—John F Steeves et al. 603.12
- 15 Liebowitz, Nathan—Samuel Rosenthal. 137.16
- 15 Laux, Joseph G—Joseph Stern et al. 226.33
- 16 Lebovitz, Sarah—Maynard N Clement. 1,621.32
- 10 Montrose, Robert M—Russel M Merklely. 59.31
- 10 Mueller, Julius—Wm M Young. 320.22
- 10 Messer, Frank—Jacob Klein. 291.26
- 10 McCauley, John F—Joseph Harris. 63.34
- 12 Maimone, Josephine—Frank Vassallo and ano. 117.28
- 12 Manoogan, Garabed—David Schwartz. 216.90
- 12 Maher, John—Victor J McQuade. 501.04
- 13 Manson, Morris—Anna Rosenberg. 617.00
- 13 McKee, Isaac S—People, &c. 200.00
- 13 McKee, Isaac—the same 100.00
- 13 McCaffery, Mary A—J W Matthews & Co. 414.50
- 13 McConville, Patrick—Herman A Ermann. 148.88
- 14 Marsh, May I W—Chester Ahuff. 324.55
- 14 Miller, J Bleecker—Helen L B Stapler. 273.39
- 14\*Moore, Robert M—N Y Telephone Co. 61.92
- 14\*Marx, Samuel—the same 24.62
- 14 Mason, Carlisle—John B Brosseau. 172.91
- 15 Murray, David—Geo R Sutherland. 50.21
- 15 Merendino, Toni—Syracuse Co. 73.36
- 15 Manus, George W—Greason Mfg Co. 33.92
- 15 Meeker, Herman E—Samuel G Flato et al. 35.31
- 15\*McDermott, Chas P—N Y Telephone Co. 46.28
- 15 McLoughlin, John—Louis Frenkel. 47.12
- 15 McMullan, Thomas W—David W Hutchinson. 164.91

- 15 Maclin, Wm C—Geo W Simers, Jr. 1,198.82
- 16 Marcus, Isidor—Bronx Borough Bank. 168.35
- 16 Messer, Frank—Hudson Structural Steel Co. 422.97
- 16 Mitchel, Wm R—Anthony Huhna. 217.36
- 16 McClelland, William—Herman Schedler. 67.51
- 15 Naylor, Hartman—May L Blake. 50.41
- 16 Newman, Joseph—Jennie Pitschaft et al. 106.40
- 10 Palelogue, Jean—Isaac H Blanchard Co. 405.07
- 10 Pentlage, Theodore—Oscar Unz et al. 70.06
- 12 Pinchback, Geo—Katie Lauer. 31.89
- 16 Palladino, Joseph—Joseph Demarco. 63.06
- 14 Prince, John D—Otto E Reimer. 143.07
- 13 Powers, Peter—People, &c. 500.00
- 16 Pacht, Harry—Bronx Borough Bank. 168.35
- 14\*Quinn, John J—Albert Menzel. 496.31
- 10 Rosenberg, Sam & Flora—Isidore Klatzkie. 44.47
- 10 Rod, Barnett W—Jacob Barron et al. 284.92
- 12 Rogers, Geo I—Lewis Dorfman. 31.72
- 13 Roche, David J—the same 500.00
- 14 Rosenbluth, Herman—Paul Keller et al. 21.35
- 14 Revitz, Samuel—Nathan Krauss. 46.81
- 14 Reiss, Isidor—the same 46.81
- 10 Roehr, Edwin H M—Thomas C Whitlock. 2,617.18
- 15 Rosen, Joseph—Chas M Kayser. 729.64
- 16 Reiner, Louis & Mollie—Taunton Stove Lining Co. 508.99
- 16 Rost, Herman C—John J Oberly et al. 465.56
- 16 Ryder, Charles—Edw T Hull. 49.85
- 16 Raymond, Wm M—Florence Benz. 128.17
- 16 Reuhl, Adolph—Samuel Heyman. 14.60
- 10 Sleinhardt, Samuel C, trustee—Ntl Park Bank of N Y. 351.73
- 10 Steiner, Morris\* & Regi—Jacob Klein. 74.65
- 10 Siegel, Beno—Jean Bry. 182.82
- 10 Strasberg, Alexander—Gustav Gottschall. 70.47
- 12 Spawm, Leonard and Benjamin A—Bennett, Sloan & Co. 253.35
- 12 Stein, Max—Maynard W Clement commr. 1,821.32
- 13 Staat, John—the same 100.00
- 13 Slominsky, Samuel—the same 500.00
- 13 Shapiro, Isaac—the same 100.00
- 13 Staat, John G—the same 200.00
- 14 Schopp, Michael W—Joseph Beck et al. 279.87
- 14 Scheurman, Fred—New Amsterdam Gas Co. 88.17
- 14 Simonds, Louise M—Joseph M Simonds. 290.51
- 14 Smitt, John—Joseph Harris. 95.50
- 14 Schlesinger, Abraham—John H Scully Blue Stone Co. 449.33
- 14 Schwartzman, Frank—People, &c. 1,100.00
- 14 Stadler, Charles—the same 1,100.00
- 15 Sugarman, Abe—Isidore Mosson et al. 143.21
- 15 Schrott, Adolph—Ballon Dickson Co. 61.73
- 15 Shaw, Willard P—Geo R Sutherland. 50.21
- 16 Salvatore, John—Ntl Metal Bed Co. 89.32
- 16\*Scocca, Tony—the same 89.32
- 16 Seplow, Herman—Abraham M Stern. 299.63
- 16 Schenkein, Samuel—Twelfth Ward Bank of the City of N Y. 87.42
- 16\*Sammarco, Pietro—Nassau Brewing Co. 410.10
- 16 Shenker, Morris\* & David L—William Oppenheim. 69.65
- 16 Swarthout, Wm N—Lemar M Andrews. 113.22
- 16 Smith, James A—Gorton & Lidgerwood Co. 194.76
- 10 Tait, John—Percy P Hopp. 99.43
- 13 Tischler, Samuel—People, &c. 500.00
- 14\*Tsigomo, Thomas—N Y Telephone Co. 28.80
- 14 Treibitch, Abraham—Louis Levine. 29.41
- 14 Taraci, Giovanni—Rudolph Tixel. 166.81
- 16 Thompson, John B—Transit Realty Co. 379.51
- 10 Vogel, John—R Ross Appleton. 711.20
- 16 Vail, Chas M—J Barkley. 87.76
- 10 Warm, Jacob—Jacob Klein. 291.26
- 10 Wallinstein, Samuel L—Wm M Young. 320.22
- 12 Watt, Harold L—Albert Russmann et al. 302.43
- 12 Wilchinsky, Harry—Jacob Morrison and ano. 219.98
- 13 White, Abraham—Wm R Stewart et al. 887.85
- 14 Willyoung, Elmer G—James G Biddle. 3,358.86
- 14 Walthev, Francis A—Honora M Cox. 270.02
- 16 Waldeck, Florian—Jacob Mentzel. 86.41
- 16 Whiteman, Benj A—James Bergman. 41.70
- 16 Wasserman, David—Walter C Martin. 61.51
- 16 Warm, Jacob—Hudson Structural Steel Co. 422.97
- 16 Zumeta, Ida B—Transit Realty Co. 162.56

**CORPORATIONS.**

- 10 Camardella and Hettesheimer, Inc—Geo C Stetson et al. 824.36
- 12 Mansfield Machine Co—New York Life Ins Co. 266.27
- 13 The Old Dominion Fire Ins Co—Vulcan Transportation Co et al. 1,649.34
- 13 Press Publishing Co—Bernard Solomon. 1,100.42
- 14 Harlem & Suburban Building & Savings Assn—Wm N Hoyt. 119.83
- 14 The People of the State of N Y—Geo F Hinrichs Co. costs, 66.83
- 14 Standard Brick Machinery Co—John A Wilbur. costs, 88.45

- 14 The Corporate Realty Assn—Mechanics & Traders Bank. 2,635.08
- 14 The N Y C & H R R R Co—Fielding L Marshall et al. costs, 211.87
- 14 Buzzini & Co—Fairbanks Co. 80.94
- 14 Lardeau Mines, Ltd—Edw G Reinert et al. 153.23
- 15 Traver Circle Sewing Co—Sherwin Williams Co. 896.03
- 15 International Milling Co—Camillo Olivetto. 1,283.18
- 16 South American Express Co—Rand McNally & Co. 48.12
- 16 Patent Development Co of America—N A Bibikov. costs, 126.16
- 16\*Chas Morton & Co, Inc—John L Oberly et al. 465.56
- 16\*H A Rost Printing & Pub Co, Inc—the same. 465.56
- 16 Schroeder Ink & Color Co—the same. 465.56
- 16 Jones Le Baron Prison Co—Frank Hockin. 85.41
- 16 F D Roth Co—Glendining McLeish & Co, Ltd. 1,417.97
- 16 The Central Fire Proof Door & Sash Co—Levy Witherhorn et al. 401.26
- 16 Iroquois Hotel & Apart Co—John B Gleason. 24,550.48

**SATISFIED JUDGMENTS.**

August 10, 12, 13, 14, 15, 16.

- \*Adler, Sigmund—Republic Marble Co. 1907. 448.72
- Adler, Maxwell—J C Burns et al. 1907. 66.81
- Avitabile, Theresa—The Union Stove Works. 1902. 163.00
- Avallone, Frances or Damato—G Stoltz. 1900. 546.56
- Same—same. 1900. 316.87
- Bursch, Adolph F W—G W Rasch. 1893. 350.27
- Cohen, Isidor L—M S Bernheimer et al. 1907. 1,536.82
- Coller, Adolph H—Humphries Homeopathic Medicine Co. 1907. 39.81
- Cornell, Chas H & Hugh Lunney—E W Cadick. 1907. 169.02
- Cahill, Mary J—City of New York. 1903. 87.21
- Cohn, Wolf—L Stein. 1903. 258.02
- Daniel, Joseph and Maurice—A D Rogers. 1907. 218.01
- Duff, Harry—C Koster et al. 1907. 150.22
- Dutch, J Fleming—M H Treadwell Co. 1907. 216.62
- Euell, Elizabeth—F E Glasser. 1907. 100.06
- Same—J Neilson et al. 1907. 104.31
- Freedman, Benjamin M—I Levy. 1907. 908.67
- \*Goldfine, Joseph—R Wallach. 1898. 27.87
- Goldman, Max—A M Slater. 1906. 332.10
- Hess, Julia—C Lynn. 1907. 29.67
- Heimlich, Adolph and Herman W Faber—N Y Telephone Co. 1902. 32.53
- Hyams, Walter—Derby Desk Co. 1907. 64.91
- Hatow, Marcus—J Levy et al. 1906. 99.41
- Kessler, Max, Raffaele Constantine & Sabato Vigorito—J A Solomon. 1907. 101.26
- Kalina, Loeser—Empire Card & Paper Co. 1904. 106.02
- \*Kuntz, Emma, Charles Murray & Barbara Murray—People, &c. 1906. 500.00
- \*Karp, Davis & Morris Heller—R E Thibaut. 1907. 888.69
- \*Leitner, Jacob—Federal Tiling & Mantel Co. 1907. 359.66
- Marx, Henry—Fidelity Loan Assn. 1905. 148.91
- McGuirk, Henry & Susan—M Loeb et al. 1905. 438.66
- \*McGowan, John P—Park & Tilford. 1907. 28.69
- Mayer, Israel—A Herrmann. 1905. 412.22
- \*Naughton, Michael—G A Lithauer. 1907. 1,093.77
- \*Rochowitz, Abraham—F S Grubb. 1903. 78.31
- Ryer, John B—G De W Clocke et al. 1904. 27,435.67
- Shiel, Robert F—A S Nichols. 1897. 34.77
- Sadler, Annie M—M Naftal. 1907. 48.75
- Sattenstein, Rubin—M Wieland. 1907. 51.92
- Sattenstein, Ruben—C Kirchner. 1905. 49.65
- Spies, Geo V—S Hatch. 1891. 780.22
- Same—same. 1903. 1,343.90
- \*Tucker, Clarence—P B McEntyre. 1898. 2,850.04
- \*Tekulsky, Nathan & Max Schoenfeld—J Raphael. 1907. 254.40
- \*Van Houten, Marie L—F D Creamer et al. 1906. 458.56
- Weiss, Louis—J Greenberg et al. 1906. 120.20

**CORPORATIONS.**

- Swift & Co—F H Marrell. 1907. 202.41
- \*New York Electrical Workers Union—E S Connelly. 1907. 419.31
- Copete Mining Co—I V Weisbrod. 1906. 274.72
- International Banking Corporation—F Raymond et al. 1907. 56.85
- Same—same. 1907. 82.05
- Same—same. 1907. 114.05

\*Vacated by order of Court. \*Satisfied on appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

## Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.

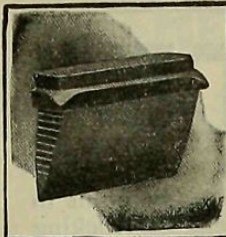
New York Office: 1 Madison Avenue

## IRON and STEEL WORK

FOR

## BUILDINGS, BRIDGES, &c.





ONE PER CENT. GAINED — A three or four-story building may be built which will net you about seven per cent. on your investment. If you put in the Luxfer System of Sidewalk Lights you can make the basement as well lit with daylight as are the upper floors, and can in consequence get one per cent. more, perhaps, out of the investment. Anyway it will pay you to send for our man who will explain it to you. 'Phone 3276 Gramercy.

AMERICAN LUXFER PRISM CO., 160 Fifth Avenue, NEW YORK.

MECHANICS' LIENS.

155—Same property. Same agt A Caltabellotta & Co ..... 275.00

SATISFIED MECHANICS' LIENS.

Aug. 10.

- 112—Broadway, No 810. Atlantic Terra Cotta Co agt Apartment Construction Co... 2,000.00
113—123d st, Nos 259 and 261 West. Eugene F Kachel agt New York Edison Co and Chas H Peckworth ..... 180.00
114—Same property. Same agt same .... 64.40
115—Mercer st, Nos 123 and 125. Same agt Peter W Rouss and Chas H Peckworth. 2,700.00
116—43d st, Nos 311 to 319 West. Eureka Fire Hose Co agt Arthur H Scribner and John Boyd ..... 920.00
117—38th st, No 304 West. Simon Goldman et al agt Jacob Korn and Abraham Vexler. 25.00
118—Crosby st, No 31. Same agt same. 150.00
119—174th st, e s, 438 s Westchester av, 50x 100. Henry Nordheim agt Mary Walpole. .... 50.00
120—Simpson st, Nos 1049 to 1063. Zanesville Tile Co agt Louis Stern and Giuseppe Pelli. .... 1,435.12
121—8th av, s w cor 147th st, 149.11x125x199.10 to 146th st x irreg. Zanesville Tile Co agt Philip Simon, Henry Segall & Aaron F Kurzman and Giuseppe Pelli ..... 1,142.19
122—Thompson st, No 182. David Saron agt John Doe and Hansen & Hansen. .... 120.00
123—117th st, n s, 98 e Pleasant av, 30x100.11. The Weissburg Mark Co agt James J Benson ..... 800.00
124—Av C, No 196. A Mach & Son agt Aaron Schenheim, owner, and Joseph Schenheim. .... 815.00

Aug. 12.

- 125—Essex st, No 177. Louis Davis agt Ignatz Roth, Max Feldman and William Zeisler ..... 130.00
126—2d av, Nos 1094 and 1096. Sternberg Bros agt Louis Zimmerman ..... 65.00
127—Morton st, No 5. A Gordon & Bro agt Mary Simpson and Mautner Contracting Co. .... 103.00
128—11th st, Nos 213 to 219 West. Louis Prince agt Albert L Silberstein and Harry Charlowky ..... 61.95
129—227th st, n s, 155 e Barnes av, 25x114. Tremont Moulding Mill agt J Menke and Herman Masche ..... 163.42
130—67th st, s s, 190 e 3d av, 120x—. T A S Sheridan Co agt Solomon Simon et al and Matthew Haupt; renewal ..... 325.30
131—Summit av, n e cor of 164th st, 25x114. Matthew D Haplin agt Margaret R Collieran and John Collieran ..... 71.48
132—112th st, Nos 312 and 314 East. Samuel Kahn, mgr agt John Isaacs ..... 165.00

Aug. 13.

- 133—2d av, No 690. Jacob Stone agt Mrs Charlotte Block and Reikes & Co .... 190.00
134—Barrow st, No 14. Randal House Wrecking Co agt Eugene & Adele Carpenter and L A Wright Co ..... 69.91
135—38th st, No 304 West. Simon Goldman et al agt Jacob Korn and Abraham Vexler. .... 50.00
136—2d av, Nos 1094 and 1096. Thomas F McLaughlin agt Louis Zimmerman. .... 50.00
137—73d st, Nos 503 to 513 East. Same agt Frank Messer & Jacob Warm ..... 65.25
138—67th st, Nos 216 to 220 East. Same agt Joseph Wolkenberg & Irving Simon ..... 76.50
139—Rivington st, Nos 255 to 257 1/2. John L Cotter agt Samuel Korger ..... 2,356.75
140—College av, No 975. Monrville A Burr agt John F Brostrom and C F Ahlborn. 11.50
141—3d st, No 195 East. Hyman Glick agt Joseph Katz and Jacob Goldberg. .... 300.00
142—Bettners lane, w s, 206 n 245th st, 140x 363. James Brodley agt Jennie V Kennedy and Philip Dowling ..... 80.80
143—51st st, No 524 West. Wm A Thomas Co agt Maks Beck and Louis Davis ..... 108.93
144—Ludlow st, Nos 145 and 147. Nathan Leibowitz et al agt Henry Bazinsky and Nachman Jaffe ..... 18.00
145—Elm pl, No 14. James S Roberts agt Lilly F Hag ..... 35.05
146—118th st, No 166 East. Same agt Sarah Weiss & Rose Goldberg and August Floeck. .... 73.00
147—Cherry st, No 130. Max Cohen agt Jacob Froelich and S Boyersky ..... 38.75
148—Topping av, e s, 275 n 174th st, 100x 100. P O'Neil agt Francis Schlosser and A J Thomas ..... 62.00
149—Honeywell av, w s, 184 s 180th st, 66.1x 140. T Lagattella & Co agt Jacob Kahn. .... 40.00
150—2d av, No 690. Max Lieleman agt Charlotte Block, Meyer Reikes & John Rabinowitz ..... 55.00
151—17th st, Nos 14 and 16 West. Wm E Quimby, Inc, agt Fleischman Realty & Construction Co and John Boyd. .... 40.00
152—21st st, Nos 30 and 32 West. Same agt same ..... 240.00
153—123d st, Nos 225 and 227 East. Weisberg, Mark Co agt Benjamin Berger & Abram Abelman ..... 1,412.60
154—75th st, No 239 East. Jacob Levy agt A Caltabellotta & Co and Jacob Orobello & Co. .... 280.00

Aug. 14.

- 156—Wales av, e s, 165 s Dawson st, 112.6x100. Ravitch Bros agt Dawson Realty Co and Municipal Iron Works ..... 1,676.57
157—Columbia st, No 70. Spray Electric Co agt Congregation Havas Achim Anche Ungarn and Fuchs & Grillo ..... 50.00
158—Thompson st, No 182. R W Beiser Co agt John J Harkins and Hansen & Hansen. .... 92.50
159—Longfellow av, w s, 125 s 172d st, 50x 100. Menorose Lonardi agt D H P Spring. .... 244.00
160—Broadway, e s, whole front between 143d and 144th sts, 199.10x100. Ross Lumber Co agt John V Signell Co ..... 353.11
161—10th av, Nos 285 to 291. Louis Liggio agt Pincus Lowenfeld & William Prager and Marcus Zimmerman ..... 75.00
162—Longfellow av, w s, 125 s 172d st, 50x100. Bronx Sash & Door Co agt Geo J Staub and David H Spring ..... 433.68
163—3d av, No 794. Samuel Pollacks agt David L Durra and John McCormick ..... 103.60
164—112th st, Nos 534 and 536 West. Raiser Heating Co agt Joseph Kleinfeld, Samuel Engelsberg, Meyer Vesell & Abraham Collier and Kleinfeld & Engelsberg. .... 1,150.00
165—112th st, Nos 534 to 538 West. Abraham Stechler et al agt Abraham Collier, Joseph Kleinfeld & Samuel Engelsberg. .... 1,600.00
166—88th st, No 64 and 66 West. Caroline Laver agt M Loretta Wallace ..... 92.60
167—Madison st, No 162. William H Zerbe agt Emil Reibstein & Barnet Reibstein. Joseph Epstein ..... 100.00

Aug. 15.

- 168—165th st, No 761 East. Jacob Rosenblum agt Wm M Roosa and Louis Dursie ..... 50.00
169—165th st, No 763 East. Same agt Chas S Albert and Louis Dursie ..... 5.00
170—Broadway, e s, whole front between 143d and 144th sts, 199.10x100. Frederick W Cohn agt John V Signell Co. .... 1,043.45
171—Longfellow av, w s, 125 s 172d st, 50x100. David Shapiro agt Geo J Staub and David H Spring. .... 50.00
172—Same property. Abraham P Lerman agt same. .... 165.00
173—Scammel st, w s, whole front between Cherry and Water sts, 200x80. Robert Perlman agt Newland Realty Co. .... 650.00
174—Longfellow st, w s, 125 s 172d st, 50x100. Alexander O'Bright agt David H Spring. 97.00
175—127th st, No 214 East. Thomas F McLaughlin agt Samuel Solomon and Max Kessler ..... 146.25
176—Scammel st, e s, whole front between Cherry and Water sts, —x71.4. Leiser Perlmutter et al agt New Land Realty & Construction Co. .... 669.33
177—Longfellow av, w s, 125 s 172d st, 50x100. Howes Mfg Co agt David H Spring & Geo J Staab ..... 72.48
178—St Lawrence av, e s, 50 s Merrill st, 50x 100. The Unionport Lumber & Mfg Co agt Nelson Rodof and Levine Building Co. .... 200.03
179—Ludlow st, No 96. Joseph Rosenzweig agt Kaspar Karg, Mathilda Karg and Sigmund Fox. .... 211.00
180—Broome st, Nos 195 to 199. Same agt Joseph Berkowitz, Solomon N Landsman and Sigmund Fox ..... 1,048.00
181—10th av, Nos 823 and 825. Isaac B Miller et al agt Hannah Abraham and Isidor Abraham ..... 1,574.10

BUILDING LOAN CONTRACTS.

Aug. 10.

Bogart av, e s, 225 n Rhineland av, 25x100. George Hauser loans Nicholas Kalin to erect a 2-sty dwelling; 3 payments ..... \$3,500.00

Aug. 12.

Wallace av, e s, 545 n Morris Park av, 25x100. George Hauser loans Samuel Geller to erect a 2-sty dwelling; 2 payments ..... 3,500

Aug. 13.

Bleecker st, n w cor Macdougall st, 75x74. Title Guarantee & Trust Co loans John L Foaliano, Antonio Prato, Joseph Raffo & John Garbanito to erect a —sty building; 1 payment ..... 90,000
179th st, n s, 85 w Mapes av, 60.2x62.7. Sebastian J Breihof loans Fannie & Bernhard Moral to erect three 2-sty dwellings; — payments ..... 10,000
181st st, s s, 100 w Audubon av, 125x119.6. Atlantic Realty Co loans Wm H Bingham Plumbing & Contracting Co to erect three 5-sty apartments; — payments ..... 15,000

Aug. 14.

Franklin av, e s, 290.5 s Jefferson pl, 108x 145. Title Guarantee & Trust Co loans John Boyland to erect a —sty building; 10 payments ..... \$70,000

Aug. 15.

162d st, s w s, 165 s e Courtlandt av, 21x100. Adolph C Hottenroth loans Alfred W De Lybove to erect a 3-sty tenement; 8 payments ..... 8,200
Hughes av, e s, 20 n 188th st, 25x87.6. North American Mortgage Co loans Pasquale D'Auria to erect a 4-sty apartment; 10 payments ..... 8,500

Aug. 10.

96th st, No 68 West. Wells & Newton Co of N Y agt Priscilla Wallace. (May 13, 1907) ..... 565.00

Aug. 12.

230th st, s s, 105 e 2d av, Bronx. James C Forbes agt Thomas Holland et al. (July 25, 1907) ..... 1,550.00
230th st, s s, 155.9 e Carpenter av, Bronx. Riccardi Bros agt same. (July 26, 1907) ..... 166.00
230th st, s s, 105 e Carpenter av, Bronx. Thos B Bowne & Son agt same. (July 26, 1907) ..... 760.44
Summit av, n e cor 164th st. Myer S Blumberg agt Margaret L Collieran et al. (July 30, 1907) ..... 365.00
2d st, Nos 302 and 304 East. Horan-Michael Co agt Joseph Wolkenberg. (August 3, 1907) ..... 230.00
138th st, No 600 West. American Parquet Flooring Co agt Levy & Weinstein Realty & Construction Co. (Apr 17, 1907) ..... 400.00
Allen st, Nos 202 and 204. Nathan Pickett agt May Perlman et al. (June 5, 1907). 255.00
Perry av, e s, 125 s 209th st. Pirrelli Bros agt Helene Poppelan et al. (Aug 1, 1907) ..... 40.00
Mott st, Nos 70 and 72. Charles Weissberg agt Max Lubetkin et al. (May 24, 1907) ..... 335.61

Aug. 13.

Vandewater st, Nos 17 to 27, and ..... Rose st, Nos 45 to 51. Struthers Wells Co agt Geo W Munro. (Jan 8, 1907) ..... 588.33
85th st, No 77 East. Hyman Rosen et al agt Mary A Hackett. (July 6, 1907) ..... 170.00
15th st, No 410 East. Louis Einstein et al agt William Moeller et al. (June 17, 1907) ..... 495.00
Wendover av, No 752. Domenico Bravin agt Bernard Levy. (June 10, 1907) ..... 1,650.00
Same property. Simon Goldman et al agt same. (June 17, 1907) ..... 352.00
1Rose st, No 27. Isadore Bregman et al agt Philip Ochsenreiter. (Aug 9, 1907) ..... 28.00

Aug. 14.

48th st, No 315 East. Abe Oxenhendler agt Morris Glick. (Feb 27, 1907) ..... \$25.00
Webster av, s w cor 179th st. B Diehl Construction Co agt Roco Realty & Construction Co. (July 22, 1907) ..... 275.00
Summit av, n e cor 164th st. Geo F Boche agt Margaret L Collieran et al. (July 2, 1907) ..... 800.00
Same property. Bernardo Ruffino agt same. (June 25, 1907) ..... 250.00
Same property. Same agt same. (June 27, 1907) ..... 25.00

Aug. 15.

9th st, No 646 East. Wm A Thomas agt John Kaminsky et al. (Feb 16, 1906). 250.00
Clinton st, Nos 80 and 82. Harry Black agt Anna M Grossman et al. (Aug 18, 1906) ..... 1,650.00
Barnes av, w s, 735 n Morris Park av. Thos B Bowne & Son Co agt Hugo Martens. (Aug 8, 1907) ..... 306.30

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

Aug. 9.

Standard Knitting Co; Max Mayer & Sons; \$421.20; Stern, Singer & Barr.

Aug. 12.

The William Rahr Sons Co; Wm B Gottlieb; \$3,500; J C Levi, Weil & Newhouse. Pollak Bros; Van Norden Trust Co; \$8,000; Parsons, Closson & McIlvaine.

Aug. 14.

Lowenthal, Adolph S; Jacob H Theobald; \$1,297.50; Maxson & J. United Oil Cloth Co; Robert E Brennan; \$8,750; Horwitz & Wiener. Lutfy, Deeb; Suleman D Merhige; \$506.81; M B Clarke. Dalton, James H; Columbia Trust Co; \$8,000; Gifford, Hobbs & Beard.

CHATEL MORTGAGES.

Aug. 9, 10, 12, 13, 14, 15, 1907.

AFFECTING REAL ESTATE.

Abelman, A. Jennings st, bet Stebbins and Wilkins av. W Kerby. Ranges. \$546
Chintz, A. E J Gillies & Co. Refrigerator. 60
De Carlo, J. 107 E 215th. N England Mantel & Tile Co. Mantel.
Friedman & Smith. 2d av, e s, 40 s 124th st. National M Co. Mantels. 600
Makransky & Appelbaum. 11th st, 175 ft. e of 8th av. Silberstein & S. Mantels. 1,494
New Era Construction Co. 163d, 100 ft. e of Broadway. American M Co. Mantels. 990
Wagner & Linetzky. 262 E Houston. I Gluck. Gas Fixtures. 144



# Cement and its Products

Rosendale, or Natural, in wood, Per bbl.....	@	1 95
Portland, Domestic, in wood.....	1 63	1 68
Portland, German.....	1 90	2 10

**Manufacturers' Quotations:**

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

Atlas Portland.....	1 65	@	1 75
Alsen (American) Portland.....	1 63		
Vulcanite.....	1 65		1 70
Trowel Portland.....			1 70
Nazareth.....	1 65		1 70
Lehigh.....	1 65		1 70
Dyckerhoff (German) Portland....	2 50		2 75
Alsen (German) Portland.....			2 30
Royal Crown (Belgian).....	1 80		2 00
Heyn Bros. (German).....	2 20		2 50
Dragon Portland.....	1 70		

**AMERICAN**

**GERMAN**

**M**ANY architects in their anxiety to get a safe durable cement, overlook the important question of color. One glance at finished Alsen work shows its *much finer* shade. No yellow or blotchy effect so common in most good brands, a clear bluish tint, perfect for artificial stone. Of course color doesn't count in work like the Panama Canal. There American Alsen was given preference at equal prices only because of ultra high quality. The bids are on record at Washington. Quick or slow set.

## "ALSEN"

**SALES OFFICES:**  
45 BROADWAY

—3

**P. J. HEANEY CO.**  
**Masons'**  
**Building Materials**

Brick, Lime, Cement, Plaster, Sand,  
Hair, Brown and Scratch Mortar

Telephone,  
1530 Tremont 176th St. & West Farms Road

### Rule for Valuing Fractional Lots in Manhattan

The rule for valuing fractional lots in Manhattan Borough, prepared by Henry Harmon Neill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each.

Apply at office of The Record and Guide, 11 to 15 East 24th St.

CEMENT. CEMENT.

# "VULCANITE"



## PORTLAND CEMENT

Delivered in small or large quantities at job any point in Manhattan or Bronx, by our prompt and reliable trucking service. 'Phone orders 1000 Gramercy

**Vulcanite Portland Cement Co., Flatiron Building, N. Y.**

# WHY?

Why are the Palmer Lime & Cement Co.'s Limes in demand? Why are they used in all principal buildings in New York, Brooklyn and neighboring cities?

Because they are the **BEST**.

Best for **FINISHING**.

Best for **BRICK and STONE WORK**.

For finishing; because they will **NOT** pit, will **NOT FOLLOW** the trowel, and work **SMOOTH and CLEAN**.

For **BRICK and STONE**, because they are strong, large yielders, and will lay **MORE** brick per barrel than any other lime on the market. Therefore, they are cheaper for the mason's use.

### We are Sole Distributers of the

**CHESHIRE** finishing lime, which is well known and always **A 1**.  
**BELLEFONTE LIME**, a highly caustic Chemical Lime, and a large yielder for Brick Work, making a bond almost equal to cement mortar.

**PALMER** select finishing, fully guaranteed.

**PALMER No. 1** common, high grade for brown and scratch coats.

Yorktown Heights lime.

Connecticut White lime.

**Especially adapted to brown and scratch coats.**

Hoosac Valley Lime.

Hadsell White lime.

—AND—

**PALMER** Chemical Lime, which has a universal reputation, analyzing over 99% Pure Carbonate.

**ALSEN'S** American Portland Cement, for Long Island.

We **SUCCEED** in pleasing our customers.

## THE PALMER LIME & CEMENT COMPANY,

149 Broadway, New York City.

Tel. 6610  
6611 Cortlandt.  
6612

**FOSTER F. COMSTOCK, Manager.**

**MCCABE EXPANSION** For Fastening all Kinds of Constructions to Brick, Stone, etc. Simple and Strong

The shell is one piece and made of malleable iron, avoiding breakage or loss in using. Expansion Bolts arranged with Hitching Rings, Eye Bolts, Hooks and Pulleys.

Manufactured by  
**The McCABE HANGER MFG. CO.**  
425-427 West 25th St., NEW YORK

**BOLTS** Sample Free on Request

# DO YOU NEED MONEY TO BUILD?

If you own a piece of land we will build upon it and take the speculative chance. New York real estate values are constantly advancing. Don't delay in improving your property, but communicate with us at once for details.

**WILKES CONSTRUCTION CO., 78 Broad St., New York, N.Y.**