

**REAL ESTATE RECORD AND BUILDERS GUIDE.**  
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INDEX TO DEPARTMENTS.  
 Advertising Section.

	Page.		Page.
Cement .....	xvi	Lumber .....	xx
Clay Products .....	xvii	Machinery .....	vi
Consulting Engineers .....	xv	Metal Work .....	xiv
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

THE approach of the Fall has done nothing as yet to awaken the real estate market to life. Apart from a slightly increased demand for private houses, there are no indications of any approaching activity; and, indeed, it would be foolish to expect anything of the kind. General conditions, as well as local conditions, conspire to forbid it. The coming business year is obviously destined to be one of transition, during which the methods and centres of real estate activity, as well as the prevailing level of prices, will be adjusting themselves to a new set of underlying conditions. Business of all kinds all over the country will probably undergo a slow process of concentration and consolidation. It is absolutely necessary that a certain amount of capital should be released from the pressure of current engagements, and be allowed to seek a more stable and safer method of employment. If this process is accompanied by any considerable diminution of business, there will be compensations in a lower scale of expenditure, and a more economical method of operation. But while it is taking place real estate and building will probably feel the effects of the readjustment more than many other branches of business, just as it will subsequently profit more largely from its completion. Just at present speculative operations in real estate are embarrassed by the difficulty of borrowing money, and the investment demand by the low prices at which good securities are selling. When, however, money becomes easier and securities have gone back to a more normal and less profitable level, real estate and building will immediately feel the advantages of the change. In the meantime local conditions make also for dulness. The effect of these transit improvements that are soon to be completed has already been discounted, and there are no new ones proposed, upon which speculative buying can be based. The dulness has not been accompanied by any concessions in prices, which would tempt buyers out of their inertia. On the other hand the dulness shows no tendency to become weakness. Considering the large diminution of activity which has taken place during the past year, there has been comparatively little liquidation. The weak points in the rental situation tend to improve rather than to become worse and it is probable that prices will be firmly held during the coming winter. All this assumes, of course, a gradual process of readjustment in the general business situation. A sudden and severe contraction would change conditions radically and might force liquidation, but as yet such a contraction is not foreshadowed.

THE man who would have predicted twenty years ago that New York City would be obliged to pay four and one-half per cent. interest in order to sell its bonds above par would have been considered out of his mind. At that time New York could borrow at about three per cent., and had as little difficulty in floating its loans on that basis as would the Federal government. The necessity of paying

four and one-half per cent. interest would have been considered equivalent to a confession that the city was adopting a policy of financial extravagance which had severely compromised its credit. Yet the city of New York is obliged to pay four and one-half per cent. in spite of the fact that its financial situation was at bottom never sounder than it is at present. New York is very much better and more efficiently governed than it was twenty years ago. During this whole period it has been carefully nourishing its resources in the way of franchises and the like, instead of recklessly giving them away. Its assets have enormously increased, and the value of its real estate alone is probably equal to the value of the real estate owned by the Federal government. Its population has been increasing as rapidly as ever and its business in even higher proportions. Its bond is intrinsically just as good, if not better, than it was twenty years ago, and yet the interest charges upon them have become half again as much. The reason, of course, is that the city has adopted a policy of extensive and costly municipal improvements at the very time when similar improvements in every part of the country were straining the supply of loanable capital. These improvements were necessitated by the fact of consolidation, and there can be no doubt that the constant weakening of the city's credit has been one result of consolidation. The credit of the smaller cities which were annexed to the old New York was much inferior to that of Manhattan Island, and the responsibilities placed upon the greater New York were so onerous that its credit suffered somewhat from the very beginning, and it has continued to suffer, because the task of providing for the present and future needs of the consolidated city necessitated the issue of more bonds than the market could conveniently take. It may be confidently predicted, however, that the city of New York will not again be obliged to pay over four per cent. for its money. Its needs are supplied for a year, and at the end of that time money will again be comparatively cheap. Within two years it is probable that the city will be able to float three and one-half per cent. stock at par.

THE leasing of the Hotel Normandie for business purposes calls attention once more to the inevitable fate which is awaiting the old Broadway hotels. One after another they are getting into trouble and are being torn down or reconstructed. Many of them are continued as hotels after they fail to make money, because of the difficulty and expense of converting them to other uses, but in the course of time they must all either be remodelled for business purposes or else destroyed. They cannot compete with hotels like the Knickerbocker and the Astor, and the expensive locations they occupy prevent them from being continued with a very cheap scale of prices. In appointments and conveniences, both for the guests and the management, they do not compare with many of the hotels which of late years have been erected on the side streets. The conditions of successful hotel management have altered radically in New York since 1900, and have rendered obsolete many buildings which had not lasted even the customary period of twenty-five years. The success of the new tenant in sub-letting the reconstructed Hotel Normandie will be watched with interest. The portion of Broadway in which it is situated has been very backward in its development. During the radical real estate changes of the past seven years it has been but very slightly altered. Of course rents have increased, and its shops transact a larger volume of business, but not one new building of importance has been erected between Forty-second street on the north and Thirty-fifth street on the south. This is all the more extraordinary because of the enormous amount of new building which has taken place in the vicinity of Long Acre and Greeley Squares, and because a number of blocks in this intermediate section are improved with nothing more expensive than taxpayers. We understand that the failure of these streets to share in the building improvements that have been consummated to the north and to the south is partly due to the opposition of certain important local property-owners, but it has also been partly due to the comparative unavailability of these blocks. They are not as desirable for general business purposes as is the vicinity of Thirty-fourth street. Neither are they as desirable for restaurant and amusement purposes as is the immediate neighborhood of Forty-second street. The ground floors of the buildings on this part of Broadway rent easily at large prices, but the upper stories are not in great demand. If, however, there is any man in New York who is capable of

renting the upper floors of such buildings, it is the new tenant of the Hotel Normandie, and for the betterment of the district, it is to be hoped that he will be very successful.

**T**HE condition of the Interborough-Metropolitan Co. is certainly extraordinary. Here is a corporation which controls absolutely the means of communication used by almost 3,000,000 people, and whose control is not, for the most part, limited in time. Its franchises, with the exception of the subway, are perpetual. Not so long ago, before the merger, subway stock was selling at about 240, Manhattan Elevated stock at 150, and the various stocks of the Metropolitan system at prices which, if not so high, were still representative of the enormous equity behind them. Now, after the merger has been effected, and the threat of disastrous competition removed, stock in the Manhattan system, guaranteed at seven per cent. and earning much more, is selling at 117, Subway stock on a basis which shows a loss of 100 points, and the Metropolitan stocks at figures which would indicate an assured suspension of dividends. During the meantime there has been a severe general decline in prices, but nothing has happened to affect the value of these stocks particularly, except the appointment of the Public Service Commission. The earnings of the company have been increasing largely, and if the guarantee of seven per cent. dividends on the old Metropolitan stock is worth anything, it is worth at least as much as it was two years ago. Under such circumstances, one cannot help being curious as to what is really the matter. Was the old Metropolitan system organized on a rotten basis, which, when it is exposed to the light, may lead to criminal suits in the courts? If so, it was certainly curious that Mr. Belmont sacrificed the interest of the fine property owned by the Interborough Co. by merging with a company which could not meet its obligations. It certainly looks as if either Mr. Belmont was deceived, or else that he showed very bad judgment. It is far cheaper to fight a bankrupt concern than to consolidate with it, and the only explanation of the existing prices of Metropolitan stocks is that the company is in a way bankrupt. Whatever may be the fate of the stockholders of the several companies, the existing situation is certainly most unfortunate from the point of view of the general public interest. A corporation which is so seriously embarrassed in its finances cannot be an efficient public servant, and until it recovers its equilibrium, improvements in service are hardly to be expected.

### Regulations for Reinforced Concrete.

**U**PON the invitation of Rudolph P. Miller, C. E., chairman of the committee on concrete construction of the Building Code Revision Commission, the Concrete Association of America has submitted a series of 21 articles, embodying regulations proposed for the government of reinforced concrete construction in New York City. In a way this proposed code is an answer to certain of the recommendations made by the Architectural Engineers two weeks ago, and it represents the united opinion of all the firms, engineering and constructional, making a specialty of concrete construction. The principal parts follow:

Article No. 1. Reinforced concrete construction shall be understood to mean an approved concrete mixture reinforced by steel of any shape, the two materials to be so combined that the concrete will take up the compression stresses and the steel the tension stresses and assist the concrete in shear and compression.

(2) Reinforced concrete construction when designed in accordance with this code shall be approved for fireproof construction.

(3) Before permission to erect any reinforced concrete structure shall be granted, complete drawings and specifications must be filed by the architect or engineer representing the owner with the Superintendent of Buildings, showing all construction details including dimensions of concrete and the sizes and position of all reinforcing members.

(4) The concrete shall be mixed in the proportions of not less than one part of cement by volume to seven parts of aggregates by volume, consisting of sand and broken stone or gravel. The proportions shall be such that the resistance of the concrete to crushing shall not be less than 2,000 lbs. per sq. in. after hardening for 28 days. Tests to determine this value shall be made from time to time by a competent engineer under the direction of the Bureau of Buildings. The concrete used in reinforced concrete construction shall be what is usually known as a "wet" mixture.

(5) All cement used in reinforced concrete construction shall be a Portland Cement conforming to the standard specifications of the American Society for Testing Materials and shall be tested by an independent chemist not in the employ of the cement manufacturer. Records of these tests shall be kept on file in the contractor's office.

(6) All sand used in reinforced concrete construction shall be clean and sharp, free from loam, dirt or other injurious material, and shall not be finer than the standard sample in the office of the Bureau of Buildings.

(7) All stone used in reinforced concrete construction shall be clean, broken trap rock, or gravel, and shall not be of a size larger than can be easily worked or tamped around the reinforcing members. In case it should be desired to use any other material or kind of stone than specified above, samples of same shall first be

submitted to and have the approval of the Superintendent of Buildings.

(8) Steel for reinforced concrete construction shall have an elastic limit of at least 30,000 lbs. per sq. in., and an ultimate strength of at least 60,000 lbs. per sq. in., and shall be of uniform quality. Samples cut from any bar shall be capable of bending cold 180 degrees around a bar of equal diameter without signs of fracture. Twisted, corrugated, diamond or other mechanical bond bars may be used. Such bars may be stressed in tension to 16,000 lbs. per sq. in., or to 1-3 of their elastic limit, in shear to 10,000 lbs. per sq. in., and in compression to twelve times the compression stress in concrete.

(9) All steel reinforcement shall be completely incased in the concrete and in beams, girders, columns and walls; the steel shall not be nearer the surface than 1½ ins. In floor and roof slabs the steel shall not be nearer the surface than ¾ of an in. for bars having a diameter of ½ in. or less. Where larger bars are used in floor or roof slabs the steel shall not be nearer the surface than 1 in. Where the number of bars used in a beam or girder cannot be placed in one plane, they shall be placed in two or more planes. In reinforced concrete footings the steel shall not be nearer the surface than 3 ins. \* \* \*

(17) Reinforced concrete may be used for columns and their strength determined as follows:

#### COLUMNS WITH VERTICAL REINFORCEMENT.

The concrete within the steel ties or hoops may be stressed in compression to 500 lbs. per sq. in. No allowance shall be made for the concrete outside of the hoops or ties and serving the purpose of fireproofing. Vertical steel bars may be placed in the concrete, and if substantially tied together by steel bars at intervals of not more than the least side or diameter of the column, may be stressed in compression to 12 times the compressive stress in the concrete. These rods shall be joined immediately above the floor line or at points of lateral support. They shall have full perfect bearings and be connected by tight fitting sleeves, or the ends may be threaded and connected by standard sleeve nuts. In concrete columns with vertical reinforcement the total cross-section of vertical steel shall not be less than ½ of 1 per cent. of the cross-section of the concrete within the hoops or ties, but in no case shall this amount be less than 1 sq. in. \* \* \*

(18) Spandrel walls supported entirely on reinforced concrete wall girders and extending from the floor line to the window sill shall have a minimum thickness of 8 ins. and shall be reinforced with not less than ½ lb. of steel per sq. ft. of wall. Inclosure walls of skeleton buildings built in between columns and supported entirely on reinforced concrete girders shall have a minimum thickness of 8 ins. for 40 ft. of the uppermost height thereof, or the nearest tier of beams to that measurement. For each additional 30 ft. of height or to the nearest tier of beams to that measurement the thickness of the wall shall be increased 1 in. Basement walls shall be at least 2 ins. thicker than the walls immediately above. All such inclosure walls shall be reinforced with not less than ¾ of a lb. of steel per sq. ft. of wall. All window or door openings shall be reinforced with steel on the sides and at the top and bottom in addition to the steel specified above. Where walls are required to meet special conditions the thickness and the amount of reinforcement shall be determined by such conditions. Parapet walls shall have a minimum thickness of 6 ins. and shall be reinforced with not less than ½ lb. of steel per sq. ft. of wall. Inclosure walls for 1-story storage or factory buildings shall have a minimum thickness of 4 ins. and shall be reinforced with not less than ½ lb. of steel per sq. ft. of wall.

(19) Partitions required by the Code to be fireproof may be constructed of reinforced concrete and shall have a minimum thickness of 3 ins., and shall be reinforced with not less than ¼-in. rods on 12-in. centres, running both vertically and horizontally.

(20) Reinforced concrete construction may be continued during freezing weather provided all frost is eliminated from the sand and broken stone by artificial heat, and provided also that the work is protected from the weather by canvas or similar means and artificial heat supplied to prevent the concrete from freezing prior to taking its final set.

(21) The contractor must be prepared to make load tests on any portion of reinforced concrete construction within reasonable time after erection. The tests must show that the construction will sustain a load of twice the live load for which the section was designed without any sign of failure.

### Tall Buildings in Paris.

A movement in Paris aims to prevent the growing practice of adding new stories to buildings in the principal thoroughfares of the city, thus spoiling the perspective. This movement, which had its origin in the artistic circles, has been growing of late, and is now assuming large proportions and preparing to exert a decided influence on future building operations.

One of the chief causes of the renewed activity in this direction is the circumstance that the owners of the offending structures are, in almost every instance, foreigners. This circumstance alone was quite sufficient to fire the protesting enthusiasm of the Nationalist press, which is foremost in the crusade to limit the weight of the buildings. In the Rue de Rivoli, where the height of buildings was formerly uniform, two or three now tower above the others. In the Avenue de l'Opera a hotel halfway down has been superbuilt. In the Rue de Tilsit over tall edifices detract from the artistic effect of the mansions on the Place de l'Arc de Triomphe.

There is much speculation as to the height of the building which the Equitable Life Assurance Society is arranging to build on the site in the Place de l'Opera and the Rue de la Paris. This site was purchased with the avowed intention of erecting thereon a genuine American skyscraper. The work of demolishing the old structure is proceeding rapidly and the question of the height of the building to be erected in its place must soon be settled.

—Don't waste any time going after building contracts that you can't get. If you do not anticipate a fair deal when the bids are opened, look for other business.

# THE REALM OF BUILDING.

## Fuller Company's Huge Contract.

WILL FINISH IT IN EIGHTEEN MONTHS IF THE STEEL COMES RIGHT—HOW ANCIENT ROME STRIKES AN AMERICAN BUILDER.

The George A. Fuller Company has what may be called colonies or settlements in many sections of the city, rendered necessary by the stupendous undertakings of the company in its construction operations. Some of its contracts are little short of titanic. The company has offices in the Seligman Building, at Stone and William sts; in the Trinity Addition, at Broadway and Thames st; at the new Consolidated Exchange Building, at Broad and Beaver sts; at the new Plaza Hotel, Fifth av and 59th st; at the Trust Company of America's Building, 37 Wall st; at the Hudson Terminal Building, Dey and Church sts, and at what may be styled a "permanent camp" at the new Pennsylvania terminal site, Seventh av and 31st st, on which will shortly arise that Brobdignagian twelve-million dollar building, precedents for the magnitude of such a structure existing only in the ancient so-called Seven Wonders of the World, or in the domain of mythology.

President Paul Starrett, though a young man, impresses one as possessing great executive ability, combined with forceful character and quickness of decision. He is a modest, conservative man, of few words; but what he says is direct to the point. These characteristics stood out in bold relief in the course of a conversation with the writer.

Mr. Starrett, who has just returned from a flying trip to Europe, spoke of his visit to Rome, Naples, and the ruins of Pompeii and Herculaneum. Looking at what remains of ancient Rome with the eye of a builder and constructor, he spoke

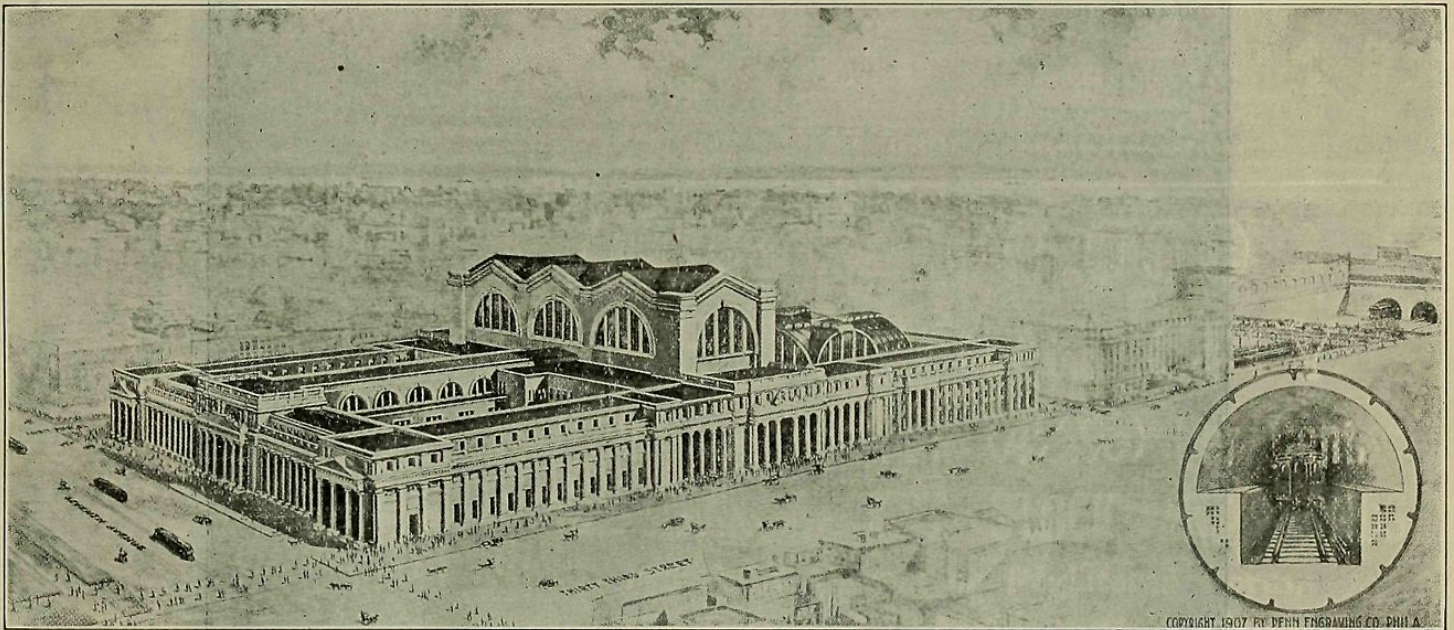
When this firm got into difficulties what steel they had not got out went to the American Bridge Company. This Pennsylvania depot is our largest contract. If we could get the steel as we want it we could finish the whole job in eighteen months' time."

Mr. Starrett then went on to speak of other contracts, of which four within a little over a year averaged over five millions each.

"I have said we are busy," he continued, "but we could do more if times permitted. A number of propositions have been submitted to us, but we have rejected them largely on account of the money situation. I do not look for much activity in construction at present. Investors will not put money in buildings for a four or five per cent. return, when they can get higher rates in stocks and bonds; but the financial situation will right itself. One disturbing element, however, is eliminated from the building and construction situation, and that is the strike question. There is nothing of that kind now in sight, and amicable relations exist among all parties concerned."

## Building Laws in London.

The building laws of London are stricter in some respects than those of any American city, and their enforcement is rigid. Those which pertain to fireproof buildings contain much that is of value to American builders. The question of restriction of height of buildings is one that cannot be adopted in such American cities as New York and Chicago. London restricts the office buildings to 80 ft. from the ground level to the highest part of the roof; but New York builders have not found greater height than this a danger from a fire. On the contrary, some



A NEW PICTURE OF THE PENNSYLVANIA TERMINAL.

of the wonderfully substantial work of the ancient Roman builders, that so much of it should practically remain intact to the present day. He expressed his disappointment with the city generally, because so much of the new Rome was so thoroughly modern. There was an incongruity about this that struck a discordant note.

"We are busy," said Mr. Starrett, "and that is scarcely surprising when it is remembered that we have branch offices in Chicago, Boston, Pittsburg, Baltimore, Washington, San Francisco, Chattanooga and Kansas City, and that we have constructed more than two hundred fireproof buildings in the principal cities of the United States. Then, as you may know, we are fulfilling some large construction contracts."

Mr. Starrett spoke lightly of five or ten million dollar contracts as some men might talk of thousands. Said he:

"The Plaza Hotel is ready for opening October 1st as far as we are concerned. The furniture and cooking apparatus is already there, and I am told that if necessary the Plaza could throw open its doors on the 10th of September, if necessary.

"We expect to be under full headway with the Pennsylvania Railroad Station during October. Our progress will entirely depend upon how we get our supply of steel. The Pennsylvania Company itself furnishes this material. It may be slow work in consequence of the number of orders in the shops. This steel was to be furnished by Milliken Bros., at Staten Island.

of the higher fireproof buildings are of actual service in checking the spread of a conflagration. If properly built they act as huge fire walls to stop the spread of a fire.

Restrictions in regard to the materials for walls and partitions are sufficiently rigid to insure good work, and yet pliable enough to suit the needs of all honest builders. The materials specified for the walls and partitions are brick, terra cotta and cement concrete composed of broken stone, furnace slag, clinker or burnt ballast.

Inside partitions must be composed of incombustible materials. The only exception to this rule is the use of non-resinous wood for office inclosures. All windows and doors in the walls are required to be of metal sash or frames, and all windows above the ground floor must be glazed with glass at least one-quarter of an inch thick. The superficial feet of each section of glass must not be more than two unless made of wired glass or electro copper glazing. The use of fireproof shutters and fireproof doors is demanded for all openings overlooking other buildings or within twenty feet of the roof of an adjacent structure. A wide latitude is left for the interpretation of the words fireproof shutters and fireproof doors, but almost any metal will suffice.

All staircases, shafts, openings for hoists and elevators must contain no wood trimmings of any kind, and all stair landings must be constructed of incombustible materials.

## The Automobile Garage as an Adjunct to the New York City House.

THE new residence of Mr. Ernest Flagg, which was designed by himself, is situated in a neighborhood where modest city houses predominate. It occupies a frontage of 32 feet, which is, of course, exceptional for the ordinary New York City house. But it is not to the unusually ample front that we would call attention, but rather to an adjunct which is not visible and which is entered through the large door on the right shown in the accompanying illustration of the lower part of the house—the automobile garage.

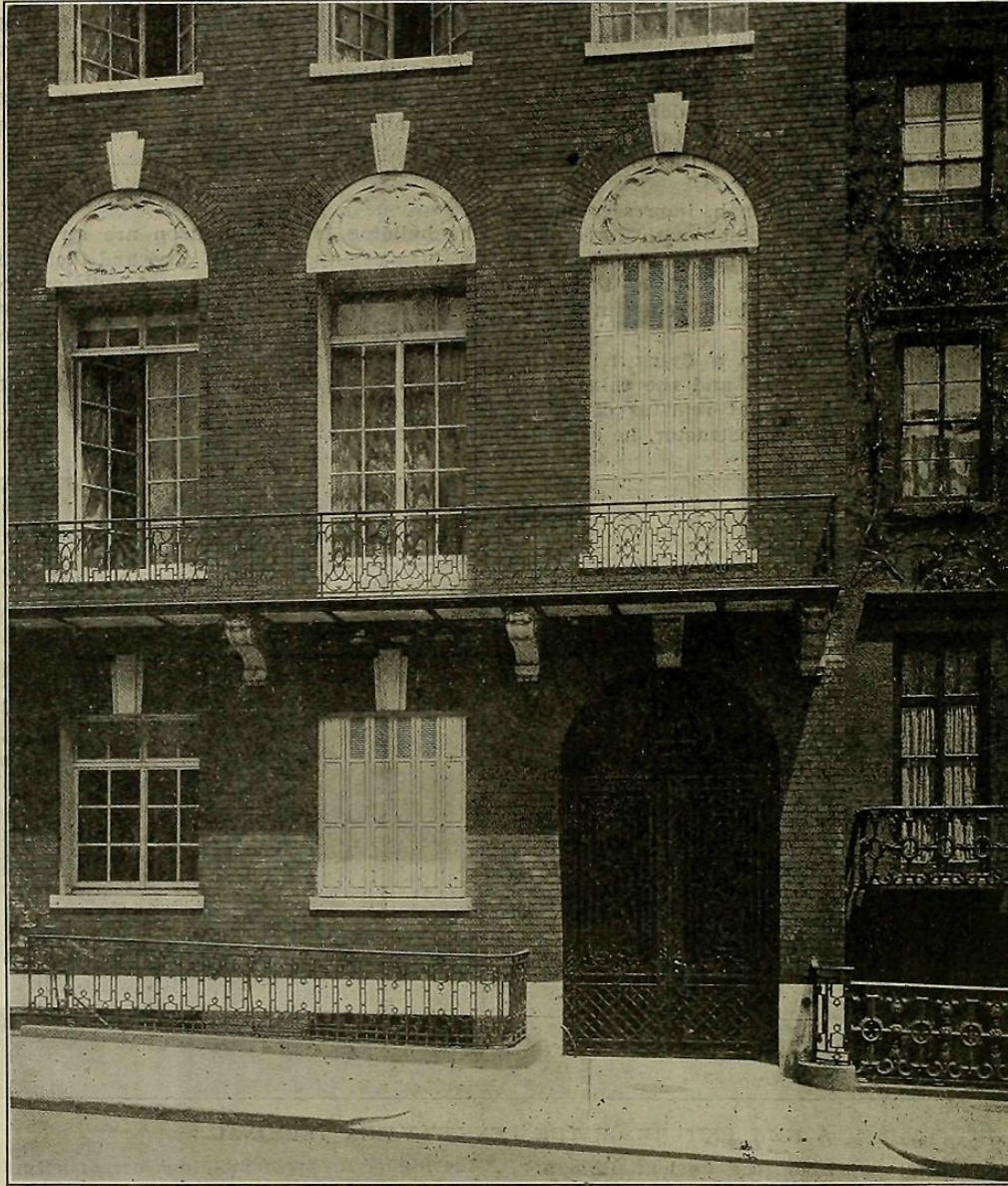
This is a fireproof chamber located below the level of the basement at the rear of the lot, and is reached by means of an electric lift at the back of the entrance passage. This incorporation of the automobile garage with the city house is a novelty in New York City, and one which we believe will recommend itself to many owners who have similar opportunities for housing their automobiles on their own premises.

The stringency of the Building Code and the restrictions of the Board of Fire Underwriters seemed to make impossible a

which are being remodeled to provide more modern accommodation, larger windows, more ample areas for ventilation, and other modern conveniences. There are many owners of such houses who, while they recognize their inability any longer to live in the old house, hesitate at the expense of replacing the old house by an entirely new one. To owners of such houses who have a nominal sum to invest in remodeling there should be considerable attraction in this new departure of Mr. Flagg's, as no doubt many of them already possess, or have notions of acquiring an automobile in the near future. At any rate, we offer the suggestion for what it is worth, and believe that we are about to enter on a new era in the planning of the New York City house of modest pretensions, in which the automobile is bound to exert an increasingly powerful influence.

### The Invention of Steel Skeleton Construction.

Several technical journals have printed the following misinterpretation of some remarks by Architect F. W. Fitzpatrick, of Washington, in regard to the invention of the steel skeleton construction for buildings:



RESIDENCE OF ERNEST FLAGG, ARCHITECT—DETAIL OF LOWER STORY, SHOWING THE UNUSUALLY LARGE ENTRANCE.

40th St., near Park Ave., New York.

satisfactory solution of this problem, but now that Mr. Flagg has arrived at a satisfactory result one can shortly expect to see a modified type of dwelling house, for of course the garage implies a particular kind of entrance which must be large enough to admit the largest vehicles, and therefore radically affects the planning and composition of the building.

Mr. Flagg's house is a close adaptation of the Parisian domicile to New York conditions. The entrance is not the only feature that betrays its Parisian origin, for on entering one passes immediately on the left of the passage to a large and ample staircase hall which is so characteristic of the French city houses.

The ordinary city lot being but 25x100 feet, and often narrower, does not, of course, offer the same opportunities for commodious planning in the basement as does Mr. Flagg's lot. We believe, however, that it is possible to adapt his solution to such houses. It must be remembered that there still exists in the city a great number of those old brownstone highstoop three- and four-story houses of the late '70's and early '80's, many of

"Architect Buffington, of Minneapolis, seems to have the best foundation for his contention, as he is the only possessor of a United States patent on that construction, and has actually filed suits against owners of some tall buildings for having infringed his idea. Latest developments, however, bring out that his claims are combatted by Architect Fitzpatrick, of Washington, D. C., who asserts that the Buffington patent is invalid because it was not that gentleman's own conception, he having 'absorbed' it from Fitzpatrick, who was then, in 1883, his chief assistant and who had elaborated the scheme of tall construction with an engineer named Strom."

Mr. Fitzpatrick never made such a claim for himself, and never gave any one cause to say it. Both he and Strom worked for Mr. Buffington, and "Fitz," at his time, would not have recognized a skeleton of steel if it had nodded to him. He has even forgotten the drawings he made at that time. Strom worked on a drawing which bears the date of 1889; he never heard of steel construction until Mr. Buffington showed his patent, which was issued in 1888.

### Using an Elevator as a Scaffold.

UNDER Section 18 of the Labor Law (chap. 415, laws of 1897) a person employing another in erecting or repairing a building must not furnish scaffolding, ladders, hoists or stays that are unsafe. In the course of adding an additional story to the building, No. 312 West 29th Street, it became necessary to cut a hole through the brick wall between two buildings. No. 310 was used as a furniture warehouse, and in it was a freight elevator running to the top of the building, and which was commonly used for carrying furniture up and down, and was apparently used at will for this purpose by the employees in both buildings. It ran to the top of the higher building, and on each floor below the fourth there were entrances to it from both buildings.

When the men were ready to go to work the elevator was run up to the top floor, and the workmen went upon it and began to cut the hole in the wall. They continued to so work safely during all of a Friday and for some hours on Saturday. During this time, apparently in violation of an agreement, the elevator was occasionally used by employees of the building for carrying furniture from floor to floor. Whenever it was so desired to use the elevator the employee using it would first

and ordered a new trial, holding that while the elevator may have been safe as an elevator, it was unsuitable as a scaffold by reason of its mobility, and that it was a question for a jury whether the contractor fulfilled his duty under Section 18 of the Labor Law.

Upon the evidence there was a question as to whether or not the defendant fulfilled his duty by safeguards which would prevent the elevator being set in motion.

### The Danger of Using Rusty Iron in Reinforced Concrete.

Many writers on reinforced concrete assert that there is no danger in using iron with a slight coating of rust; others emphasize the fact and cite experimental data to prove that a coating of rust is a distinct advantage, inasmuch as the chemical action between the concrete and rusty iron forms a coating of silicate of iron which not only protects it from rust, but also removes any little rust that may be on the iron when placed in the concrete. The presumable advantage is the greater adhesion of the two materials in consequence of the roughened surface of the reinforcement.

A vital point, which will in time make itself painfully apparent, is here entirely lost sight of. Suppose rusty bars (and



RESIDENCE OF ERNEST FLAGG, ARCHITECT—PORTE-COCHERE, SHOWING  
AUTOMOBILE ON THE LIFT.

40th St., near Park Ave., New York.

give warning to the workmen, by calling out, and the workmen would suspend their work while the elevator was being used, sometimes remaining on it and sometimes stepping off. No injury occurred to either of the workmen on any occasion when the elevator was so used.

On Saturday morning, while the men were working in the elevator, it suddenly started upwards, the car hit the wheel or the beam supporting the wheel upon which the rope ran which elevated and lowered the car; that rope broke and the car fell to the bottom of the building, inflicting upon one of the workmen injuries from which he afterwards died.

The evidence in the suit of the widow against the contractor suggested no explanation whatever as to the cause of the accident. No defect in the elevator or any of its appliances was shown, and, indeed, it was expressly conceded on the trial by plaintiff that the elevator, considered with reference to its use as an elevator, was in sound condition. Nor did it appear who, if any one, was instrumental in setting it in motion, except that it was testified that neither of defendant's workmen started it. Upon this state of facts the court dismissed the complaint.

The Appellate Division, however, has reversed this judgment

they usually are rusty) are used in the construction of a beam and are properly seated in the stirrups at, say, twenty points along its length, each stirrup being from 1 in. to 2 ins. in width, how is it possible for the above-mentioned chemical action to take place?

Obviously, if the bars are properly seated in the stirrups, as they should be to be effective, the cement cannot reach the bar, and, consequently, no protecting coating of silicate of iron can be formed at these points, as is proved by the following experiment:

In May, 1906, being engaged in the construction of a large reinforced concrete factory, and designing others, a certain engineer had reason to doubt the advisability of using iron even partially rusted. He therefore had inserted in a block of concrete a bar of iron covered with a slight coating of rust, firmly seated in a stirrup which was entirely free from rust, and its mill face undamaged and unscratched. Recently he had the block broken up, and found at the point of contact between bar and stirrup that not only had the bar continued to rust, but the stirrup had commenced to rust also. It is obvious that in a few years the stirrup at least will be eaten through, with only one result.

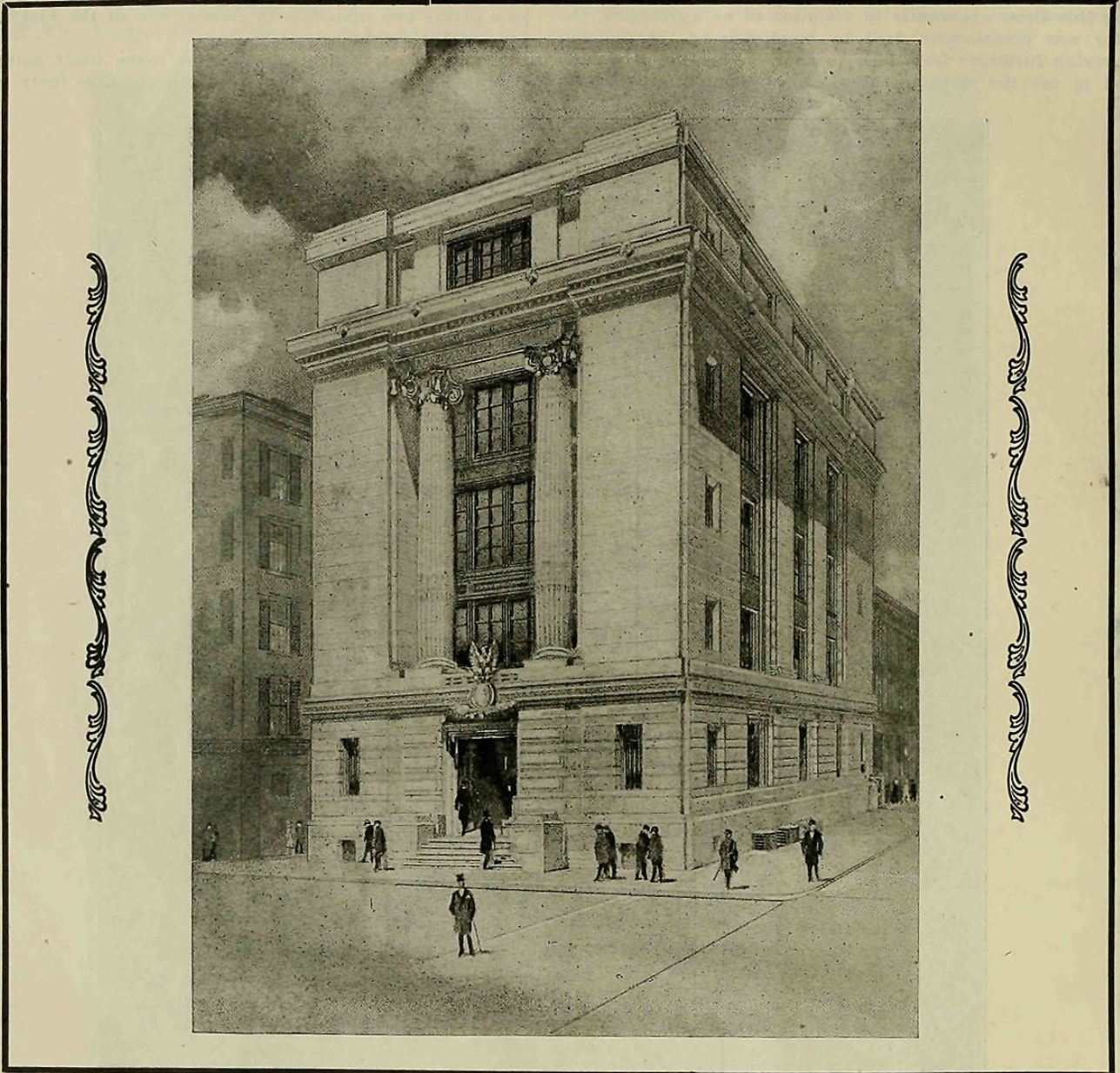
## American Bank Note Company's New Building.

(With illustration.)

The handsome granite building being erected by the American Bank Note Company, at the corners of Broad, Beaver and Marketfield sts, New York City, will be completed Dec. 1. It will be occupied exclusively by the executive officers and departments, and will represent the general administrative headquarters of the company in the United States. The structure measures 66x44 ft., and is of fireproof steel construction throughout. It is 5-stys high with an exterior of Hardwick White granite. Above the street level the floors are unobstructed by columns, and every advantage has been taken of the building's location to provide ample light and air. The style of interior decoration will be impressive: tapestry, mahogany and marble will be used in the ornamentation of the several floors and private

amount of work which has been handled by them. During the past six months, while the work for the forty-one story Singer Building (the highest office building in the world) has been passing through their shops, they have also been handling the Bourne Building; Smith & Gray Building; Barnard College; Jenkins Trust Company, Brooklyn; Oppenheim Collins Building; building for Abraham & Straus, Brooklyn; Messiah Home, Fordham, N. Y.; office building, No. 56 Maiden lane; the Hibbs office building, the Moore residence, the Gayety Theatre, American Bank Building, all of Washington, D. C.; the Artillery and Cavalry Barracks at West Point; the Lackawanna Terminal station at Hoboken; the Mexico City Bank; and a number of smaller contracts, such as the St. James School, the Pliny Fisk residence at Rye, N. Y., vestibule doors, marquise, railings, etc., etc.

To handle all these contracts in one plant at one time requires not only a good executive office force, but well equipped shops,



AMERICAN BANK NOTE COMPANY.

Broad, Beaver and Marketfield Sts., Manhattan.

Kirby, Petit & Green, Architects.

offices. There will be two elevators in the building, and a kitchen and spacious dining-room on the top floor will be a feature of the equipment. Although the building is only five stories high, all the supporting piers are of concrete carried down by pneumatic caisson process through quicksand and some clay to a solid stratum of hardpan from 30 to 37 ft. below the curb. Kirby, Petit & Green are the architects; Mr. Charles H. Nichols, consulting engineer; the Woodbury Granite Co., granite, and the Hedden Construction Co., general contractor.

### The Whale Creek Iron Works.

The attention of architects and general contractors has been attracted to the strides made in the ornamental iron business by the Whale Creek Iron Works. Up until the year 1905 this concern was not considered seriously by the larger ornamental works, from a competitive point of view, owing to the fact that their ability and capacity for turning out this class of work was unknown at that time to the general trade, but they have progressed so rapidly during the years following this period that they reached a stage when it behooves their competitors to "sit up and notice."

The executive ability of their officers and office force has been given a very thorough test during these latter years by the

and in these the Whale Creek Iron Works are not lacking. This is shown by the fact that their foundry covers 15,000 square feet; the fitting shop, 10,000 square feet; the grille shop, 10,000 square feet; plating shop, 1,600 square feet; pattern shop, 4,500 square feet; the modeling shop, 3,000 square feet; office, 1,500 square feet, besides a considerable amount of storage and yard space, always necessary in a plant of this kind.

The various departments of the Whale Creek Iron Works give employment to about four hundred men, a great many of whom are experts in their trades, which assures the building owner, architect or contractor of satisfactory workmanship.

### Dull Market Affecting Builders.

A member of a firm of prominent builders in Brooklyn, who have usually confined their undertakings to the Bedford and Stuyvesant sections, said, during the week, that they had concluded not to commence any new operations until they could dispose of their present holdings, which amount to approximately \$500,000. A poor market and tight money are the causes assigned for this unsatisfactory condition. In commenting on the situation, he stated that unless there is a general quickening in the purchasing movement by early fall many plans for building will be indefinitely postponed.

**Building Operations.**

**Statistics of Plans Filed.**

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

	1907.	1906.
No. of the new buildings in Manhattan and the Bronx.....	41	63
Estimated cost of new buildings...	\$772,200	\$1,730,350
Total estimated cost of alterations for Manhattan and the Bronx...	\$202,430	\$362,515

**Jacobs & Heidelberg Completing Plans for Twenty-one Buildings for Westchester County.**

Messrs. Jacobs & Heidelberg, No. 320 5th av, Manhattan, are now completing plans for the immediate construction of several new buildings, including dwellings, a school building, two technical shops, hospital, laundry, storage, superintendent's house, numbering about twenty-one in all, to be erected at Pleasantville, N. Y., for the Hebrew Sheltering Guardian Society, of Broadway and 150th st, New York. The buildings will be of brick and frame, slate and shingle roof construction, best plumbing and steam heat. About Sept. 20 the architects will receive bids. No awards have yet been made. It is proposed to ultimately accommodate one thousand children, and the work will cost approximately \$1,000,000. Mr. Adolph Lewisohn, 9 West 57th st, is president of the Hebrew Sheltering Guardian Society, and Mr. Joseph L. Buttenwieser, 203 Broadway, is chairman of the building committee. (See also issue Dec. 22, 1906.)

**Nixon & Zimmerman to Erect Hippodrome at Atlantic City.**

ATLANTIC CITY, N. J.—Plans are now nearing completion in the office of John D. Allen Co., Betz Building, Philadelphia, Pa., for the construction of a huge hippodrome and theatre structure for Messrs. Nixon & Zimmerman, theatrical managers, Manhattan, to be situated at Mississippi av and the Boardwalk, Atlantic City, N. J., to cost in the neighborhood of \$500,000. The building will be 6-stys, 80x200 ft. in size, of reinforced concrete construction, with an exterior of brick and stone facings. The architects will invite estimates about Sept. 1.

**Swallow & Howes to Build 51st Street Loft Building.**

51ST ST.—John H. Maatz, 1417 Prospect av, Bronx, has awarded to Messrs. Swallow & Howes, of No. 500 5th av, the general contract to erect the new 6-sty light manufacturing building at Nos. 605 and 607 West 51st st, to cost about \$60,000. The front will be of brick, steel and reinforced concrete, five-ply slag roof, glazed tile coping, and one building will be taken down. Messrs. Moore & Munged, 604 West 52d st, have leased the structure for a term of years.

**Chas. T. Wills to Alter Brokaw Residence.**

5TH AV.—General contract for remodeling the 5-sty residence No. 825 5th av for Clifford V. Brokaw, of 527 5th av, has been awarded to Charles T. Wills, of No. 156 5th av, from plans by Messrs. Little & O'Connor, 5 West 31st st. Features will be a new elevator, iron staircases and general interior changes.

**Eighth Avenue and Twenty-first St. Improvement.**

8TH AV.—Three high-class apartment houses will soon be erected on the northeast corner of 8th av and 21st st for Abraham Silverson, of 395 Central Park West, to cost in the neighborhood of \$230,000. Geo. Fred Pelham, 503 5th av, will make the plans. No sub-contracts have yet been issued.

**College Settlement to Improve First St. Building.**

1ST ST.—Herbert M. Baer, 542 5th av, is busy preparing plans for improvements to the property No. 86 East 1st st for the College Settlement, of No. 95 Rivington st. The premises will be modernized into first-class tenements.

**Apartments, Flats and Tenements.**

HESTER ST.—Herman Horenburger, 122 Bowery, is preparing plans for a 6-sty flat to be erected at No. 55 Hester st for R. Satenstein, 821 East 138th st, same to cost about \$20,000.

**Churches.**

Nicholas Serracino, architect, St. James Building, 1133 Broadway, has completed plans for a 1-sty church, 65x104.2 ft., for the Rev. Louis Caporaso, 1662 Dean st, to be situated on the north side of Dean st, 100 ft. east of Schenectady av, Brooklyn, to cost about \$13,000.

**Alterations.**

BAXTER ST.—O. Reissmann, 30 1st st, is planning for extensive alterations to No. 16 Baxter st for F. F. Fallon, on premises.

WATER ST.—G. Tuoti, 206 Broadway, will make \$6,000 worth of changes to Nos. 336-338 Water st. A. L. Kehoe, 206 Broadway, is making plans.

103D ST.—Sommerfeld & Steckler, 19 Union sq, are preparing plans for alterations to Nos. 303 to 307 East 103d st for Schmeidler & Bachrach, 203 Broadway.

34TH ST.—David Stone, 127 Bible House, is making plans for \$25,000 worth of changes to No. 314 East 34th st for Joseph Finger, 152 Norfolk st. No contracts have yet been awarded.

18TH ST.—Max Kave, 95 Hart st, Brooklyn, will make alterations to the four buildings Nos. 438 to 442 East 18th st and 235 Av A, same to cost about \$10,000. A. L. Kehoe, 206 Broadway, is making plans.

AMSTERDAM AV.—C. P. Bliss, 225 5th av, is making plans for alterations to the two buildings southwest corner of Amsterdam av and 148th st for the estate of F. Heimsoth, 726 St. Nicholas av, to cost \$25,000.

AV. A.—Geo. Ringler & Co., 203 East 92d st, will make immediate alterations to the southeast corner of Av A and 92d st, installing store fronts, stairs, partitions, windows, same to cost \$10,000. B. W. Berger & Son, Bible House, have plans ready. No contracts let.

**Miscellaneous.**

Babb, Cook & Willard, 3 West 29th st, are preparing plans for a 2-sty branch library building at Steward Park for the New York Library.

Messrs. Jacobs & Heidelberg, 320 5th av, Manhattan, are completing plans for a new hospital to be erected at Hawthorne, N. Y., for the Jewish Protective and Aid Society.

Messrs. Walker & Morris, 36 East 23d st, Manhattan, will receive estimates about Sept. 3 for a 3-sty school building, 75x110 ft., for the Board of Education, Metuchen, N. J. Estimated cost is about \$41,000.

Stephenson & Wheeler, 1 East 27th st, Manhattan, are preparing plans for a 2-sty school building for the board of education, Chappaqua, N. Y., to cost about \$20,000. Bids will be received about Sept. 15.

H. Van Buren Magonigle, 7 West 38th st, Manhattan, is preparing plans for a 3-sty high and grammar school building for the Board of Education, Auburn, N. Y. The cost will reach about \$125,000. Bids will be received by the board in October.

**Estimates Receivable.**

William Higginson, 13 Park row, Manhattan, is preparing plans and will receive bids about Sept. 1 for a 1-sty and basement boiler house, 75x75 ft., at 32d st and 2d av, Brooklyn, for the Bush Terminal Co.

OCEAN PARKWAY.—Helmle & Huberty, 90 Montague st, Brooklyn, have completed plans for the 2-sty concrete stable, 36x42.2 ft., which the Department of Charities, foot East 26th st, will erect at No. 290 Ocean Parkway, Brooklyn, to cost \$15,000.

FAILE ST.—H. H. Morrison, Westchester av and Southern Boulevard, Bronx, is receiving estimates for a number of 3-sty dwellings, 20x55 ft., on the west side of Faile, near Aldus st, for the American Real Estate Co. The improvement will cost about \$250,000.

37TH ST.—About Sept. 3 Architects Townsend, Steinle & Haskell, 29 East 19th st, will take bids for the 2-sty garage and stable, 40x87 ft., to be erected by Wm. R. H. Martin, owner of the Hotel Martinique, at Nos. 236 to 238 West 37th st, to cost about \$20,000.

WAVERLY AV.—Howard Greenley, 12 West 40th st, has completed plans for the erection of a 3-sty brick factory, 49x100 ft., on the west side of Waverly av, 254.1 ft. north of Park av, Brooklyn, for the Empire Biscuit Co., of 44 Wallabout Market, to cost about \$35,000.

42D ST.—Hedman & Schoen, 302 Broadway, have plans ready for the new business building, 50.6x89.9 ft., to be erected at Nos. 244-248 West 42d st, for Robert Miller, of 643 8th av, to cost about \$40,000. Materials specified are composition roof, light brick and terra cotta exterior, steam heat, and three old buildings will be demolished. No contracts have yet been awarded.

14TH ST.—No contracts have yet been awarded for the 6-sty slag roof loft building, 25x90 ft., which Messrs. Daggett & Ramsdell, 17 West 34th st, will erect at No. 314 West 14th st, at a cost of \$35,000. One building will be demolished. Arno Kolbe & Gregory B. Webb, Associated, 18 Highland av, Yonkers, N. Y., are the architects. The exterior will be of brick, the heating by steam.

HAMILTON AV, BROOKLYN.—Ernest Green, 5 Beekman st, has plans ready for the erection of a 4-sty brick factory, 140.2x139.9 ft., for De Voe & Raynolds (paints), of No. 101 Fulton st, Manhattan, to be erected on Hamilton av, east side, from Smith st to Gowanus Canal, Brooklyn, to cost about \$100,000. The same firm will also build a brick coal pocket at Nos. 561-577 Smith st, at a cost of \$8,000. Plans are by the same architect.

## Contracts Awarded.

RIVERSIDE DRIVE.—Gillies, Campbell Co., No. 1 Madison av, has obtained the general contract to improve the 4-sty residence, No. 109 Riverside Drive, for Mrs. Bella B. Bates, on premises. A. N. Allen, 571 5th av, is architect.

JANE ST.—Richard Deeves & Son, 305 Broadway, general contractors for the new 5-sty home at Jane and West sts for the American Seamen's Friends Society has awarded the carpenter contract to R. B. Ferguson, of 252 Lee av, Brooklyn.

BROADWAY.—A. Feldmann Construction Co., Bible House, has received the contract for alterations to the 18-sty office building, No. 170 Broadway, for the Broadway Building Co., on premises, from plans by Clinton & Russell, 32 Nassau st.

83D ST.—John Downey, 410 West 34th st, has received the general contract to erect a 3-sty brick garage, 25x102.2 ft., for Stuart Duncan, 1 East 75th st, at No. 118 East 83d st, same to cost about \$20,000. C. L. Sefert, of 410 West 34th st, prepared the plans.

8TH AV.—Conrady Co., 232 East 42d st, has obtained the general contract for \$12,000 worth of improvements to No. 2351 8th av, for The Ethelia Realty Co., of No. 39 Broadway. Chas. H. Richter, 68 Broad st, is architect. Peter J. McCoy is president of the Ethelia Company.

MERCER ST.—Wm. J. Dilthey, 1 Union sq, has awarded the steam heating contract to Stehlin-Miller Co., 59th st and Madison av, for the 15-sty brick and stone mercantile building, 50x100 ft., at 123 and 125 Mercer st for C. B. Rouss, 549 Broadway. The cost is estimated at \$300,000.

Wm. Messer Co., 157-159 Suffolk st, has obtained contracts for plumbing and gasfitting work in the 6-sty hall, meeting room and loft building 214-16 East 2d st; two 6-sty apartments at 312-18 West 25th st; one 6-sty apartment at 411-15 West 37th st; one 6-sty apartment at 74-76 Stanton st.

STANTON ST.—The New York Protestant Episcopal City Mission Society, No. 36 Bleecker st, has awarded to Messrs. Jacob & Youngs, 1133 Broadway, general contract for renovating the 2-sty chapel, No. 130 Stanton st, from plans by Hoppin & Koen, 244 5th av. The cost is estimated at about \$25,000.

## BUILDING NOTES

A woodworking factory, newly equipped for bank, office and store fixtures, for sale. See Wants and Offers.

Thompson & Frohling, architects, No. 1 Union sq, announce that they have formed a co-partnership for the practice of architecture under the firm name of Thompson & Frohling. Both Mr. Thompson and Mr. Frohling were formerly connected with the architectural firm of Clinton & Russell. Their telephone is 27 Stuyvesant.

The Weisberg-Mark Co., manufacturers of window frames, doors and trim, whose factory at 92d st and Av A was destroyed by fire several months ago, are having erected for their own occupancy a 2-sty brick factory, 55x160, at the corner of Boulevard and Orchard st, Astoria, a short distance from the ferry. Their temporary office and factory is at 1749 Av A, corner of 91st st, New York.

The Isaac G. Johnson Co. steel casting foundry at Spuyten Duyvil, New York City, have started the construction of a new power-house for their plant, designed by Mr. W. W. Taylor, 2 Rector st, and have awarded the contract for the construction of the foundation of Simplex concrete piles to The Foundation Company, 115 Broadway, New York City. The Foundation Company has just completed the foundations of Simplex concrete piles for two stills and condenser tanks for the Eagle Works of the Standard Oil Company, Claremont av, Jersey City, N. J. This work was completed in record time, as many as 28 concrete piles being installed in one day by one machine.

Mr. Eli Benedict, architect, will conduct the class in architectural drawing in the Night School at the 23d st Y. M. C. A. during the coming season (Oct. 1, 1907, to about June 1, 1908), as heretofore. A class in Plan Reading and Estimating will also be formed. Particulars as to either of these courses, terms, etc., may be had on application by mail or in person to the office of the Educational Director of the 23d st Y. M. C. A., No. 215 West 23d st, New York City. Atelier Class.—The office class will be continued at Room 608, Lincoln sq Arcade, No. 1947 Broadway (65th st). This is intended for those who have acquired some proficiency in the subject, and who are equipped to carry on more serious work without continual supervision of an instructor. The drafting room will be open for the use of members every evening in the week and on Saturday afternoons after one o'clock. Work will be assigned, and criticisms, suggestions and assistance given each member personally at least twice a week. Members supply their own drawing material, for the care of which chests of drawers are provided in the drafting room. Further information may be had on application.

## Points on the Material Market.

Granite dealers notice less than the usual amount of small work this season.

Unable to obtain loans, a number of builders are covering up their work and quitting.

The expected sale of City Bonds to J. P. Morgan & Co. brightens the hopes of contractors.

The brick trade has struck a soft spot, and the prices for Hudson Rivers are easier.

The end of August is usually a soft spot in the mason material trade, and dealers are still looking for that unusually busy Fall season.

There has been a better demand for dry colors during the past week, and dealers think that the Fall buying movement is close at hand.

Said a leading brick builder in old Brooklyn this week: "I have half a million dollars' worth of houses on the hill I can't sell, so I have just told the boys we'd quit for the rest of the year."

Supplies of Hudson River brick are coming in rapidly, and prices in the wholesale market are moderating, though manufacturers believe that the recession is only temporary. For the present they find it difficult to command \$7 per M for the top grade.

## PROJECTED BUILDINGS

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

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

## BOROUGH OF MANHATTAN.

## SOUTH OF 14TH STREET.

Henry st, No 58, 6-sty brk and stone store and tenement, 25.2x 87.4; cost, \$30,000; James Shea, 72 Market st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—642.

Ludlow st, No 55, 6-sty brk and stone store and loft building, 20x 83.6; cost, \$18,000; Mrs Elizabeth A Vail, Carroll st, City Island, N Y; ar'ts, Cleverdon & Putzel, 41 Union Sq.—638.

Roosevelt st, No 26, 2-sty brk and stone Sacristy of Church, 12x 25; cost, \$2,000; Rev V Jannuzzi, rector, 26 Roosevelt st; ar't, Nicholas Serracino, 1133 Broadway.—645.

## BETWEEN 14TH AND 59TH STREETS.

14th st, No 314 W, 6-sty and basement brk and stone loft building, 25x90, slag roof; cost, \$35,000; Daggett & Ramsdell, 17 W 34th st; ar'ts, Arno Kolbe & Gregory B Webb, associate, 18 Highland av, Yonkers, N Y.—637.

42d st, Nos 244-248 W, 6-sty brk and stone loft building, 50.6x 89.9, composition roof; cost, \$40,000; Robert Miller, 643 8th av; ar'ts, Hedman & Schoen, 302 Broadway.—639.

51st st, Nos 605-607 West, 6-sty brk and stone loft building, 50x 100.5, slag roof; cost, \$60,000; John H Maatz, 1417 Prospect av, Bronx; ar't, C C Nathan, 500 5th av.—647.

3d av, Nos 322 to 332, three 5-sty brk and stone tenements, 134.6x 72; total cost, \$120,000; Wm Bradley, 329 W 68th st; ar'ts, Radcliffe & Kelley, 3 W 29th st.—646.

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

83d st, No 118 E, 3-sty brk and stone garage, 25x102.2, plastic slate roof; cost, \$20,000; Stuart Duncan, 1 E 75th st; ar't, C L Sefert, 410 W 34th st.—636.

Madison av, No 2169, 2-sty brk and stone office and dwelling, 25x 26; cost, \$1,500; J Sergeant Cram, 47 Cedar st; ar't, Frank H Hines, 104 W 124th st.—640.

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

116th st, s s, 100 w Broadway, 12-sty brk and stone apartment house, 75x82.11, slag roof; cost, \$225,000; Paterno Bros, 616 W 116th st; ar'ts, Schwartz & Gross, 35 W 21st st.—643.

## NORTH OF 125TH STREET.

126th st, n s, 160 w 5th av, 5-sty brk and stone tenement, 25x 86.11; cost, \$35,000; I Block, 137 W 118th st; ar'ts, Shampam & Shampam, 772 Broadway, Brooklyn.—641.

161st st, n s, 250 w Amsterdam av, 1-sty frame shed, 36.6x20; cost, \$200; Wm S O'Brien, 517 W 161st st; ar'ts, Gerald Cahill, 517 W 161st st.—644.

## BOROUGH OF THE BRONX.

Cabot st, w s, 80 s Eastern Boulevard, two 1-sty frame sheds, 18 x399.3 each; total cost, \$10,000; Oak Point Land & Dock Co, H H Barnard, 227 Mott av, Sec; ar't, M J Garvin, 3307 3d av.—846.

Theriot st, w s, 21.31 n Davis av, 2-sty brk dwelling, 20x44; cost, \$5,000; Camillo Scottino, Pelham and Fort Schuyler roads; ar't, Niels Toelberg, Boston road and Prospect av.—843.

139th st, s s, 173.4 e Walnut av, 1-sty brk lavatory, 11x20.3; cost, \$2,000; Central Union Gas Co, 350 Alexander av; ar't, E L Spencer, 138th st and Locust av.—845.

162d st, s s, 165 e Courtlandt av, 3-sty brk tenement, 21x56; cost, \$8,000; Alfred W Delybove, 908 E 165th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—839.

169th st, s e cor Findlay av, 3-sty frame tenement, 20x60; cost, \$7,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—850.

169th st, s s, 22.6 w College av, five 2-sty frame dwellings, 20x52 each; total cost, \$25,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—848.

169th st, s s, 122.6 w College av, two 2-sty frame dwellings, 20x 57 each; total cost, \$10,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—849.

187th st, s s, 25 w Belmont av, 4-sty brk tenement, 25x52; cost, \$20,000; Nicoletta, Cuscuolo, 936 Crescent av; ar'ts, Neville & Bagge, 217 W 125th st.—847.

199th st, n e cor Concourse, 2-sty and attic frame dwelling peak, slate roof, 34x49; cost, \$10,000; Martin Geiszler, 856 Eagle av; ar't, M J Garvin, 3307 3d av.—837.



223d st, n s, 180 e White Plains av, 4-sty brk tenement, 25x73; cost, \$15,000; Mary Vaccaro, 76 E 222d st; ar't, L Howard, 1861 Carter av.—838.

233d st, s s, 267 w Kingsbridge road, 3-sty frame store and dwelling, 22x53; cost, \$6,000; Antonio Gauricella, 462 Columbus av; ar't, Henry Nordheim, Boston road and Tremont av.—854.

Bainbridge av, w s, 100 s 200th st, 2½-sty frame dwelling, peak, shingle roof, 24x40; cost, \$8,500; Wm C Bergen, 180th st and Andrews av; ar't, Chas S Clark, 709 Tremont av.—841.

Eastburn av, e s, 188 n 174th st, two 3-sty frame tenements, 21x65; total cost, \$16,000; Eastburn Construction Co, Morris Greenstein, 132 Nassau st, Pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—852.

Oneida av, e s, 25 s 238th st, 2-sty frame dwelling, 20x57; cost, \$5,500; Edward Ericson, Castle Hill and Houghton av; ar't, Fred Hammond, 943 Washington av.—853.

Park av, e s, 200, 3 s Lowell st, 1-sty frame shed, 50x22 and 32; cost, \$500; Malley Ritman, 2650 Park av; ar't, Robt Glenn, 364 E 150th st.—855.

Teller av, s w cor 169th st, 3-sty frame tenement, 20x60; cost, \$7,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—851.

Virginia av, w s, 420 n Watson av, 1½-sty frame shed, 23x20; cost, \$1,000; J Gallagher, on premises; ar't, Wm F Garvey, 171 White Plains av.—842.

Washington av, w s, 81.7 s 178th st, 3-sty and basement brk rectory, 24.6x41; cost, \$7,500; Tremont M E Church, C W Combs, 178th st and Washington av, Pres; ar'ts, Gillespie & Carrel, 1123 Broadway.—840.

Mott Haven R R yard, 683 n 153d st, 1-sty brk repair shop, 43.10 x250; cost, \$20,000; N Y C & H R R Co, Grand Central Station; ar't, D R Collins, 335 Madison av.—844.

Mott Haven R R yard, 450 e Sheridan av, and 780 s 161st st, 1-sty frame repair shop, 20x40; cost, \$1,500; N Y C & H R R Co, Grand Central Station; ar't, D R Collin, 335 Madison av.—856.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Baxter st, No 7, toilets, windows, tank to two 3 and 5-sty brk and stone tenement; cost, \$8,000; B F Golden, 259 William st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2326.

Canal st, No 53, show windows, to 5-sty brk and stone tenement; cost, \$250; Samuel J Silberman, 83 Canal st; ar't, Max Muller, 115 Nassau st.—2319.

Centre st, Nos 247-249, alter beams, piers to 7-sty brk and stone loft bldg; cost, \$500; Anton Trenkmann, 247 Centre st; ar't, Jas Newman, 218 Marcy av, Brooklyn.—2353.

Madison st, No 363, air shaft, partitions, toilets to 5-sty brk and stone tenement; cost, \$3,000; Ph Farmer, 401 Grand st; ar't, O Reissmann, 30 1st st.—2348.

Roosevelt st, Nos 22-24, 2-sty brk and stone side and rear extension, 10.10x11.2, alter staircase to 2-sty brk and stone church; cost, \$15,000; Rev Vincenzo Jannuzzi, 26 Roosevelt st; ar't, Nicholas Serracino, 1133 Broadway.—2347.

Stanton st, No 20, partitions, windows, to two 5-sty brk and stone tenements; cost, \$7,500; Gustave Jaegg, 245 Bowery; ar't, D J Comyns, 147 4th av.—2322.

Stanton st, No 130, alter floors, partitions, bowling alleys to 2-sty brk and stone chapel; cost, \$25,000; The New York Protestant Episcopal City Mission Society, 36 Bleecker st; ar'ts, Hoppin & Koen, 244 5th av.—2341.

University pl, No 124, side walk, elevator to 4-sty brk and stone store and factory; cost, \$290; I J Barth, 110 University pl; ar't, Henry J Feiser, 150 Nassau st.—2329.

Waverly pl, No 208, windows to 3-sty brk and stone tenement; cost, \$500; M A McGuire, 152 W 58th st; ar't, A Reissmann, 30 1st st.—2346.

3d st, No 131 E, toilets, partitions, steel beams to two 4-sty brk and stone tenements; cost, \$3,000; B Boekar, 126 Broome st; ar't, O Reissmann, 30 1st st.—2345.

3d st, No 106 E, partitions, sinks, toilets, store ceilings to 5-sty brk and stone store and tenement; cost, \$5,000; John Mainzer, 106 E 3d st; ar't, Fred Ebeling, 420 E 9th st.—2324.

4th st, No 143 East, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,100; Mrs Caroline Brull, 35 Av A; ar't, L Leining, Jr, 967 Tremont av.—2364.

5th st, No 515, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,500; H Horowitz, 243 E 3d st; ar't, O Reissmann, 30 1st st.—2359.

16th st, No 601 E, partitions, tank, windows, fire-escapes to 5-sty brk and stone store and tenement; cost, \$3,000; Isadore Sinkowitz, 89 East 1st st; ar'ts, Gross & Kleinberger, Bible House.—2349.

19th st, No 417 E, toilets, windows, to 4-sty brk and stone tenement; cost, \$750; Margarette Ohlrogge, on premises; ar't, Lewis Leining, Jr, 967 Tremont av.—2342.

25th st, No 164 W, bake oven to 4-sty brk and stone tenement; cost, \$2,000; Aaron Coleman, 170 Broadway; ar't, John H Knubel, 318 W 42d st.—2344.

28th st, No 332 W, partitions, windows, dumb waiter shaft to 4 sty brk and stone dwelling; cost, \$1,500; Peter Malone, 332 W 28th st; ar't, John H Knubel, 318 W 42d st.—2325.

30th st, No 234 W, 1-sty brk and stone rear extension, 23.4x22, to 4-sty brk and stone dwelling; cost, \$250; Rose Bros, 234 W 30th st; ar't, Ignatz I Rosenberg, 99 7th st.—2330.

30th st, No 642, W, elevator shaft to 5-sty brk and stone factory; cost, \$2,000; John T Stanley, 642 W 30th st; ar't, Wm S Boyd, 561 Hudson st.—2335.

36th st, No 555 W, partitions to 4-sty brk and stone tenement; cost, \$2,000; Anna O'Reilly, 464 8th av; ar't, John H Knubel, 318 W 42d st.—2352.

44th st, No 552 W, toilets, alter air shaft to 4-sty brk and stone tenement; cost, \$1,200; Eugene J Flood, 682 6th av; ar't, Erwin Rossbach, 1947 Broadway.—2328.

74th st, No 146 E, partitions, to 3-sty brk and stone dwelling; cost, \$200; Helen B Powers, 146 E 74th st; ar't, A N Allen, 571 5th av.—2332.

75th st, Nos 192-194 East, walls, windows, to 3-sty brk and stone stable; cost, \$5,000; Clark & Hopping, 194 E 75th st; ar't, Otto L Spannhake, 233 E 78th st.—2362.

79th st, No 450 E, toilets, windows to 5-sty brk and stone tenement; cost, \$5,000; Lowenfeld & Prager, 149 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2327.

107th st, No 240 E, partitions, windows to 4-sty brk and stone tenement; cost, \$1,200; Thomas Tortora, 315 E 53d st; ar't, Nathan Langer, 81 E 125th st.—2355.

125th st, No 60 East, 1-sty brk and stone rear extension, 25x57.5, partitions, to 4-sty brk and stone dwelling; cost, \$2,000; Henry Fox, 1987 Madison av; ar't, L F J Weiher, 103 E 125th st.—2363.

Av A, s e cor 92d st, partitions, stairs, windows, store front to 2-sty brk and stone shop, hotel and pumping station; cost, \$10,000; Geo Ringer & Co, 203 E 92d st; ar't, B W Berger & Son, Bible House.—2354.

Broadway, No 170, stairway to 18-sty brk and stone office building; cost, \$3,000; Broadway Building Co, 170 Broadway; ar'ts, Clinton & Russell, 32 Liberty st.—2343.

Broadway, No 1934, erect sign to 4-sty brk and stone store and office bldg; cost, \$65; Harry C Senior, on premises.—2351.

Broadway, n w cor 28th st, alter theatre entrance, partitions, show windows, to 4-sty brk and stone store and office and theatre entrance; cost, \$5,000; Gilsey estate, 1265 Broadway; ar't, Louis C Maurer, 22 E 21st st.—2320.

Broadway, Nos 912-918, beams to 4-sty brk and stone store and tenement; cost, \$125; Eleanor Phelps, Paris, France, and Livingston Pell, 31 Union sq; ar't, Franklin Baylies, 33-34 Bible House.—2340.

Bowery, No 137, partitions, floor beams, to 3-sty brk and stone store and storage building; cost, \$1,500; W Nadler, 137 Bowery; ar't, O Reissmann, 30 1st st.—2334.

Lexington av, No 103, partitions, windows to 3-sty brk and stone tenement; cost, \$300; M Berkowitz, 123 W 10th st; ar't, O Reissmann, 30 1st st.—2333.

Madison av, n w cor 116th st, partitions, windows, toilets to 7-sty brk and stone store and apartments; cost, \$1,500; Jacob Israelson & Co, 7 Pine st; ar't, Clarence True, 130 Fulton st.—2350.

Madison av, e s, bet 26th and 27th sts, erect platform to 1-sty brk and stone amusement place; cost, \$12,000; Madison Square Garden Co, on premises; ar't, Wm P Ellison, 347 W 26th st.—2357.

Madison av, e s, 26th to 27th st, erect lop track, to 1-sty brk and stone place of amusement; cost, \$4,000; Madison Square Garden Co, on premises; ar't, Wm P Ellison, 347 W 26th st.—2358.

Old Broadway, No 2345, show windows, columns to 3-sty brk and stone dwelling and store; cost, \$1,200; Anna Egan, 2349 Old Broadway; ar't, B W Berger & Son, 121 Bible House.—2337.

Riverside Drive, No 109, partitions, windows, skylight, to 4-sty brk and stone dwelling; cost, \$2,000; Mrs Bell B Bates, 109 Riverside Drive; ar't, A N Allen, 571 5th av.—2331.

1st av, No 402, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$5,000; Russek & Klinger Realty Co, 192 Bowery; ar't, Maximilian Zipkes, 147 4th av.—2321.

1st av, No 2222, toilets, windows, to 4-sty brk and stone store and tenement; cost, \$1,500; Pasquale Felitti, 405 E 114th st; ar't, Wm Schnauer, 363 E 149th st.—2356.

2d av, No 2184, skylights, toilets, partitions to 5-sty brk and stone store and tenement; cost, \$2,500; Frank Lavitola, 2184 2d av; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—2338.

3d av, No 159, 3-sty brk and stone rear extension, 19x20, partitions, windows, to 3-sty brk and stone dwelling; cost, \$1,900; P Lair, 159 3d av; ar'ts, B W Berger & Son, 121 Bible House.—2360.

5th av, No 825, partitions, windows, iron staircase, elevator to 5-sty brk and stone dwelling; cost, \$25,000; Clifford V Brokaw, 527 5th av; ar'ts, Little & O'Connor, 5 W 31st st.—2323.

8th av, No 2351, fireproof shaft, partitions, windows, skylights to 5-sty brk and stone store and tenement; cost, \$12,000; The Ethelia Realty Co, 39 Broadway; ar't, Chas H Richter, 68 Broad st.—2339.

8th av, No 934, columns, girders, to 5-sty brk and stone store and tenement; cost, \$250; A Eickelberg, 934 8th av; ar't, H P Knowles, 1 Madison av.—2361.

11th av, No 727, add 1-sty, toilets, partitions, windows to two 1 and 4-sty brk and stone stable and storage building; cost, \$4,000; James McCarthy, 422 W 46th st; ar't, Julius A Tassi, 303 W 130th st.—2336.

### BOROUGH OF THE BRONX.

Cabot st, w s, 300 s Eastern Boulevard, 2-sty frame extension, 20½ x18, and move 1-sty frame lavatory and office; cost, \$1,000; Rock Plaster Co, 11 Broadway; ar't, Robt Glenn, 364 E 149th st.—438.

Kelly st, No 48, new stairs, new partitions, &c, to 3-sty brk dwelling; cost, \$500; Herman Leinberg, 3415 Broadway; ar'ts, Moore & Landsiedel, 148th st and 3d av.—434.

Lafayette st, e s, 75 n Railroad av, 2-sty frame extension, 5x45, and move part of 2-sty frame dwelling; cost, \$1,500; Michael Brennan, 24 E 200th st; ar't, Chris F Lohse, 627 Eagle av.—443.

Summit pl, No 155, 2-sty frame extension, 9x17 to 2½-sty frame dwelling; cost, \$300; Frank R Roth, on premises; ar't, L Howard, 1861 Carter av.—435.

136th st, No 176, 1-sty added to 1-sty brk stable; cost, \$150; Patrick J Turley, 58 E 118th st; ar't, Thos Graham, 184 Lincoln av.—436.

142d st, No 546, new show window and toilets and new partitions, &c, to 5-sty brk store and tenement; cost, \$500; August Cole, on premises; ar't, Louis Falk, 2785 3d av.—437.

222d st, n s, 355 e Barnes av, move 2-sty frame dwelling; cost, \$1,000; P J Conway, on premises; ar't, Wm S Connell, 524 E 124th st.—440.

Arthur av, w s, 214 w 187th st, 3-sty brk and frame extension, 25 x5.1, to 3-sty frame store and tenement; cost, \$2,000; Giovanio Saccomano, on premises; ar't, Henry Nordheim, Boston road and Tremont av.—441.

Boscobel av, e s, 403 n Plympton av, 2-sty frame extension, 20.3x 21.7 and add 1-sty to 2-sty frame store and dwelling; cost, \$1,000; Jas McCable, 460 W 49th st; ar't, Arthur Arctander Co, 523 Bergen av.—439.

Lafayette av, e s, 100 n Railroad av, 2-sty frame extension, 8.6x45, and move part of 2-sty frame dwelling; cost, \$1,800; Michael Brennan, 24 E 200th st; ar't, Chris F Lohse, 627 Eagle av.—442.

Park av, No 4238, new roof and repair fire damage to 2-sty frame shop; cost, \$1,000; Christopher Sturz, 325 South 6th av, Mt Vernon; ar't, L Howard, 1861 Carter av.—444.

Robbins av, w s, 50 n Pontiac pl, add 1-sty to present 1½-sty extension of 2½-sty frame dwelling; cost, \$800; Sautini Bros, 609 Robbins av; ar't, Otto C Krauss, 1188 Tremont av.—432.

Riverdale av, n e cor Coogans lane, new skylight to 3-sty brk store and tenement; cost, \$100; Mrs Mary Tracy, on premises; ar't, John J Kennedy, Riverdale.—433.

Tremont av, n e cor Hammond av, new show window to 1-sty frame store and shed; cost, \$200; Bertha Mietzel, on premises; ar't, Frank Glanz, 192 Leland av.—431.

# Construction News Reports

## From the Surrounding Country

### Kings County.

**FLATBUSH AV.**—Brooklyn Associates, 261 Broadway, N. Y., will build six 3-sty dwellings and stores, 20x55 ft., on the east side of Flatbush av, 60 ft. north of Clarendon road, to cost \$42,000. J. W. Ellis, 261 Broadway, N. Y., is making plans.

**ELTON ST.**—Goldenberg & Lehman, 2807 Dean st, will erect at once sixteen 3-sty brk flats, 20x15x60 ft., on the east side of Elton st, 100 ft. south of Blake av, to cost \$128,000. C. Infanger, 2634 Atlantic av, is architect.

### Queens County.

**MASPETH.**—The members of the Second Ward Democratic Club of the Boro. of Queens contemplate erecting a club-house costing about \$25,000.

**BAY SIDE.**—Frank E. Perkins, 1133 Broadway, Manhattan, will receive estimates about Sept. 1 for a 2½-sty residence, 30x40 ft., at Bay Side, L. I., for Mr. DuBois, care architect. The cost is placed at about \$7,000.

**FLUSHING.**—The Queens County Railroad Co. will soon begin the erection of large car barns on Jackson av, west of Flushing bridge. These barns are to be headquarters for the cars used on the Jackson av, Jamaica, College, Corona, Whitestone and Bayside lines. The Woodside barns are to be used exclusively for the cars on the Long Island City lines and for repair shops. At the new station will also be an auxiliary power plant. The importance of the plans of the company for Flushing is that the 500 men or more who are employed on these lines will have to get living accommodations in the vicinity.

**LONG ISLAND CITY.**—Plans have been filed for the following work: Broadway, n s, 25 ft. w Van Alst av; ow'r, Henry Bottino, 74 Ridge st, L. I. City; ar't, Chas. W. Hewitt; one 4-sty brk store and tenement, 34x87; \$18,000.—Winthrop av, n s, 732 ft. e Barclay st, ow'r, Astoria Light, Heat & Power Co., 4 Irving pl, N. Y. City; ar't, W. C. Mirris; one 2-sty shop and office building, 93x150; \$75,000.—Jamaica av, s w cor 13th av, Astoria; ow'r, C. Livaccor, 526 Jamaica av, L. I. City; ar't, A. Vengraseo; one 2-sty brk dwelling, 17x50; \$6,000.—Jackson av, w s, 225 ft. s Jane st, L. I. City; ow'r, Chas. Gallagher, Wilbur av, L. I. City; ar't, C. Fauerbach; one 2-sty brk stable, 45x49; \$5,000.

The following plans have been filed for buildings to be erected in the Second Ward of Queens: Washington av, w s, 50 s Central av, Glendale; ow'r, J. E. Heitmann, 62 Bleeker st, Brooklyn; ar'ts, Louis Berger & Co.; two 3-sty brk tenements, 20x55; \$8,000.—Euclid av, 325 ft. e Colonial av, Forest Hill; ow'r, Cord Meyer Development Co., Elmhurst; ar't, Wm. Adams; one 2-sty frame dwelling, 32x34; \$4,000.—Euclid av, s s, 200 ft. e Colonial av, Forest Hills; ow'r, Cord Meyer Development Co., Elmhurst; ar't, Wm. Adams; one 2-sty brk dwelling, 28x36; \$4,000.—Onderdonk av, w s, s w cor Ralph av; ow'r, A. Bowresse, 235 Onderdonk av, Ridgewood; ar'ts, L. Berger & Co.; one 3-sty brk tenement and store, 25x72; \$8,000.

Plans have been filed as follows for Jamaica buildings: Andrew st, e s, 50 ft. s Pacific st; ow'r, E. V. Trinity Luth. Cong. Church, Andrew and Pacific sts, Jamaica; ar't, J. H. Vandervegt; one 2-sty brk parsonage, 25x41; \$3,000.—Pinson pl, e s, 50 ft. s Birdsall av, Jamaica; ow'r, Mae E. Ogden, Far Rockaway; ar't, H. N. Smith; one 2½-sty frame dwelling, 20x31; \$5,000.—Maxwell av, n s, 280 s Ayling av, Jamaica; ow'r, M. Lambert, 252 Madison st, Brooklyn; ar'ts, Danmar & Co.; one 2-sty frame dwelling, 26x32; \$6,500.—Cumberland av, s s, 240 ft. e Brooklyn av, Jamaica; ow'r, J. Kertze, Jamaica; ar't, Wm. Dermer; one 2-sty frame dwelling, 22x30; \$4,000.

**ELMHURST.**—Christian Gable, of 45 Poplar st, Corona, has accepted plans of J. B. Mitchell for a 2½-sty frame dwelling, 22x45, to cost \$10,000, which will be erected in Hammond pl, 220 west of Hanover av.

**FLUSHING.**—A. Markowitz, architect, has planned a 3-sty frame dwelling, 24x29, to cost \$3,500, for the Van Fossen Co., 1 West 34th st, New York City.

**CORONA.**—A. Schoeller, of Montgomery av, Corona, has planned for himself a frame dwelling to cost \$4,000, to be erected on Mulberry av, at the corner of Willow st.

**WOODSIDE.**—L. Berger & Co. have planned for J. Wetz, 8 7th st, Woodside, a dwelling to cost \$3,000, which will be erected in 7th st, 50 ft. north of Powell av.

### New York State.

**AUBURN.**—H. Van Buren Magonigle, 7 West 38th st, Manhattan, is preparing plans and will receive bids in September for a church building for the Greek Catholic congregation at Auburn, N. Y.

**ALBANY.**—Two contracts for barge canal work involving an expenditure by the State of more than \$3,000,000 were awarded Aug. 28 by Supt. F. C. Stevens, of the State Department of Public Works. Contract No. 14, which is 15 miles long and situated partly in the three counties of Saratoga, Schenectady and Montgomery, was awarded to Arthur W. Luce, of Manhattan, for \$2,935,763. The work includes the dredging of a channel in the Mohawk River and the construction of several dams and locks. Contract No. 35, situated partly in Oswego County and partly in Onondaga County, was awarded to the Gilmour-Horton-Allen Co., of Sandy Hill, for \$739,261. The work involves the excavation of the Oswego Canal at Oswego and the construction of various locks, culverts and spillways.

**HUDSON.**—Bids are asked until Sept. 14 for complete construction, heating, plumbing and electric work for three new cottages and alterations to Industrial Building for N. Y. State Training School for Girls, Hudson. G. L. Heins, State Arch., Albany.

**ALBANY.**—Mrs. F. W. Keeler will erect a 2-sty flat house at 416 Yates st.—John Miller will erect a brk flat at 41 State st.—The chapel of the Emmanuel Lutheran Church at 62 Benjamin st will be extensively remodeled.—C. Ruhl will build a 2-sty frame addition to the house at 238 Morton st.—The Glenmore Realty Co. will erect a 2½-sty dwelling at 60 Bonheim st.—Henry Glatz will erect a 3-sty brk and stone addition to the building at 895 Broadway.

**TROY.**—Architect Wm. A. Sweet has prepared plans for a parsonage for the Memorial Presbyterian congregation.—James Inglis will erect a 2-sty brownstone front residence at the corner of 4th st and 6th av.—Repairs will be made to Schools 12 and 14. Plans are being prepared by the city engineer to include the installation of fire escapes.—Robt. J. Matthews, of Green Island, will erect a house on 9th av, Upper Troy, between 11th st and Rensselaer Park.

**SCHENECTADY.**—The congregation of A. M. E. Zion Church will erect a new structure in Jay st.—James Danaly will erect a house at 6 Nott st, to cost about \$4,000.—W. S. Veeder will build a house at 141 Van Guysling av.—The congregation Shara Schomajim will erect a synagogue on Jay st.—A meeting of the board of supervisors will be held soon to consider plans for the new county building. A site has not yet been selected.

**GLOVERSVILLE.**—Bids are being received by the board of supervisors for the erection of a new county clerk's office.—Sub-contracts will be let shortly on a new building for the Eccentric Club.

**AMSTERDAM.**—John C. Doesburg will erect a house on Romeyn av.

**HUDSON.**—The Andrew J. Robinson Co., Manhattan, general contractors for the new Columbia County Court House, have let the contract for plumbing to H. Hemlin, of New York.

**LITTLE FALLS.**—Architect H. Neill Wilson, of Pittsfield, Mass., is preparing plans for a new hotel for M. G. Bronne. Bids will be received in about a week.

**UTICA.**—The Citizens' Trust Co. will erect a new building. Agne, Rushmer & Jennison are the architects.

**SYRACUSE.**—Bids will soon be received for a new gymnasium for Syracuse University.—Dr. Stewart S. Bibbens, 410 South Salina st, will erect a fireproof 40-family apartment building at the corner of South av and Tallman st.—The Overland Electric Co. will erect a new factory building.—Architect E. A. Howard has plans for two houses for Daniel Burke, to cost \$10,000 altogether.

**ELLENVILLE.**—The Huntoon Spring Water Co., Alfred Gaskell, superintendent, at Ellenville, and Frank T. Huntoon, of 11 West 25th st, president, is completing the largest water-bottling plant in the country in this village. The building is of reinforced concrete with brk facings. The walls of the bottling room proper are all white enamel brick. The ceilings and pillars are all in white enamel. The bottling room opens directly into the shipping room, which contains 8,000 sq. ft. This has three large doors opening upon the shipping platform, built of concrete, 16 ft. wide and 150 ft. in length. On this floor the offices of the company are located and are finished in dark oak, with 1,000 sq. ft. of floor space. The entrance is of white marble with tile flooring.

**NYACK.**—Work has been commenced on two houses, 26x42 ft., and 2 stories in height, for Cornelius Buys, on Voorhis Point. The contract for the mason work has been awarded to A. J. Haring, while Charles McElroy will do the carpenter work. Four other houses will later be erected on the land.

**ROME.**—Proposals will be received at the office of Supervising Architect, Washington, D. C., until Sept. 12, for the approaches at the U. S. Post Office, at Rome. Address James Knox Taylor, Supervising Architect.

### New Jersey.

**TRENTON.**—Philadelphia builders are estimating on the general contract for alterations and additions which are about to be made to the post office building at Trenton, N. J. George A. Glenn & Co., of Philadelphia, Pa., are among those figuring.

**MERCANTVILLE.**—A large new school will be erected at Merchantville, N. J., from plans by H. A. McComb, architect, Philadelphia, Pa. Designs show a 2-sty building, 55x48 ft., of brick and stone, with steam heat, electric light, etc.

**HOBOKEN.**—Bids will be received by the city council until 8 p. m., Aug. 28, for repaving portion of Third and Grand sts. Jas. H. Londrigan is City Clk.

**LONG BRANCH.**—One of the most important real estate transfers made in Long Branch in recent years was closed on Wednesday, in the sale of the Casino plot, at Norwood Park, to B. J. Greenhut, of New York. Mr. Greenhut is a member of the firm of Siegel, Cooper & Co. On the site will be erected by Mr. Greenhut a summer home, to cost not less than \$100,000.

**MONTCLAIR.**—The Godfrey Land & Improvement Company, of Montclair, has broken ground for the erection of ten frame and stucco dwellings in Upper Montclair, N. J. The buildings will be erected according to private plans, and contain nine rooms and bath to each building. The exteriors will be of cement stucco, after the style of English country houses.

**NUTLEY.**—Contractors are estimating from plans prepared by Kirby, Pettit & Green, of 35 West 31st st, New York, for the erection of a church edifice for the congregation of the Grace Protestant Episcopal Church, of Nutley, of which the Rev. Herbert D. Cone is pastor. The proposed building will be of stone construction. Lyman Nichols, of 244 5th av, New York, is chairman of the building committee. The estimated cost of both structures is \$75,000.

**VINELAND.**—Geo. E. Savage, Provident Bldg., Philadelphia, Pa., has plans ready for bids for remodeling the Opera House, at Vineland, for the Vineland Opera House Co.

**RUTHERFORD.**—Wm. T. Fanning, Paterson, N. J., is preparing plans for a 3-sty club house for the Elks' Club, Rutherford, to cost \$30,000.

**PATERSON.**—Chas. E. Sleight, Romaine Bldg., Paterson, has nearly completed plans and will receive bids for a 4-sty apartment house, 110x187 ft., at Ward and Clark sts., for the Paterson Realty Co. Estimated cost, \$100,000.

**ROCKAWAY.**—E. L. Thompson, of Dover, has purchased the plant of the Rockaway Electric Light Company and proposes improving same.

**RAHWAY.**—Bids are asked until Sept. 4 for the construction of a reinforced concrete bridge at New Church St., over the Rob-

inson Branch of the Rahway River. The bridge is 46 ft. wide with 60-ft. span. J. L. Bauer, County Engr., 215 Broad St., Elizabeth.

LAUREL SPRINGS.—Bids will be received Sept. 9 for building a new iron truss bridge 64 ft. long over Laurel Lake. Fred W. George, Court House, Camden, is Clerk. J. J. Albertson is County Engr.

SOUTH RIVER.—It is stated that the citizens have voted in favor of issuing \$20,000 bonds to erect a town hall.

NEWARK.—The Christian Feigenspan Co. is to erect a frame dwelling and store at 564 Ferry st. There will be 22 rooms and the estimated cost is \$8,000. William Moll drew the plans.—The Roseville Realty Co. will build three frame dwellings at 37, 41 and 45 Newbold st. The estimated cost for all is \$12,000.—A machine shop will be built for Lay & Marath Co., at 29-31-33 Runyon st. Cost approximately \$11,000.

SOUTH ORANGE.—The three buildings in South Orange av, South Orange, which were burned last Wednesday, will be restored by their owners, Mrs. James Birney, Alexander Beatrice and Kraus Mor. Mrs. Birney will build a cement block stable. Mr. Mor states that he will probably replace the burned frame elevator by a concrete building.

CAPE MAY.—Plans have been prepared by C. E. Schermerhorn, of Philadelphia, Pa., for a new parsonage to be erected at Cape May for the First Presbyterian Church, of that city.

WILDWOOD.—A handsome new residence will be built at Wildwood, for C. S. Low, from plans and specifications by Henry L. Reinhold, Jr., and D. M. Van Horn, associate architects.

### Connecticut.

NEW LONDON.—Bids will be received Sept. 4 by Col. F. L. Denny, Quartermaster Marine Corps, Washington, D. C., for repairs and improvements to buildings belonging to the Marine Corps, Naval Station, New London. Jas. Sweeney, Arch., 80 State St., New London.

PARKVILLE.—B. H. Hibbard Co., of New Britain, has secured the contract to erect at Parkville for the Royal Typewriter Co., of Brooklyn, N. Y., two 4-sty brk buildings, each 300x50 ft., and some smaller buildings at one end of the larger structure. The company plans to erect a \$350,000 plant eventually, but only part of it is to be built at present.

NEW HAVEN.—Brown & Von Beren, Exchange Bldg., have completed plans for two schools to cost about \$25,000.

STAMFORD.—The Engineering Specialty Co., of Meriden, may construct a 2-sty factory, 40x150 ft., at Stamford.

MIDDLETOWN.—The plant of Wilcox, Crittenden & Co., manufacturers of marine hardware, recently destroyed by fire, will be rebuilt.

WATERBURY.—A Providence concern has been given the contract for the foundry building to be erected for the Waterbury Casting Co. on Railroad Hill st. Plans call for a 2-sty brk and steel structure, 190x118 ft., with power house, 33x40 ft., and retaining wall, 70 ft. long. T. B. Peck, architect.

MIDDLETOWN.—Architect W. D. Johnson, of Hartford, is completing plans for the amuseme hall and chapel to be erected for the State Asylum for Insane. It will be a brk structure, 72x135 ft., 3 stories.

### Massachusetts.

LYNN.—Geo. I. Leland, city engineer, states that the question of improving and increasing the water supply is being considered. W. S. Johnson, consulting engineer, 101 Tremont st, Boston.

BOSTON.—The city officials are considering a plan of Wm. Jackson, city engineer, for the installation of a system of water mains from Charles River basin, for additional fire protection, etc. It is estimated that it would cost about \$250,000 to install the service and pumping station.

BOSTON.—Plans of Freeman, Funk & Wilcox have been selected for the 3-sty engine house to be erected at High, Washington and Walnut sts, at a cost of \$60,000.

NORTH ABINGTON.—The Massachusetts Gas & Electric Light Commission has authorized the Electric Light & Power Co., of Abington and Rockland (F. N. Sanderson, superintendent, North Abington) to increase its capital stock for the purpose of making additions to its plant.

SOUTHBRIDGE.—Bids will soon be asked for constructing sewerage purification works. William S. Johnson, 101 Tremont st, Boston, Mass., is engineer.

SOUTHBRIDGE.—Plans for constructing water purification plant for the Southbridge Water Supply Co. are being prepared by William S. Johnson, 101 Tremont st, Boston, Mass.

BOSTON.—James T. Kelley, architect, 57 Mt. Vernon st, will have plans ready about Sept. 1 for a 15-room school house in the West End. Estimated cost, \$358,000. Hubbard & French, consulting engineers, 85 Beach st.

BOSTON.—H. L. Gilman Co., 32 Linden st, are preparing plans and will receive bids for 20 4-sty apartment houses, 40x90 ft. Estimated cost, \$400,000.—Three 2-family houses are to be built by day labor for C. M. Morwatt, 22 Welles av, Dorchester.—Frederick Rockwell, 252 Bowdoin st, Dorchester, has had plans under consideration for a 3-apartment flat building.—F. G. Powell contemplates erecting a 2-family house at Blue Hill av and Columbia road, Dorchester. Day work.—F. A. Norcross has made plans for brick dwelling for Maurice Rutman, 42 Rose st, and Israel Flink, 81 West Cedar st.

BOSTON.—H. L. Gilman & Co., 32 Linden st., are preparing plans and will receive bids for 20 4-sty concrete, fireproof apartment houses. Estimated cost, \$400,000.

CLINTON.—The Bigelow Carpet Co. has let contract to J. W. Bishop & Co., of Worcester, Mass., for erecting mill on Union st., for about \$300,000.

MARLBORO.—The Marlboro Electric Co. has been granted permission to issue \$170,000 of additional capital stock. Improvements will be made to its plant here. L. P. Howe is Mgr.

SPRINGFIELD.—From the plans of Architect John Wm. Donahue, of this city, McDermott Bros., of Worcester, have the general contract in connection with the parochial residence to be erected in Stoneville for St. Joseph's Parish of that city.

### Pennsylvania.

PITTSBURGH.—Thomas Rodd, Ch. Engr., Pittsburgh, has prepared plans for railroad shops, round house, power plant and coaling station at the Conway yards, 15 miles west of Allegheny, for the Pennsylvania R. R. Co. Estimated cost, \$700,000.

HARRISBURGH.—A 6-sty hotel may be erected by Mrs. R. H. Graupner at 5th and Market sts., at a cost of \$150,000.

KANE.—J. E. Henretta, Secy. Special School Bldg. Com., states that on Sept. 4 an architect will be selected to prepare plans for a high school, to cost about \$90,000.

PHILADELPHIA.—The Board of City Surveyors has passed favorably upon plans for the abolition of grade crossings along the line of the Philadelphia & Trenton Branch of the Pennsylvania R. R. The plans include the steel and masonry construction work between Venango and Cambria Sts. The bridges along the route will be of steel and masonry.

MILBOURNE.—John L. Fry, builder, is about to start work on the erection of a number of dwellings at Milbourne, Upper Darby, on the line of West Chester pike, west of 64th st. The operation will consist of 53 modern suburban dwellings, representing various styles of architecture.

PHILADELPHIA.—A handsome new edifice will be erected at 39th and Walnut sts for the First Church of Christ Scientists from plans and specifications by Carrere & Hastings, architects, of New York City. It will be a 1-sty building of stone, with tile roof, steam heat, electric light, etc. New York and Chicago builders will figure.

### Miscellaneous.

AUGUSTA, GA.—The City Hall Commissioners, W. L. Martin, Secy., announce that \$200,000 will be expended for construction of the proposed city hall. Lewis F. Goodrich, 115 8th st, Augusta, will prepare plans and specifications.

DAYTON, OHIO.—The trustees of Dayton State Hospital will have plans prepared for a 4-sty or 5-sty hospital building, to cost \$150,000.

NASHVILLE, TENN.—City will vote on Sept. 12 on issuance of \$300,000 of bonds for erection of school building.

BERLIN, OHIO.—Cass Gilbert, 11 East 24th st., Manhattan, has let general contract to George Feick, Sandusky, Ohio, for a 1-sty stone and concrete chapel, 110x163 ft., on the college grounds for Oberlin College, Oberlin. Cost, \$125,000.

SAN FRANCISCO, CAL.—The Pacific Steel Corporation in which Jas. A. Moore, of Seattle, Wash., is interested, proposes establishing a plant on San Francisco Bay to cost about \$30,000,000 for the manufacture of structural steel, pig iron and bar iron.

ATLANTA, GA.—P. Thornton Marye, Equitable Bldg., has recommended to the County Comrs. that a 6-sty building costing about \$881,303 be erected for the city hall and court house building.

LOS ANGELES, CAL.—The Duquesne Brewing Co. is reported incorporated with a capital of \$500,000, and has secured a site on Albion and E. Main sts, on which it is proposed erecting a brewery estimated to cost \$250,000. A. K. Martell, Mgr.; Ralph Moss, Secy.

PENSACOLA, FLA.—Members of the First Methodist Church have accepted plans prepared by Badgley & Nicholas, of Cleveland, O., for a \$100,000 edifice. J. B. Cummings, Chmn. Bldg. Com.

### New Catalogues.

KAHN SYSTEM STANDARDS.—A handbook of practical calculation and application of reinforced concrete. (120 pp.) Compiled and published by Engineering Department, Trussed Concrete Steel Company, Detroit.

The rapid growth of reinforced concrete construction makes necessary a hand book on design, similar to those in use for the ordinary classes of building material. The only data which has been available to the engineer or architect has been the scientific text book, in which the information presented is so involved as to be of little practical value to the busy designer. Otherwise he has had to resort to a series of empirical formulae, or tables, which may only be justified by a few isolated tests. The object of this hand book is to present to the designer tables and information in such form as to be immediately available for use in actual designs, and at the same time to have these tables founded on scientific formulae approved by our very best engineering practice. The data as presented is the result of a large amount of painstaking labor, and of most extensive experience in reinforced concrete, covering the design and construction of over a thousand structures, including buildings, bridges, tunnels, reservoirs, etc. The work as presented deals mainly with the Kahn trussed bar.

FLEMISH DUTCH EFFECTS.—Published by Robert Rossman, 9 and 11 University pl, New York.

Mr. Rossman has issued this catalogue of tiles, tile panels, brass repousse plaques and furniture in view of the largely increasing tendency toward Flemish decorations. The lines presented are most effective and artistic. Panels are framed and unframed, and these shown are beautiful by any canon of art.

RUTTY STEEL WALL PLUGS.—(16mo, 32 pp.) By J. B. Prescott & Son., Webster, Mass.

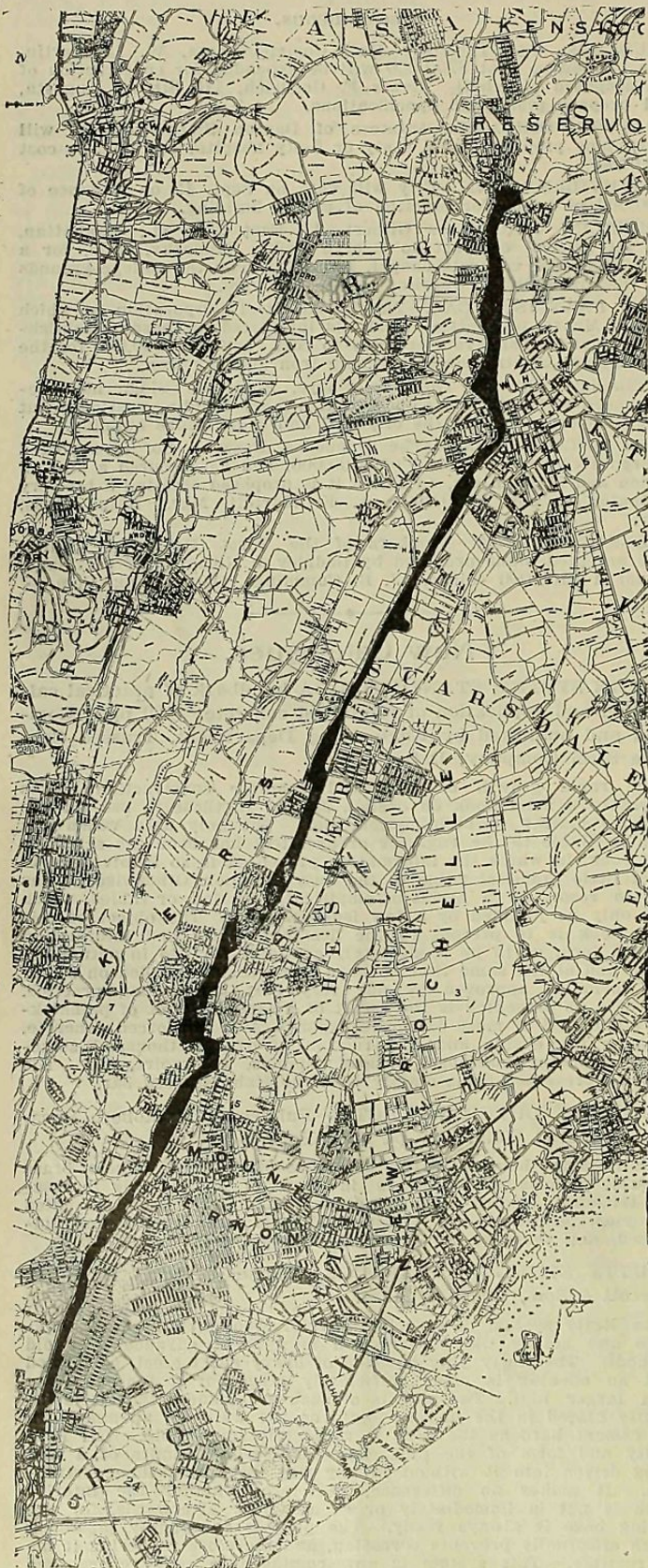
The Ruddy system of securing interior woodwork in brick, concrete and hollow tile construction is a great advance over old methods. The Ruddy plug is made of heavy sheet steel, so formed that an opening is made sufficiently large for a ten-penny or even larger nail. The plug is of such a thickness that it is instantly placed in the mortar joints as the walls go up and when the cement hardens the plug is absolutely immovable. The flexibility and form of the plug, however, readily admits of a nail being driven into it without in any way disturbing the construction. It makes no difference, therefore, whether the interior finish is put in immediately or even a year afterwards, for the nailing base is always ready. The plug is thoroughly japanned, which effectually prevents corrosion, and therefore rendering it indestructible. This system is now coming into very general use among concrete contractors, the majority of whom declare this method to be practically indispensable in certain forms of construction.

# THE REAL ESTATE FIELD.

## The Bronx River Parkway.

WITH the signing of the Bronx River Parkway bill by Governor Hughes on July 16, the future of the picturesque valley lying through the heart of Westchester County became assured. When unrestricted a small waterway naturally degenerates into an open sewer as population spreads through its territory, and from being a place of natural beauty, or suitable for the highest forms of landscape gardening, is debased to a level of lowest utility. Success in making beauty spots of small rivers is excellently exemplified along the Wissahickon in Philadelphia and the Charles in Boston.

The Bronx River below Bronx Park is past reclaiming, and to preserve it between Kensico Lake and the Park immediate steps are necessary. A commission, consisting of Madison



MAP SHOWING POSITION OF THE INTENDED BRONX RIVER PARKWAY.

Grant, James G. Cannon, W. W. Niles and J. Warren Thayer, was appointed by Governor Higgins, who unanimously decided that the reservation should be created and the Board instructed its engineer to prepare a map or plan following certain boundaries as to extent which were indicated by the commission.

The area taken being limited by the consideration of the cost which the acquisition of the land to be taken would entail, but always including such amount of land as was necessary to carry out the purpose of the act under which the commission was appointed. This map or plan was not completed until the commission had obtained full information as to the proposed plans of the New York Central Railroad Company, which operates the Harlem Railroad, running along the bank of the river almost its entire length, and which proposes a widening of the road-bed of its railroad, and of the plans of the New York, New Haven & Hartford Railroad Company, which has recently acquired a large tract of land lying on either side of the Bronx River between Woodlawn and the northerly line of Bronx Park in the city of New York, and of the Bronx Valley Sewer Commission, which is working upon a plan for a great trunk sewer through the valley of the river from White Plains to Woodlawn, and of the President of the Borough of the Bronx, in whose office plans have been prepared for a boulevard to be known as the Bronx Boulevard, running parallel with the river and some few hundred feet eastwardly therefrom, from Bronx Park to Woodlawn, in the city of New York.

The map or plan prepared by the engineer shows all of these proposed improvements so far as they had developed at the time of the preparation of the map. Conferences were held by the Board with representatives of the Sewer Commission, of the New York Central Railroad Company, of the New York, New Haven & Hartford Railroad Company, and of the President of the Borough of the Bronx, and all of these representatives heartily approved the general plan of the commission and assured it of the hearty co-operation of their respective principals when the matter should come before them officially.

In determining the cost of taking the lands necessary to constitute the reservation, the Board decided that the fairest basis of valuation would be the present value as assessed for the purposes of taxation, and has based its estimate of cost upon such assessed value, and which amounts to \$1,650,000, and includes a reservation varying in width from 300 feet to 1,000 feet, and approximating fifteen miles in length.

For the most part its boundaries are physically and logically defined. The Harlem Railroad, following the level grade of the valley, occupies the west slope, 10 to 20 feet above the stream, and with several crossings forms practically a continuous boundary. The proposed new Bronx Boulevard forms an equally natural boundary along the easterly slope from Bronx Park to Woodlawn; above Woodlawn to Scarsdale, the so-called "New York Pipe Line," or aqueduct right-of-way, again forms almost a continuous boundary on the west. Thence to North White Plains, with the railroad still on one side, the opposite boundary is taken along a natural line at the top of the slope, for the most part through undivided lands. At the lower end of Kensico Lake the reservation will join the new area and reservation being established by the New York Board of Water Supply for the projected storage reservoir, occupying some 4,000 acres. At the same point it also connects directly with the State Road extending from White Plains northerly through the centre of the county.

The bill provides that New York City shall bear 75 per cent. of the whole cost of construction and acquiring the land, and of the remaining 25 per cent. the county of Westchester should bear 85 per cent., and the towns and villages through which it passes the remainder. Mr. Niles said to a representative of the Record and Guide that Mayor McClellan had expressed himself as heartily in favor of the bill, and the debt limit of New York was the only obstacle. The bill is now before the Board of Estimate and Apportionment. It will take them years to acquire the property.

### The Satisfaction Piece.

To the Editor of the Record and Guide:

(1) On the paying off of a mortgage, is the party making payment legally entitled to a satisfaction piece? (2) If there is a legal charge for a satisfaction piece, what is it, and (3) who gets it?  
A. N. F.

Answer.—(1) Yes. (2) The charge for drawing a satisfaction of mortgage varies from three to five dollars. (3) By an attorney for his services in preparing the instrument for signature.

## New Jersey Real Estate Campaign Opened.

ROUSING MEETING IN JERSEY CITY BY THE NEW JERSEY-NEW YORK REAL ESTATE EXCHANGE.

JERSEY CITY was invaded by a host of real estate men on Wednesday afternoon, who took possession of the Board of Trade headquarters, corner Washington and York sts, to hold the first of a series of meetings planned by the New Jersey-New York Real Estate Exchange in the interest of New Jersey real estate. Mayor Fagan sent regrets at his inability to be present. Mr. Frank Stevens, president of the New Jersey Board of Real Estate Brokers, called the meeting to order, and read the invitation that had been issued by the New Jersey-New York Real Estate Exchange. It was a call to all wideawake business men to unite in a movement that will "pave the way for an era of general prosperity that may be expected to follow the opening of the Hudson River tunnels, provided the opportunities offered by that event are properly utilized." It ended with the words: "Our motto is—'New Jersey to the Front.'" Mr. Stevens introduced President Otto Kempner, whose address was devoted to a consideration of the advantages that would accrue to New Jersey by a timely exploitation of the improved transit facilities between New Jersey and the metropolitan district. He also explained the objects of the new Exchange and pointed out wherein it can be made a powerful factor in the development of the New Jersey's realty industry, as well as promote its general prosperity.

At the conclusion of Mr. Kempner's address, the chairman called on several prominent real estate operators of Hudson County; Henry V. Condict spoke eloquently of the future of New Jersey. The State had been maligned in the past, but at last it is going to assume its proper place. He thought that the movement started by the New Jersey-New York Real Estate Exchange would result in great benefits.

Mr. Singer urged immediate action on the question of securing a five-cent fare from Jersey City to every point in Manhattan reached by the Hudson & Manhattan Railroad. He offered a resolution for the appointment of a joint committee by the Exchange and the New Jersey Board of Brokers to confer with the railroad on the fare matter. The motion was unanimously approved. Among the other speakers were Mr. McArthur, of the Public Service Corporation of New Jersey and Mr. Samuel S. Scheuer, vice-president of the Newark Real Estate Exchange. The latter announced that a similar meeting would be held in Newark at the Exchange rooms on September 4.

Secretary Creighton spoke of the great progress the Exchange was making in enrolling new members. At the adjournment of the meeting a large number of those present signed membership applications.

### High-Class Two-Family Dwellings in Demand.

There have been conflicting opinions respecting the wisdom of building high-class two-family dwellings in the middle Bronx, but if the experience of the American Real Estate Company may be taken as a criterion this perplexing question has been answered in a measure, for not only has that corporation succeeded in disposing of a whole row of twenty buildings on Faile st, considered the best of their class ever built in New York City, but it is daily in receipt of inquiries for more of this type. Guided by the success of its first operation, the company prepared plans, and is now constructing another row of similar dwellings on the west side of Faile st, between Bancroft and Aldus. This undertaking includes 22 buildings, which, inclusive of the ground, will average a cost of about \$14,000 each. The policy of the company is to build only the best, and to cater to an exclusive class. In the way of transit, that section of the Bronx has all that could be desired. Property in the immediate neighborhood is in strong hands, and as the present class of buildings are of the higher order, it is not unreasonable to suppose that each succeeding two-family operation will conform more closely to the precedent already established.

### Mercantile Success in Popular Locations.

Mr. Webster B. Mabie, of the firm of Mabie & Gillies, real estate and mortgages, 1178 Broadway, corner of 28th st, said, in reviewing the present renting situation, that the demand for renting of high-class retail stores in the shopping center, namely, Broadway, Fifth av and 23d st, is very strong. "We have just arranged for an important lease of a property for five or ten years, and there are others in negotiation which will be consummated in a short time. We have a great many inquiries. The extraordinary success of some merchants in popular locations has had the effect of inducing many others to launch out and to seek permanent locations for their business. Large and increased rents do not deter such enterprises, of course, governed by reason. Such merchants want to get in, and feel they cannot afford to dally along longer. Many regret lost opportunities, and wish to make up for them. This demand, of course, only applies to the great shopping highways, and not to the side streets off Fifth av and Broadway. There is also another feature of the situation, which is this, that people are not trying to rent on a basis of four to four and a half per cent.

as they did formerly, as they now appreciate the fact that money is worth six per cent. For example, a piece of property on Fifth av worth, we will say, \$350,000, could not be leased on anything like a four per cent. basis. There was a time when such things could be done."

## How Loan Brokers Earn Their Money.

Borrowers and investors have a mistaken notion about the ease with which real estate loan agents make their money.

First of all, the successful real estate broker must be a heavy advertiser in order to get applications for loans. He must maintain a centrally located office, and he takes ten applications and inspects ten pieces of property in different parts of the city for every loan he makes. The application clerk must be a man who understands his business, and the appraiser must possess a judgment well-nigh infallible. If he rejects good loans he injures the reputation of the office and cuts down the profits; if he approves applications which should be turned down he discredits the office in the eyes of investors, who will either refuse to buy the loans or will buy them and regret it afterward.

After an application is accepted the abstract is brought in and must be looked over to see if it is merchantable. Then the papers must be prepared by an expert, signed and recorded. The abstract, having been brought down to show the trust deed, usually goes to an attorney for examination.

If the property is improved it is the duty of the loan broker to see that the building stands entirely within the lot lines. Very few owners have surveys showing the location of the improvements in relation to the boundaries of the land. Consequently, the services of a surveyor are required or else the loan man must make accurate measurements. This requires expert knowledge and takes time.

The insurance policies must be examined, and put in proper shape with trustee clauses attached. The insurance must be renewed as fast as the policies expire. Taxes and assessments must be looked up before the money is paid out, and this examination must be repeated every year in order to guard against tax sales which might in time cut out the lien of the trust deed or mortgage. After the loan is closed the broker must stand ready until it is paid off to lend the abstract to purchasers and to look after the assignment of insurance in connection with every transfer, for which he receives no compensation. The broker usually collects without charge the interest during the term of the loan and the principal and interest at maturity.

The broker must have ample funds to tide him over the interval between the completion of the loan and its sale to an investor. Every large office has at all times \$100,000 to \$300,000 promised for use in thirty, sixty or ninety days. This means that the broker takes the risk of any change in interest rates, and he often gets the worst of it.

### No Bargains Coming.

Investors who are waiting for bargains in Manhattan property are likely to be disappointed in the opinion of the Tribune. In spite of unsatisfactory money conditions many speculators who have a long list of property for sale are not on the verge of lightening their realty burdens by parting with some parcels at a loss.

At least those speculators do not appear to be worried, and they express no fear as to their ability to hold their parcels for an almost indefinite time. Surely a person who has been a taxpayer for five or more years is, in view of his experience in realty matters, not going to look for a market for his property now. As the renting power of his property has not been impaired in the slightest degree by the scarcity of money for realty operations, there is no danger that he will be forced to sell. Even the owners who have mortgages soon due have no cause to be alarmed unless the mortgages represent a sum greater than 75% of the value of the property. If the mortgages are 75% or more of the value of the property they may have to pay an unusually high bonus for renewals of the mortgages, but these bonus charges will be added to the sum of the old mortgages and the transactions will practically mean no exchange of money. So the owners of such mortgages will not find themselves forced to sell at "sacrifice" or any other prices.

There will, therefore, be no large number of cases arising from present realty conditions which will offer opportunities to pick up "bargains" in the sense in which that word is usually used in the real estate market.

### School of Commerce, Accounts and Finance.

A special course in real estate, designed to meet the needs of real estate brokers and their employees, of men or women who are owners of real estate, and of all persons who are likely, through inheritance or otherwise, to have charge of real property, as trustees, executors or owners, will be opened by the School of Commerce, Accounts and Finance, New York University, at Washington sq, New York City, on September 26. The course will be under the direction of Walter Lindner, solicitor of the Title Guarantee and Trust Company, who will be assisted by specialists in different branches of the business. Among the special lecturers in the school are Charles H. Israels, Lawson Purdy, Charles Griffith Moses, Joseph P. Day, David J. McComb, Richard M. Hurd and G. Richard Davis.

Wood, Harmon & Co.'s New Plans.

WOOD, HARMON & CO. are going to concentrate more attention upon their Brooklyn interests than they have of late years, and the opening of the Brooklyn subway will be their signal for putting forty thousand lots on the market. The importance of the announcement is owing to the importance of this great firm of real estate developers, possessing as they do the confidence of the public in a marked degree. They own large tracts of land in the Flatbush section amounting altogether to four square miles, some of it so desirable that the firm has been criticised for not opening it up.

Mr. William E. Harmon, who is the president of the holding company for eight or ten corporations styled "Wood, Harmon & Co.," as well as the controlling factor in all, in an interview this week, intimated that the new campaign will have his personal direction. Mr. Harmon says that Brooklyn is the most promising field in the United States, and that, notwithstanding the immense tracts yet unimproved, within eight or nine years the whole borough territory will be developed and occupied.

Asked why his company had not placed these lands upon the market before, Mr. Harmon said that there had been an over-supply, and as he represented investors it was incumbent upon him to differentiate between a present investment value and a speculative value of a given plot, the former being based upon a present earning capacity while the latter upon a future earning capacity.

"The psychological moment has now arrived," continued Mr. Harmon. "At the present time we own about four square miles or 40,000 lots, which on the very day the subway trains from the Battery tunnel run to Flatbush av we are going to place on the market. We are going to get, too, something of the actual value of this property, that is, an average of about \$2,000 a lot. The subway trains will reach Flatbush av, I believe, on or before May 1 next spring, and at that time the transportation service under and over the East River will have increased from 60 to 70 per cent.

"There is one builder in Brooklyn who has the most elaborate equipment for extensive building operation, and who wants to construct 1,000 houses a year in Brooklyn, but is now out of land. We are in a position to supply him with all the land he needs for such a great enterprise, and I believe we are in agreement as to terms and can successfully co-operate in a high-class development.

"The kind of development promised for our properties—those extending from Gravesend av east to Flatbush av—more than a mile in width, is going to save a very large portion of Flatbush from the apartment blocks and 2-family bricks, by being built up in detached houses of the better type. But I don't want to be placed in the position of saying that we are going to develop that way; only that that is now the trend."

It is stated that John R. Corbin is the builder who proposes to construct 1,000 houses a year. Mr. Corbin has established an extensive manufacturing plants in lower Flatbush that is capable of turning out all kinds of finished building materials.

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. 23 to 29, inc.		Aug. 24 to 30, inc.	
Total No. for Manhattan.....	99	Total No. for Manhattan.....	180
No. with consideration.....	10	No. with consideration.....	11
Amount involved.....	\$2,503,187	Amount involved.....	\$276,850
Number nominal.....	89	Number nominal.....	169

1907.		1906.	
Aug. 23 to 29, inc.		Aug. 24 to 30, inc.	
Total No. Manhattan, Jan. 1 to date.....	9,218	Total No. Manhattan, Jan. 1 to date.....	16,112
No. with consideration, Manhattan, Jan. 1 to date.....	623	No. with consideration, Manhattan, Jan. 1 to date.....	969
Total Amt. Manhattan, Jan. 1 to date.....	\$34,533,973	Total Amt. Manhattan, Jan. 1 to date.....	\$51,294,034

1907.		1906.	
Aug. 23 to 29, inc.		Aug. 24 to 30, inc.	
Total No. for the Bronx.....	115	Total No. for The Bronx.....	157
No. with consideration.....	15	No. with consideration.....	8
Amount involved.....	\$314,603	Amount involved.....	\$42,925
Number nominal.....	100	Number nominal.....	149

1907.		1906.	
Aug. 23 to 29, inc.		Aug. 24 to 30, inc.	
Total No., The Bronx, Jan. 1 to date.....	6,558	Total No., The Bronx, Jan. 1 to date.....	8,899
Total Amt., The Bronx, Jan. 1 to date.....	\$5,609,933	Total Amt., The Bronx, Jan. 1 to date.....	\$6,302,879
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>15,776</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>25,011</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$40,143,906</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$57,596,913</b>

Assessed Value, Manhattan.

1907.		1906.	
Aug. 23 to 29, inc.		Aug. 24 to 30, inc.	
Total No., with Consideration.....	10	Total No., with Consideration.....	11
Amount Involved.....	\$2,503,187	Amount Involved.....	\$276,850
Assessed Value.....	\$1,754,000	Assessed Value.....	\$199,500
Total No., Nominal.....	89	Total No., Nominal.....	169
Assessed Value.....	\$3,401,000	Assessed Value.....	\$4,834,500
Total No. with Consid., from Jan. 1st to date.....	623	Total No. with Consid., from Jan. 1st to date.....	969
Amount Involved.....	\$34,533,973	Amount Involved.....	\$51,294,034
Assessed value.....	\$22,947,600	Assessed value.....	\$35,876,775
Total No. Nominal.....	8,594	Total No. Nominal.....	15,143
Assessed Value.....	\$250,630,500	Assessed Value.....	\$497,820,510

MORTGAGES.

	1907.		1906.	
	Aug. 23 to 29, inc.		Aug. 24 to 30, inc.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	106	90	174	102
Amount involved.....	\$2,806,433	\$414,872	\$3,508,948	\$635,843
No. at 6%.....	56	37	90	3
Amount involved.....	\$549,233	\$140,468	\$1,193,598	\$168,943
No. at 5½%.....	4	11	5	15
Amount involved.....	\$163,000	\$45,500	\$57,400	\$55,400
No. at 5%.....	27	17	42	27
Amount involved.....	\$1,110,500	\$87,375	\$1,183,450	\$296,400
No. at 4½%.....	4	12	2	.....
Amount involved.....	\$59,000	.....	\$873,500	.....
No. at 4%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	\$40,000	.....
No. at 3%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 2%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. without interest.....	15	25	23	17
Amount involved.....	\$919,700	\$141,529	\$661,000	\$115,100
No. above to Bank, Trust and Insurance Companies.....	22	9	32	11
Amount involved.....	\$1,643,200	\$39,500	\$1,303,500	\$135,450
Total No., Manhattan, Jan. 1 to date.....	.....	.....	9,995	13,061
Total Amt., Manhattan, Jan. 1 to date.....	.....	.....	\$249,044,840	\$252,540,960
Total No., The Bronx, Jan. 1 to date.....	.....	.....	5,976	6,413
Total Amt., The Bronx, Jan. 1 to date.....	.....	.....	\$58,911,954	\$48,427,961
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>.....</b>	<b>.....</b>	<b>15,971</b>	<b>19,474</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>.....</b>	<b>.....</b>	<b>\$307,956,794</b>	<b>\$300,968,921</b>

PROJECTED BUILDINGS.

	1907.		1906.	
	Aug. 24 to 30, inc.		Aug. 25 to 31, inc.	
Total No. New Buildings:	Manhattan.....	14	Manhattan.....	31
	The Bronx.....	27	The Bronx.....	32
<b>Grand total.....</b>	<b>41</b>	<b>63</b>	<b>41</b>	<b>63</b>
Total Amt. New Buildings:	Manhattan.....	\$586,700	Manhattan.....	\$1,509,350
	The Bronx.....	185,500	The Bronx.....	221,000
<b>Grand Total.....</b>	<b>\$772,200</b>	<b>\$1,730,350</b>	<b>\$772,200</b>	<b>\$1,730,350</b>
Total Amt. Alterations:	Manhattan.....	\$190,580	Manhattan.....	\$289,915
	The Bronx.....	11,850	The Bronx.....	72,600
<b>Grand total.....</b>	<b>\$202,430</b>	<b>\$362,515</b>	<b>\$202,430</b>	<b>\$362,515</b>
Total No. of New Buildings:	Manhattan, Jan. 1 to date.....	772	Manhattan, Jan. 1 to date.....	1,355
	The Bronx, Jan. 1 to date.....	1,374	The Bronx, Jan. 1 to date.....	1,487
<b>Manhtn-Bronx, Jan. 1 to date.....</b>	<b>2,146</b>	<b>2,842</b>	<b>2,146</b>	<b>2,842</b>
Total Amt. New Buildings:	Manhattan, Jan. 1 to date.....	\$60,400,760	Manhattan, Jan. 1 to date.....	\$90,243,680
	The Bronx, Jan. 1 to date.....	15,297,250	The Bronx, Jan. 1 to date.....	21,003,945
<b>Manhtn-Bronx, Jan. 1 to date.....</b>	<b>\$75,698,010</b>	<b>\$111,247,625</b>	<b>\$75,698,010</b>	<b>\$111,247,625</b>
Total Amt. Alterations:	Manhtn-Bronx Jan. 1 to date.....	\$12,242,439	Manhtn-Bronx Jan. 1 to date.....	\$16,576,940

BROOKLYN.

CONVEYANCES.

	1907.		1906.	
	Aug. 22 to 28, inc.		Aug. 23 to 29, inc.	
Total number.....	474	646	474	646
No. with consideration.....	23	35	23	35
Amount involved.....	\$140,585	\$441,285	\$140,585	\$441,285
Number nominal.....	451	611	451	611
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>23,434</b>	<b>25,303</b>	<b>23,434</b>	<b>25,303</b>
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$14,969,239</b>	<b>\$20,927,705</b>	<b>\$14,969,239</b>	<b>\$20,927,705</b>

MORTGAGES.

Total number.....	521	582
Amount involved.....	\$2,155,398	\$3,371,610
No. at 6%.....	270	308
Amount involved.....	\$814,523	\$869,430
No. at 5½%.....	195	88
Amount involved.....	\$1,084,400	\$357,599
No. at 5%.....	36	172
Amount involved.....	\$163,930	\$1,094,899
No. at 4½%.....	2	.....
Amount involved.....	.....	\$11,080
No. at 4%.....	.....	1
Amount involved.....	.....	\$2,000
No. at 3½%.....	.....	1
Amount involved.....	.....	\$1,250
No. at 3%.....	.....	.....
Amount involved.....	.....	.....
No. without interest.....	20	15
Amount involved.....	\$92,545	\$35,352
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>24,178</b>	<b>26,290</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$106,587,245</b>	<b>\$108,424,106</b>

PROJECTED BUILDINGS.

No. of New Buildings.....	133	80
Estimated cost.....	\$1,172,945	\$981,075
Total Amount of Alterations.....	\$119,452	.....
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>6,510</b>	<b>5,630</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$49,612,028</b>	<b>\$42,632,657</b>
<b>Total amount of Alterations, Jan. 1 to date.....</b>	<b>\$4,683,306</b>	<b>\$3,558,243</b>

A list of buyers is one of the most important assets a Real Estate office can have, and is one of the things most neglected. Generally it is entrusted to the memory of fly-by-night brokers. By the use of the card system of conveyances and the Record & Guide Quarterly, the broker can ascertain which property is conveyed and kept free and clear. This forms an excellent list for possible sales or exchanges.

## PRIVATE SALES MARKET

Jere Johnson, Jr., Company will sell at auction next Monday, Labor Day, rain or shine, at 1 p. m., on the premises, 214 extra large lots, averaging about 25x125 ft. each, and constituting the premises formerly known as the De Kay Estate property, located on Castleton, Bard and Davis avs, Mada, Prospect and Forest avs and De Kay st, Livingston, Staten Island. This property is said to be the most desirable tract of any size ever offered at auction on Staten Island. Water mains in Bard and Castleton avs and in part of Davis av. Sewers in Bard and Davis avs north of De Kay st and in the greater part of Castleton av. Careful restrictions. Expensive stone sidewalks. Beautiful and massive trees. Castleton, Bard, Davis and Forest avs macadamized. The other streets well made. In subdividing this property the map of the City of New York, shortly to be adopted, has been followed as closely as possible—a fact of vital importance to all intending purchasers of Staten Island real estate. Lots may be paid for in 24 monthly instalments or a discount of 5 per cent. (5%) will be allowed for all cash. Titles are insured without expense to purchasers by the Title Guarantee and Trust Co. To reach the lots: Take at St. George any car marked "Castleton Avenue, Brighton Heights," and get off at the Bard av corner of the property. The property is only two miles from the ferry, and is on a commanding elevation.

Barring an important transaction in the Times Square section, no outward evidence of improvement has manifested itself in so far as the private sales market is concerned. On the contrary, the situation in this respect as applied to Manhattan and the Bronx is less encouraging than during the preceding weeks of the current month. Prices continue firm and in many instances are admittedly too high, and although there is no lack of buyers in the field the stiff attitude of the seller in failing to grant concessions precludes the closing of many otherwise successful negotiations. This condition is rendered more acute by the unfavorable situation with respect to the procurement of mortgage loans. Notwithstanding repeated assurances of an easing up in this direction, the fact remains that local money is still hard to obtain. However, financial assistance from outside quarters, while as yet insufficient to meet the numerous demands, is rapidly relieving the situation. This was particularly noticeable during the week by the filing of a five-year mortgage of \$425,000 at six per cent. by an up-State savings bank on the property of the New York Law School at 172-174 Fulton st. The purchase of a part of the Shanley holdings on Broadway and 46th st, aside from its magnitude, furnishes another illustration of the profits which invariably result from timely investments in the Long Acre section. From the Long Island districts, while the usual signs and symbols of a quickening in that zone are still held out as bait to the small lot investor, few are purchasing, and if the score or more of recently vacated real estate offices in the neighborhood of Jamaica may be taken as a guide, the boom in that quarter is no more. The total number of private sales reported is 44, of which 9 were below 59th st, 15 above, and 20 in the Bronx.

### SOUTH OF 59TH STREET.

#### A Purchase in Chambers Street.

CHAMBERS ST.—S. B. Rogers bought for a client from A. V. Whiteman 144 Chambers st, a 5-sty brownstone building, 25x75, 75 ft. west of West Broadway. The buyer intends to improve the parcel. Real estate values in that vicinity are likely to be materially benefited upon the completion of the McAdoo terminal.

7TH ST.—A. Hornstein sold for M. Kaplan to L. I. Messer 94 East 7th st, a 5-sty tenement, 22x94.10.

12TH ST.—Mrs. Annie Melvin sold to a purchaser for investment 161 West 12th st, a 3-sty dwelling, 20.10x103.3.

12TH ST.—Huberth & Gabel sold for Mary McQuade the 4-sty tenement with stores, 340 East 12th st, 50x irregular.

35TH ST.—George R. Read & Co. sold for Max Solomon to a client the 4-sty flat, 408 West 35th st, and resold the property to Christopher C. Ellis.

50TH ST.—J. A. Vetter sold to Louis J. Jacobs 534 West 50th st, a 5-sty tenement, 25x100.5.

57TH ST.—S. J. Redlich sold for Dr. S. Paul to a client 245 and 247 East 57th st, two 3-sty dwellings, 16.8x100.5 each.

AV C.—Frank M. Franklin bought from Mayine Katz 269 AV C, a 5-sty tenement with stores, 23x86.

#### A Notable Purchase in Times Square.

BROADWAY.—As a result of the efforts of McVickar-Gaillard Realty Co. a deal involving the purchase of 1555 Broadway and 203 to 217 West 46th st was brought to a successful conclusion on Thursday. The Broadway lot measures 23.10x89, and the eight buildings at the rear take in a frontage equalling 139 ft. The sellers are the Shanley Brothers, and although the identity of the purchaser could not be learned, it is understood that the plot is likely to be improved with a new theatre. The area of the entire plot is about 16,000 sq. ft., sufficient in size to accommodate a playhouse of no mean proportions. Besides the property figuring in the present deal, the sellers still possess a frontage on Broadway of about 75 ft. It will be remembered that their most recent purchase, which was made at auction a few months ago, included a blacksmith shop on a triangular plot of 825 sq. ft. at 1563 Broadway, for which they paid \$96,200. The price in the deal just closed is said to have approached \$600,000.

### NORTH OF 59TH STREET.

73D ST.—Meyer Lefkowitz bought from D. N. Goldstein 221 East 73d st, a 5-sty 4-family tenement, 25x100.

80TH ST.—Slawson & Hobbs have sold for Charlotte B. Bickmore to a client for occupancy the 4-sty high-stoop dwelling, 130 West 80th st, size 20x102.2.

83D ST.—McVickar-Gaillard Realty Co. sold for N. L. & L. Ottinger 69 West 83d st, a 4-sty dwelling, 16.8x102.2.

91ST ST.—S. J. Redlich sold for the Central Trust Company, as trustee of the John J. Lynes estate, 22 West 91st st, a 4-sty high-stoop dwelling, 18x100.8. The property has not changed hands in 20 years.

92D ST.—Irving I. Kempner sold the lot 25x100.8 at 114 East 92d st to Aaron Rossman.

93D ST.—F. Gouget sold for Amelia McEntyre to L. F. Warner 159 West 93d st, a 3-sty dwelling, 15x100.88. The same broker has sold for Annie L. and Delphine J. McEntyre the similar adjoining dwelling, No 157.

101ST ST.—Slawson & Hobbs sold for Laura B. Anthony 247 West 101st st, a 4½-sty American basement dwelling, 16.8x104.10.

127TH ST.—James J. Connor sold for Louis J. Jacoves, to J. A. Vetter, of Ridgefield Park, N. J., the 6-sty apartment house, 157 East 127th st, 30x99.11, the buyer giving in part payment 534 West 50th st, a 5-sty tenement, 25x100.

133D ST.—Clarence E. Hutchinson sold for Jacob Bashine and others the 5-sty apartment house 157 West 133d st, 25x100. In part payment for this parcel the buyer gives a 3-sty dwelling, 25x100, at 151st st and Webster av.

133D ST.—Clarence E. Hutchinson sold for Henry Weissman to a Mr. Eisenberg, 136 West 133d st, a 5-sty apartment house, 25x100.

136TH ST.—A. Miller sold to Samuel Otto the 3-sty dwelling, 152 West 136th st, 16.8x99.11.

142D ST.—Pocher & Co. sold 230 West 142d st, a 5-sty new law flat, 40x100, for Samuel L. Schwartz.

LENOX AV.—Max Marx sold through Morris Bernstein to Jacob Dousbach, 456 Lenox av, a 5-sty flat with stores, 25x84.

8TH AV.—Kirkpatrick & Urquhart sold for J. Katzman the 6-sty flat 2853 and 2855 8th av, 37.8x100.

### BRONX.

137TH ST.—Zinser & Clausen sold to a purchaser for investment the 5-sty flat 458 East 137th st, 25x100.

169TH ST.—Chas. E. Cathie sold for a client of T. J. Meehan a 4-sty flat, 26x74, on 169th st, near Boscobel av.

BERKELEY AV.—Rollins estate sold to a Mrs. Houston a plot of about 5 lots on the west side of Berkeley av, Van Cortlandt Terrace.

CHARLOTTE PL.—J. B. Sagorra, Jr., & Co., bought for Monro G. Dessauer from a client the plot, 212x100, on the west side of Charlotte pl, between 170th st and Jennings st, and also the plot, 256x116, on the east side of Charlotte pl, between the same sts. Both plots will be improved at once with 28 2-family houses.

EDENWALD.—Edenwald Land Companies sold to Thomas Callahan two lots on Wright av, 250 ft. north of Nelson av, to Joseph Boermels one lot on Doon av, 261 ft. north of 20th av; to Annie Anderson one lot on Monticello av, 325 ft. south of Randall av, and to Joseph Kaminsky one lot on Seton av, 225 ft. south of Randall av.

INTERVALE AV.—S. Cowen sold for Charles Schmidt the two lots running from Intervale av to Hall pl, together with the 2-family dwelling at 1072 Hall pl.

LEIGHTON AV.—Van Cortlandt Realty Co. sold to Mrs. Owen Davis the plot of about 4 lots on the east side of Leighton av, at the city line, Van Cortlandt Terrace.

PARK AV, ETC.—F. M. Weiss sold for Marcus Nathan to Samuel Young the two-family dwelling on the northeast side of Parker av, 163 ft. northwest of Westchester av; also for Bella Wolfsohn to Richard Fitzpatrick the two-family dwelling on the south side of Poplar st, 98 ft. west of Roselle st.

PROSPECT AV.—S. Cohen, sold for C. A. Silverman, the two 5-sty tenements 659 and 663 Prospect av, on a plot 75x100.

SOUTHERN BOULEVARD.—Butler & Herrman Company, have sold to a client for Mr. Leopold Louis, 3 lots, 75x100, east side of Southern Boulevard, between Jenning and 172d sts.

VYSE AV.—Spencer Blake Realty Co. sold for Henry Arnstein of Orange, N. J., to Lida B. Koch, 1145 and 1147 Vyse av, two 3-sty brk two-family houses, 20x100 each, and resold the same for Miss Koch to A. Eisenberg.

WHITE PLAINS AV.—Posen Veimek sold to Adolph W. Goldgeier a 2-family house, 50x100, on White Plains av, near Morris Park av.

WESTCHESTER AV.—Ernst-Kahn Realty Co. sold to Henry Karlich 1107 Westchester av, a 3-sty frame tenement, 20x56. This property has been transferred six times recently.

### LEASES.

Sheldon & Becker leased for Sallie M. Mead 261 West 73d st, a 4-sty dwelling, 19x102.2, to a client for a term of years.

The Willard S. Burrows Company leased to Moe Levy, for a term of years, the building 1439 Broadway, between 40th and 41st sts.

George R. Read & Co. leased the store at 421 5th av, southeast cor of 38th st, for Paul A. Meyrowitz, to Michaelian Brothers & Co.

Bloodgood, De Salles & Talbot leased to the Knickerbocker Syndicate 331 5th av, the southeast corner of 33d st, for 21 years, at an aggregate rental of about \$500,000.

Jesse T. Meeker leased the store and basement in 226 5th av for the Import Cigar Company to Moses Cherry, for a long term, and the entire third floor in 288 5th av, for A. S. Sharp to S. J. Sommers.

The H. H. Fuller Realty Company leased for the Kips Bay Brewing & Malting Company to A. G. Kaufmann & Co., for a term of years, 25,000 square feet of space in the building at the southeast cor of 1st av and 38th st.

Duff & Brown leased the following dwellings: For Judge W. H. Olmsted, 583 West 145th st; for Merrill & Rogers, 474 West 144th st; for Katherine C. Herne, 347 Convent av, for George D. Sherman, 409 West 150th st; for Martin Wallace, 509 West 144th st, and for Sonn Brothers, 454 West 142d st.

# WANTS AND OFFERS

## 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.

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

#### \$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.

EXPERIENCED BROKER WITH THOROUGH KNOWLEDGE OF VALUES, PARTICULARLY IN TIMES SQUARE SECTION, HAVING MANY PARCELS FOR SALE AND LEASE, NOT GENERALLY ON THE MARKET, ALSO LARGE, EXCLUSIVE CLIENTELE, IS OPEN TO TAKE MANAGEMENT OF ESTABLISHED REAL ESTATE FIRM, WHO MAY CARE TO OPEN A BRANCH IN THIS, THE COMING SECTION OF THE CITY. AMONG MY REFERENCES ARE THE LARGEST FIRMS, BANKS, ATTORNEYS AND PROPERTY OWNERS. ADDRESS "TIMES SQUARE BROKER," BOX 156, c/o RECORD AND GUIDE.

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

WANTED—Women as general helpers in the wards of Harlem Hospital. Salary \$15.00 per month and maintenance. Apply to SUPERVISING NURSE, Lenox Avenue and 136th Street. (37330)

YOUNG MAN desires position in real estate office. Three years' clerical experience with large Fifth Ave. concern. References. Box 80, care Record and Guide.

M. & L. Hess leased for the United States Trust Company, trustee under the will of Joseph Fisher, to Henry Corn, the property known as the "Hotel Normandie," situate at Nos. 1384-90 Broadway, southeast corner of 38th st, for a term of 21 years and 5 months, at a rental aggregating over \$1,000,000. The improvements consist of an 8-sty and basement strictly fireproof building, covering a plot 77.8½x120, which Mr. Corn will rebuild at an expenditure of about \$150,000, making the structure one that will be modern in every respect for commercial purposes. The altered building will contain stores, lofts and offices, for which already there are applications from tenants requiring as much as one and two entire floors.

M. & L. Hess leased for Phillip Braender to the Holtz & Freystedt Company, of which Mr. W. L. Taupier is president, the store, basement and first loft in the 11-sty and basement building, 50x92, now in the course of construction at 7-9 East 20th st, adjoining the corner of Broadway. The lease is for a term of 21 years at an aggregate rental of \$350,000. The building will hereafter be known as the "Taupier Building" taking its name from the President of the company. Extensive alterations are planned including an ice-plant and interior decorations, which will involve an expenditure of \$75,000. The lessees are now located at the corner of Franklin st and Broadway and also at the corner of Houston st and Broadway. Their new location will be their third branch. It is the intention of the lessees to follow the trend of the uptown movement, to keep in touch with its patrons.

## REAL ESTATE NOTES

A young man desires position in real estate office.

Mr. Jefferson M. Levy has returned from a European trip.

William Richtberg was the broker in the sale of the property 249 West 36th st, reported last week.

If you want to sell your real estate, give a good broker the exclusive agency, and make it worth his while to work.

M. H. Raubitschek, formerly of 136 West 116th st, is now a member of the firm of Spencer-Blake Realty Co., 122 West 34th st.

The Onondaga County Savings Bank has loaned the New York Law School \$425,000 at six per cent. for five years on its property at 172 and 174 Fulton st.

New York City's tax exempt mortgages are attracting more

## 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, 188 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,  
LOUIS V. BRIGHT,  
HENRY MORGENTHAU,  
THORWALD STALIKNECHT, 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.

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GEO. F. BUTTERWORTH,  
DUMONT CLARKE,  
EDWIN W. COGGESHALL,

WILLIAM A. DAY,  
WILLIAM P. DIXON,  
JULIAN D. FAIRCHILD,

JOHN T. LOCKMAN,  
HENRY MORGENTHAU,  
JAMES N. WALLACE.

WANTED—Women as general helpers in the wards of Fordham Hospital. Salary \$15.00 per month and maintenance. Apply to ACTING SUPERVISING NURSE, Southern Boulevard and Crotona Avenue. (37308)

WE WILL PAY TEN CENTS each for copies of the following issues of the Record and Guide (delivered in good condition) at our office, 11 East 24th street, Manhattan: February 2, 1907, volume 79; March 16, 1907, volume 79; November 3, 1906, volume 78; September 17, 1904, volume 74.

#### WOOD-WORKING FACTORY.

Newly equipped for manufacturing bank, office, store fixtures; 15 minutes from New York; sacrifice; small amount cash required. Box 90, care Record and Guide.

## FREE LABOR OFFICE

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

## Hudson Mortgage Co.

(Organized Under the Banking Law)

170 BROADWAY

CAPITAL \$500,000

GOOD SECOND MORTGAGES  
PURCHASED AND SOLD

## KALT & ZWERLING

CARPENTERS and GENERAL CONTRACTORS

Estimates for New Buildings Cheerfully Given  
Tel., 4726 Orchard 151-3 SECOND AVE., N. Y.

and more investments from towns outside where opportunities for safe investment are limited.

Frederick E. Richards, of the office of Bryan L. Kennelly, 156 Broadway, Manhattan, has returned to the city after an interesting trip through France and Germany.

Wanted, copies of the Record and Guide, of the following dates: Feb. 2, 1907; Mar. 16, 1907; Nov. 3, 1906; and Sept. 17, 1904. We will pay ten cents each for copies delivered in good condition at our office, 11 East 24th Street, Manhattan.

Among this week's conveyances the transfer of the title of the 4-sty brownstone stoop dwelling at 881 5th av from Francis C. Bishop et al, exrs., &c., Heber R. Bishop, to Edward H. Harriman is noted. The consideration mentioned is \$600,000.

A deed conveying the property of the New Yorker Staats Zeitung, at the junction of Park row, Tryon row and Centre st, to the City of New York, appears in this week's conveyances. The consideration mentioned is \$1,650,000, with interest of \$55,687.

The Second National Bank, of the Fifth Avenue Hotel, is the buyer of the Goodrich estate properties situated at the north-west corner of 5th av and 28th st, the sale of which was recently reported. The bank will improve the site with a modern office building.

The medium price apartments in the middle Bronx are filling up rapidly. In the Southern Boulevard and Westchester av section there are fewer vacancies now than in the spring. This is particularly noticeable in the apartments of the American Real Estate Co. in the Simpson st district. Out of 237 available apartments in 14 buildings owned by that company 210 are rented and occupied.

President Edgar J. Levey, of the Title Insurance and Trust Company, does not recollect a time, except during a panic, when mortgage conditions were worse than they are to-day. So difficult is it to place a loan, brokers are able to charge almost any amounts as commissions, part of which sometimes probably gets back to the lenders. "In our own business," he says, "we are seldom lending the full amount, now that money is scarce. Our loans are arranged in such manner that we can get our customers among the financial institutions to take them."



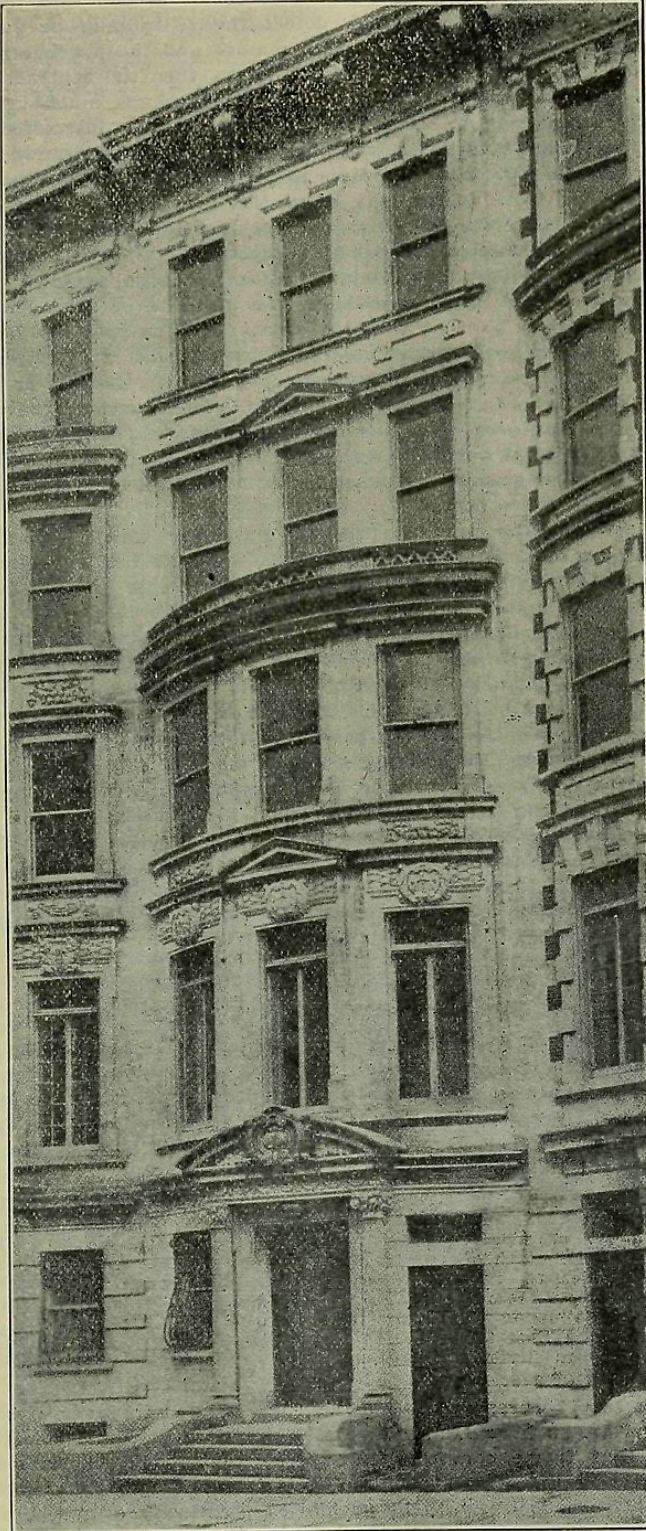
# PRIVATE DWELLINGS IN MANHATTAN

PRIZED BY THEIR OWNERS ABOVE CURRENT OFFERS—VALUES STEADILY RISING—  
THE CARLEW HOUSES IN EIGHTY-FIFTH STREET—ERNEST FLAGG'S MANSION.

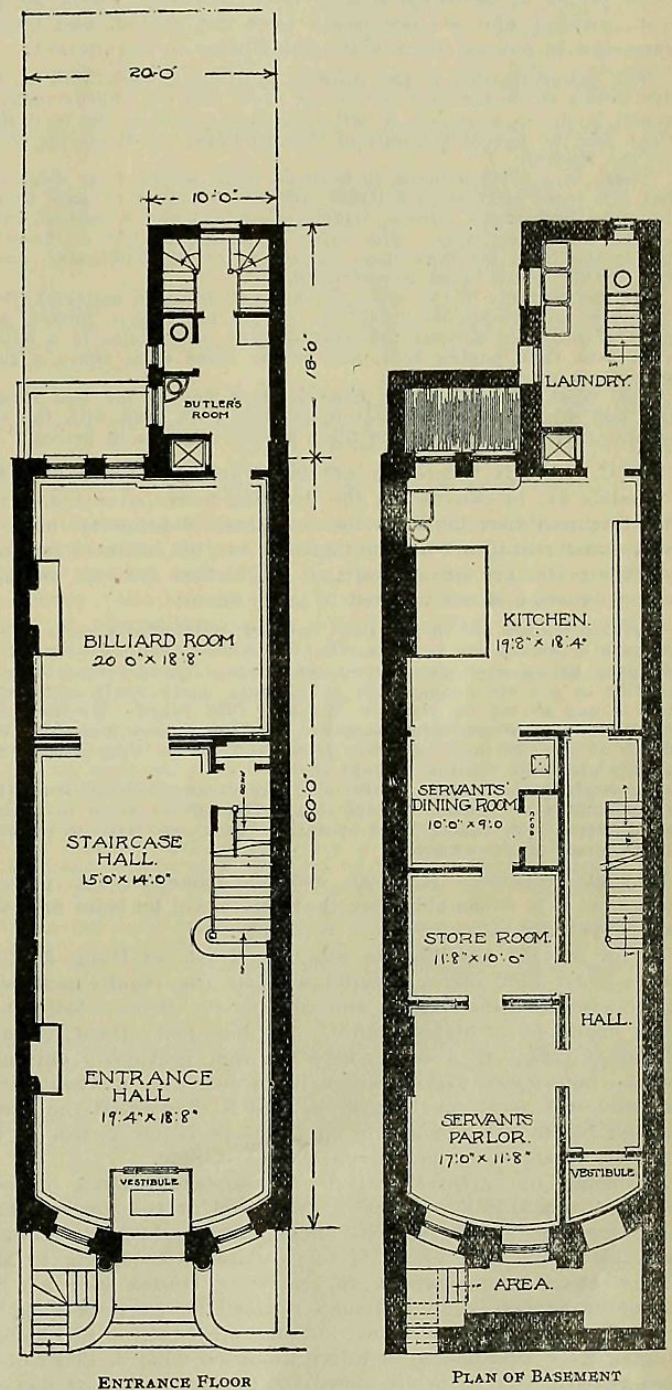
One of the features of the fall market in Manhattan, judging by the increasing number of inquiries, is likely to be the sale of private dwellings. The demand in this respect is being brought about principally as an effect of the encroachment of business upon the residential sections, which is forcing a large number of residents to seek homes elsewhere. Aside from this, the growing wealth of the country is adding materially to the number of those who can afford to possess houses and lands, and with many the element of investment appeals to a marked

amount to represent a reasonable rate of interest upon the total sum of the investment. If the owner continues to occupy the premises he should be guided by a sum equivalent to the rent he would pay were he a tenant instead, which would equal the total of the charges mentioned plus the legal market rate of interest on the actual cash invested, besides allowing for depreciation.

Under the condition illustrated, the ratio of profit or loss on an investment in dwelling property can only be arrived at when a resale of the parcel has been effected. The acquisition of the high-class modern dwelling is now more in the nature of a combined investment, socially and financially, and the success of the movement depends not alone on the choice of location, but upon business conditions as well. As a consequence of the gradual invasion of business, there are practically no



ONE OF THE CARLEW HOUSES.  
85th Street, Manhattan.



TYPICAL FLOOR PLANS IN CARLEW HOUSES.

degree. In buying a private dwelling for occupancy the inclinations of the purchaser should be regulated by the sum he can afford to invest, as well as the amount he can conveniently set aside from his income to be applied toward the payment of rent.

A purchase of this character cannot be reckoned as an income-producing investment unless the dwelling is subsequently leased to an occupant who pays a rental sufficient to cover interest on mortgage indebtedness, taxes, Croton water, insurance and other charges incidental to the maintenance of the property, besides leaving a net remainder sufficient in

restricted dwelling neighborhoods south of 59th st, and in obedience to the desire for exclusiveness and freedom from the sight of trade, many are purchasing in the vicinity of parks.

This condition naturally manifested itself at first by an extraordinary demand for small dwellings, until at the present moment there are few to be had. While there are still a large number of the more pretentious dwellings on the market, the surplus supply is rapidly diminishing. In this connection it can be said that brokers report a large increase in the number of inquiries for property of this description, both for sale and to

rent. Among the large operations of the present year is a row of 15 built by Mr. James Carlew, long known as a builder of high-class dwellings. The location of this group is on the north side of 85th st, between Central Park and Columbus av. The buildings have five stories, swell front, and are built of Indiana limestone, varying in width from 20 to 21 ft., and in depth from 60 to 64 ft. Several of the houses, although to all appearance of the American basement type, have additional lower basements. They are very handsomely filled out, as well as thoroughly constructed. It is interesting in making comparisons to think of the changes that have occurred in the style and construction of private dwellings since the period when the high-stoop first became popular on Manhattan Island. These Carlew houses seem to represent the highest attainment of the American basement type, primarily built to sell, just as the new Ernest Flagg house, in 40th st, is the forerunner of another style of private dwelling, built for the owner's occupancy, in which a Parisian porte cochere will be a distinctive feature.

#### THE PROFESSIONAL ASPECT.

In alluding to the increase in the number of inquiries with respect to dwellings, Mr. F. A. Wyckoff, for the McVickar-Gaillard Realty Company, of 444 Columbus av, said the private house situation west of the Park was peculiar in comparison with other years. The demand far exceeded the supply, and while prices of desirable houses have increased about 20 per cent., owners who are occupants were not selling, and buyers were slow in paying the advance for houses on the market:

"The demoralization of the residential district below 59th st, the high prices of houses east of Central Park, and the improvement of transit facilities, have sent a better class of people to the west side, which has the benefit not only of Central Park, but Riverside Drive and the Hudson.

"There is a brisk demand in both of these sections for dwellings that sell from \$40,000 to \$50,000, and the tendency is back to the old style high-stoop houses, which offers a front basement room for the use of servants. The upper west end section of the west side is the limit for high-class residences of this character, property further north being unrestricted.

"The depressions in the stock market will have no material effect on buyers of private dwellings, as people must have homes, and an expenditure of several thousand dollars in a house is a better investment than paying rent, and at the same time offers a good speculation as well.

"The West Side offers the most modern houses for less money than any other residential section in New York, and with the few remaining lots we are looking for a steady increase in prices."

Mr. C. W. Mix, Secretary of the Frank L. Fisher Co., 440 Columbus av, in canvassing the dwelling-house situation, made the statement that inquiries for this class of property, both as to sale and rental, are on the increase. In his business he finds that the prices are strong and that the owners are firm on their asking figures and not inclined to lower them:

"Private houses are in excellent demand, particularly modern and up-to-date houses, as they can be immediately sold or rented at advanced prices over one or two years ago. There seems to be a scarcity in private houses this year, more particularly noticeable than at any period for the past three or four years. We find very few what you would term bargains, as the owners generally endeavor to get the best possible price, and unless they can obtain it, they are quite willing to hold them.

"As regards the buyers, there is a very strong demand from this source, and a very healthy condition. The buyers seem to realize the situation very readily, and in nearly every case have to concede to the terms of the owner."

Mr. Mix considers it is an excellent time to buy private houses, as it is reasonably sure that prices will be more firm the coming year.

As for private dwellings to rent, Mr. Nash, of Pease & Elliman's West Side office, assured us that the requirement was far in excess of the supply, and that nearly all new leases are being made at a higher figure. He has just closed a lease at \$3,000 a year in a case where the rent previously obtained for the house was \$2,300, which is an increase of about 30%. Of course this is above the average, but it shows that the party was unable to get a house to suit him on better terms, as he went to nearly every broker on the West Side.

As usual, the greatest call is for moderate-priced houses; that is, from \$1,200 to \$2,000 a year, and at the present time there are few houses for rent under \$2,000, while the number available above that figure is very limited. According to Mr. Nash's observation, buyers for private houses are not so numerous as last year, although during the past week or so there has been an increasing number of inquiries for houses ranging from twenty-five to thirty thousand dollars. There has been no reduction in prices asked for houses, and most owners feel that in two or three years they will be able to get even more for their property than they are holding them at now.

#### Bronx Assessments Now Due.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested: Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary on Findlay av, between East 165th st and East 167th st; College av, between East 165th st and East 167th st, and East 166th st, between Webster and Morris avs.

#### How to Draw a Contract.

As a rule, the basis of a real estate sale is the contract entered into between the parties or their agents. It is of the utmost importance that this contract should be prepared with the greatest care, since the same is intended to be an agreement not only setting forth all the particulars relating to the proposed sale and purchase, but also binding both parties to the performance of all the terms, covenants and stipulations contained in the agreement.

Ordinarily the contract is signed by the parties at the very beginning of the transaction, and therefore before the purchaser has had an opportunity to have his lawyer examine the abstract and furnish him with an opinion of title. The purchaser, therefore, must necessarily rely on the representation of the seller as to the state of the title and the seller's ability to convey a good and merchantable title subject to such objections only as may be stated in the contract. If the seller has for any reason omitted to state to the purchaser at the time the contract is entered into any material defect in the title to the property in question, which defect the seller may be subsequently not able to or willing to remove and the purchaser not be willing to accept title subject thereto, then the contract will necessarily have to be abandoned, with perhaps much loss of time and money to either or both of the parties interested.

The uncertainty as to whether or not a careful examination of the title will prove the same to be as anticipated is a serious stumbling block in the way of parties to a contract, and if it could be the order of things to have the title passed upon before the signing of the contract practically all of this uncertainty and consequent disappointment might be avoided. But it is here that in all probability the interests of the agent or broker would bar the way to reform. Unless specially bound by contract, real estate agents or brokers are not concerned about the condition of the title to the property the sale or purchase of which they have negotiated. Their part of the contract is concluded and their commissions earned when the parties have been brought together and have signed the contract, provided, of course, the purchaser is ready, able and willing to carry out the contract.

Under all the circumstances, the purchaser will act wisely if he refrains from signing a contract until he has consulted a legal adviser, if the deal is to be one of large importance to him. No injury is done to either seller or broker if the purchaser withholds his decision until he has consulted a lawyer. On the other hand, it is true that in small cities, where the parties are well known to each other, it is not unusual to have no contract at all. The parties to the sale may never meet until the day when the deed is passed, and the agent is the master of ceremonies. He has had a search made of the title, and the parties rely absolutely upon his counsel. No earnest money is paid, and the agent does not expect his commission until the sale is actually made. However, that is not the way in New York, and it is important for buyers to know what kind of a contract to sign. A useful manual on this subject is published by the Record and Guide, entitled "How to Draw a Contract," by George W. Van Sicken. (Price, \$1.)

#### The New Fire Limits.

A certainty from the Building Code Commission will be extensions of the fire limits in the Bronx, Brooklyn and Queens, and probably an area of absolute fireproof construction in Manhattan. For the Bronx it is proposed to extend the line from 161st st to about 182d st. The Committee on Fire Limits has proposed this provision:

Beginning at the Harlem River bulkhead line 100 ft. north of Fordham road, running thence easterly to Kingsbridge road; 100 ft. north of Kingsbridge road, running thence easterly to Pelham av, 100 ft. north of Pelham av, running thence easterly to Southern Boulevard, running thence 100 ft. from the westerly side of Southern Boulevard to 182d st, to the westerly side of Bronx River, thence following the Bronx River to the East River, thence following the East River to the northwesterly side of Bronx Kills to the Harlem River, thence along the Harlem River to the place of beginning.

It may be proposed to make an amendment in favor of some sections, such as Hunt's Point University and Morris Heights, so that frame construction may be continued when a single house occupies at least two city lots. Frame buildings in solid rows is likely to be prohibited practically everywhere, in Brooklyn and Queens, as well as in the Bronx. Former Supt. of Buildings Calder of Brooklyn has made this recommendation for his borough.

#### The Lower West Side.

Mr. J. S. De Selding, of De Selding Bros., 149 Broadway, Manhattan, affirms that they are in receipt of many inquiries for property in such thoroughfares as Chambers, Warren and Murray sts. From present indications realty in that locality is beginning to attract attention as a speculative investment. Its present cheapness in price, together with the almost certain assurance of substantial increases in values, make property investments in that neighborhood particularly attractive at this time.

## OF INTEREST TO PROPERTY OWNERS.

Our readers have noticed that a department has been opened wherein it is hoped more particularly to interest property owners. We have had departments for builders and real estate agents and brokers, both of which comprehended also the affairs of property owners; but indicative of an intention to give more space to those who own real estate and furnish the basis of the business of builders and agents, we have made a separate division of the paper for their topics. To these columns the attention of taxpayers' societies is invited, as well as the co-operation and contributions of individual owners.

### A New Tenement Law Decision.

JUDGE UNGER, of the Municipal Court, Sixth District, has decided in a suit brought by the Tenement House Department against Carlisle Norwood, Esq., counsel of the Realty League, that, except in an action brought in the Supreme Court and directly against the "tenement house" itself as defendant, there is no power in the Tenement House Commissioner to file a lis pendens against property, and that the various lis pendens heretofore filed in actions against individuals to recover penalties are void.

An action by the Tenement House Department against an owner for the penalty of \$250, provided by Sec. 126 of the act, for alleged violations of the act when the defendant is personally served with the notice of violation or is served pursuant to Sec. 131, is a personal action, and there is no warrant in law for filing a lis pendens in such a case. Such an action is not an action or proceeding affecting property, and is not an action to establish a lien under the act. No lis pendens can lawfully be filed in an action by the Tenement House Department except in a suit in the Supreme Court against the tenement house as defendant.

After the action is ended by an adverse judgment against the plaintiff and when the time to appeal has expired, the defendant is entitled to an order directing the cancellation of the lis pendens. In a proper case an order may be made by a judge or justice of the court in which the action is brought directing the cancellation of the lis pendens at any time.

The case was entitled "The Tenement House Department, Plaintiff, against Carlisle Norwood, Defendant," and the action was commenced to recover a penalty of \$250 for certain alleged violations of the Tenement House Act. On April 22d, 1907, a so-called lis pendens was filed against the property in respect to which the violations complained of were alleged to exist, and which, according to the recitals in the moving papers (no copy of the lis pendens being furnished to the Court) stated that an action had been commenced and a proceeding was about to be instituted in the Supreme Court for the enforcement of certain provisions of the Tenement House Act and the removal of violations, and for a judgment that the costs and expenses of such removal and the penalty thereby incurred be recovered from the defendant; and that the amount become a lien upon the premises in question.

It also appears that a certain other lis pendens had theretofore been filed on October 25th, 1906, with respect to the same violations and premises, but that the party named as the one intended to be proceeded against was stated to be Hannah R. Simon, and not this defendant (Mr. Norwood); but it appears that at the time of the filing of the first lis pendens Hannah R. Simon was dead, and no action or proceeding was taken against her or with respect to the premises, except the one first referred to. Such action came on for trial on June 5th, 1907, and resulted in a dismissal of the complaint, and the defendant subsequently made this motion to cancel both of the aforesaid notices of pendency of action or lis pendens.

It is urged by the Corporation Counsel, Mr. Pendleton, that such dismissal was not had upon the merits, and as appears by the affidavit of the learned Assistant Corporation Counsel, Mr. John P. O'Brien, "this action is about to be put on again and that a proceeding may be brought in the Supreme Court at any time," inasmuch as the violations complained of are still in existence. And there was also filed the affidavit of the Tenement House Commissioner to the effect that he "is desirous of having the lis pendens remain on file against the property in accordance with the provisions of the Tenement House Act until such time as the owner or owners of said property" shall comply with the orders of the Tenement House Department.

While there appeared to be much doubt as to the validity of the Tenement House Commissioner's order for the removal of the violations complained of, Judge Unger assumed for the purposes of this motion that it was a valid and effective order which the defendant owner of the premises refused to comply

with; and in an opinion handed down, Judge Unger says two questions present themselves upon this motion:

First, whether the notice of pendency of action, with its recognized evil effect upon title to property, can be filed in such an action as the one at bar; and, second, if it can, does not the dismissal of the complaint and the expiration of time to appeal from the order of dismissal of itself entitle the defendant to a cancellation of these lis pendens, which constitute more or less some cloud upon his title? A determination of either of these questions adversely to the plaintiff will entitle the defendant to the relief he seeks; but in view of the importance of the questions, I have deemed it proper to dispose of both of them.

The sole purpose of filing a lis pendens, so far as we understand it now in this State, and independently of the old common law governing the subject, is to give notice to a purchaser or incumbrancer of the property affected thereby from or against a defendant, that there is an action brought to recover a judgment affecting the title to or the possession, use or enjoyment of real property. (Sections 1670, 1671, Code Civil Proc.) The object of such notice is to put the purchaser or incumbrancer on his guard to protect himself against any possible liens which might be declared against the property as a result of the judgment in the particular action in which the notice is filed. And in the present state of our law, it is difficult to conceive of any other legitimate object or purpose for which notice of pendency of action should be filed.

Section 126 of the Tenement House Law provides for penalties for violations thereof, which penalties are personal to the parties proceeded against, and which would constitute no special lien against the property complained of. That such is the case, apart from the plain reading of the section, is made clear by the fact that in one part of said section it is provided that a certain penalty (but not of the character for which most of the tenement house actions are brought, or here sued for) "shall be a lien upon the house and lot," and it is particularly provided that for the violation in that one particular case the "said tenement house and lot shall be subject to the penalty"; whereas, as before shown, all of the other penalties are recoverable personally from the owner or other party complained of.

It is true, it is provided by Section 130 of the Tenement House Act, "in any action or proceeding instituted by the department charged with the enforcement of this Act, the plaintiff or petitioner may file in the County Clerk's Office of the county where THE PROPERTY AFFECTED BY SUCH ACTION OR PROCEEDING is situate, a notice of the pendency of such action or proceeding."

Judge Unger considers it a self-evident proposition that this and the numerous actions brought by the Tenement House Department against individuals to recover from them penalties for alleged violations of the Tenement House Law, are not actions or proceedings which affect property, and, therefore, notwithstanding the many such lis pendens which have already been filed in that class of actions, it would appear that there is no warrant or authority in law therefor:

Surely, if property is not affected by an action or proceeding, what reasonable, proper or practical purposes could be subserved by filing a notice of pendency of action? It would be mere brutum fulmen. And the only way property could be affected by any Court action or proceeding of the Tenement House Commissioner would be where he can impress a lien thereon; but a lien cannot be impressed in an ordinary personal action to recover a penalty, and if no lien can be impressed and property cannot be affected then he should not be permitted to file a notice of the pendency of action alleged to affect the property.

But the Tenement House Act itself clearly contemplates that these notices of pendency of action are not to be filed in ordinary actions, but only "in an action to establish a lien under this act," for Section 128 provides "in an action to establish a lien under this act, the procedure shall be as set forth in sections 134 and 146 to 151 of this act." Turning to these sections, we find by Section 146 it is provided "said action shall be brought against the Tenement House as defendant," and then this section proceeds to state the particulars with respect to the procedure against "said house," as, to wit, it shall be described in the title of the action by its street number or any other method to secure identification, and must be brought in the Supreme Court in the County in which the property is situated, etc. The learned corporation counsel evidently recognizes this condition of affairs, for in his brief he states "that as the filing of a lis pendens is more in the nature of a proceeding in rem the fact that the same may or may not have been filed against the proper parties is a mere incident in the matter and of no practical importance as long as the description of the property is correct." In this view I entirely concur, and therefore, I do hold as matter of law under the Tenement House Act, that no notice of pendency can be filed except in an action in the Supreme Court and "against the tenement house as defendant."

I think the second question raised by this motion may be summarily disposed of. It is provided by Section 130 that "such notice shall have the same force and effect as the notice of pendency of action provided for in the Code of Civil Procedure," and in view of the extraordinary powers conferred upon the Tenement House Commissioner and the drastic remedies at his command, no Court will be astute to give greater force and effect to the notice of pendency of action than the act authorizing it provides.

Now, whatever force or effect a notice of pendency of action may have, it is provided by Section 1674, "After the action is settled, discontinued or abated, or final judgment is rendered therein against the party filing the notice, and the time to appeal therefrom has expired, . . . the Court may in its discretion . . . direct" that the notice of pendency of the action be cancelled. There is some controversy between the parties as to whether the judgment in defendant's favor was rendered upon the merits or upon mere dismissal of the complaint, but, in any event, no appeal having been taken therefrom, and the time to appeal having expired, I hold that for the purposes of this case there has been final judgment.

But a wider latitude for the cancellation of such notice appears to

be given by Section 130 of the act, which provides, "Any such notice may be vacated upon the order of a judge or justice of the Court in which such action or proceeding was instituted or is pending," without any limitation as to time or circumstance.

Judge Unger accordingly granted the defendant's motion for the cancellation of the lis pendens.

## Delancey Street Assessment.

### PROPERTY OWNERS PETITION FOR A REDUCTION.

The owners of property in Delancey st, from the Bowery to Suffolk st, have united in a protest against discrimination, and against being especially assessed for the widening of the street so as to make a suitable approach to the Williamsburgh Bridge.

They assert that Delancey st, from Suffolk st to the Bowery, prior to its widening in 1904, had been an opened traveled street for nearly a century. It was 50 ft. wide, regulated, graded and sewered. No street for ten blocks to the north or cross street from the Bowery to the East River was more than 50 ft. It served every purpose of the owners of property on Delancey st. But for the purpose of an approach to the Williamsburgh Bridge and to afford access to said bridge Delancey st was widened from 50 ft. to 100 ft. No owners of property petitioned for this widening. It was needed by the city, for city purposes, and was a general improvement. It was not to improve the condition of the owners of property on Delancey st. And further:

"Never before in our city have individuals been locally assessed to pay for land required for approaches of bridges or for access to said bridges. Indeed, in six other proceedings to acquire land for use in connection with this bridge, no local assessment has been made. They are as follows: (a) The proceedings to acquire land for widening Delancey st, from Clinton st to East River. No local assessment. (b) The proceedings to acquire land on Delancey st, from Suffolk st to Clinton st. No local assessment. (c) The proceeding to open a new street from the Bowery to Elm st, to connect with Delancey st. No local assessment. (d) The proceedings to widen and extend Grand st, Borough of Brooklyn, for this bridge. No local assessment. (e) The proceedings to widen Roebing st, for use in connection with this bridge. No local assessment. (f) The proceedings to widen Montrose av for use in connection with the Williamsburgh Bridge. No local assessment. All of these streets were opened or acquired for use in connection with this bridge. The only local assessment imposed is for the acquisition of land between the Bowery and Suffolk st; in other words, a local assessment of 30 per cent. has been imposed to pay for the cost of the land taken in this proceeding, while the cost of the land taken in the other proceedings is a general charge on the city.

We further protest to your honorable board that we have not received any benefit from the action of your predecessor in assuming 70 per cent. of the cost of this proceeding. It was the intention, as your petitioners are informed and believe, when the former Board of Estimate assumed 70 per cent. of the cost, that 70 per cent. was to be deducted from each owner assessed. But the Commissioners have disregarded that resolution and have assessed enormous sums on owners of property, both on the north and south side of the street.

For example:

Mary Brinn, owner of No. 127 Forsyth st, assessed \$19,415.04 on the theory that it has been made a corner, whereas there is a 10-inch strip between it and the new street and that no change whatever has been made in the building and no additional income whatever received from it.

Morris Weinstein, owner of No. 106 Allen st, assessed \$10,444.55, and No. 108 Allen st, assessed for \$3,311, and No. 164 Delancey st, assessed for \$7,848.

Hugo S. Distilhurst, owner of No. 148 Delancey st, and assessed for \$3,545.98.

S. J. Silberman, No. 107 Orchard st, assessed for \$17,071.68; No. 105 Clinton st, assessed for \$1,186.16; No. 107 Clinton st, assessed for \$1,582.15.

Isaac Marx, owner of No. 81 Norfolk st, assessed for \$1,400.

Chief Engineer Nelson P. Lewis in a report to the Board of Estimate says the question presented by this petition, therefore, is not only one of a possible discrimination against the property owners in Delancey st, but it calls attention also to the manner in which the City of New York has lately been discriminating against itself by assuming the entire burden of improvements, the cost of which should in equity have been assessed according to benefit.

The petitioners call attention to a number of very heavy assessments, and their statements have been verified by an examination of the records in the office of the Bureau of Street Openings, from which it would appear that the Commission has levied the bulk of the assessment upon the property almost immediately fronting on Delancey st. The petitioners refer to some 1,450 lots, each 25x100 ft., which are assessed about \$7, while single lots of the same size fronting upon Delancey st are assessed \$11,000 each. This would indicate that there might be ground for complaint against the manner in which the assessment has been concentrated, while the benefit undoubtedly extends to a large area. The area of assessment as adopted by the Commission extends east to the middle of the block, between Willett and Sheriff sts. north to 100 ft. beyond St. Mark's pl, south to the middle of the block, between East Broadway and Henry st, and west to the middle of the block, between Wooster st and West Broadway, or three and a half blocks to the west of Broadway. There may be ground for complaint as to the manner in which the expense has been distributed over this area, and the board may be called inconsistent in assessing any portion of Delancey st, while it has failed to assess any part of the cost of other street widenings and extensions, but more important in the judgment of your engineer is the question as to whether the city can continue the policy of assuming so large a part or all of the expense of such improvements where there is unquestionably local benefit, and when there are so many other demands for important improvements, the cost of which cannot well be assessed according to benefit.

It would seem that only one measure of relief can be given, namely, the assumption of the entire expense, including the expenses of the Commission, which has been acting in this matter for several years past.

## Bronx Street Improvements.

The following street improvements have been petitioned for in the Bronx:

No. 666. For constructing sewers and appurtenances in Plimpton av, between Boscobel av and Featherbed lane; and in Nelson av, between Boscobel av and Featherbed lane; and in West 172d st, between Nelson av and Shakespeare av.

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

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

No. 669. For laying out an extension of Depot place, from Sedgwick av to West 169th st, to a width of 30 ft., as per diagram attached.

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

No. 671. For acquiring title to that portion of West 231st st, from Riverdale av to Bailey av, where not already acquired.

No. 674. Paving with creosote-resinate wood block on a concrete foundation, and setting curb where necessary on Elm pl, between 189th st and Kingsbridge road.

No. 675. For constructing a sewer and appurtenances in Park av West, between East 178th st and East 180th st.

No. 676. For constructing sewers and appurtenances in East 187th st, between Webster av and Park av West; and in Park av West, between East 183d st and East 189th st (Welch st).

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

No. 678. For paving with asphalt block in a concrete foundation where the grades are under 5½ per cent., and with granite block on a sand foundation where the grades are 5½ per cent. or over, and setting curb where necessary in Garden st, from Crotona av to Southern Boulevard.

No. 679. For paving with asphalt block Grote st, from about Cambreling av to Southern Boulevard.

Proceedings have been initiated for acquiring title to the lands necessary for Cornell av, between the centre of White Plains road and the bulkhead line of Bronx River; Bronx River av, between Cornell av and Gildersleeve av; Leland av, between Bronx River av and Patterson av; Commonwealth av, between Patterson av and Lacombe av; Bronx River av, between Lacombe av and Metcalf av; Metcalf av, between Bronx River av and East 177th st (Tremont av) at its intersection with Bronx River av; Doris st, from Glebe av to Westchester av; Olinville av, between Bronx and Pelham Parkway and Pelham av; Sedgwick av, between Jerome av and the line between the 23d and 24th Wards, at 169th st, where not acquired as yet.

The local board has approved of a petition to lay a public playground bounded by Trinity av, East 148th st, Cauldwell av and East 160th st. The assessed valuation of the block on which the public playground is to be located is assessed according to the Department of Taxes and Assessments at \$125,600.

## Improvement of West 134th Street.

A hearing will be given by the Board of Estimate on September 27 to a petition to ease the grade in West 134th st. Under the grades heretofore adopted the crown, which was located in about the middle of the block, gave a grade of a little over 1 per cent. through the easterly half and of about 15 per cent. through the westerly half. Under the change now proposed a uniform grade is to be established between Broadway and 12th av, the same being at the rate of about 8.25%. The petitioners for the change state that the grade now fixed through the westerly half of the block is so steep that the abutting property cannot be improved. They also state that they have been subjected to a very great expense by reason of the opening proceedings which are about to be confirmed, the same being alleged to amount to about \$550 per lot.

Under the change now proposed the maximum cut will be about 60 ft., and the maximum increase in cut, as compared with the present grade, would be about 27 ft., this being the depression proposed in the crown. The cost of grading the street and the abutting property will be very greatly increased under the grades now proposed, which are unquestionably otherwise preferable to those heretofore adopted. If the owners of the land affected are willing to assume the increased cost of improving their property, the city authorities see no reason why the change should not be made.

## Assessments for Sewers.

The attention of property owners is directed to an assessment for a sewer and appurtenances in East 183d st, between Morris and Creston avs. The area of the assessment includes both sides of 183d st, between the avenues mentioned. The date of confirmation was August 20, 1907. Attention is also called to an assessment for a sewer in Whitlock av, between Longwood av and Hunt's Point road, and in Tiffany st, between Southern Boulevard and Whitlock av. The area of the assessment includes 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. The date of confirmation was August 13, 1907.

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: 31 NASSAU ST. AGENCY DEPT.: 932 EIGHTH AVENUE

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

MISCELLANEOUS.

THOMAS DIMOND
Iron Work for Building
128 WEST 33D ST., NEW YORK
Works { 128 West 33d St. Established 1852
{ 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.

NOTICE TO PROPERTY OWNERS.
Fulton av, St Paul's pl to 175th st. Regulating, grading, etc.
ASSESSMENTS COMPLETED.
Burnside av, Tremont to Ryer avs. Fences.
Perry av, 207th st and Gun Hill road. Regulating, grading, etc.

AUCTION SALES OF THE WEEK.
The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 30, 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 Advertised Legal Sales.
The total amount at the end of the list comprises the consideration in actual sales only.
\*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.
Broadway, Nos 2689 to 2695 | s w cor 103d st, 103d st, No 240 | 100.11x120, 10-sty brk and stone hotel. (Amt due, \$66,168.34; taxes, &c, \$—; sub to two mortgages aggregating \$638,716.12.) Adjourned to Sept. 10.
\*Bowery, No 204, w s, 160.5 n Spring st, 16.8x 99.8x16.8x98.11, 2-sty brk store. (Amt due, \$18,014.97; taxes, &c, \$475.03.) City Real Estate Co
Park av, Nos 1321 and 1323 | n e cor 100th st, 75 100th st, No 101 | x26, 5-sty brk tenement and store. (Amt due, \$23,292.67; taxes, &c, \$71.) Adjourned to Oct 2.
Lexington av, Nos 1885 to 1895 | e cor 118th st, 118th st | 100.11x67.9, six 3-sty stone front dwellings. (Amt due, \$18,969; taxes, &c, \$808.22; sub to a prior mort of \$27,000 on Nos 1885, 1887, 1889, 1893 and 1895 Lexington av.) Adolph Mandel.....\$4,550
92d st, s, 125 e Park av, 25x100.8, vacant. (Voluntary.) Bid in at \$16,025.
55th st, Nos 333 to 345, n s, 161.1 w 1st av, 125.3x100.5, three 6-sty brk tenements and stores. (Amt due, \$37,039.36; taxes, &c, \$46.79.) Corporate Realty Association.....\$3,547
\*Mapes av, No 2140, e s, 462 n 180th st, 66x 150, 2-sty frame dwelling and vacant. (Amt due, \$2,249.43; taxes, &c, \$877.62.) John W Seeger .....\$9,184

PETER F. MEYER.
Lenox av, No 620 | n e cor 141st st, 99.11x 141st st, Nos 75 to 79 | 150, three 6-sty brk tenements and stores on av. (Amt due, \$23,559.18; taxes, &c, \$826.69.) Simon Ginsburg.....165,000
BRYAN L. KENNELLY.
168th st, Nos 940 and 942, s s, 62.2 e Forest av, 50x125, 5-sty brk tenement. (Amt due, \$3,959.65; taxes, &c, \$464.58; sub to a mort of \$42,500.) William Martin.....48,540
WM. KENNELLY, JR.
Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80, 3-sty brk synagogue. (Amt due, \$22,290.76; taxes, &c, \$975.) Adjourned to Sept 12
SAMUEL GOLDSTICKER.
145th st, n s, 125 w Lenox av, 75x99.11, vacant. Action No 1. (Amt due \$11,202.81; taxes, &c, \$798.60; sub to prior mort of \$30,000.) Adjourned to Sept 26.
145th st, n s, 200 w Lenox av, 75x99.11, vacant. Action No 2. (Amt due, \$11,202.81;

OFFICIAL LEGAL NOTICES.
ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF AUGUST 28TH TO SEPTEMBER 11TH, 1907, OF THE CONFIRMATION BY THE Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX: 24TH WARD, SECTION 11. FULTON AVENUE—REGULATING, GRADING, SETTING CURB-STONES, FLAGGING SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from St Paul's Place to East 175th Street.
HERMAN A. METZ, Comptroller. City of New York, August 27, 1907.

taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Adjourned to Sept 26.
Total ..... \$377,821
Corresponding week 1906..... 2,545
Jan 1st, 1907, to date..... 29,973,649
Corresponding period, 1906..... 22,471,459

ADVERTISED LEGAL SALES.
Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Aug. 31 and Sept. 2.
No Legal Sales advertised for these days.
Sept. 3.
55th st, No 157, n s, 95 w 3d av, 20x100.5, 3-sty brk dwelling. Sheriffs sale of all right, title, &c, which Anna M Groge had on June 20, 1907, or since; White & Otheman, att'ys, 31 Nassau st; Nicholas J Hayes, sheriff. By Joseph P Day.

Sept. 4.
Park av, No 4437, w s, 392.6 s 182d st, 25x97.11 x25.1x96.11, 2-sty frame dwelling. Sheriffs sale of all right, title, &c, which Hugh Mullholand had on May 27, 1907, or since. Joseph M Williams, att'y, 203 Broadway; Nicholas J Hayes, sheriff. By Joseph P Day.
Southern Boulevard, e s, 25 s Longwood av, 50x 100, 2-sty brk dwelling and store. Sheriffs sale of all right, title, &c, which Henrietta Hahn had on Jan 17, 1907, or since; August P Wagener, att'y, 49 Chambers st; Nicholas J Hayes, sheriff. By Joseph P Day.

55th st, No 540, s s, 225 e 11th av, 25x100.5, 5-sty brk tenement and store. Bernard McTavvey agt Leo Loewenthal et al; Edwin A Bayles, att'y, 135 Broadway; Abraham Greenberg, ref. (Amt due, \$7,655.85; taxes, &c, \$224.46. Sub to a prior mort of \$10,000.) Mort recorded Nov 4, 1905. By Joseph P Day.
144th st, No 228, s s, 150 w 7th av, 25x99.11, 5-sty brk tenement. Isaac M Shacker agt Samuel Adler et al; action No 1; Wentworth, Lowenstein & Stern, att'ys, 350 Broadway; Louis Frankel, ref. (Amt due, \$3,328.26; taxes, &c, \$29; sub to a prior mort of \$15,000.) Mort recorded May 22, 1906. By Geo R Read.

144th st, No 230, s s, 175 w 7th av, 25x99.11, 5-sty brk tenement. Same agt same; action No 2. Same att'ys; James A Allen, ref. (Amt due, \$3,328.26; taxes, &c, \$29; sub to a prior mort of \$15,000.) Mort recorded May 22, 1906. By Geo R Read.
144th st, No 232, s s, 200 w 7th av, 25x99.11, 5-sty brk tenement. Same agt same; action No 3. Same att'ys; Cambridge Livingston, ref. (Amt due, \$3,336.26; taxes, &c, \$29; sub to a prior mort of \$15,000.) Mort recorded May 22, 1906. By Geo R Read.
3d av, No 1670, w s, 76.5 s 94th st, 25x100, 5-sty stone front tenement and store. Clara Frankenberg agt Kate Cullen, Henry E Frankenberg, att'y, 52 Broadway; Max S Levine, ref. (Amt due, \$5,476.56; taxes, &c, \$520; sub to a prior mort of \$20,000.) Mort recorded May 14, 1906. By Joseph P Day.

Sept. 5.
27th st, Nos 306 to 312, s s, 100 e 2d av, 85x98.9, two 6-sty brk tenements and stores. Pincus Lowenfeld et al agt Maria Wimpie et al; Arnstein & Levy, att'ys, 128 Broadway; Thomas P Dinnean, ref. (Amt due, \$49,112.60; taxes, &c, \$317.00.) Mort recorded Jan 3, 1907. By Joseph P Day.
123d st, Nos 440 to 446, on map Nos 440 to 448, s s, 100 w Pleasant av, 100x100.11. Corporate Realty Assoc agt Louis O Cohen et al; Strauss & Anderson, att'ys, 141 Broadway; James P Davenport, ref. (Amt due, \$51,464.68; taxes, &c, \$500; sub to five mortgages aggregating \$43,081.64.) Mort recorded Nov 28, 1905. By Joseph P Day.
80th st, Nos 529 to 533, s s, 148 w Av B or East End av, 75x102.2, vacant. Jacob Bloch et al, exrs, agt Samuel Williams et al; Max Silverstein, att'y, 309 Broadway; Harry Greenberg, ref. (Amt due, \$3,494.42; taxes, &c, \$244.) Mort recorded Nov 18, 1905. By Samuel Marx.
Union av, Nos 882 to 904, on map Nos 884 to 900, e s, 96.1 n 161st st, 225x100, six 6-sty brk tenements. Samuel Strasbourger agt Syndicate Construction Co et al; action No 2; Strasbourger, Weil, Eschwege & Schallik, att'ys, 74 Broadway; William Allen, ref. (Amt due, \$34,226.48; taxes, &c, \$—.) Mort recorded Aug 26, 1905. By Joseph P Day.

Sept. 6.
115th st, Nos 117 to 129, n s, 155 e Park av, 131.3x100.11, three 6-sty brk tenements and

stores. Empire City Wood Working Co agt Meyer Frank; action No 2; J Chas Weschler, att'y, 299 Broadway; Gabriel L Hess, ref. (Amt due, \$4,479.86; taxes, &c, \$—.) (right, title, &c.) By Samuel Marx.
Lenox av, Nos 661 to 679 | w s, whole front between 143d and 144th 144th st, No 100 | sts, 199.10x100, five 6-sty brk tenements and stores. Same agt same; action No 1; right, title, &c; Same att'y; Leopold Moschowitz, ref. (Amt due, \$9,245.68; taxes, &c, \$—.) By Samuel Marx.
Sept 7 and 9.
No Legal Sales advertised for these days.

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 22.
Broadway, s e cor 94th st, runs e 146 x s 56.3 x w 51.8 x s 30.4 x w 100 x n 83.3 to beginning. Martin D Pink agt Wm N Severance; Rosendale & Dodd, att'ys; Thomas F Donnelly, ref. (Amt due, \$34,152.46.)
Aug. 23.
Lenox av, n w cor 143d st, 40x100. Action No 1. Knickerbocker Trust Co agt Meyer Frank et al; A Lincoln Wescott, att'y; Joseph P Morrissey, ref. (Amt due, \$19,933.11.)
Lenox av, w s, 40 n 143d st, 39.11x100. Action No 2. Same agt same; same att'y; same ref. (Amt due, \$14,687.55.)
Lenox av, w s, 79.11 s 144th st, 40x100. Action No 3. Same agt same; same att'y; same ref. (Amt due \$14,687.55.)
Lenox av, w s, 40 s 144th st, 39.11x100. Action No 4. Same agt same; same att'y; same ref. (Amt due, \$14,687.55.)
Lenox av, s w cor 144th st, 40x100. Action No 5. Same agt same; same att'y; same ref. (Amt due, \$19,933.11.)
138th st, s s, 120 w 5th av, 25x99.11. David Levy agt Joseph Jacobson; Joseph C Levi att'y; Peter J Everett, ref. (Amt due, \$16,027.50.)

Aug. 24.
Lots 165 and 166, map of Village of Williamsbridge. Irving Realty Co agt A Shatzkin & Sons et al; Hillquit & Hillquit, att'ys; Lawrence Cohen, ref. (Amt due, \$493.35.)
125th st, Nos 324 to 332 East. Jennie Kraus agt Dora Dubinsky et al; Henry M Plateau, att'y; Geo M S Schulz, ref. (Amt due \$9,863.03.)
72d st, No 442 East. John A Aspinwall agt William Schaefer et al; Russell Benedict, att'y; Isaac Phillips, ref. (Amt due \$4,253.47.)

LIS PENDENS.

Aug. 24.
Prospect av, Nos 1049 and 1051. Samuel M Fleischman agt Gustave Blumenreich (notice of levy); att'y, D J Goldstone.
Rivington st, s s, 18.9 e Sheriff st, 56.3x60. John L Cotter agt Samuel Karger (action to foreclose mechanics lien); att'y, J Friedman.
2d av, e s, lot 37, map of Olinville, Bronx, 100x 100. Edw C Brennan agt Josiah W Thompson (specific performance); att'ys, J S & S M Wood.
9th av, s w cor 82d st, 102.2x225.
84th st, n s, 330 e 9th av, 20x102.2.
78th st, s s, 280 e Amsterdam av, 20x102.2. Harriet MacDonald agt Anne I Nunan et al; partition; att'y, J D Lyons.
236th st, No 417 West. George Spaeth agt Michael Normoyle et al; foreclosure of mechanics lien; att'y, P M Crandell.
Aug. 26.
Rivington st, s s, 50 e Clinton st, 40x66x irreg. Thomas J Mooney agt Moses Duckman et al; action to declare lien; att'ys, Gibson, Hulbert & Webb.
Mott st, e s, 43.2 s Hester st, 22.10x45.11x irreg. Louis Hurwitz agt Angelo Julian; action to foreclose mechanic's lien; att'y, L Scheuer.
Hester st, No 57. Abraham Weitz agt Sarah Siegel et al; action to enforce lien; att'y, M J Siegel.
3d st, No 195 East. Glick & Allen agt Jacob Katz et al; action to foreclose mechanic's lien; att'y, J Gordon.

# 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 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 16 to 30, 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 street in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. WEST 134TH STREET—OPENING, from Broadway to the Hudson River. Confirmed July 30, 1907; entered August 15, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, August 15, 1907. (37272-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 16 to 30, 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 place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. ELSMERE PLACE—OPENING, from Prospect Avenue to Marmion Avenue. Confirmed June 25, 1907; entered August 15, 1907.

HERMAN A. METZ,  
Comptroller.  
City of New York, August 15, 1907. (37272-2)

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)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 21 to September 5, 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. EAST 183D STREET—SEWER, between Morris and Creston Avenues.

HERMAN A. METZ,  
Comptroller.  
City of New York, August 20th, 1907. (37322)

## 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 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.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on

THURSDAY, SEPTEMBER 5, 1907,  
Borough of The Bronx.

For constructing a brick sewer in Van Cortlandt Park, in the City of New York.

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, SEPTEMBER 5, 1907,

For the construction of the steel and masonry approach, in the Borough of Queens, of the Blackwell's Island Bridge over the East River, between the Boroughs of Manhattan and Queens.

For full particulars see City Record.  
J. W. STEVENSON,  
Commissioner of Bridges.

Dated August 19, 1907.

## PROPOSALS

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, SEPTEMBER 6, 1907,  
Borough of Queens.

For furnishing and delivering hay, straw, oats, and bran for volunteer system, Borough of Queens.

For full particulars see City Record.  
FRANCIS J. LANTRY,  
Fire Commissioner.  
Dated August 24, 1907. (37397)

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 furnishing and delivering North River road gravel for drives in Central Park.

For full particulars see City Record.  
MOSES HERRMAN,  
President.  
JOSEPH I. BERRY,  
MICHAEL J. KENNEDY,  
Commissioners of Parks.  
Dated August 17, 1907. 37375

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

MONDAY, SEPTEMBER 9, 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 27, 1907. (37484)

## PROPOSALS.

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for painting super-structures of Municipal ferryboats (1065) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) of Wednesday, September 4, 1907. (For particulars see City Record.) (37337)

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for printing contracts (1097) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Wednesday, September 4, 1907. (For particulars see City Record.) (37344)

## PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses or 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 9196, No. 1. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Burnside avenue, from Tremont avenue to Ryer avenue.

List 9309, No. 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Perry avenue from East One Hundred and Seventh street to Gun Hill Road.

BOROUGH OF QUEENS.

List 9385, No. 3. Sewer in Sixteenth avenue from Broadway to Jamaica avenue, First Ward.

List 9386, No. 4. Sewer in Thirteenth avenue from Broadway to Graham avenue, First Ward. All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 1, 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 29, 1907.

For other Legal Advertisements see pages 341 and 353.

# \$40,000,000

## NEW YORK CITY

### Four and One-half (4½%) Per Cent.

### GOLD TAX EXEMPT STOCK AND BONDS

Issued in Coupon or Registered Form,

Interchangeable at will after Purchase.

### To be Sold Tuesday, Sept. 10, 1907

At 2 o'clock P. M.

AS FOLLOWS:

**\$35,000,000 Corporate Stock, Payable May 1, 1957**

**\$5,000,000 Assessment Bonds, Payable May 1, 1917**

EXEMPT FROM TAXATION, EXCEPT FOR STATE PURPOSES

### THESE STOCKS AND BONDS ARE

### LEGAL INVESTMENTS FOR TRUST FUNDS.

Send bids in a sealed envelope enclosed in the addressed envelope. A DEPOSIT OF TWO PER CENT OF PAR VALUE MUST ACCOMPANY BID. Such deposit must be in money or certified check upon a solvent Banking Corporation. For fuller information see "City Record," published at Room No. 2, City Hall, New York.

Consult any Bank or Trust Company, or address

**HERMAN A. METZ, Comptroller, City of New York**

280 Broadway, New York.

Aug. 27.  
Rivington st, No 54. Jennie Goldstein agt Carl Liebowitz et al (action to recover possession); att'y, L H Levin.  
2d av, e s, lot 37 map of Olinville, Bronx, 100 x100. Edw C Brennan agt Josiah W Thompson et al; (specific performance); att'ys, J S & S M Wood.  
134th st, n s, 310 w 5th av, 25x99. August Ruff agt John F L Phelan et al (action to declare trust); att'y, M Rapp.

Aug. 28.  
Broadway, s w cor 135th st, 149.11x100. Besie C Clark agt Abraham I Spiro (action to set aside sale); att'y, G A Rogers.  
High Bridge st, n w s, lot 7 map of Claremont, Bronx, 75x125.  
Sherman av, centre line, 130 n e centre line 166th st, runs n e 50 x n w 130 x s w 50 x s e 130 to beginning.  
The Mutual Bank agt John Monaghan et al; (action to declare trust); att'ys, Rushmore, Bisee, Rogers & Stern.  
129th st, s s, 258 & 8th av, 110x99.11.  
21st st, No 27 East.  
Arthur Haberman agt Rosie Haberman et al; (partition); att'ys, Wasserman & Jacobus.

Aug. 29.  
46th st, Nos 316 to 322 East. United Building Material Co agt Schwarzschild & Sulzberger Co et al; action to foreclose mechanics lien; att'ys, Alexander, Watriss & Polk.  
138th st, Nos 33 to 37 West. Louis Tager et al agt Hyman B Goldberg; action to foreclose mechanics lien; att'y, P I Schick.

Aug. 30.  
Cherry st, Nos 385 to 389.  
Scammel st, Nos 54 and 56.  
Water st, Nos 632 to 636.  
Robert Perlman agt Newland Realty & Construction Co et al; action to foreclose mechanics lien; att'y, I M Lerner.  
Magenta pl, lots 109, 110 and 111.  
Bartholdi st, lots 130 and 138 or 130a, map of Building Lots in 24th Ward.  
James H Hutton agt Edgar D Smith et al; action to obtain judgment; att'y, C P Caldwell.  
144th st, n s, 100 w 7th av, 130x99.11. Louis Siegelbaum agt Lazarus Perelson et al; action

**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

to foreclose mechanics lien; att'y, S N Tuckman.

**FORECLOSURE SUITS.**

Aug. 24.  
Anthony av, s e cor Maple av, 101x108.10x99x84.11. Louis Viala agt Peter Backus; att'y, S Williamson.  
3d av, n e cor 58th st, 50.2x155. Pincus Lowenfeld et al agt Barnett Hamburger et al; att'ys, Arnstein & Levy.  
117th st, No 166 East. Catherine Sutorius agt Geo W Freeborn; att'y, H M Kirk.

Aug. 26.  
136th st, s s, 250 w Amsterdam av, 75x99.11. 136th st, s s, 325 w Amsterdam av, 75x99.11. Two actions. The Mutual Life Insurance Co, of N Y agt Besse C Clark et al; att'y, J McKeen.  
Av A, No 1661. Catharine Sutorius agt John J Mueller et al; att'y, H M Kirk.  
117th st, s s, 173 e Pleasant av, 50x100.10x irreg.  
97th st, n s, 300 w Central Park West, 25x100.3.  
Two actions. Alice H Sturges agt Raphael Kurzrok et al; att'y, S P Sturges.

Aug. 27.  
Rider av, n w cor 138th st, 100x25. Leopold Gusthal agt Wm H Hamilton et al; att'ys, Bowers & Sands.

Aug. 28.  
Jane st, s w cor Greenwich st, 78x55.8. John W Ferguson agt Genevieve B Heywood et al; att'ys, James, Schell & Elkus.  
West End av, w s, whole front between 66th and 67th sts, 200.5x100; 5 actions. Edward Tostman agt Ida Margolies et al; att'y, L H Moos.  
Terrace pl, n e cor 152d st, 54.3x88.10x50x109.11. James E Humphrey agt Robert Friedman et al; att'y, S Williamson.  
Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11. American Mortgage Co agt Emanuel Glauber et al; att'ys, Bowers & Sands.  
64th st, Nos 153 to 157 West. Norma H Barrett agt Herman E Meeker et al; att'y, M H Hayman.  
Lenox av, No 24. Louise Borges agt Lulu Banford et al; att'y, H Swain.  
Map 1100, lots 124, 125 and 126, 23d and 24th Wards. Josephine Hochbaum agt Mary Mueller et al; att'y, P H Goldbaum.

Aug. 29.  
133d st, n s, 285 e Lenox av, 50x99.11. David Shaff et al agt Max Miller et al; att'ys, Arnstein & Levy.  
2d av, e s, 40 n 123d st, 60x100. Mutual Life Ins Co of N Y agt David G Luding et al; att'y, J McKeen.  
Boston road, e s, 112 n 145th st, 28x109.11x25x122.6. Newman Grossman agt W J Schmidt & Co et al; att'y, C Stein.  
Morris av, n w cor 164th st, 50x98. New York Mortgage & Security Co agt Thomas A Briggs et al; att'y, A L Wescott.  
Belmont av, w s, 150 s 189th st, 50x87. Andrea Aiello agt Michele Lamesta et al; specific performance; att'y, W E Morris.

Aug. 30.  
105th st, n s, 175 e 5th av, 25x100. Eva Diamondston agt Samuel L Wallenstein et al; att'ys, O'Brien, Boardman & Platt.  
Franklin av, Nos 1239 and 1241. Henrietta Krauss agt Lizzie F Henderson et al; att'y, C Schwick.  
Rivington st, No 309. American Mortgage Co agt Sundel Hyman et al; att'ys, Bowers & Sands.  
98th st, s s, 450 w Central Park West, 25x100.11. Delia Doyle agt Joseph Levine et al; att'y, W M Golden, Jr.

**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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.  
3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein although the seller makes no expressed consideration, and thus impliedly claims to be the owner of it.  
4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been

no official designation made of them by the Department of Public Works.  
5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.  
6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.  
7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.  
8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only, and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

**CONVEYANCES**

August 23, 24, 26, 27, 28 and 29.  
**BOROUGH OF MANHATTAN.**

Allen st, Nos 11½ and 13½ w cor Canal st, 50x47.6, 1-sty frame Canal st, Nos 70 and 72 | store, 3-sty frame tenement and store and 3-sty brk tenement and store. Annjeannette Seelig to Fredk J Seelig. Mort \$30,000. Jan 21, 1906. Aug 27, 1907. 1:293—15. A \$35,000—\$40,000. other consid and 100  
Bleecker st, Nos 233 to 237.  
Caroline st, No 15.  
Certificate of payment of transfer tax of equity on \$39,000.  
Patrick C Dugan Deputy Comptroller of State N Y, to Geo D Watrous EXR estate of Rose Porter late of New Haven, Conn. Aug 24. Aug 29, 1907. 2:589.  
Broome st, No 50 | n e cor Lewis st, 25x75, 3-sty frame Lewis st, Nos 22 and 24 | tenement and store. and 1-sty frame stable. Minnie Witte to Sam Golding. 1-8 part. Aug 15. Aug 29, 1907. 2:327—70. A \$16,000—\$17,000. other consid and 100  
Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7, 7-sty brk loft and store building. Anna Kozey to Jacob D Ranc of Brooklyn. Mort \$62,500. Aug 27. Aug 29, 1907. 2:482—41. A \$36,000—\$65,000. nom  
Broome st, No 50 | n e cor Lewis st, 25x75, 3-sty frame Lewis st, Nos 22 and 24 | tenement and store and 1-sty frame stable. August A Kaufenberger to Sam Golding. Undivided right, title and interest. Q C. July 29. Aug 29, 1907. 2:327—70. A \$16,000—\$17,000. nom  
Same property. PARTITION, July 2, 1907. Maurice Goodman ref to same. Aug 26. Aug 29, 1907. 2:327. 20,200  
Commerce st, No 16, s s, abt 200 w Bleecker st, 25x67x25x63.6 w s, with strip 25x3 in rear, 2-sty brk tenement and part 2-sty brk store in rear. Eliz Lahay to Eliz A French. Mort \$6,500. Aug 27. Aug 28, 1907. 2:587—15. A \$7,500—\$8,000. other consid and 100  
Fulton st, No 176.  
Fulton st, Nos 172 and 174.  
Boundary line agreement. Caroline B Sellew with New York Law School and Greenwich Savings Bank. July 24. Aug 28, 1907. 1:80. nom  
Hamilton terrace, No 7, e s, 72.6 n 141st st, 17.6x64.11x17.6x63.8, 3-sty brk dwelling. Mary Keyes to Emanuel Levy. Mort \$8,150. Aug 29, 1907. 7:2050—95½. A \$2,800—\$8,000. nom  
James st, No 66, e s, abt 72 n Oak st, 24.11x99.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. John Palmieri to Giovanni Cannonico. Aug 20. Aug 26, 1907. 1:278—29. A \$16,000—\$24,000. 100

Jones st, No 11, n s, 120.1 w 4th st, 24.7x100x24.10x100, 5-sty brk tenement. Isaac Moss et al to E Kapelsohn Co. Mort \$27,500. Aug 16. Aug 23, 1907. 2:590—78. A \$11,000—\$28,000. other consid and 100  
Lewis st, Nos 185 and 187 | n w cor 5th st, runs w 114 x n 97 x 5th st, Nos 819 and 821 | e 22 x s 48.6 x e 85 to w s Lewis st, x s s 48.10 to beginning, two 5, one 4 and one 3-sty brk tenements and stores and 4-sty brk tenement in rear of No 187. Robert Rosenthal to Mollie Kosower. Mort \$57,000. Mar 20. Aug 28, 1907. 2:360—61, 62, 63. A \$31,000—\$48,000. other consid and 100  
Same property. Mollie Kosower to Anna Block. Mort \$57,000. Aug 27. Aug 28, 1907. 2:360. other consid and 100  
Manhattan st, s w s, abt 334.3 n w Broadway, 41x150, part 1-sty brk shop. Release mort. Robert McGill to John Liddle Cut Stone Co. Aug 23, 1907. 7:1995. nom  
Same property. Release mort. Frank Barker as TRUSTEE to same. Aug 22. Aug 23, 1907. 7:1995. nom  
Manhattan st, s s, 334.3 w Broadway, 41x150, part 1-sty brk shop. John Liddle to The John Liddle Cut Stone Co. All liens. Aug 16. Aug 24, 1907. 7:1995. nom  
Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 to Montgomery st x n 40 to beginning, 6-sty brk tenement and store. Eva Lubelsky to Max Diamond. Mort \$52,750. Aug 15. Aug 26, 1907. 1:268—37. A \$20,000—\$45,000. other consid and 100  
River View Terrace, Nos 7 to 12 | s w cor 59th st, 100.5x75, six 3-59th st | sty brk dwellings. All title to land under water in front of above, &c. Alfred E Smith to N Y Steam Co. Mort \$35,000. C a G. June 24, 1904. Aug 24, 1907. 5:1372—74 to 79. A \$32,500—\$45,000. nom  
St Marks pl, No 58 | s s, 300 e 2d av, 25x97.6, 6-sty brk tenement. Samuel Finesilver to Meyer Berman. ¼ part. Mort \$43,000. Aug 22. Aug 23, 1907. 2:449—18. A \$18,000—\$40,000. other consid and 100  
Sutton pl, No 39, or'e s, 50.5 s 59th st, 16.8x75, 3-sty brk dwelling. Anna King to N Y Steam Co. Mort \$7,000. C a G. Dec 27, 1906. Aug 24, 1907. 5:1372—70. A \$6,000—\$8,000. other consid and 100  
Sutton pl, No 37, or'e s, 67.1 s 59th st, 16.8x75, 3-sty brk dwelling. Anna King to N Y Steam Co. Mort \$3,000. C a G. Feb 8. Aug 24, 1907. 5:1372—69. A \$6,000—\$8,000. other consid and 100  
Sutton pl, No 35, or'e s, 83.9 s 59th st, 16.8x75, 3-sty brk dwelling. Anna King to N Y Steam Co. Mort \$5,000. Jan 3. Aug 24, 1907. 5:1372—68. A \$5,500—\$7,500. other consid and 100  
Sutton pl, No 43, or'e s, 17.1 s 59th st, 16.8x75, 3-sty brk dwelling. Anna King to Rudolph H E Gudewill. Nov 1, 1906. Aug 24, 1907. 5:1372—72. A \$6,000—\$8,000. other consid and 100

# HECLA IRON WORKS Architectural Bronze AND IRON WORK

North 10th, 11th and 12th STREETS  
BROOKLYN, - - - NEW YORK

Thompson st, Nos 218 and 220, e s, 225 n Bleecker st, 50x85, 6-sty brk tenement and store. Antonio Capozzi et al to Mary H Walsh, of Brooklyn, N Y. Mort \$65,000. Aug 20. Aug 23, 1907. 2:537-6. A \$27,000-\$68,000. other consid and 100

3d st W, No 88, s s, 50.1 e Sullivan st, 25x76.3, 5-sty brk tenement and store. David Stern et al to Frank M Franklin. Mort \$25,000. Aug 26. Aug 27, 1907. 2:539-16. A \$12,000-\$22,000. 100

16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. Joseph Goldberg to Henry Kuntz. 1/2 part. Mort \$19,100. Aug 5. Aug 24, 1907. 3:983-47. A \$7,000-\$15,500. other consid and 100

17th st W, Nos 114 to 118, s s, 225 w 6th av, 75x92, 6-sty brk loft and store building. Domestic Realty Co to Alfred C Bachman. B & S. Aug 23. Aug 24, 1907. 3:792-46. A \$45,000-\$125,000. other consid and 100

17th st W, Nos 114 to 118, s s, 225 w 6th av, 75x92, 6-sty brk tenement and store. Alfred C Bachman to Domestic Realty Co. B & S and C a G. Mort \$150,000. Aug 23. Aug 27, 1907. 3:792-46. A \$45,000-\$125,000. 100

27th st E, No 132, s w s, 51 w Lexington av, 13.6x39.6, 4-sty stone front dwelling. Adolph G Hasslacher to Charles F Murphy. June 21, 1899. Aug 23, 1907. 3:882-70. A \$5,500-\$8,000. 100

29th st W, Nos 46 to 50, s s, 91.8 e 6th av, 53.4x98.9, two 4 and one 3-sty brk buildings and stores. Jefferson M Levy to L Napoleon Levy. Mort \$—. Aug 26. Aug 27, 1907. 3:830-74 to 76. A \$106,000-\$120,000. other consid and 100

35th st E, No 222, s s, 233.4 e 3d av, 16.8x98.9, 3-sty brk tenement. Thomas O'Brien to Emma A Lubbe. Mort \$7,000. Aug 2. Aug 29, 1907. 3:915-50. A \$6,500-\$8,500. other consid and 100

37th st W, No 243, n s, 275 e 8th av, 25x98.9, 3-sty frame tenement and 3-sty frame tenement in rear. Edw Moss to Borough Realty Co. Mort \$24,000. Aug 20. Aug 23, 1907. 3:787-21. A \$16,500-\$18,500. nom

37th st W, No 237, n s, 350 e 8th av, 25x98.9, 3-sty frame tenement and store and 1 and 2-sty frame bldgs in rear. Edwd Moss to Borough Realty Co. Mort \$25,000. Aug 21. Aug 23, 1907. 3:787-24. A \$16,500-\$18,500. other consid and 100

38th st W, Nos 525 to 531, n s, 350 w 10th av, 100x98.9, 1 and 4-sty brk stable. Release mort. Emigrant Industrial Savings Bank to McDermott Bunker Dairy Co. Aug 21. Aug 24, 1907. 3:710-15. A \$27,000-\$45,000. 25,162.50

44th st W, No 406, s s, 125 w 9th av, 25x100.4, 4-sty brk tenement. Emily A Robertson and ano EXRS, &c, Alonzo M Robertson to Fredk E Rabe. Aug 24. Aug 28, 1907. 4:1053-38. A \$12,000-\$13,500. 18,500

Same property. Emily A Robertson widow to same. All title. Aug 24. Aug 28, 1907. 4:1053. nom

44th st W, No 410, s s, 175 w 9th av, 25x100.4, 4-sty brk tenement. Wm J Smiley to S Taber Bayles. Aug 26. Aug 27, 1907. 4:1053-40. A \$12,000-\$13,500. 100

44th st W, No 408, s s, 150 w 9th av, 25x100.4, 4-sty brk tenement. Bridget A Flanly et al to S Taber Bayles. Aug 26. Aug 27, 1907. 4:1053-39. A \$12,000-\$13,500. other consid and 100

50th st E, Nos 238 and 240, s s, 150 w 2d av, 37.6x100.5, 6-sty brk tenement. Miriam Levy to Ray Isaacs. Correction deed. Mort \$59,500. July 3, 1905. Aug 29, 1907. 5:1323-32. A \$18,000-\$54,000. nom

Same property. Ray Isaacs to Lizzie Tinsley. Mort \$64,500. Aug 14, 1907. Aug 29, 1907. 5:1323. nom

51st st E, No 314, s s, 185 e 2d av, 15x70.5, 5-sty stone front tenement. Frances W Ferguson to Frederick Braun. Mort \$5,500. Aug 27. Aug 28, 1907. 5:1343-45. A \$5,000-\$8,000. other consid and 100

56th st W, No 63, n s, 76.8 e 6th av, 22.8x100.5, 4-sty and basement brk and stone dwelling. Martha Crawford to Edward E Morgan. Mort \$38,000. July 1. Aug 28, 1907. 5:1272-4 1/2. A \$40,000-\$48,000. nom

64th st E, No 169, n s, 180 e Lexington av, 16x100.5, 3-sty and basement brk dwelling. Francis G Lloyd to John I Middleton. July 26. Aug 29, 1907. 5:1399-27. A \$14,000-\$19,000. other consid and 100

69th st E, No 336, s s, 291.8 e 2d av, 16.8x77.4, 3-sty brk dwelling. Solomon Kalvin to Wm J Geoghegan. Mort \$7,000. Aug 27, 1907. 5:1443-40 1/2. A \$5,000-\$8,000. other consid and 100

72d st W, No 105, n s, 68 w Columbus av, 17x102.2, 4-sty and basement stone front dwelling. Mort \$26,000.

72d st W, No 107, n s, 85 w Columbus av, 21x102.2, 4-sty and basement stone front dwelling. Mort \$45,000.

72d st W, No 109, n s, 106 w Columbus av, 21x102.2, 4-sty and basement stone front dwelling. Mort \$35,000.

West Seventy-Second Street Corporation to Loton H Slawson. Aug 26. Aug 28, 1907. 4:1144-28 to 30. A \$89,000-\$125,000. 100

72d st W, No 105, n s, 68 w Columbus av, 17x102.2.

72d st W, No 107, n s, 85 w Columbus av, 21x102.2.

72d st W, No 109, n s, 106 w Columbus av, 21x102.2.

three 4-sty and basement stone front dwellings.

Loton H Slawson to West Seventy-second Street Corpn. Mort \$120,000. Aug 28. Aug 29, 1907. 4:1144-28 to 30. A \$89,000-\$125,000. other consid and 100

76th st W, No 141, n s, 398 w Columbus av, 17x102.2, 3-sty and basement stone front dwelling. Ernest M Levy to Rebecca M Davis. Mort \$16,000. Aug 26. Aug 27, 1907. 4:1148-16 1/2. A \$12,000-\$20,000. other consid and 100

81st st E, Nos 168 and 170, s s, 90 w 3d av, runs s 54.4 x w 10 x s 50 x n 30 x n 104.4 to st, x e 40 to beginning, 6-sty brk tenement. Julius Weinstein to Joseph Gitsky. Mort \$45,000. Aug 27. Aug 29, 1907. 5:1509-41. A \$20,000-P \$40,000. other consid and 100

82d st W, No 35, n s, 325 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Martin B Hofman to Nellie Meyer, of Long Branch, N J. May 21. Aug 26, 1907. 4:1196-14. A \$14,000-\$24,000. 36,000

82d st W, No 308, s s, 100 w West End av, 25x102.2, vacant. FORECLOS, Aug 1, 1907. Edward Browne referee to John P

and Katie M Conselyea, of Brooklyn. All liens. Aug 26. Aug 27, 1907. 4:1244-81. A \$16,000-\$16,000. 20,500

84th st W, No 150, s s, 241.8 e Amsterdam av, 33.4x102.2, 5-sty brk tenement. Philip W Higan to Margt Hollowood. Mt \$33,000. Aug 2. Aug 29, 1907. 4:1214-54. A \$18,000-\$40,000. 100

100th st W, No 145, n s, 300 e Amsterdam av, 25x100.11.

100th st W, No 147, n s, 275 e Amsterdam av, 25x100.11.

two 5-sty brk tenements.

Max Friedman to Rachel and Charles and Yetta Cohen. Mort \$56,500. Aug 26. Aug 27, 1907. 7:1855-12 and 13. A \$20,000-\$50,000. nom

102d st W, No 165, n s, 350.2 e Amsterdam av, 24.11x97.4x26.9x97.2, 5-sty brk tenement. Charles I Holzwasser to Rachel Levi-son. Mort \$23,000. Aug 22. Aug 23, 1907. 7:1857-15. A \$10,500-\$21,500. other consid and 100

103d st E, No 162, s s, 182.6 e Lexington av, 27x100.11, 5-sty stone front tenement. Albert Erdman to Anna Siegel. Mort \$16,000. Aug 28. Aug 29, 1907. 6:1630-45. A \$11,000-\$20,000. other consid and 100

104th st E, No 206, s s, 110 e 3d av, 16.8x100.11, 3-sty stone front tenement. Harris Taschman to Selma Berger. Mort \$4,700. Aug 23. Aug 24, 1907. 6:1653-44. A \$5,000-\$7,000. other consid and 100

105th st W, No 301, n s, 75 w West End av, 18x100.11, 5-sty brk and stone dwelling. Moses Harlam to Lillian M Gest. Mort \$33,000. Aug 15. Aug 26, 1907. 7:1891-52. A \$11,100-\$33,000. other consid and 100

109th st E, No 429, n s, 420 e Pleasant av (formerly 1st av?), runs n 100.10 x e 193 to high water mark of Harlem River x s or s w - to st x w - to beginning, with all title to land under water in front of above(?), probable error, 1 and 2-sty brk buildings and vacant.

134th st, s s, 215 w Park av, 75x99.11, vacant.

Madison av, Nos 2142 to 2148 s w cor 135th st, runs s 99.11 x w 134th st 10 x s 99.11 to n s 134th st x w 135th st 10 x n - to s s 135th st x e 20 to beginning, 1 and 2-sty brk stores.

Also all other land wheresoever situate owned by party 1st part. Julia H Ryerson to Julia Ryerson. B & S. All liens. Sept 15, 1904. Aug 27, 1907. 6:1703-18 to 25. A \$34,000-\$38,000; and 1758-46 to 48. A \$15,000-\$15,000; and 1759-16 1/2, 17 and 56. A \$21,000-\$23,000. nom

Same property, except 2d parcel or 134th st property. Julia Ryerson White wife Sigourney F White to Wm N Ryerson and Lucy R Lawrence. 2-3 parts. B & S. All liens. Feb 21, 1906. Aug 27, 1907. nom

112th st E, No 318, s s, 225 e 2d av, 25x100.10.

112th st E, No 320, s s, 250 e 2d av, 25x100.10.

two 6-sty brk tenements and stores.

John A Weekes et al to Simon Silverberg. 1/2 part. C a G. All liens. Aug 24. Aug 28, 1907. 6:1683-42 and 43. A \$12,000-\$58,000. nom

Same property. Simon and Joseph Silverberg to Virginio Bianchi, all of. Mort \$56,000. Aug 26. Aug 28, 1907. 6:1683. other consid and 100

112th st E, No 237, n s, 185 w 2d av, 18.9x100.10, 3-sty frame dwelling. Jacob Friedman to Wm J Hutcheon. Mort \$9,000. Aug 16. Aug 27, 1907. 6:1662-17. A \$4,500-\$6,000. other consid and 100

113th st W, No 266, s s, 233.6 e 8th av, 18.6x100.11, 3-sty and basement brk dwelling. Moses Kahn et al to Bertha B Schreiber. Mort \$10,000. Aug 31, 1906. Aug 27, 1907. 7:1828-54 1/2. A \$8,100-\$15,000. 100

116th st E, No 71, n s, 50 e Madison av, 30x100, all title to strip 0.10 wide on north, 5-sty brk tenement. Isidor Klein to Rosetta Alexander. 1/2 part. All title. Mort \$36,500. Aug 19. Aug 26, 1907. 6:1622-23. A \$17,000-\$32,000. other consid and 100

118th st W, Nos 31 and 33, n s, 385 e Lenox av, 50x100.11, two 5-sty brk tenements. Release judgment. Wm J Fields to John Schreyer. Aug 3. Aug 24, 1907. 6:1717-17 and 18. A \$24,000-\$56,000. nom

118th st W, No 31, n s, 410 e Lenox av, 25x100.11, 5-sty brk tenement. William Ose to John Schreyer. Mort \$22,000. July 22. Aug 24, 1907. 6:1717-18. A \$12,000-\$28,000. other consid and 100

118th st W, Nos 31 and 33, n s, 385 e Lenox av, 50x100.11, two 5-sty brk tenements. John Schreyer to Joseph Adelson and ano. Mort \$49,000. Aug 26. Aug 27, 1907. 6:1717-17 and 18. A \$24,000-\$56,000. 100

119th st E, Nos 310 and 312, s s, 140 e 2d av, 40x100.11, two 5-sty brk tenements. Frank M Franklin to David Stern and Jacob Lien. Mort \$38,400. Aug 14. Aug 27, 1907. 6:1795-47 and 48. A \$9,600-\$36,000. 100

120th st E, Nos 207 and 209, n s, 100 e 3d av, 37.6x75.8, two 3-sty brk tenements and stores. Herbert L Coffin to Henry B Riecke. C a G. Aug 29, 1907. \*6:1785-5 and 5 1/2. A \$9,000-\$22,000. other consid and 100

120th st E, Nos 341 to 345, n s, 150 w 1st av, 75x100.11, two 6-sty brk tenements. Mollie Kosower to Morris Garfinkel and Harry Levin. Mort \$92,000. Aug 28. Aug 29, 1907. 6:1797-18 and 20. A \$18,000-\$86,000. other consid and 100

121st st E, Nos 235 and 237, n s, 185 w 2d av, 50x100.10, two 4-sty stone front tenements and stores. Karl R Finestone et al to Joseph Adelson and Saml Simon. Mort \$38,000. Aug 22. Aug 27, 1907. 6:1786-16 and 17. A \$14,000-\$36,000. 100

121st st E, Nos 235 and 237, n s, 185 w 2d av, 50x100.10, two 4-sty stone front tenements and stores. Release judgment. Wm J Fields to John Schreyer. Aug 3. Aug 24, 1907. 6:1786-16 and 17. A \$14,000-\$36,000. nom

123d st W, No 120, s s, 260.1 w Lenox av, 20.1x100.11, 4-sty and basement stone front dwelling. Clara A Bowron et al EXRS Ellen J Banker to Patk McMorro. Aug 10. Aug 23, 1907. 7:1907-44. A \$9,600-\$19,000. 18,500

125th st W, Nos 127 and 129, n s, 322.6 w Lenox av, 38.9x99.11, 3 and 4-sty brk store buildings. CONTRACT. Geo D Eighmie with Herman Wronkow. Mort \$110,000. Aug 5. Aug 27, 1907. 7:1910-18. A \$75,000-\$85,000. 140,000



# THE GEORGE A. JUST COMPANY

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

# IRONWORK FOR BUILDINGS

126th st W, No 315, n s, 192.11 w 8th av, 16.8x99.11, 3-sty and basement brk dwelling. Robt W Hall EXR John Hall to Catherine Murray. Aug 3. Aug 27, 1907. 7:1953-24½. A \$5,500-\$8,500. 11,000

135th st W, Nos 41 and 43, n s, 372.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. Paul Shalet to Louis Meyer Realty Co. Mort \$49,000. Aug 7. Aug 24, 1907. 6:1733-17. A \$18,500-\$53,000. other consid and 100

135th st W, Nos 69 and 71, n s, 110 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. Iron Realty Co to Moersim Realty Co. Mort \$35,000. Aug 13. Aug 27, 1907. 6:1733-6. A \$18,500-\$53,000. other consid and 100

136th st W, No 305, n s, 101.8 w 8th av, 16.8x99.11, 3-sty brk dwelling. Cath R Sperco to Constant J Sperco. Mort \$3,500. Nov 10, 1904. Aug 27, 1907. 7:1960-42. A \$6,600-\$11,000. other consid and 1,000

137th st W, No 263, n s, 80 e 8th av, runs n 87.5 x e 22.6 x n 12.6 x e 22.6 x s 99.11 to st x w 45 to beginning, 6-sty brk tenement. Etta Potter to The Hermitage Co. Mort \$70,000. July 31. Aug 3, 1907. 7:2023-5. A \$18,000-\$65,000. Corrects error in issue of Aug 10, when st was 139th st. other consid and 100

137th st W, No 252, s s, 543 w 7th av, 19x99.11, 3-sty stone front dwelling. Rachel Levison to Chas S Holzwasser. Mort \$13,000. Aug 22. Aug 23, 1907. 7:1942-55½. A \$6,400-\$17,000. other consid and 100

139th st W, n s, 145 w 5th av, runs n 99.11 x w 50 xn 99.11 to 140th st W, 140th st x w 50 x s 199.10 to st x e 100 to beginning, vacant. 6:1737.

138th st W, s s, 325 e Lenox av, 225x99.11, vacant. 6:1735-50 to 58. A \$72,000-\$72,000.

Av A, No 1337, w s, 54.4 n 71st st, 25x100, vacant. 5:1466-23. A \$9,000-\$9,000.

138th st W, Nos 10 to 20, s s, 120 w 5th av, 125x99.11, three 6-sty brk tenements, stores in Nos 14 and 16. 6:1735-41 to 45. A \$39,000-\$153,000.

Audubon av, Nos 11 and 15, s e cor 166th st, 70.3x100x83.5x95, two 6-sty brk tenements, store on corner. 8:2123-83 and 84. A \$12,000-\$.

7th av, Nos 2169 to 2177, s e cor 129th st, 99.11x75, 6-sty brk 129th st, No 166 tenement and store. 7:1913-61. A \$70,000-P \$115,000.

76th st E, Nos 503 and 505, n s, 98 e Av A, 50x102.2, two 1-sty brk buildings. 5:1488-5 to 6½. A \$9,500-\$10,000.

61st st E, Nos 415 and 417, n s, abt 220 e 1st av, —, vacant. 5:1456-10 and 11. A \$12,500-\$13,500.

95th st E, Nos 328 to 336, s s, 125 w 1st av, 125x100.8, three 6-sty brk tenements and stores. 5:1557-32 to 36. A \$35,000-P \$92,000.

Assignment of all right, title and interest under agreement dated Jan 22, 1907. Robert Friedman with Charles Friedman. July 9. Aug 23, 1907. Aug 24, 1907. nom

141st st W, Nos 564 and 566, s s, 170 e Broadway, 55x99.11, 6-sty brk tenement. Jos Adelson et al to John Schreyer, Karl R Finestone, Saffe Albert and Irving G Schreyer. Mort \$74,500. Aug 26. Aug 27, 1907. 7:2072-55. A \$17,500-\$70,000. nom

141st st W, s s, 225 e Lenox av, runs e 56.3 x s 99.11 x w 70.5 x n e 18.2 x n 88.1 to beginning, vacant. Abner S Haight TRUSTEE Henry Hirschmann to Pincus Lowenfeld and William Prager. Aug 26. Aug 27, 1907. 6:1738-62. A \$9,000-\$9,000. nom

144th st W, n s, 230 w 7th av, 40x99.11, vacant. FORECLOS, June 28, 1907. Miles M O'Brien, Jr. (ref) to Harry Finkelstein. July 30. Aug 28, 1907. 7:2030-23. A \$-\$. 500

144th st W, n s, 270 w 7th av, 40x99.11, vacant. FORECLOS, June 28, 1907. Geo A Lavelle ref to Harry Finkelstein. Aug 21. Aug 28, 1907. 7:2030-21. A \$-\$. 500

144th st W, n s, 310 w 7th av, 40x99.11, vacant. FORECLOS, June 28, 1907. Jacob Marks ref to Harry Finkelstein. July 5. Aug 28, 1907. 7:2030-19. A \$-\$. 500

144th st W, n s, 350 w 7th av, 40x99.11, vacant. FORECLOS, June 28, 1907. Thos H Ray ref to Harry Finkelstein. July 24. Aug 28, 1907. 7:2030-17. A \$-\$. 500

151st st W, No 452, s s, 254 e Amsterdam av, 21x99.11, 5-sty brk tenement. Mary E Lockwood to Thos J Meehan. Mort \$17,500. Aug 27. Aug 29, 1907. 7:2065-54. A \$4,800-\$17,000. nom

159th st W, Nos 517 and 519, n s, 200 w Amsterdam av, 50x99.11, 5-sty brk tenement. FORECLOS, Aug 19, 1907. Wm B Donihee Jr, referee to Martha W Weill. Mort \$53,500. Aug 22. Aug 26, 1907. 8:2118-48. A \$16,000-P \$50,000. 500 over and above mort

Same property. Martha W Weill to Realty Transfer Co. Mort \$53,500. Aug 23. Aug 26, 1907. 8:2118. other consid and 100

169th st W, n s, 568.3 w St Nicholas av, 50x86.7, vacant. Jennie B Saxe to Adolph F Lucker. Q C. Aug 9. Aug 23, 1907. 8:2138-185. A \$6,000-\$6,000. nom

191st st W, n s, 100 e St Nicholas av, 150x100, vacant. Julius G Miller to Cathleen Turney. Mort \$9,000. Aug 27. Aug 28, 1907. 8:2161-120. A \$24,000-\$24,000. other consid and 100

Same property. Cathleen Turney to Julius G Miller. Mort \$20,000. Aug 28, 1907. 8:2161. other consid and 100

Av A, No 1680, e s, 61.5 n 88th st, 20x75, 4-sty stone front tenement and store. Morris Insel to Samuel Poss. Mort \$9,000. Aug 28. Aug 29, 1907. 5:1585-3. A \$6,500-\$10,000. other consid and 100

Av D, No 108, s e cor 8th st, 25x75, 5-sty brk tenement and store on st. Louis Meyer Realty Co to Paul Shalet. Mort \$34,500. Aug 23. Aug 24, 1907. 2:363-36. A \$16,000-\$25,000. other consid and 100

East End av, No 188, w s, 75.8 s 89th st, 25x96, 5-sty brk tenement. Katharina Kramer EXTRX August Kramer to Louise Effinger. Mort \$16,000. Aug 20. Aug 23, 1907. 5:1585-27. A \$10,000-\$22,000. 26,300

Lexington av, No 94, n w s, 39.6 s w 27th st, 19.9x78, 3-sty brk dwelling. Edwin C Ray to Lexington Realty Co. Aug 7. Aug 23, 1907. 3:882-67. A \$16,000-\$19,500. 100

Lexington av, No 98, s w cor 27th st, 19.9x51, 5-sty brk tenement and store. Edwin C Ray to Lexington Realty Co. Aug 7. Aug 23, 1907. 3:882-69. A \$18,000-\$31,000. 100

Lexington av, No 96, w s, 19.9 s 27th st, 19.9x51, 3-sty brk dwelling. Edwin C Ray to Lexington Realty Co. Aug 7. Aug 23, 1907. 3:882-68. A \$12,000-\$16,500. 100

Park row, Nos 72 and 74, n e cor Tryon row, runs n e along n Tryon row w s Park row 50 x n 132.4 to s e s Centre st, Nos 2 and 4 Centre st x s w 61.4 to cor of Tryon row and Centre st x s e 97.9 to beginning, 5-sty brk and stone office building. New Yorker Staats Zeitung to The City of New York. Aug 27, 1907. 1:121-1. A \$900,000-\$1,000,000. \$1,650,000, with interest of \$55,687

West Broadway, Nos 566 to 576 n w cor 3d st, runs n 209.6 to 3d st, Nos 65 and 67 s w cor West Broadway and 4th st, No 64 w s Park row 50 x n 132.4 to s e s Washington sq S, No 72 w 25 x s 56.9 x w 25 x s 153 to n s 3d st x e 50 to beginning, two 3 and one 4 and one 10-sty brk loft and store buildings. James D Ireland to John B Ireland. Mort \$185,000. Aug 23. Aug 27, 1907. 2:538-23, 24, 38 and 39. A \$98,000-\$178,500. nom

West End av, No 874, e s, 40.11 s 103d st, 20x80, 3-sty and basement stone front dwelling. Pennington Whitehead EXR Emeline W Fitch to Harriette B Leeming. Aug 12. Aug 28, 1907. 7:1874-63. A \$12,500-\$21,000. 27,500

West End av, No 912, e s, 60.9 s 105th st, 20x90, 4-sty and basement stone front dwelling. James J Cogan to Morris Vogel. Mort \$26,500. Aug 27. Aug 29, 1907. 7:1876-63. A \$13,500-\$27,000. other consid and 100

2d av, No 2322, n e cor 119th st, 25.6x75, 4-sty brk 119th st, Nos 301 and 303 tenement and store. Julius Martinson to Frank M Franklin. Q C. Aug 28, 1907. 6:1796-1. A \$12,000-\$22,000. other consid and 100

2d av, Nos 141 and 143, s w cor 9th st, 46.8x74.10, 6-sty brk tenement and store. Jacob Fein to Samuel Fein and Charles Sturman. 1-3 part. Mort \$87,000. July 30. Aug 28, 1907. 2:464-34. A \$40,000-\$90,000. nom

2d av, No 2453, w s, 74.11 s 126th st, 25x105, 6-sty brk tenement and store. Julius Bachrach to Sand Realty Co. Aug 15. Aug 23, 1907. 6:1790-26. A \$9,000-P \$30,000. other consid and 100

2d av, No 2071, w s, 75.11 s 107th st, 25x75, 4-sty brk tenement and store. Max Davis to Julius Fried and Samuel Goldfinger. Mort \$23,120. Aug 28. Aug 29, 1907. 6:1656-25. A \$8,000-\$17,000. other consid and 100

5th av, No 881, e s, 50.2 n 69th st, 53.8x175, 4-sty brk and stone dwelling. Francis C Bishop et al EXRS, &c, Heber R Bishop to Edward H Harrimann. Aug 26, 1907. 5:1384-4. A \$480,000-\$600,000. 600,000

7th av, No 1962, w s, 26 n 118th st, 24.11x100, 5-sty brk tenement and store. Joseph Oussani to Sandford Realty Co. Mt \$35,500. Aug 26. Aug 29, 1907. 7:1924-30. A \$17,000-\$29,000. nom

8th av, No 934, e s, 37.8 n 55th st, 18.10x62.6, 5-sty brk tenement and store. Charlotte Lilianthal and William Hyams EXRS, &c, Joseph Lilianthal to August Eickelberg. June 17. Aug 27, 1907. 4:1027-2½. A \$22,000-\$26,500. 37,500

11th av, No 664, s e cor 47th st, 25x80, 4-sty brk tenement in st. Terence E Gallagher to Hugh P Skelly. July 30. Aug 23, 1907. 4:1075-61 and 61½. A \$14,500-\$17,000. other consid and 100

12th av, original line, n w cor 49th st, if prolonged, 117x688.8 to permanent exterior line x117.4x679, bulkhead. Sarah M Kelly et al to Mary Ryan. Q C. July 29. Aug 28, 1907. 4:1108-17. A \$50,000-\$50,000. nom

Same property. Alexander Ullman to same. Q C. Aug 14. Aug 28, 1907. 4:1108. nom

Same property. Edmund Murphy et al by Sarah M Kelly GUARDIAN to same. All title. B & S. Aug 26. Aug 28, 1907. 4:1108. 564.54

### MISCELLANEOUS.

Assignment of all right, title and interest under will of Mary M Hare to EXRS, &c, said Mary M Hare. J Montgomery Hare et al widower and children of Mary M Hare to EXRS, &c, TRUSTEES of Mary M Hare. July 11. Aug 26, 1907. nom

Assignment of all right, title and interest in estate Caroline Klebisch. Aug 22. Secures note of \$100. Aug 26, 1907. Miscel. 100

### BOROUGH OF THE BRONX.

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

Bristow st, w s, 165 s Jennings st, 20x100, vacant. Charles Lopard et al to Frederick E Kleine. Aug 26. Aug 27, 1907. 11:2972. other consid and 100

Same property. Frederick E Kleine to Church of the Reformation (Evangelical Lutheran). Mort \$2,000. Aug 26. Aug 27, 1907. 11:2972. other consid and 100

Beck st, n e cor Longwood av, 100x200 to w s Fox st, vacant. Robt M Silverman to Isaac Sakolski. Fox st Mort \$57,000. Aug 23. Aug 27, 1907. 10:2709. other consid and 100

\*Birch st, n w cor Kingston av, and lot 504 map Arden property, 100x100, Eastchester. Lydia Taylor to Chas C Watkins, Jr. Mort \$4,000. Aug 9. Aug 24, 1907. other consid and 100

\*Bronx pl, n s, 100 w of lane, and being lots 79 and 80 map No 1 South Vernon Park (Cranford property), 50x100. Wm G Mapes to William W Penfield. B & S. Dec 4, 1902. Aug 24, 1907. nom

\*Deane pl, e s, 157 s Pierce av, 32.5x100x33.4x100. Jacob Cohen to Christopher Fassert. Mort \$2,500. Nov 11, 1904. Aug 28, 1907. nom

Dawson st, Nos 1202 to 1214, e s, 256 n Longwood av, 200x100, four 5-sty brk tenements. Emma Kramer to Ittner Realty Co. Mort \$-. Aug 21. Aug 23, 1907. 10:2702. nom

# REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction  
**Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS**

- \*Glover st, e s, 100 n Lyon av, 50x130, Westchester. James A O'Brien to Nicholas J O'Connell. C a G. May 3. Aug 23, 1907. other consid and 100
- \*Hancock st, w s, 150 s Columbus av, 18x100. Satisfaction of mort. John Haffen and ano to A Giuseppe Paolillo. July 30. Aug 28, 1907. nom
- Hoffman st, No 2441, w s, 56.2 n 188th st, 16.8x97.5, 2-sty frame dwelling. Margherita Tonelli to Albert Zanmatti. Mort \$—, Aug 9. Aug 27, 1907. 11:3058. nom
- Kappock st, e s, abt 300 s Arlington av, deed reats
- Old Johnson av, n w s, adj land Caddick, runs n w 100 to Kappock st, x s w 37.6 x s e 100 to av, x n e 37.6 to beginning, 2-sty frame dwelling.
- Wm T Graff to Wm T Graff and Harriet A Graff his wife. Feb 23, 1901. Aug 24, 1907. 13:3407. 950
- Lowmede st, e s, 324 s Gun Hill road, runs e 184.9 to centre line Bronx River, x s w 80 x w 181.10 to st, x n 75, except part for st, vacant. Chas W Perry to Henry W and Nathan F Vought. Aug 6. Aug 29, 1907. 12:3359. nom
- \*Magenta st, s s, lots 148 and 149 map building lots near Williamsbridge Station. each 25x125. Vincenzina Cangialosi to Rosina Cangialosi. Mort \$640. Aug 22. Aug 23, 1907. other consid and 100
- \*Marian st, n w s, 150 s 241st st, 50x100, Washingtonville. John Helein or Hailend or Heinlein et al to Wm W Penfield. July 20, 1906. Aug 24, 1907. nom
- \*Magenta st, n s, — e White Plains road, lot 212 map (No 426) of building lots near Williamsbridge Station. A Shatzkin & Sons to Fulgenzio D'Andrea. Mort \$640. Aug 19. Aug 28, 1907. 100
- \*Purdy st, e s, 105 n Starling av, 100x108, Unionport. PARTITION. July 29, 1907. Levi S Hulse ref to Mary Entenman. Aug 28. Aug 29, 1907. 3,100
- \*Same property. Frederick Barbanes to Mary wife of Jacob Entenman. Q C. Tax lease, &c, the intention being to merge tax lease in fee. Aug 28. Aug 29, 1907. nom
- \*Poplar st, s s, 377.10 e Forest st, 25.2x118x25x116.9, Westchester. Bella Wolfson to Bridget Fitzpatrick. Mort \$3,500. Aug 27. Aug 28, 1907. other consid and 100
- \*Victor st, w s, 175 s Morris Park av, 25x100. Joseph Gamache to Philius Guillotte. Mort \$4,000. Aug 20. Aug 23, 1907. other consid and 100
- \*Van Buren st, w s, 106.4 s Morris Park av, runs w 127.7 x s 110.9 x e 20 x n 97.6 x e 100 to st x n 56.7 to beginning. Philius Guillotte to Joseph Gamache. 1/2 part. Mort \$5,000. Aug 21. Aug 23, 1907. 100
- \*5th st, n s, 323.11 e Green lane or av, 25x103, Westchester. Abram I Kaplan to Domenico Fratto and Rosario his wife, tenants by entirety. Mort \$2,500. Aug 28, 1907. other consid and 100
- \*Same property. Morris Levine et al by Abram I Kaplan GUARDIAN to same. B & S. Aug 28, 1907. 3,650
- \*13th st, s s, 255 w Av C, 25x103. Release mort. Robert J McCracken to Francis T Flood. Aug 21. Aug 28, 1907. 362.50
- \*13th st, s s, 280 w Av C, 25x103, Unionport. Release mort. Robt J McCracken to T Francis Flood. Aug 21. Aug 27, 1907. 362.50
- \*13th st, s s, 255 w Av C, 50x103. Rosa Flood to T Francis Flood. Mort \$1,850. Aug 22. Aug 23, 1907. other consid and 100
- 135th st, No 520, s s, 275 w St Anns av, 25x100, 4-sty brk tenement. Chas F Weyrich to August Schulze. Mort \$13,000. Aug 15. Aug 27, 1907. 9:2262. 100
- 135th st, No 577, n s, 100 e St Anns av, 25x100, 4-sty brk tenement. Peter Wehrle to said Peter Wehrle and Emily his wife joint tenants. All liens. Aug 26. Aug 27, 1907. 10:2548. nom
- 135th st, No 589 (861), n s, 208.4 e St Anns av, 16.8x100, 2-sty brk dwelling. Henry Meyer to Louise H Thielert. Mort \$3,500. Aug 28. Aug 29, 1907. 10:2548. other consid and 100
- 136th st, No 566, s s, 70 w Alexander av, 15x66.8, 3-sty brk dwelling. Anna B M Carton and ano EXRS Bertha Carton to Jas S Bryant. Mort \$2,500. Aug 24. Aug 26, 1907. 9:2311. 3,800
- 139th st, No 542, s s, 100 w St Anns av, 37.6x100, 6-sty brk tenement. Abelman Construction Co to Minnie A Indelli and James Conforti. Mort \$40,270. Aug 16. Aug 23, 1907. 9:2266. other consid and 100
- 141st st, s s, 152 e Southern Boulevard, runs s 131.3 x e 25 x s 26.6 x e 32.2 x n 98.6 and 50.3 to st x w 64.11 to beginning, vacant. FORECLOS, July 30, 1907. Isaac B Brennan referee to Wm F Olpp. Aug 27, 1907. 10:2592. 4,600
- 156th st, n e cor Fox st, 45x100, 5-sty brk tenement and store. Fox st | Thomas Cunningham to Frank Starkman. Mort \$32,000. Aug 24. Aug 28, 1907. 10:2720. nom
- 156th st, n e cor Fox st, 45x100, 5-sty brk tenement and store. Fox st | Frank Starkman to Thomas Cunningham. Mort \$47,500. Aug 19. Aug 23, 1907. 10:2720. nom
- Same property. Release mort. N Y Trust Co to same. Aug 23, 1907. 10:2720. other consid and 1,000
- Same property. Release mort. N Y Trust Co to same. Aug 23, 1907. 10:2720. other consid and 1,000
- 169th st, n s, 98 s e Shakespeare av, 26.1x73.10x24x64.6, 1-sty frame rear building and vacant. Thos J Meehan to Mary E Lockwood. Mort \$6,500. Aug 29, 1907. 9:2506. nom
- \*175th st, w s, 250 n Gleason av, 50x100. Joseph Hordes et al to Mary Walpole. Aug 27. Aug 28, 1907. other consid and 100
- 179th st, n s, 113.2 e Vyse av, 25x124.6x25x125, except part for 179th st, vacant. John W Demler to Hans F N Truelsen. Mt \$6,500. Aug 27. Aug 28, 1907. 11:3132. other consid and 100
- 181st st, n s, 102.11 w 3d av, 35.7x131.6, frame church. St Pauls Evangelical Lutheran Church of the Unaltered Augsburg Confession of Tremont, N Y, to Mark Levy. Mort \$5,000. Aug 26. Aug 27, 1907. 11:3048. 7,750
- 187th st, No 539, n s, 87.10 e Bathgate av, as laid out 60 ft wide, runs e 22 x n 82.5 x w 19.10 x s 9.4 x w 2.2 x s 72.7 to beginning, 2-sty frame dwelling. Chas Spellman to Mary Dunn. Aug 23, 1907. 11:3056. nom
- 187th st, n s, 115 w Beaumont (Jackson) av, 45 to Crescent Crescent av, x60x—x50, vacant. Wm A Solling to Ida Fettingling. All liens. July 1. Aug 29, 1907. 11:3090. other consid and 100
- 203d st, late Jefferson av, s s, 348.6 w Briggs av, late Williamsbridge road, 25x100, 2-sty frame dwelling. Eleanor R King to Eliz A O'Neill. Mort \$4,500. Aug 19. Aug 26, 1907. 12:3308. nom
- \*207th st, s s, gore lot, — on amended map (No 1131) of Adee Park, begins at n e cor lot 95, runs e on st, — to w s land Lorillard Spencer, x s w — to e s lot 95 x n — to beginning. Adee Syndicate to Jennie Adee. Aug 22. Aug 28, 1907. other consid and 100
- \*215th st, s s, 100 e Tilden av, 25x100, Laconia Park. Joseph Schneider to Louis E Wipfler. Aug 27. Aug 28, 1907. other consid and 100
- \*215th st, s s, 100 e Tilden av, 25x100, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Joseph Schneider. Aug 12. Aug 26, 1907. 200
- \*224th st, s s, 455 w 4th av, 25x114, Wakefield. Emil Leske to John W Demler. Mort \$2,500. Aug 27. Aug 29, 1907. other consid and 100
- \*226th st, n s, 350 w Paulding av, 25x57.3x30.7x74.10. A Shatzkin & Sons, Inc, to Paul Defazio and Domenico Catone. Mort \$450. July 26. Aug 24, 1907. other consid and 100
- \*226th st, n s, 180 e White Plains road, 25x114, Wakefield. Domenico Ferrante to Lucrezia D Ferrante. All liens. July 17. Aug 27, 1907. 600
- \*228th st, s s, 205 w Prospect Terrace, 25x114, Wakefield. Ehrich Peterson et al to William Burke. Mort \$4,050. Aug 22. Aug 23, 1907. other consid and 100
- \*230th st, s s, 105 w 6th av, 100x114, Wakefield. Samuel Rosenberger et al to Harry Bauman. Mort \$1,800. Aug 26. Aug 27, 1907. other consid and 100
- \*232d st (18th av), n s, 280 e White Plains road, 50x114, Wakefield. Geo C Weiss to Albert F Gescheidt, Jr, All liens. Aug 2. Aug 29, 1907. nom
- \*Same property. Margaret Weiss to same. Q C. Aug 2. Aug 29, 1907. nom
- 235th st, s s, 152.9 w Webster av, 25x100, 2-sty frame dwelling. Elizabeth wife of Geo T Campbell to Emil Lichtenfels. Mort \$1,500. Aug 27. Aug 28, 1907. 12:3396. other consid and 100
- \*Av A s cor 1st st, runs 426 to Westchester Creek x s 170 x w 1st st | 458.6 to Av A x n 117.1, Unionport. F V Smith Contracting Co to Elbert A Bennett, Brooklyn, N Y. July 31. Aug 24, 1907. Mort \$—, 25,000

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- Alexander av, No 291, w s, 66.10 s 140th st, 16.7x70, 3-sty brk dwelling. Dora Rosenstein to Abraham Lightstone. Mort \$7,000. Aug 27. Aug 28, 1907. 9:2314. other consid and 100
- Brook av, No 140, e s, 25 s 135th st, 25x100, 4-sty brk tenement and store. Geo F Liginger to Wm Rudolph. Mort \$11,000. Aug 28. Aug 29, 1907. 9:2262. other consid and 100
- \*Bronxdale av, w s, 235.9 n Morris Park av, 75x99.9. Carolina Wenninger to Catherine Callahan. July 10. Aug 27, 1907. nom
- Bathgate av, No 2307 (Madison av), n w s, abt 40 s 184th st, 25 100, 3-sty frame dwelling. Sophia Halpin et al HEIRS, &c, William Guggolz to Charles Guggolz also HEIR William Guggolz. 1/2 part; also dower right of Sophia Halpin in 3/4 parts. Mort \$2,000. July 15. Aug 27, 1907. 11:3063. nom
- \*Barker av, w s, 100 s Elizabeth st, 50x125, Olinville. Thos J Feeney to Chas R Fleischmann. Aug 23. Aug 27, 1907. nom
- Belmont av, s e cor 180th st, 78.7x95.5x88.2x96.10, vacant. Clare Realty Co to Fred T Nesbit, of Newark, N. J. C a G. Mort \$6,500. Aug 26. Aug 27, 1907. 11:3080.
- other consid and 100
- Bathgate av, No 1998, e s, 100 s 179th st, old line, 16.8x85.8x 16.8x85.4, 3-sty frame tenement. Henry Bach to Fredk Braun. Mort \$5,600. Aug 26. Aug 27, 1907. 11:3044.
- other consid and 100
- \*Barker av, w s, 100 s Elizabeth st, 50x125, Olinville. Release dower. Augusta L Albinger widow to Thos J Feeney. Aug 23. Aug 26, 1907. nom
- \*Same property. Augusta L Albinger EXTRX, &c, Augustin Albinger and ano to same. Aug 23. Aug 26, 1907. 3,000
- \*Bogart av, w s, 250 n Brady av, 50x100. Fidelity Development Co to Clarence LeRoy Bennett. Aug 9. Aug 28, 1907. 100
- \*Bogart av, e s, 165.7 n Neil av, 25x100. Same to John A Van Buskirk, of Red Bank, N. J. May 16. Aug 28, 1907. 100
- \*Boston turnpike road, n s, being plot bounded n by land now or late of Geo Faile, w by land now or late of Geo Faile, s by Boston turnpike road and e by land formerly Thomas Secord, contains abt 2 acres. David Jordan to Mt Vernon Trust Co. Q C. All title. July 19. Aug 23, 1907. nom
- Clinton av, e s, 95 s 183d st, late Columbia av, 48x41x46.10x31.6, 2-sty frame dwelling. Margt Guinee to Mary Nestor. 1-3 part. C a G. Aug 21. Aug 23, 1907. 11:3101. nom
- \*Cornell av, s e cor Mapes av, gore, lot bounded on east by land of Harrington, Westchester. Wm A Mapes to Lambert G Mapes. Aug 28. Aug 29, 1907. other consid and 100
- Decatur av, No 2642, e s, 145.3 n 194th st, 25x100, 2-sty frame dwelling. Henry Christman to Harry W Hasenbalg. Mort \$5,500. Aug 7. Aug 29, 1907. 12:3277.
- other consid and 100
- \*Eastchester road, e s, 247 n Boston Post road, 25x103.9x25x 105. Release mort. Walter W Taylor to James S Doyle. Aug 23. Aug 29, 1907. 550
- \*Same property. James S Doyle to Lillie Dallin. Aug 14. Aug 29, 1907. other consid and 100
- \*Eastchester road, e s, abt 400 s Saratoga av, 25.2x111.11x25x 109.7.
- Rhineland av, n s, abt 641 e Eastchester road, 50x100. Release mort. John J Brady to Hudson P Rose Co. Aug 23. Aug 26, 1907. 300
- Findlay av, e s, 90 n 169th st, 21x100, 3-sty frame tenement. Thornton Brothers Co to Louis and Benjamin Pollak. Mort \$5,000. Aug 20. Aug 27, 1907. 11:2783 and 2782.
- other consid and 100
- \*Grace av, s w cor Glebe av, 81.2x28.1x102.6x90, Westchester. Martin Pletscher to Henry Skrivanek and Marie his wife and Josephine Skrivanek. Mort \$4,400. Aug 27. Aug 28, 1907. other consid and 100
- Grand av, Nos 1985 and 1987, w s, 530.11 s Burnside av, runs n w 112.1 x s w 25 x again s w 25 x s e 123.8 to av, x n on curve 50.11 to beginning, two 2-sty frame dwellings.
- Webster av, w s, abt 40 n 170th st, if extended, 25x90, vacant. The Lochinvar Realty Co to Lawrence Atterbury of New Rochelle, N. Y. Mort \$15,700 and all liens. Aug 27. Aug 28, 1907. 11:2869 and 2887. other consid and 100
- \*Hill av, w s, 175 n Randall av, 25x100, Edenwald. Annie E R Qvist to George Muller. Mort \$1,200. Aug 28. Aug 29, 1907. other consid and 100
- Hoe av, No 1305, w s, abt 272 s Jennings st, 25x100, 2-sty frame dwelling. Frederick Rieper to Robert Nolan. Mort \$5,000. Aug 27. Aug 28, 1907. 11:2980. other consid and 100
- Hull av, w s, 57.7 n 207th st, 36x75, 2-sty frame dwelling. Thos F Riley et al to Olga F Hopper. Mort \$6,000. Aug 1. Aug 23, 1907. 12:3347. other consid and 100
- Hull av, w s, 93.7 n 207th st, 18x75, vacant. Thos F Riley et al to John J Farrell. Mort \$4,000. Aug 1. Aug 23, 1907. 13:3347. other consid and 100
- \*Jefferson av, n w cor Monticello av, 75x100, Edenwald. Modest Stein to Jacob Mishkin. 1/2 part. All title. Aug 16. Aug 23, 1907. nom
- Jerome av, s w cor 177th st, 137.8x100x104.8x105.3. 177th st
- Jerome av, n w cor 176th st, 100x100x—x103.3, vacant. 176th st
- Emily G Emanuel to Henry C Lytton. Mort \$32,000. Aug 22. Aug 24, 1907. 11:2861. 100
- \*Lyon av, s s, 100 n Green av, 25x100, Westchester. Broschart Realty Co to Heinrich C W O Steimann. Mort \$3,500. Aug 22. Aug 23, 1907. other consid and 100
- Lafontaine av, No 2168, e s, 37.5 s Quarry road, 20.2x95, 2-sty frame dwelling. Charles Guggolz to Lydia Katz. Mort \$3,400. July 15. Aug 23, 1907. 11:3063. other consid and 100
- \*Lyon av, s e s, 30 n e Grace av, 75x100, Westchester. Release 3 mortis. Marcus Nathan to Amelia Steinmetz. Q C. Aug 26. Aug 28, 1907. 3,500 and 550
- Morris av, w s, 400.10 n 165th st, 32 to 166th st x100.4x32x100.6, 166th st | vacant. Bronx Home Realty Co to Congregation Judah Halevi & Hebrew School. Correction deed. Mort \$2,500. Aug 20. Aug 23, 1907. 9:2448. 4,000
- Marion av, No 2974, late Hull av, s e s, 185.11 s w 201st st, late Suburban st, 50x110, 2-sty frame dwelling. Cath A Weirner to Annan Werner. Mort \$8,000. Aug 29, 1907. 12:3285. nom
- \*Maple av, e s, 60 n 211th st, 50x100. All title. Frank Militello to Mercurio Muscarella. Mort \$900. Aug 24. Aug 26, 1907. nom
- \*Matthews av, e s, 150 s Brady av, 25x100. Fidelity Development Co to Augustus H Mahler. Aug 9. Aug 28, 1907. 100
- Nelson av | s e cor 167th st, runs e 223 to s w cor 167th st Woodycrest av | and Woodycrest av x s 201.7 x w 212.10 to e s 167th st | Nelson av x n 200.7 to beginning, vacant. Wm G Ver Planck to Wm H Young, of Poughkeepsie, N. Y. B & S. Aug 7. Aug 27, 1907. 9:2513. other consid and 100
- Prospect av, w s, 50 n 152d st, 75x95, two 5-sty brk tenements. Clementine M Silverman to Lizzie Finkelstein and Gussie Horowitz. Mort \$60,000. Aug 26. Aug 27, 1907. 10:2675. other consid and 100
- \*Penfield av, s w s, 89.3 e White Plains road, Penfield property, South Mt Vernon, 50x110.
- Penfield av, s w s, 189.3 e White Plains road, 50x110.2x50x 110.3, s e s.
- Penfield av, s w s, 289.3 e White Plains road, 50x—x50x110.5 s e s.
- Penfield av, s w s, 389.3 e White Plains road, 50x111.3x50x111.11 s e s.
- Penfield av, s w s, 489.3 e White Plains road, 50x112.5x50x113.5, s e s.
- Penfield av, s w s, 589.3 e White Plains road, 50x114.2x50x115, s e s.
- Penfield av, s w s, 689.3 e White Plains road, 50x116x50x115.10, s e s.
- Penfield av, s w s, 789.3 e White Plains road, 50x117.6x50x118.4, s e s.
- Also Sound View pl, — s, extends from De Milt av to Penfield av. Thos D Penfield et al EXRS, &c, Geo J Penfield et al to Wm W Penfield. June 30, 1903. Aug 24, 1907. nom
- \*Parker av, w s, 75 s Rose pl, 25x100. Mary M Schuck to Jacob S Trowson. June 18. Aug 23, 1907. nom
- \*Randall av, n s, 75 w Monaghan av, 25x100, Edenwald. Geo J Lacroix to Edith H wife Geo J Lacroix. All title. Q C. Aug 26. Aug 27, 1907. nom
- \*Rhineland av, n s, abt 641 e Eastchester road, 50x100. Hudson P Rose Co to Mary Kenny. Aug 21. Aug 23, 1907. nom
- Southern Boulevard, e s, 186.10 n Home st, 150x126.8x150.4x 115.9, vacant. Mort \$29,750.
- Minford pl, s w cor 172d st, 125x100, vacant. Mort \$13,650.
- Southern Boulevard, e s, abt 283 n Freeman st, 75x100, vacant. Mort \$10,000.
- Clare Realty Co to John P Leo. C a G. Aug 26. Aug 27, 1907. 11:2977-2979 and 2980. other consid and 100
- Sedgwick av, n w s, 392.1 n e Perot st, 24.6x92.10x21.11x100.2, 2-sty frame dwelling. Grace D Webster to John J Conlan. Aug 24. Aug 26, 1907. 12:3254. other consid and 100
- \*Starling av (Railroad av), n e cor Purdy st (Washington st), 108x55.
- Purdy st, e s, 55 n Starling av, 50x108, Unionport. PARTITION, July 29, 1907. Levi S Hulse ref to John J, Lena and Fredk J Barbanes. Aug 28. Aug 29, 1907. 6,100
- \*Same property. Frederick Barbanes to same. Q C. Tax lease, &c, (the intention being to merge tax lease in fee). Aug 28. Aug 29, 1907. nom
- \*St Lawrence av, w s, 25 s Beacon st, 50x100. Susan A Dieckmann or Dieckmann to Charles Duelfer. Mort \$3,850. Aug 28. Aug 29, 1907. other consid and 100
- \*St Lawrence av, e s, 25 n Mansion st, 25x100. Herman Kuhl to Carl Grossman. Aug 28. Aug 29, 1907. other consid and 100
- Tiebout av, No 2091, w s, 116.8 n 180th st, 16.8x90, 2-sty frame dwelling. Kath C Kasser to August Raible. Mort \$2,500. Aug 28. Aug 29, 1907. 11:3143 and 3144. other consid and 100
- Teller av, No 1327, n w s, 208.10 n e 169th st, 25x100, 2-sty frame dwelling. Adeline Grossmann to August Schadt. Mort \$5,500. Aug 15. Aug 26, 1907. 11:2782 and 2783. other consid and 100
- \*Tremont av, s e cor St Lawrence av, 108.8x23.2x100x65.7. Matilda Vanderhoogt to Diedrich Gronholz. July 13. Aug 23, 1907. other consid and 100
- \*Troy av, n e cor Palm st, 100x100.
- Vine st, s w cor Troy av, 200x100, and lot 467 map Arden property, Westchester. FORECLOS, Aug 9, 1907. Cromwell G Macy, Jr, ref to Walter W Taylor. Aug 9. Aug 23, 1907. 250
- Tinton av, No 1041, w s, 250.3 n 165th st, 18.9x100, 2-sty frame dwelling. Anna E Green to John H Quinlan. Mort \$5,000. Aug 24. Aug 26, 1907. 10:2660. other consid and 100
- Union av, No 1000, e s, 100 s 165th st, 61.2x163, 2-sty frame dwelling and vacant. Martin Lahm and ano EXRS, &c, Philip Lahm to Hugo Strauss. Aug 26, 1907. 10:2678. 16,900

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# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

Wyse av, No 1153, w s, 320 n 167th st, 20x100, 3-sty brk dwelling. Martin Gollubier to Mae R Sturges. Mort \$10,400. July 1. Aug 28, 1907. 10:2752. other consid and 100

\*White Plains road, e s, 78.11 s St Ouen pl, and being lot 28 map South Vernon Park (Cranford property), 26x129x—x120. CONTRACT. Thos J Torpy with James Register. Mort \$1,600. Feb 27, 1906. Aug 24, 1907. 3,500

\*Same property. Assign CONTRACT. James Register to Joseph Mautner. All title. Apr 2, 1906. Aug 24, 1907. nom

\*White Plains road, w s, abt 2,209 n 239th st, and being lot 92 map Washingtonville, 26x134x—x133. Robt H Silverman to Ella W Bathrick. Q C. May 21, 1903. Aug 24, 1907. nom

Webster av, e s, 84 s c l McLean av, if extended, 56x99.6x52.6x 99.10, two 2-sty frame dwellings. Otto P Schroeder to Geo E Buckbee. Mort \$5,000. Aug 26. Aug 28, 1907. 12:3401. other consid and 100

\*Westchester av, late Turnpike road, from N Y to New Rochelle, n s, 50 e Washington st, 58x100, except part for Westchester av, Unionport. PARTITION. July 29, 1907. Levi S Hulse ref to Michael Strenglein. Aug 28. Aug 29, 1907. 10,500

\*2d av, e s, 51.6 n 229th st, 25x125, Wakefield. Wm Garrett to Henry Urbach. Mort \$4,000. Aug 24. Aug 26, 1907. 100

3d av, e s, 175 s 171st st, 50x100, vacant. Morris F Finkelstein to Clementine M Silverman. Mort \$13,000. Aug 26. Aug 28, 1907. 11:2927. other consid and 100

All right, title, and interest to all land in the Bronx, Mt Vernon and Pelham, of which Geo R Perry died seized. Henry K Perry to Chas W Perry, of Pierport, Mich, both HEIRS of Geo R Perry decd. July 10, 1905. (Re-recorded from April 11, 1906. Aug 28, 1907. 12:3359. nom

\*Lots 347 and 348 map Adeo Park. Hale Building and Realty Co to Jennie Adeo. Mort \$650. Aug 26. Aug 28, 1907. other consid and 100

\*Lot 193 map Section 2 St Raymonds Park. Rudolph Bloomfield to Martin L Collins. Mort \$400. Aug 24. Aug 26, 1907. other consid and 100

\*Lots 237, 356, 355, 352, 437, 438 and gore lots N, R and Q map Washingtonville. Fannie C Donnelly et al to Wm D Miller. Q C. Apr 30, 1906. Aug 24, 1907. 750

\*Plot begins 395 w White Plains road at point 550 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. Bozena Vanek to Adolph W Goldgeier. Mort \$3,600. Aug 28. Aug 29, 1907. other consid and 100

Sullivan st, Nos 156 and 158. Guiseppe Leota to Giuseppe De Benedictis; 4 1-12 years, from Sept 1, 1907. Aug 26, 1907. 2:518. 840

Sullivan st, Nos 137 and 139. Assign lease. Savino Rocco to Raffaele Cacace. Aug 26. Aug 28, 1907. 2:518. 1,100

West st, No 406, n e cor Charles st. Assign lease. Karl F Illg to John C Schanz. Aug 7. Aug 23, 1907. 2:637. nom

West st, No 406, n e cor Charles st. Assign lease. Karl F Illg to John C Schanz. Aug 7. Aug 23, 1907. 2:637. nom

5th st, No 712 East, all. Max Rysphan and ano to Asher Brotfeld; 3 years, from Mar 1, 1907. Aug 29, 1907. 2:374. 4,200

9th st, No 238 East, all. Louise W Knecht to Annie Ackerler; 2 years, from Oct 1, 1906. Aug 26, 1907. 2:464. 1,680

10th st, Nos 242 and 244 East, 3d store. Matthew Kaicher to Isaac Botter; 3 years, from June 27, 1907, with 2 years renewal. Aug 23, 1907. 2:451. 720 to 780

13th st, No 443 East. Agreement as to extension of lease on easterly store until Aug 1, 1910, at \$50 per month. Louis Morrison to Michael Bonfiglio and Carmeli Ballotto. July 19. Aug 27, 1907. 2:455. nom

14th st, No 52, s s, 200 e 6th av, 25x103.11, all. Henry L Center et al to Robt S Smith; 10 years, from May 1, 1915. Aug 29, 1907. 2:577. taxes, &c, and 12,000

16th st, No 407 West. John Sinnott to Thomas McCague; 2 yrs, from May 1, 1907. Aug 23, 1907. 3:716. 600

18th st, No 45 East. Assign lease. Louis E Reicheneker to Frederick Aurringer. Aug 26. Aug 27, 1907. 3:847. nom

23d st, No 165 West. Surrender lease. Edgar Sterck to Solomon L Cohen. Aug 27. Aug 28, 1907. 3:799. nom

Same property. Assign lease. Edward J Clark to Edgar Sterck. Aug 20. Aug 28, 1907. 3:799. nom

23d st, No 26 West, all. Wm H Earle EXR Wm P Earle to Louis V Perrin and Louis A Douillet firm V Perrin & Cie; 5 years, from May 1, 1908. Aug 24, 1907. 3:824. 30,000

34th st, No 124 West. Assign lease. Walter Von Erlenbell to John D Haase. Mort \$4,699.60. Aug 26. Aug 28, 1907. 3:809. nom

Same property. Re-assign lease. John D Haase to Walter Von Erlenbell. Mort \$— Aug 27. Aug 28, 1907. 3:809. nom

42d st, Nos 47 to 59 West. Assign lease. G Hector Clemes to J D Cronin and Joseph H Cronin. June 11. Aug 27, 1907. 5:1258. nom

42d st, Nos 47 to 59 W. Bryant Park Arcade Bldg, store, &c. Improved Property Holding Co of N Y to G Hector Clemes; 10 yrs, from May 1, 1907. Aug 27, 1907. 5:1258. 7,000

60th st, No 202 West. Assign lease. Henry Konecke to Henry Goodman. Aug 20. Aug 27, 1907. 4:1151. nom

73d st, No 418 East, east store. Vaclav Nemecek and ano to Frank Hala and John Maly; 5 years, from June 1, 1907. Aug 24, 1907. 5:1467. 540

74th st, No 403 East, east store, &c. Fannie Fischer to Antonie Kral; 2 years, from May 1, 1907. Aug 27, 1907. 5:1469. 420

95th st, No 307 East, east store, &c. Ludins & Romm Realty Co to David Weiss; 4 years and 22 days, from April 8, 1907. Aug 29, 1907. 5:1558. 354

104th st, No 309 East, all. Frank Gazzola to Serafino Piana; 10 years, from Dec 1, 1907. Aug 23, 1907. 6:1676. 1,080

105th st, Nos 346 and 348 East. Surrender lease. Antonio Mei to Shaye Ruderfer. All title. Aug 28. Aug 29, 1907. 6:1676. nom

106th st, No 101 East. Assign lease. John Burke and ano to Michael Mohan. Aug 28. Aug 29, 1907. 6:1634. nom

Av A, No 1393, n w cor 74th st, cor store, basement and rooms on 1st floor. Joseph Tauber to Rosie Tauber and Otilie Federer; 5 years, from May 1, 1907, with 5 years renewal. Rerecorded from June 19, 1907. Aug 27, 1907. 5:1469. 900

Same property. Assigns 2 leases. Otilie Federer to Arthur Jost. Aug 1, 1907. Aug 27, 1907. 5:1469. nom

Amsterdam av, s w cor 170th st. Assign lease. Thomas Mortimer to Wm Zoll. Aug 27. Aug 28, 1907. 8:2126. nom

Broadway, Nos 1431 and 1433, stores. Broadway Renting Co to Jacob Wiener; from July 1, 1909, to June 1, 1921. Aug 29, 1907. 4:993. 11,500

Broadway and 61st st, The Jermyn, 1st floor apartment on w s of building. Jermyn Realty & Construction Co to Selden I Ramforth; 5 years, from Oct 1, 1906. Aug 17, 1907. 4:1113. Corrects error in last issue as to part leased. 1,200

Central Park West, No 393, north store. Abraham Silverman to Emil Kerzenmacher; 5 years, from May 1, 1907. Aug 22, 1907. 7:1835. Corrects error in last issue, when name of party of 1st part was Silverson. 1,560 to 1,800

Lenox av, s w cor 121st st, store No 4. Herman Harris and ano to Louis Byer; 3 years, from Oct 1, 1907. Aug 24, 1907. 7:1905. 780 and 900

Lexington av, No 641, all. Samuel Woolverton TRUSTEE will Ann E Cairns to Adolph Schwartz; 5 years, from May 1, 1906. Aug 26, 1907. 5:1309. 2,200

Madison av, Nos 1686 and 1688, all. Morris S Klein to Benj Wilder; 3 years, from Aug 1, 1907. Aug 24, 1907. 6:1617. 2,283

1st av, No 1787, s 1/2 of store, &c. Solomon Schwarz to Emil Schaub; 2 1/2 years, from Nov 1, 1907. Aug 27, 1907. 5:1555. 720

1st av, No 1489, store, &c. Phillip Herrlich to Hugo Winter; 2 10-12 years, from July 1, 1907, (1 year renewal). Aug 28, 1907. 5:1425. 720

2d av, s w cor 122d st, cor store. David Feigensohn to John Cunningham; 9 8-12 years, from Sept 1, 1907. Aug 23, 1907. 6:1786. 1,500 and 1,800

### LEASES

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

August 23, 24, 26, 27, 28 and 29.

#### BOROUGH OF MANHATTAN.

Attorney st, No 156, all. Samuel Leder to Abraham Glickman; 3 years, from June 1, 1907. Aug 26, 1907. 2:345. 3,667

Attorney st, No 159. Surrender lease. Harry Yermowsky to Solomon Ginsburg and ano. All title. Aug 26. Aug 27, 1907. 2:350. 700

Barclay st, No 50, all. Charles Le Ray de Chaumont de St Paul to Stumpff and Walter Co; 10 years, from May 1, 1907. Aug 28, 1907. 1:86. taxes, &c, and 5,500

Clinton st, No 246. Surrender lease. Annie Kapit to Samuel Blum. Aug 27. Aug 28, 1907. 1:258. nom

Crosby st, No 61, all. Benj B Johnston by Wm I Roe his AGENT to Sigmund Honigstock; 3 years, from May 1, 1910. Aug 24, 1907. 2:482. 3,000

Greenwich st, No 104, store, &c. Daniel J Faour et al to Louis and Gussie Spingarn; 4 8-12 years, from Sept 1, 1907. Aug 23, 1907. 1:18. 1,800 and 2,000

Houston st, s e cor West st, all. Michl Regan to Michael West st, No 342, Doherty; 5 years, from Aug 1, 1907. Aug 29, 1907. 2:599. 2,700

Lafayette st, Nos 405 and 407. Assign lease. Benj F Terwilligar to Lafayette Baths & Hotel, a corpn. Feb 14. Aug 24, 1907. 2:544. nom

Lafayette st, No 403. Assign lease. Benj F Terwilligar to Lafayette Baths & Hotel, a corpn. Feb 14. Aug 24, 1907. 2:544. nom

Lawrence st, No 8. Assign lease. Thomas Flanagan to Michl Maxwell. Aug 19. Aug 23, 1907. 7:1966. nom

Lawrence st, No 8, store. John C Weston and ano to Thomas Flanagan; 5 years, from May 1, 1907. Aug 23, 1907. 7:1966. 720

Madison av, No 2142. Assign lease. Patrick Hogan to James E Toomey. Aug 26. Aug 27, 1907. 6:1759. nom

Pike st, No 18, stoop store. Bessie Frank to Joseph Kennel; 2 years, 10 1/2 months, from June 15, 1907. Aug 28, 1907. 1:282. 600 and 720

Rutgers slip, No 65, space 23x25 on ground floor. Max Levine to Louis Blumenthal; 3 years, from May 1, 1908. Aug 28, 1907. 1:247. 720

Spruce st, No 31, all. Mary A Walsh and ano TRUSTEES to Michl Conroy to Edwin B Stimpson; 5 years, from May 1, 1908. Aug 29, 1907. 1:103. 3,200

Stone st, No 17, store. Henry Movick to Joseph Skst; 2 11-12 yrs, from June 1, 1907. Aug 23, 1907. 1:11. 660 and 780

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2d av, No 2456, store, &c, and 3 rooms in rear. Jacob Jacobowitz and ano to Louis Altman; 3 years, from May 1, 1907. Aug 28, 1907. 6:1802.
2d av, No 2135, s w store, &c. Ike Harrison to John Cammarano and ano; 5 years, from Sept 1, 1907. Aug 28, 1907. 6:1659.

to 118, s s, 225 w 6th av, 75x92. P M. Aug 23, 5 years, 5%. Aug 24, 1907. 3:792.
Brendon, Charles to Fredk Lewisohn et al exrs Leonard Lewisohn. 18th st, Nos 120 and 122, s s, 230 w 6th av, 49x92. Aug 23, 5 years, 5%. Aug 24, 1907. 3:793.

BOROUGH OF THE BRONX.

\*Washington st, n e cor Railroad av, 205x108, Unionport. Edward Haight EXR Edward Haight his father to Frederick Barbanes. Q C. Tax lease, &c. Mar 13. Aug 29, 1907. 12.81
150th st, Nos 459 and 461 East, all. Giuseppe Porcelli to Vito Bonomo and Domenico Silvestro; 3 years, from May 1, 1907. Aug 24, 1907. 9:2440.

to 118, s s, 225 w 6th av, 75x92. P M. Aug 23, 5 years, 5%. Aug 24, 1907. 3:792.
Brendon, Charles to Fredk Lewisohn et al exrs Leonard Lewisohn. 18th st, Nos 120 and 122, s s, 230 w 6th av, 49x92. Aug 23, 5 years, 5%. Aug 24, 1907. 3:793.

MORTGAGES

August 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Aspinwall, Florence M with Amelia Zeman. Clinton st, No 123. Extension mort. Aug 20, 1907. 2:347.
Auringer, Fredk to Peter Doelger. 18th st, No 45 East. Saloon lease. Aug 26, demand, 6%. Aug 27, 1907. 3:847.

to 118, s s, 225 w 6th av, 75x92. P M. Aug 23, 5 years, 5%. Aug 24, 1907. 3:792.
Brendon, Charles to Fredk Lewisohn et al exrs Leonard Lewisohn. 18th st, Nos 120 and 122, s s, 230 w 6th av, 49x92. Aug 23, 5 years, 5%. Aug 24, 1907. 3:793.

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### NEW YORK, N. Y.

- Felt Construction Co to Michael Coleman. 27th st, Nos 114 and 116 West. Certificate as to mort \$100,000 on above premises. May 17. Aug 26, 1907. 3:802.
- Franklin, Frank M to David Stern and ano. 3d st, No 88, s s. 50.1 e Sullivan st, 25x76.3. Prior mort \$25,000. Aug 26, due Feb 26, 1909, 6%. Aug 27, 1907. 2:539. 750
- Gaetjens, Charles to Jeannette Herbst. Bowery, No 26, w s, 42.9 s Bayard st, 22.10x97.5x26.7x99.6. Aug 26, 1907, 3 years, 6%. 1:163. 3,000
- Godfrey, Fanny M to FARMERS LOAN & TRUST CO. 51st st, Nos 27 and 29, n s, 433.4 w 5th av, 38.8x100.5. Aug 26, 1907, 3 years, —%. 5:1267. 135,000
- Goldstein, Morris, Jacob Davidson and Joseph Silverman to Mortimer M Singer. Av C, No 192, e s, 52.6 s 12th st, 25x62.6. Aug 20, 3 years, 5%. Aug 24, 1907. 2:381. 12,500
- Gitsky, Joseph and Millie to Wm H Gitsky. 81st st, Nos 168 and 170, s s, 90 w 3d av, runs s 54.4 x w 10 x s 50 x w 30 x n 104.4 to st, x e 40 to beginning. Aug 28, 5 years, 6%. Aug 29, 1907. 5:1509. 10,000
- Guggenheimer, Randolph to Wm F Donnelly. 8th st, No 39, n s, 554.5 w 5th av, 23x93.11. Satisfaction of interest in mortgage under participation agreement. Aug 26. Aug 28, 1907. 2:572. nom
- Golding, Sam to American Mortgage Co. Lewis st, Nos 22 and 24, n e cor Broome st, No 50, 75x25. P M. Aug 28, 1 year, 5½%. Aug 29, 1907. 2:327. 14,000
- Same to same. Same property. P M. Prior mort \$14,000. Aug 28, 1 year, 6%. Aug 29, 1907. 2:327. 2,000
- Goodman, Annie to Maurice Cohen. 115th st, No 209, n s, 134 e 3d av, 18x100.11. July 30, 3 years, 6%. Aug 29, 1907. 6:-1665. 4,000
- Geiger, Charles and Solomon Braverman to MUTUAL LIFE INS CO of N Y. 164th st, No 451, n s, 300 e Amsterdam av, 50x104. Aug 19, due, &c, as per bond. Aug 29, 1907. 8:2111. 13,000
- Goldberg, Samuel to Harris Schwartz and ano. 120th st, No 340, s s, 190 w 1st av, 20x100.11. Prior mort \$7,500. Aug 26, 3 years, 6%. Aug 27, 1907. 6:1796. 3,000
- Goodman, Henry to V Loewers Gambrinus Brewery Co. 60th st, No 202 West. Saloon lease. Aug 20, demand, 6%. Aug 27, 1907. 4:1151. 1,293
- Gad Widow & Orphan Benevolent Assoc with Aaron Moses. 58th st, No 331, n s, 326.6 e 2d av, 23.6x100.5. Extension mort. Aug 27. Aug 29, 1907. 5:1351. no n
- Higgins, George to Anna W Hilyard et al. 3d av, No 677, e s, 20.5 s 43d st, 20x80. Aug 26, 5 years, 5%. Aug 27, 1907. 5:1316. 12,000
- Heftler, Paul and Sarah to Johanna Muck. Houston st, No 321, s s, 24.10 e Attorney st, 25.2x46.4. Aug 26, 3 years, 6%. Aug 28, 1907. 2:345. 3,000
- Hoefler, Charles with Percival Corn and ano. Lexington av, No 1052. 2 extensions of mort. Aug 27. Aug 29, 1907. 5:1409. nom
- Hala, Frank and John Maly to Vaclav Nemecek. 73d st, No 418 East. Saloon lease. June 25, demand, 6%. Aug 24, 1907. 5:1467. 1,800
- Hoffman, Chas L with Alex B Crane trustee Peter C Van Schaick. 114th st, No 351 East. Subordination mort. Aug 22. Aug 23, 1907. 6:1686. nom
- Holzwasser, Chas S to Rachel Levison. 137th st, No 252, s s, 543 w 7th av, 19x99.11. P M. Aug 22, due, &c, as per bond. Aug 23, 1907. 7:1942. 3,000
- Hollister, Georgia T with Eliza L Edgar. Av A, n w cor 91st st, —. Extension mort. Aug 21. Aug 23, 1907. 5:1571. nom
- Ireland, John B to Van Orden Barkeley. 3d st, Nos 65 and 67, n w cor West Broadway, Nos 566 to 576, runs n 209.6 to 4th st, No 64, or Washington sq S, No 72, x w 25 x s 56.9 x w 25 x s 153 to 3d st x e 50 to beginning. Prior mort \$185,000. Aug 23, due Feb 23, 1909, 6%. Aug 27, 1907. 2:538. 30,000
- Kosower, Mollie to Robert Rosenthal. Lewis st, Nos 185 and 187, n w cor 5th st, Nos 819 and 821, runs w 114 x n 97 x e 22 x s 48.6 x e 85 to Lewis st, x s 48.10 to beginning. P M. Prior mort \$37,000. Mar 20, due Sept 1, 1908, 6%. Aug 28, 1907. 2:360. 10,000
- Kapelsohn (E) Co to Isaac Moss and ano. West End av, No 195, s w cor 69th st, No 300, 25.5x100; 66th st, No 223, n s, 350 w Amsterdam av, 25x100.5; Jones st, No 11, n s, 120.1 w 4th st, 24.7x100x24.10x100. P M. Aug 16, due June 1, 1911, 6%. Aug 23, 1907. 4:1158-1180, 2:590. 11,500
- Same to same. Same property. Certificate as to above mort. Aug 16. Aug 23, 1907. 4:1158-1180, 2:590.
- Lucker, Adolph F to Rosa Brock trustee for Arnold Brock. 169th st, n s, 568.3 w St Nicholas av, 50x86.7. Aug 22, 5 years, 6%. Aug 23, 1907. 8:2138. 5,000
- Leder, Saml to Phillip Wechsler. Attorney st, No 156, e s, 150 n Stanton st, 25x100.5. Aug 27, 3 years, 6%. Aug 29, 1907. 2:345. 10,000
- Leeming, Harriette B widow to Julia Hallgarten trustee Adolph Hallgarten. West End av, No 874, e s, 40.11 s 103d st, 20x 80. P M. Aug 12, 3 years, 5%. Aug 28, 1907. 7:1874. 19,000
- Lynch, Cornelius to Lion Brewery. 12th av, e s, 100 n 130th st, 25x100. Demand, 6%. Aug 29, 1907. 7:1997. 5,000
- Lien, Philip and Hyman Levy to Louis Stern. Forsyth st, No 157, w s, 75 s Rivington st, 25x100. Prior mort \$30,000. Aug 23, 2 years, 6%. Aug 28, 1907. 2:420. 4,000
- Levy, Jacob to Saml Friedman. Perry st, Nos 117 and 119, n e cor Greenwich st, Nos 733 and 735, 85.1x26.2x70x56.6. Prior mort \$71,000. Aug 26, installs, 6%. Aug 28, 1907. 2:633. 6,000
- Lafayette Baths & Hotel, a corp, to Benj F Terwilligar. Lafayette st, Nos 403 to 407, Leasehold. Feb 14, demand, 6%. Aug 24, 1907. 2:544. 75,000
- Levy, Isaac H with Edw W Davis. 92d st, No 80, s s, 21 w Park av, 16.8x67.7. Subordination agreement. Aug 7. Aug 27, 1907. 5:1503. nom
- Lubelsky, Eva to Jacob R Schiff trustee for Michl Dumey and ano. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 to Montgomery st x n 40 to beginning. Aug 13, due Feb 1, 1908, —%. Aug 22, 1907. 1:268. Corrects error in last issue, when % was omitted. 1,500
- Maxwell, Michl to Lion Brewery of N Y City. Lawrence st, No 8. Saloon lease. Aug 19, demand, 6%. Aug 23, 1907. 7:1966. 4,100
- Mittlestadt, Paul with Israel Shachetzki, of Brooklyn, N Y. 109th st, No 84 East. Extension mort. Aug 14, 1907. Aug 23, 1907. 6:1614. nom
- McMorrow, Patrick to FARMERS LOAN & TRUST CO trustee Jas H Banker. 123d st, No 120, s s, 260.1 w Lenox av, 20.1x100.11. P M. July 10, 5 years, 4½%. Aug 23, 1907. 7:1907. 12,000
- Meyer (Louis) Realty Co to Esther Herrman et al exrs, &c, Henry Herrman. Av D, No 108, s e cor 8th st, Nos 412 and 414, 25x75. Aug 16, due Sept 1, 1912, 5%. Aug 24, 1907. 2:363. 21,000
- Same to same. Same property. Certificate as to above mort. Aug 7. Aug 24, 1907. 2:363.
- Same and Meyer Jarmulowsky and ano with same. Same property. Subordination agreement. Aug 19. Aug 24, 1907. 2:363.
- Meyer (Louis) Realty Co and Joseph and Louis Brandt with same. Same property. Subordination agreement. Aug 20. Aug 24, 1907. 2:363. nom
- Maloney, John to Lion Brewery of N Y City. West End av, s w cor 67th st. Saloon lease. Aug 20, demand, 6%. Aug 23, 1907. 4:1178. 2,700
- Munday, Rose and Ann Monaghan widow to Henry Engesser. 2d av, Nos 626 and 628, e s, 49.4 n 34th st, runs e 50 x n 6 x e 50 x n 43.4 x w 100 to av x w 50 x s 49.4 to beginning. Prior mort \$20,000. Aug 22, 3 years, 6%. Aug 26, 1907. 3:940. 3,500
- Middleton, John I to Francis G Lloyd. 64th st, No 169, n s, 180 e Lexington av, 16x100.5. P M. 3 years, 5%. Aug 29, 1907. 5:1399. 26,000
- Mack, James P with John H Betz. 41st st, No 258, s s, 150 e 8th av, 25x98.9. Extension mort. Aug 26. Aug 27, 1907. 4:1012. nom
- Meryash, Louis and The John Liddle Cut Stone Co to Robert McGill. Manhattan st, s w s, 334.3 n w Broadway, 41x150. P M. Aug 21, due Jan 1, 1908, 6%. Aug 23, 1907. 7:1995. 3,690
- Miller, Edna M and Julia L Allen to FARMERS LOAN & TRUST CO. 73d st, No 14, s s, 207.6 e 5th av, 22.6x102.2. Aug 22, 1907, 3 years, —%. 5:1387. Corrects error in last issue, when % was 6%. 50,000
- Moersim Realty Co to Iron Realty Co. 135th st, Nos 69 and 71, n s, 110 e Lenox av, 37.6x99.11. P M. Aug 13, 2 years, 6%. Aug 27, 1907. 6:1733. 12,000
- Murray, Cath to Robt W Hall exr John Hall. 126th st, No 315, n s, 192.11 w 8th av, 16.8x99.11. P M. Aug 27, 1907, 5 yrs, 5%. 7:1953. 8,000
- New York Law School to ONONDAGA COUNTY SAVINGS BANK, of Syracuse, N Y. Fulton st, Nos 172 and 174, s s, 200 w Broadway, 54.1x77.4x54.1x77.2. Building loan. Aug 27, 5 years, 6%, until completion of building and 5% thereafter. Aug 28, 1907. 1:80. 425,000
- Nichols, Allene T to TITLE GUARANTEE AND TRUST CO. Park av, Nos 600 and 602, n w cor 64th st, No 67, 73.5x18; 64th st No 61 n s, 46.6 w Park av, 14.3x73.5; Park av, No 604, w s, 73.5 n 64th st, 27x75. July 26, due, &c, as per bond. Aug 29, 1907. 5:1379. 100,000
- N Y TRUST CO with Arthur W Saunders. 28th st, No 20, s s, 95 w Madison av, 25x98.9. Extension mort. Aug 27. Aug 29, 1907. 3:857. nom
- Ocemore Building Co to IRVING SAVINGS INSTN. Amsterdam av, No 1926, w s, 75 s 156th st, 49.11x100. Aug 22, 5 years, 6%. Aug 26, 1907. 8:2114. 78,000
- Same to same. Same property. Certificate as to above mort. Aug 14. Aug 26, 1907. 8:2114.
- Powell, Chas S to Chas Quadt. Grand st, No 104. Saloon lease. Aug 12, demand, 6%. Aug 23, 1907. 2:474. 4,500
- Perelson, Lazarus and Louis Rosenberg to Elkan Holzman. 144th st, Nos 203 to 213, n s, 100 w 7th av, 130x99.11. Aug 16, demand, 6%. Aug 23, 1907. 7:2030. 6,200

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# BANZAI MATT ENAMEL

**Banzai Manufacturing Co., 24 East 23d Street**

Pucci, Jos A to Fiss, Doerr & Carroll Horse Co. 1st av, No 2117, w s, 25.10 s 109th st, 25x85.7x—x62.10; 4th st, n w cor 1st av, runs n 228.6 to 2d av x w 202 x s 114.3 x w 50 x s — x e — to 1st av x e — to beginning, Wakefield; 1st av, n s, at e s lot 116 map New Village of Jerome, runs w to point 252 w 4th st x w — x e — x s —; 109th st, 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 136.4 to beginning. Aug 10, 1 year, 5%. Aug 23, 1907. 6:1680 and \*. 20,000  
 Poss, Samuel to Morris Insel. Av A, No 1680, e s, 61.5 n 88th st, 20x75. P M. Prior mort \$9,000. 3 years, 6%. Aug 29, 1907. 5:1585. 3,000  
 Rosenbaum, Rochimel and Isaac Wigdor to Morris Perla. 102d st, Nos 49 and 51 East. Leasehold. All title. Aug 15, de-man, 6%. Aug 23, 1907. 6:1618. 750  
 Riecke, Henry B to John R Suydam trustee John R Suydam deed. 120th st, Nos 207 and 209, n s, 100 e 3d av, 37.6x75.8. P M. 5 years, 5%. Aug 29, 1907. 6:1785. gold, 12,500  
 Ruth, Bessie to METROPOLITAN LIFE INS CO. Amsterdam av, Nos 1990 to 1994, s w cor 159th st, 66.7x85. Aug 26, due Nov 1, 1912. 5½%. Aug 29, 1907. 8:2117. 87,500  
 Ruth, Bessie to METROPOLITAN LIFE INS CO. 159th st, Nos 500 to 506, s s, 85 w Amsterdam av, 65x66.7. Aug 26, due Nov 1, 1912. 5½%. Aug 29, 1907. 8:2117. \*42,500  
 Rosenthal, Marcus A to Esperanto Mortgage Co. Cannon st, No 133, w s, 80 s Houston st, 20x100. Aug 20, 5 years, 5%. Aug 27, 1907. 2:335. 21,000  
 Same and STATE BANK with same. Cannon st, No 133, w s, 80 s Houston st, 20x100. Subordination mort. Aug 20. Aug 27, 1907. 2:335. nom  
 Roses, Jacob to Joe Roses. 2d av, Nos 50 and 52, s e cor 3d st, Nos 40 and 42, 50x40. Aug 27, 3 years, 6%. Aug 28, 1907. 2:-414. 6,000  
 Riverside Stable Co to James McWalters. 99th st, Nos 137 to 141, n s, 400 w Columbus av, 64.10x—x58x100.11. Prior mort \$35,500. Aug 27, demand, 6%. Aug 28, 1907. 7:1854. 1,575  
 Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1907. 7:1854.  
 Rabe, Fredk E to Emily A Robertson et al exrs, &c, Alonzo M Robertson. 44th st, No 406, s s, 125 w 9th av, 25x100.4. P M. Aug 24, 2 years, 5%. Aug 28, 1907. 4:1053. 12,000  
 Schreiber, Bertha B to Theresa Goldsmith and ano. 113th st, No 266, s s, 233.6 e 8th av, 18.6x100.11. P M. Prior mort \$10,000. Aug 26, due Sept 1, 1910, 6%. Aug 27, 1907. 7:1828. 3,250  
 Solinger, Isaac to Saml Golding 6th st, No 624, s s, 362 w Av C, 21x97; 6th st, Nos 620 and 622, s s, 243 e Av B, 50x97. Building loan. Prior mort \$59,000. Aug 26, 1 year, 6%. Aug 27, 1907. 2:388. 30,000  
 Spencer, Wm B, of Bridgeport, Conn, to N Y SAVINGS BANK. 16th st, No 150, s s, 191.8 e 7th av, 20.10x103.3. Aug 27, 1907, due, &c, as per bond. 3:791. 3,000  
 Strack, Johanna to EMIGRANT INDUSTRIAL SAVINGS BANK. 163d st, Nos 440 and 442, s s, 200 e Amsterdam av, 2 lots, each 25x112.6. 2 morts, each \$20,000. Aug 27, 1907, 5 years, 5%. 8:2110. 40,000  
 Seely, Eugenia A, New Haven, Conn, to Chelsea Realty Co. Church st, No 168, w s, 25 s Reade st, 22x50. ½ part. All title. Aug 27, 3 years, 6%. Aug 28, 1907. 1:145. 3,500  
 Slawson, Loton H, of White Plains, N Y, to Fredk A Clark. 72d st, Nos 105 to 109, n s, 68 w Columbus av, 59x102.2. Aug 26, due, &c, as per bond. Aug 28, 1907. 4:1144. 120,000  
 Seymour Realty Co with Hyman Margolin and ano. 7th av, No 2320. Extension mort. Aug 22. Aug 28, 1907. 7:1942. nom  
 Stetler, Alice A to Simson Wolf et al exrs Max Hessberg. 54th st, No 144, s s, 262.6 e 7th av, 18.9x100.5. Aug 27, 5 years, 5%. Aug 28, 1907. 4:1006. 11,000  
 Steiner, Henry, Joseph Koppert and Isidor Steiner with GREEN-WICH SAVINGS BANK. Madison av, Nos 1431 and 1433. Ex-tension mort. Feb 9. Aug 29, 1907. 6:1604. nom  
 Siegel, Anna to Blanche G Erdman. 103d st, No 162, s s, 182.6 e Lexington av, 27x100.11. P M. Prior mort \$16,000. Aug 28, due Sept 1, 1910, 6%. Aug 29, 1907. 6:1630. 4,150  
 Stedman, Ernest G to Alfred H Cumbers. 34th st, n s, 350 w 5th av, 25x126.6; also an easement of right of way 12 ft wide extending to 35th st. Aug 27, demand, 6%. Aug 29, 1907. 3:836. 25,000  
 Schoenholtz or Schoenholz, Morris to Fredk H Schültz. 125th st, No 254, s s, 80 w 2d av, 30v100.11. Prior mort \$17,000. Aug 27, 5 years, 6%. Aug 29, 1907. 6:1789. 8,000  
 Schoenholz or Schoenholtz, Morris to BOWERY SAVINGS BANK. 125th st, No 254, s s, 80 w 2d av, 30x100.11. Aug 27, 5 years, 4½%. Aug 29, 1907. 6:1789. 5,000  
 Schanz, John C to A Hupfels Sons. West st, No 406. Saloon lease. Aug 7, demand, 6%. Aug 23, 1907. 2:637. 4,100  
 Stevens, Mary A to BOND & MORTGAGE GUARANTEE CO. 64th st, Nos 229 to 239, n s, 325 e West End av, 100x100.5. Aug 19, due, &c, as per bond. Aug 24, 1907. 4:1156. 15,000  
 Shalet, Paul to Louis Meyer Realty Co. Av D, No 108, s e cor 8th st, Nos 412 and 414, 25x75. Prior mort \$29,000. Aug 7, 2 years, 6%. Aug 24, 1907. 2:363. 5,500  
 Sand Realty Co to Danl D Brinckerhoff. 2d av, No 2453, w s, 74.11 s 126th st, 25x105. P M. Aug 22, 5 years, 5%. Aug 23, 1907. 6:1790. 25,000  
 Tonnele, Walter to John Finck. Assignment of an \$8,000 inter-est in estate of his great-grand father John Tonnele. April 30, 1906, 1 year after death of his father, John L Tonnele, 6%. Aug 29, 1907. 5,000  
 Ten and Twelve Maiden Lane Co to DRY DOCK SAVINGS INST. Maiden lane, No 10, s s, abt 155 e Broadway, 21x85.2x18.10x 88, w s; Maiden lane, No 12, s s, abt 175 e Broadway, 25x72 x21x66.3 e s. Prior mort \$150,000. Aug 28, due, &c, as per bond. Aug 29, 1907. 1:64. 50,000  
 Same to same. Same property. Certificate as to above mort. Aug 28. Aug 29, 1907. 1:64.

Tinsley, Lizzie to Ray Isaacs. 50th st, Nos 238 and 240, s s, 150 w 2d av, 37.6x100.5. P M. Prior mort \$40,000. Aug 14, 3 years, 6%. Aug 29, 1907. 5:1323. 8,000  
 Turney, Cathleen to Peter Alexander. 191st st, n s, 100 e St Nicholas av, 150x100. 3 years, 5%. Aug 28, 1907. 8:2161. 20,000  
 Vogel, Morris to James J Cogan. West End av, No 912, e s, 60.9 s 105th st, 20x90. P M. Aug 27, due Feb 11, 1910, 5%. Aug 29, 1907. 7:1876. 18,500  
 Vosburgh, Arthur S to N Y SAVINGS BANK. 88th st, No 40, s s, 344 e Columbus av, 22x100.8. Aug 23, 1907, due, &c, as per bond. 4:1201. 5,000  
 Walsh, Mary H to Antonio Capozzi and ano. Thompson st, Nos 218 and 220, e s, 225 n Bleecker st, 50x85. Prior mort \$50,-000. Aug 20, 3 years, 6%. Aug 23, 1907. 2:537. 15,000  
 Williams, John T to LAWYERS TITLE INS & TRUST CO. Madi-son av, Nos 778 and 780, w s, 60.5 n 66th st, 40x80. Aug 22, due, &c, as per bond. Aug 23, 1907. 5:1381. 50,000  
 Wolf, Chas L E to BANK FOR SAVINGS in City of N Y. Colum-bus av, No 774, s w cor 98th st, No 100, 25.11x74. Aug 26, 1907, 3 years, 4½%. 7:1852. 30,000  
 Wittner, Sigfried to Solomon Lent. 10th av, Nos 278 to 282, n e cor 26th st, No 461, runs n 74 x e 100 x n 24.8 x e 25 x s 98.9 to 26th st x w 125. Aug 20, demand, 6%. Aug 26, 1907. 3:724. 22,000  
 Wilder, Karl to Charlotte E Moorhouse. East Broadway, No 62, n s, abt 115 w Market st. Leasehold. Aug 26, 3 years, 6%. Aug 27, 1907. 1:281. 3,000  
 White, Wm S, of Englewood, N J, to BOWERY SAVINGS BANK. 27th st, No 115, n s, 166.8 e 4th av, 16.8x98.9. Aug 20, 5 years, 4½%. Aug 29, 1907. 3:883. 12,000  
 Zinsser, Hans with Annie Frank. 131st st, No 13, n s, 225 e 5th av, 25x99.11. Extension mort. July 29. Aug 28, 1907. 6:-1756. nom

**BOROUGH OF THE BRONX.**

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

\*Anopol, Walter to Chas C Manning. Commonwealth av, w s, 200 n Merrill st, 25x100. 3 years, 5½%. Aug 29, 1907. 3,500  
 Bender, John C with Hermann F Drewes. 10th st, s s, 130 e Prospect av, 20x96.10x20.3x99.4. Extension mort. Aug 24, 1907. 10:2687. nom  
 Bender, John G with Hermann F Drewes. 156th st, s s, 130 e Prospect av, 20x96.10x20.3x99.4. Extension mort. Aug 24, 1907. 10:2687. nom  
 Buckbee, Geo E to Otto P Schroeder. Webster av, e s, 84 s McLean av, if extended, 56x99.6x52.6x99.10. P M. Prior mort \$5,000. Aug 27, due, &c, as per bond. Aug 28, 1907. 12:-3401. 2,500  
 \*Berger, Louis to Thomas Burke. Unionport road, e s, 275 n Mianna st, 25x144x25x143. July 15, due July 1, 1910, 5½%. Re-recorded from Aug 3, 1907. Aug 28, 1907. 3,000  
 \*Bennett, Clarence Leroy, of Brooklyn, N Y, to Fidelity Develop-ment Co. Bogart av, w s, 250 n Brady av, 50x100. P M. Aug 9, 3 years, —. Aug 28, 1907. 1,800  
 Bergen, Wm C to Louis Viala. Marion av (proposed), w s, 150 s 198th st, late Travers st (proposed), 25x70.8x25.3x66.11. July 1, 3 years, 5%. Aug 28, 1907. 12:3289. 4,500  
 \*Bilotto, Nicola with Georgetta McLaughlin. 215th st, late 1st st, s s, 275 e Maple st, and being lots 109 and 110 map Village Jerome, 50x125. Extension mort. Aug 16. Aug 23, 1907. nom  
 \*Burke, William to Ehrich Peterson and ano. 228th st, s s, 205 w Prospect Terrace, 25x114, Wakefield. Aug 22, 2 years, —. Aug 23, 1907. 550  
 Breidbach, Carl J to Katherine G Farrell and ano. Mott av, w s, abt 20 s 144th st, 80x213.5 to Walton av x80x217.8, except part for Walton and Mott avs. Aug 23, due May 1, 1909, 4½%. Aug 28, 1907. 9:2345. 23,000  
 Cunningham, Thos to Caroline B Sexton. Fox st, n e cor 156th st, 100x45. Aug 23, 1907, 3 years, 5%. 10:2720. 32,000  
 \*Callahan, Cath to Geo F Quelet and ano. Bronxdale av, w s, 235.9 n Morris Park av, 25x99.9x25x99.8. P M. July 10, 3 years, 6%. Aug 27, 1907. 1,000  
 \*Same to same. Bronxdale av, w s, 260.9 n Morris Park av, 25x 99.9, Westchester. P M. July 10, 3 years, 6%. Aug 27, 1907. 1,000  
 \*Same to same. Bronxdale av, w s, 285.9 n Morris Park av, 25x 99.10x25x99.9 P M. July 10, 3 years 6%. Aug 27, 1907. 1,000  
 Carroll, Ann J, Mary J, Anna J, Frances A and Helen G to John R Suydam. Jerome av, n w cor 182d st, 150x100. Aug 27, 3 years, 5½%. Aug 28, 1907. 11:3196. gold, 17,000  
 Same to Lizzie B Pickering. Grand av, n e cor 182d st, 100x 100; 182d st, n s, 100 w Jerome av, 75x100. Aug 27, 3 years, 6%. Aug 28, 1907. 11:3196. 8,000  
 Conlan, John J to Grace D Webster. Sedgwick av, n w s, 392.1 n e Perot st, 24.6x92.10x21.11x100.2. P M. Aug 24, 5 years, 5%. Aug 26, 1907. 12:3254. 5,250  
 Dunn, Mary to Charles Spellman. 187th st, No 539, old No 791, n s, 87.10 e Bathgate av, runs e 22 x n 82.5 x w 19.10 x s 9.4 x w 2.2 x s 72.7. P M. Prior mort \$3,500. Aug 22, due Feb 22, 1910, 6%. Aug 23, 1907. 11:3056. 1,500  
 Di Genno, Antonio to Agnes L Sadlier. 137th st, s s, 1,050 w Home av, 50x100. Aug 22, due, &c, as per bond. Aug 27, 1907. 10:2549. 6,000  
 \*D'Andrea, Fulgenzio to A Shatzkin & Sons (Inc). Magenta st, n s, — e of White Plains road, lot 212 on map No 426 of build-ing lots in 24th Ward. Aug 27, 1 year, —. Aug 28, 1907. 129.45  
 Dixon, Edgar L to Mary E Bird. Fairmount pl, n e cor Crotona av, 70x200. Aug 28, 2 years, 6%. Aug 29, 1907. 11:2950. 1,000  
 \*Doyle, James S to Walter W Taylor. Eastchester road, e s, 247 n Boston Post road, 25x103.9x25x105. Aug 23, 3 years 6% Aug 29, 1907. 550

**ARCHITECTURAL IRON WORK** | **EXCELLENCE** | **HERVEY THOMPSON**  
**ECONOMY** | **176-178 E. 119th St., New York, N. Y.**

\*Di Maio, Rocco to Hudson P Rose Co. Leland st, w s, 205.10 n Meadow Drive, 50x94.4x27.6x100. P M. Aug 21, due Sept 1, 1910, 5 1/2%. Aug 29, 1907. 400

Einberger, George with GERMAN SAVINGS BANK in City N Y. 138th st, No 542 East. Agreement changing interest days. Aug 22, Aug 23, 1907. 9:2265. nom

\*Ernst, Louis to LONG ISLAND LOAN AND TRUST CO exr Chas W Lynde. Morris Park av, s s, 95 e Amethyst st, 25x100. Aug 26, due Dec 1, 1910, 5%. Aug 27, 1907. 6,500

Eichler, Auguste to The Jefferson Real Estate Co. 160th st, s s, 250 w Elton av, 25x100. Prior mort \$5,800. Aug 22, installs, as per note, 6%. Aug 29, 1907. 9:2381. Note, 218

Feinberg, Barnett to Charles and Henry Friedman. Prospect av, w s, 93.11 s 166th st, 37.9x144.6x37.5x144.5. Prior mort \$30,000. Aug 19, due Feb 19, 1913, 6%. Aug 29, 1907. 10:2679. 14,000

Same to same. Prospect av, w s, 131.8 s 166th st, 38x144.7x38x144.6. Prior mort \$30,000. Aug 19, due Feb 19, 1913, 6%. Aug 29, 1907. 10:2679. 14,000

Finkelstein, Lizzie and Gussie Horowitz to Clementine M Silverman. Prospect av, w s, 50 n 152d st, 75x95. P M. Aug 26, 3 years, 6%. Aug 27, 1907. 10:2675. 2,000

\*Flood, T Francis to WAPPINGER SAVINGS BANK. 13th st, s s, 280 w Av C, 25x103, Unionport. Aug 26, 3 years, 5 1/2%. Aug 27, 1907. 3,500

\*Fitzpatrick, Bridget to Bella Wolfson. Poplar st, s s, 377.10 e Forest st, 25.2x118x25x116.9. P M. Aug 27, 3 years, 6%. Aug 28, 1907. 1,900

\*Flood, T Francis to Clara Krischer. 13th st, s s, 255 w Av C, 25x103, Unionport. Aug 27, 3 years, 5 1/2%. Aug 28, 1907. 3,500

\*Goldgeier, Adolph W to Bozena Vanek. Plot begins 395 w White Plains road at point 550 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. P M. Prior mort \$3,000. Aug 28, 3 years, 5%. Aug 29, 1907. 1,475

\*Garvey, James to FISHKILL SAVINGS INST, of Fishkill, N Y. 173d st, w s, 122 s Westchester av, 25x100. Aug 24, due Oct 1, 1910, 5%. Aug 27, 1907. 3,500

Guggolz, Charles to Carrie Guggolz. Bathgate av, No 2307 (Madison av), n w s, abt 40 s 184th st, 25x100. 3/4 parts. July 15, installs, 6%. Aug 27, 1907. 11:3063. 1,000

Golden, Daniel with Mary E Benson. Alexander av, No 221. Agreement that party 1st part pay to party 2d part \$20 per month for life. June 13. Aug 23, 1907. 9:2313. nom

\*Howell, Eugene to Mary M Stegmann. Fox av, e s, 150 s Jefferson av, 50x100. Aug 20, due, &c, as per bond. Aug 23, 1907. 1,000

Hasenbalg, Harry W to Charlotte C Herwig. Decatur av, No 2642, e s, 145.3 n 194th st, —x100x25x100. Aug 27, due Oct 1, 1907, 6%. Aug 29, 1907. 12:3277. 3,000

\*Hill, Joseph and John Batson to Hudson P Rose Co. Rhineland av, s s, 281.6 e Eastchester road, 25x100. P M. Aug 26, 3 years, 5 1/2%. Aug 29, 1907. 400

Hetterick, Cath A C wife of and Henry to Bronx Investment Co. Bailey av, No 3420, e s, — n Boston av, lot 80 map land at Kingsbridge of Wm O Giles, runs e 87 x s 55.4 x w 98.11 to av x n 50 to beginning. Aug 29, 1907, 3 years, 5 1/2%. 12:3261. 3,250

Jefferson, John J and ano exrs Susan Jefferson Jr with Robt C Walker. 160th st, s s, 250 w Elton av, 25x100. Extension and assignment of mort. Aug 22, Aug 23, 1907. 9:2381. 5,500

Kleine, Frederick E to Harriet Balcom. Bristow st, w s, 165 s Jennings st, 20x100. P M. Aug 26, 3 years, 5%. Aug 27, 1907. 11:2972. 2,000

\*Kenny, Mary to Hudson P Rose Co. Rhineland av, n s, abt 641 e Eastchester road, 50x100, Hunter estate. P M. Aug 21, due Sept 1, 1910, 5 1/2%. Aug 23, 1907. 800

\*Lapham, Hannah to LONG ISLAND LOAN & TRUST CO exr Chas W Lynde. 179th st, n s, 100 w Bronx Park av, 25x100. Aug 26, due Dec 1, 1912, 5%. Aug 27, 1907. 3,500

Lightstone, Abraham to Dora Rosenstein. Alexander av, No 291, w s, 66.10 s 140th st, 16.7x70. P M. Prior mort \$7,000. Aug 27, 1 year, 6%. Aug 28, 1907. 9:2314. 1,000

\*Minford Realty Co to Thomas Lyman. 2d st, Westchester Creek; 1st st and Av A, the block, lots 473 to 475 and gore H map Unionport. All title to land under water Westchester Creek. Prior mort \$31,000. Aug 16, 1 year, 6%. Aug 29, 1907. 20,000

McCarthy, Fredk and Theo M Macy to TITLE GUARANTEE AND TRUST CO. Faile st, w s, 100 n Seneca av, 5 lots, each 25x100. 5 morts, each \$4,500. Aug 27, due, &c, as per bond. Aug 29, 1907. 10:2761. 22,500

\*Muller, George to William Walz. Hill av, w s, 100 s Jefferson av, 50x100; Hill av, w s, 175 n Randall av, 25x100, Edenwald. P M. Aug 28, 1 year, 5%. Aug 29, 1907. 1,400

McCarroll, Mary A to Kathleen Bland. 182d st, s e cor Creston av, 124.5x67x122x93.9. Aug 20, due May 20, 1908, —%. Aug 26, 1907. 11:3162. 500

\*McOwen, Josephine K to The North New York Co-operative Bldg & Loan Assoc. 172d st, e s, 400 n Gleason av, 25x100. Aug 23, 3 years, 6%. Aug 26, 1907. 4,000

\*McTurck, Ida B to John Bussing Jr. Holland av, e s, 150 s 213th st, —x—. Consent to priority of mort. Aug 20. Aug 23, 1907. nom

Meyer (Louis) Realty Co to Wm F Moore. St Anns av, Nos 107 and 109, w s, 25 n 132d st, 2 lots, each 25x74.11. 2 morts, each \$8,500. Aug 21, due, &c, as per bond. Aug 27, 1907. 9:2260. 17,000

Same to same. Same property. Certificate as to above morts. Aug 16. Aug 27, 1907. 9:2260.

Milici, Peter to John G Jenny. 184th st, n e s, 78.9 s e Bainbridge av, 34.6x71.8x25x94.4. Aug 28, 1907, due, &c, as per bond. 11:3024. 3,000

\*Mahler, Augustus H to Fidelity Development Co. Matthews av, e s, 150 s Brady av, 25x100. P M. Aug 9, 1 year, —%. Aug 28, 1907. 1,000

Nolan, Robert to Fredk Rieper. Hoe av, No 1305, w s, abt 272 s Jennings st, 25x100. P M. Prior mort \$5,000. Aug 27, installs, 6%. Aug 28, 1907. 11:2980. 1,350

Naumann, Martin E to John Theofel. Park av, Nos 3652 and 3656, s e s, abt 310 s 170th st, 50x150. Prior mort \$5,000. Aug 26, 1907, due April 1, 1910, 5%. 11:2901. 3,000

Olpp, Wm F to Century Investing Co. 141st st, s s, 152 e Southern Boulevard, runs s 131.3 x e 25 x s 26.6 x e 32.2 x n 98.6 x n 50.3 to st x w 64.11 to beginning. P M. Aug 27, 1907, 3 years, —%. 10:2592. 3,000

Olenick Realty Co to Harris Seff and ano. Jackson av, S27 and S29, w s, 32.10 s 160th st, 2 lots, each 42x74.11. 2 morts, each \$7,500. Aug 27, demand, 6%. Aug 28, 1907. 10:2637. 15,000

Same to same. Same property. 2 certificates as to above morts. Aug 27. Aug 28, 1907. 10:2637.

Petzold, Bernhard to William Stellwagen. Tinton av, w s, 141.8 n 158th st, 16.9x110. Prior mort \$2,250. Aug 23, 1907, due July 1, 1908, 6%. 10:2636. 1,200

Pollak, Louis and Benjamin to Thornton Bros Co. Findlay av, e s, 90 n 169th st, 21x100. P M. Aug 20, installs, 6%. Aug 27, 1907. 11:2783 and 2782. 2,300

Park, Geo C with Chas L Horton. St Marys st, n w cor Southern Boulevard, 101.9x131.3x—x131.3. Extension mort. Recorded June 28, 1905, and was described therein Southern Boulevard, n e cor St Marys st, 101.9x132.3x—x132.3. Aug 1. Aug 28, 1907. 10:2575. nom

Same with same. St Josephs st, s w cor Southern Boulevard, 101.10x131.3x—x131.3. Extension of mort. Recorded June 28, 1905, and was therein described Southern Boulevard, n w cor St Josephs st, 101.9x132.3x—x132.3. Aug 1. Aug 28, 1907. 10:2575. nom

Rudolph, William to Geo F Liginger. Brook av, No 140, e s, 25 s 135th st, 25x100. P M. Prior mort \$11,000. Aug 28, 2 years, 5%. Aug 29, 1907. 9:2262. 2,000

Resht Realty Co to Manhattan Mortgage Co. Anthony av, e s, 200 s Prospect pl, or 175th st, 59.2x90x83.6x92.4. Building loan. Aug 28, due Feb 1, 1908, 6%. Aug 29, 1907. 11:2890. 13,500

Same to same. Same property. Certificate as to above mort. Aug 28. Aug 29, 1907. 11:2890.

Rabadan, Chas W to Annie McFeat. 206th st, s e cor Grand Boulevard and Concourse, runs e 29.8 x s 97 to n s 205th st, x e 25.4 x n 97 x e 25 x n 93.6 to 206th st, x w 62 to beginning. Aug 14, 3 years, 6%. Aug 28, 1907. 12:3312. 4,000

Reid, Marcella, Jane F and John by guardian, and Patk T and Margaret Reid to Simeon C Bradley. Prospect av (Taylor av), No 2263, w s, 117.5 s 183d st, late Columbia av, runs w 102.9 x n 23.5 x e 102.9 to av x s 23.5 to beginning. Aug 22, 3 yrs, 5 1/2%. Aug 23, 1907. 11:3101. 2,900

Schifer, Joseph to William Hanselmann. Lorillard st, n w s, 307 n from e s 3d av, runs w 100 x n 50 x e 100 x s 50. Aug 19, 5 years, 5%. Aug 24, 1907. 11:3055. 5,000

\*Steinmetz, Amelia to LONG ISLAND LOAN & TRUST CO exr Chas W Lynde. Lyon av, s s, 30 e Grace av, 2 lots, each 25x10, Westchester. 2 morts, each \$3,500. Aug 26, due Dec 1, 1910, 5%. Aug 28, 1907. 7,000

Samolar, Sarah to Jos J Cermak. Lyman pl, e s, 327 s Freeman st, 19.10x80x21.1x80; Lyman pl, e s, 302 s Freeman st, 25x80. Prior mort \$4,000. Aug 20, due May 21, 1908, 6%. Aug 23, 1907. 11:2970. 1,500

Staab, Geo J to Seymour Realty Co. Longfellow av, w s, 125 s 172d st, 25x100. Prior mort \$5,000. Aug 23, 1907, due Sept 1, 1910, 6%. 11:3000. 1,500

Same to same. Longfellow av, w s, 150 s 172d st, 25x100. Prior mort \$5,000. Aug 23, 1907, due Sept 1, 1910, 6%. 11:3000. 1,500

Same to same. Same property. Aug 23, 1907, due Sept 1, 1910, 5%. 11:3000. 5,000

\*Steimann, Heinrich C W O to Broschart Realty Co. Lyon av, s s, 100 w Green av, 25x100. P M. Aug 22, due Feb 22, 1908, 6%. Aug 23, 1907. 700

Schulze, August to Chas F Weyrich. 135th st, No 520, s s, 275 w St Anns av, 25x100. P M. Prior mort \$13,000. Aug 15, due Aug 26, 1908, 6%. Aug 27, 1907. 9:2262. 1,000

Spellman, Charles to Maria H Forbes. 187th st, No 539, n s, 87.10 e Bathgate av, runs e 22 x n 82.5 x w 19.10 x s 9.4 x w 2.2 x s 72.7 to beginning. Extension mort. Aug 13. Aug 23, 1907. 11:3056. nom

Steinik, Louis and David J Cohen to Rebecca Altman. Morris av, e s, 280 n 174th st, 50x100. Given to secure 2 notes of \$1,250 each. Aug 22, due Nov 22, 1907, 6%. Aug 24, 1907. 11:2798. 2,500

Schlichter, William to Wm V Simpson. Ogden av, No 1061, w s, 70 n 165th st, 50x115. Aug 16, 3 years, 5%. Aug 27, 1907. 9:2526. 6,000

Sumner, Horton to Geo W Files. Stebbins av, s e s, 25 s w 167th st, 25x85.4x25.11x78.6. Aug 21, due Nov 1, 1907, 6%. Aug 27, 1907. 10:2691. 1,000

Silverman, Clementine M to Carrie G Silverman. Prospect av, w s, 87.6 n 152d st, 37.6x95. Prior mort \$20,000. Aug 26, due Dec 31, 1909, 6%. Aug 27, 1907. 10:2675. 10,000

Schadt, August to Adeline Grossmann. Teller av, No 1327, n w s, 208.10 n e 169th st, 25x100. P M. Prior mort \$5,500. Aug 24, due Feb 24, 1908, 5%. Aug 26, 1907. 11:2782 and 2783. 2,100

\*Strenglein, Michl to John Frohlike. Westchester av, n s, 108 e Washington st, runs w 58 x n 100 x e 58 x s 100 to beginning. Unionport. Aug 28, 3 years, 5 1/2%. Aug 29, 1907. 6,500

Saft, Henrietta to Max Richter. Dawson st, No 777, n w s, 225 s w Longwood av, 25x100. due July 12, 1910. Without interest. Aug 29, 1907. 10:2695. 250

Staab, Geo J to Otelia E Alessio. Longfellow av, Nos 1487 and 1489, w s, 125 s 172d st, 50x100. Prior morts \$13,000. Aug 26, 1907, due Sept 1, 1910, 6%. 11:3000. 2,500

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Strauss, Hugo to Martin Lahm and ano exrs, &c, Philip Lahm. Union av, No 1000, e s, 100 s 165th st, 61.2x163. P M. Aug 26, 1907, due, &c, as per bond. 10:2678. 12,000 Tobias, Samuel to Wm P Williams trustee for Mary L Hillhouse. 208th st, c 1, 325.6 s e 208th st or c 1 80 ft st, 25x130. Aug 19, 2 years, 5%. Aug 23, 1907. 12:3326. 700 Thornton Bros Co to Hortense Howland. Findlay av, w s, 80 n 169th st, 18x100. Aug 26, 3 years, 5%. Aug 27, 1907. 11:2783. 5,000 Same to same. Same property. Certificate as to above mort. Aug 26, Aug 27, 1907. 11:2783. Truelson, Hans F N to John W Demler. 179th st, n s, 113.2 e Vyse av, 25x124.6x25x125, except part for st. P M. Prior mort \$6,500. Aug 27, 3 years, 6%. Aug 28, 1907. 11:3132. 2,500 Thierlert, Louise H to Henry Meyer. 135th st, No 585, n s, 208.4 e St Anns av, 16.8x100. P M. Aug 28, 3 years, 6%. Aug 29, 1907. 10:2548. 1,000 Thorn, Jessie F to Henrietta Renshaw. Villa av, e s, 409 n 204th st, or Potter pl, 16x100. Aug 15, due, &c, as per bond. Aug 29, 1907. 12:3311. 1,000

\*Urbach, Henry to William Garrett. 2d av, e s, 51.6 n 229th st, 25x100, Wakefield. P M. Prior mort \$4,000. Aug 24, 3 years, 6%. Aug 26, 1907. 1,100 \*Van Buskirk, John A, of Redbank, N J, to Fidelity Development Co. Bogart av, e s, 165.7 n Neil av, 25x100. P M. May 16, 3 years; -%. Aug 28, 1907. 800 Williams, Louise to Bronx Investment Co. Concord av, n w cor 141st st, 20x80. Aug 23, 3 yrs, 5 1/2%. Aug 24, 1907. 10:2573. 4,000 \*Walpole, Mary to Joseph Hordes et al. 175th st, w s, 250 n Gleason av, 50x100. Aug 27, 1 year, 5%. Aug 29, 1907. 1,450 \*Watkins, Chas C Jr to Lydia Taylor. Lots 89 and 504 map Arden property, No 1106. P M. Aug 9, 2 years, 6%. Aug 24, 1907. 1,150 Young, Wm H, of Poughkeepsie, N Y, to Edward E Black. Woodycrest av, s w cor 167th st, 201.7x106.5x200x111.6. P M. Aug 7, due, &c, as per bond. Aug 27, 1907. 9:2513. 18,000 Same to same. Nelson av, s e cor 167th st, 200.7x106.5x200x 111.6. P M. Aug 7, due, &c, as per bond. Aug 27, 1907. 9:2513. 12,000

PUBLIC NOTICES.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST of the President of the Board of Trustees of Bellevue and Allied Hospitals, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the building, and contents thereof, standing within the lines of property acquired by the City of New York for hospital purposes in the

BOROUGH OF MANHATTAN.

BEING the building known as the plant of the United Electric Light and Power Company, and all the machinery contained therein, viz:

- Three 600 horsepower Corliss engines; Direct-connected exciter outfit; Three Westinghouse 400-kilowatt generators; One 2,000 horsepower heater; Boiler feed pumps; Fifteen 100 horsepower boilers; Steam exhaust pipe; Three steel stacks; Breachings, dampers; Steam and exhaust pipe covering; Eight 1,200 horsepower engines; Nine thousand six hundred horsepower kilowatt condenser; Eight 750 kilowatt generators; Three 225 kilowatt exciter outfits; Force draught outfit; Twenty-five ton traveling crane; Seven 200 horsepower Climax boilers; Coal and ash conveying apparatus; Steam and exhaust piping; Two feed water heaters 2,000 horsepower; Three boiler feed pumps; Steam and exhaust pipe covering; Four steel stacks; Breachings, dampers and damper regulators, said building being situated between Twenty-eighth and Twenty-seventh Streets and between First Avenue and the East River, Borough of Manhattan, and which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, the sale of the above described building and contents thereof will be held on

THURSDAY, SEPTEMBER 5, 1907,

at 12 o'clock m., on the premises. For further particulars see City Record. JOHN H. MCCOOEY, Deputy and Acting Comptroller. City of New York, Department of Finance, Comptroller's Office, August 27th, 1907. (37514)

For other Legal Advertisements see pages 341 and 342.

For Judgments in Foreclosure, Lis Pendens and Foreclosure Suits see pages 341 and 343.

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. 26 Andreades, Evangelos—Panajotis Carides... 162.60 27 Arvintz, Aaron V, Abraham and Nathan—F Graff Furnace Co... 364.40

27 Anderson, Andrew—Schwartz Belting Co... 170.66 28 Argyos, Peter—Geo W Martin et al... 38.83 29 Abrams, Henry—N Y City Ry Co, costs, 107.75 30 Adler, Louis N—Henry Roth et al... 137.37 31 Adams, Henry C—Terminal Bank... 112.17 24 Benschner, Alfred—Ely Rosenberg... 112.91 24 Baylies, Mary—Henry Meyers... 100.99 24 Baumgarten, Louis—Joseph C Cocker... 28.78 24 Bank, Sam and Rosie—Samuel Hess... 185.71 26 Brownell, Atherton—Jos F Hannan and ano... 63.20 26 Brown, Wm J—Herbert R Limburg... 127.91 26 Bayarsky, Jacob—L Dickman et al... 43.08 27 Bowers, John C—People, &c... 1,500.00 27 Bruce, Thomas—Andrew Foulds, Jr... 1,612.15 27 Boehm, Geo N—Samuel Newman... 215.35 28 Beals, Hallock W—Providence Washington Ins Co... 163.20 28 Buzzini, John S and Salvatore—Wm H Hussey et al... 319.91 29 Bellows, David S—Michael Susskind... 119.65 29 Beck, Cornelius—Geo S Hill... 74.12 29 Barsalou, Ellen admx—John Peirce... costs, 161.66 30 Benech, Joseph J—Frank Hubner... 491.00 30 Bogin, Samuel—Henry W Pollock... 1,853.02 24 Cohn, Abraham—Michael Cohn... 166.88 24 Cohen, Michael—Van Norden Trust Co... 220.30 26 Chorinson, Sam—Louis Dickman and ano... 421.27 27 Cornell, Samuel H—Corn Exchange Bank... 28.22 27 Chicklacos, Peter—Robert Lewis... 1,807.56 28 Clark, Andrew L—National Drill & Mfg Co... 482.99 28 the same—the same... 370.02 29 Crosby, Hiram B—Hapgoods... 32.76 29 Clark, Edward—Josephine Hess... 113.31 29 Cutter, Howard G—Edward Adams... 48.91 29 Cooper, Samuel & Benjamin—Henry A Bade... 147.00 29 Clement, Michael—Sonn Bros Co... 1,184.89 30 Cohen, Elias—Jacob Smazinovitz... 138.78 30 Clausen, John F—Adams & Elting Co... 108.45 30 Carnahan, Robert O—Associated Merchants of N Y... 98.61 \*24 Davis, Benjamin—Adolf Karp... 47.72 24 Dessauer, Monro G—Morris L Strauss... 93.71 27 Douglass, John L—Charles Hurst et al... 114.32 28 Ditzler, Hugh W—William Floyd et al... 226.41 29 Dondero, John—John H Dewes et al... costs, 23.08 30 Deane, Wm E—Henry A Brann... 93.31 30 De Rosaire, Lizzie—Joseph Margolies... 37.56 30 Dunne, John F—Wm H Barron... 65.91 27 Ennis, Meyer—William Kerby... 221.88 29 Ehrlich, Sam—Harry Bodek... 29.65 30 Ennis, Meyer—Nicholas Conforti... 527.59 30 Eagle, Marcus—Isaac S Frank... 22.97 24 Fassanlaride, Constantine D—Geo D Teris... 304.21 26 Farfasro, Laurence—Harry Barth and ano... 97.22 27 Fuller, Arthur—Geo H Bruce... 111.90 27 First, Benj F—Fannie First... costs 152.40 28 Friedenber, Morris guardian—Alexander J Scott et al... costs 23.08 28 Freeman, Max—Wm R Coffee... 114.22 28 Fitzmaurice, John—E W Dunstan Co... 54.01 28 Farragona, Anthony—Warren A Connoyer et al... costs 23.08 29 Filler, Israel—Leib Roshke... 300.72 29 Fritz, Samuel—Solomon Millman... 87.94 29 Flynn, Simon—Interurban St Ry Co... 86.25 30 Feuss, Adolph C—Julian H Meyer et al... 49.39 30 Finesilver, Anna—Israel D Schlachetzki... 45.81 30 Finn, John T—Broderick & Bascom Rope Co... 176.97 30 Fahrer, Jacob—Pincus Stahl... 27.91 30 the same—the same... 50.01 24 Genzburg, Eugenie and Sol—Lena A Engel et al... 454.72 \*24 Gottlieb, B C—Van Norden Trust Co... 220.30 26 Goerlitz, John—John C Eidt... 337.49 26 Goldstein, Morris—M N Krakower... 205.31

26 Greiner, Dietrich—Edward C Striffler... 199.60 27 Goodstein, Wm L—Harry S Dewey... 130.97 27 the same—the same... 216.51 27\*Glazik, John F—Schwartz Belting Co... 170.66 27 Guadaque, Umberto—Louis Cohen... 68.96 27 Gilbert, Albert E and Margaret—Italia Undertaking Co... 172.30 28 Gumaelius, Charles—A Halliday & Co... 165.11 28 Gallauner, Edmund—Henry C Calman... 63.85 28 Garretton, Robert L—Leopold Barth... 246.59 28 Gress, George—John F Harrington... 63.16 28 Giglio, Lorenzo—Geo W Martin et al... 41.62 28 Grinberg, David—Goodman Co... costs 23.08 29 Greenwaldt, William—A Silz... 34.20 29 Gutoff, George—Bigelow Varnish Co... 27.72 29 Glassberg, Max—Solomon Ullman... 62.95 29 Goldstein, Abraham S—Joseph L Levy... 70.33 29 Goldsmith, Louis—Am Typewriter Letter Co... 43.68 30 Gamage, Jules C—James R Bloomer... 3,515.00 30 the same—J Philip Benkart et al... 7,702.50 30 Grau, Alois—Frank Hubner... 491.00 30 Goldman, Morris—Isaac A Benquit... 347.75 30 the same—the same... 1,223.63 26 Hanlon, Daniel E—Jas Fitzgerald... 142.87 26 Hasso, Helena—Loving & Garrigues Co... 23.08 27 Hess, Samuel—Henry H Sisson... 42.16 27 Hochstein, Max—Ezra Lewine... 438.85 27 Hudson, Walter G—Louis Blash et al... 302.87 27 Hough, Joseph C—Clarence D Baldwin... 437.40 28 Hoff, Carl—Emil Hamburger et al... costs 23.08 28 Hahn, John J—Max Cohen et al... 50.42 29 Hirsch, Morris—Joseph L Levy... 70.33 29 Haendel, Frederick J—Theresa Kraemer... 51.65 29 Henry, Missouri admx—Harry Alexander exr... 23.08 30\*Hahn, Joseph—Henry Roth et al... 137.37 30 Hall, John T—James I Montgomery... 484.67 30 Hough, John C—Morse International Agency... 759.64 30 Heden, Gustaf—Amelia Margraf... 44.41 28 Juliano, Antonio—Vincenzo Fanazila... 161.61 28 Jerusalem, Morris—Samuel J Fendler et al... 87.41 29 Jackman, Peter—Geo W Martin et al... 1,632.85 30 Joyce, Michael J—Frank Hubner... 491.00 24 Kurzrok, Raphael—Harris Danzig... 218.52 24 Kirschner, August—Ralph M Ward... 612.25 26 Kroppe, Wm O—Louis S Reische... 69.37 26 Kahn, Harris—Angelo Gagliano... 317.51 26 Kurzrok, Raphael—J L & M Jacobs Co... 44.86 26 Koven, Heyman—H B Clafin Co... 118.27 26 Kolianko, John and Jane—Louis Dickman and ano... 140.65 27 Kurzrok, Raphael—Philip Peshkin... 163.45 27\*Krizer, Morris—Camden & Philadelphia Soap Co... 223.45 27 Kleigman, Morris—the same... 223.45 27 Klein, Joseph S—Leopold Beringer... 130.66 26 Kleinfeld, Gerson—Harry S Dewey... 130.97 27 Kopelowitz, Jacob—the same... 130.97 27 Kleinfeld, Gerson—the same... 216.51 27\*Kopelowitz, Jacob—the same... 216.51 28 Kaufman, Isaac—Isiah Lidy... 44.00 29 Kalichman, Joseph—Solomon Millman... 87.94 30 Kelly, Joseph—Morris Rosenfeld et al... 230.30 30 Kirschberg, Jacob—Henry W Pollock... 1,853.02 30 Klosty, Meyer—Israel D Schlachetzki... 45.81 30 Koch, Wm F—Ballou Dickson Co... 46.27 30 Katz, Meyer—Isaac A Benquit... 1,223.63 30 the same—the same... 347.75 24 Levin, David—Adolph Karp... 47.72 27 Lubetkin, Nathan—German Exchange Bank... 1,028.98 27 the same—the same... 1,028.20 27\*Lubetkin, Abraham and Philip—the same... 1,028.20 27 Levine, Jacob—Ezra Lewine... 578.88 28 Lyons, Geo W—David Sagui... 133.31 29 La Croix, Richard—Hapgoods... 64.43 29 Lockwood, Robert H—Louis Zinke... 105.00 29 Lutzmann, Otto—Obermeyer & Liebmann... 467.13 29 the same—the same... 375.39 29 Lang, Theodore J—Joseph Fenrich... 51.62 29 Lawless, Patrick—Max Friedman et al... costs, 23.08

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28 Neufeld, Charles and Morris—First National Bank of Bristol.....	266.74
28 the same—the same.....	266.39
29 Nelsen, Agnes—Morris Rosenfield et al.....	178.61
30 Nolan, Herman D—Wm H Barron.....	339.85
26 Oppenheimer, Jacob—R G Furey Co.....	366.91
26 O'Hara, Patrick—Foundation & Con Co.....	23.08
27 O'Neill, Joseph P—Nassau Bank.....	420.61
24 Plumb, Robert M—Esther Branye.....	484.87
24 Palineton, Abel D—Israel Weinberg.....	127.40
27 Pollon, Samuel—Philip Peshkin.....	163.45
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28 the same—the same.....	266.39
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29 Seiler, Solomon—the same.....	87.94
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30 Simon, Edward—Sigmund Hochstadter.....	60.81
30* Simon, Alfred M—Henry Roth et al.....	137.37
30 Syrop, Samuel—People, &c.....	1,000.00
30 Shapiro, Morris—Aaron Jaspe et al.....	75.18
30 Shapiro, Isaac L—Hyman Wolff.....	23.22
26 Tilley, Milton P—Paul Von Kaentzel.....	113.42
27 Tallis, Walter H—Louis Kessler.....	43.05
27 Veritzan, Geo N—Wm W Astor.....	23.41
29 Vizzard, William—Morris Rosenfield et al.....	230.30
24 Wallenstein, Samuel L—Rider Ericsson Engine Co.....	115.11

24 White, Joseph—Moses J Stroock et al.....	59.31
24 White, Abraham—Harry Content et al.....	3,129.29
27 Weiner, Samuel—Julius B Fox.....	23.08
27 Weinstein, Minnie—Simpson Crawford Co.....	33.99
28 Williams, Christopher G—Thomas Harper.....	108.68
29 Welsh, John P—Daniel H Carstairs et al.....	186.02
29 Wolf, Simon—Frank F West.....	33.55
29 Warm, Jacob—Morris Levin et al.....	190.31
29 Wrightson, Geo H—Bernard & Co.....	12.72
30 Wild, Nelson U—Ernest E Peterson.....	69.16
29 Yermovsky, Harry—Meyer Yermovsky.....	326.15
24 Zamaites, John—Hyman Gruber et al.....	102.00
26 Zelinka, Leopold—Louis Bralower and ano.....	36.02
26 Zoeller, Henrietta—R G Furey Co.....	366.91
27 Zelinka, Isidor and Leopold—Fannie Goodman et al.....	35.46
29 Zimmerman, Charles Jr—Geo F Moore Inc.....	137.35
30 Zimmerman, Louis—Mary Noonan.....	328.16
30 Ziegfeld, Florence Jr—N Y Cab Co.....	102.41

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24 the same—Slipp Butler Co.....	1,048.53
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26 Joseph M Cohn House Wrecking Co, Inc—Geo C Stetson and ano.....	568.60
27 The City of N Y—Theresa Hupfel admrx.....	500.00
27 North Side Bank of Brooklyn—Wm M Filton.....	46.41
27 Auto Transportation Co—the same.....	46.41
28 D E Baxter & Co—Geo L McCracken Agency.....	105.66
28 The Opera Comique Co—D Albee Patten.....	231.75
28 White City Construction Co—David H Cagney et al.....	444.35
28 Whitehall Contracting Co—Wm O Fitch.....	41.89
28 Henry Erkins & Co—Henry Erkins.....	2,823.19
29 Mount Morris Construction Co—Annie Wolf.....	419.93
29 The Mutual Reserve Life Assurance Co—Stanley M Isaacs et al.....	11.36
29 Interborough Rapid Transit Co—Rose Pezzar.....	750.00
30 Bormay Engraving Co—John G Hurmuze.....	1,998.94
30 Mount Morris Construction Co—Joe Duke.....	216.90

SATISFIED JUDGMENTS.

August 24, 26, 27, 28, 29, 30.

Adams, Daniel, Jr—T H Carter.....	1904.....	87.24
Adams, Louis B—C Pickels.....	1907.....	286.31
Armbruster, John—F H Leggett et al.....	1899.....	171.19
Blumenreich, Gustave—J N Murphy.....	1897.....	272.16
*Baldwin, Clarence D—J C Hough.....	1906.....	1,606.82
*Camaidella & Hetttesheimer, Inc—G C Stetson et al.....	1907.....	824.36
Capone, Thomas C—L Cioffe.....	1907.....	144.77
*Cohn, Joseph M—H Levene.....	1904.....	519.31
Duncan, Ellen M and Fred A—G J Wolf et al.....	1905.....	112.04
Dean, Wm E—C B Morris et al.....	1899.....	1,214.38
Eckhardt, Conrad—S Manges et al.....	1907.....	186.91
*Faerber, Moritz—L Gleicher.....	1907.....	384.47
Finn, Wm E—E A Bull.....	1905.....	6,482.78
Same—the same.....	1906.....	138.30
Greenbaum, Leopold S and Maurice Kreisler—Ballou-Dickson Co.....	1907.....	187.15
Gleason, Joseph—Wyckoff, Church & Partridge, Inc.....	1907.....	189.54
Graves, John R—The Travelers Ins Co.....	1907.....	50.16
Gillman, Deborah—A J Abrams.....	1907.....	73.31
Garibaldi, Frank and Joseph Natale—People, &c.....	1907.....	500.00
Green, James C—City of N Y.....	1906.....	43.56
Hambos, John—J M Wallace.....	1907.....	25.20
*Hartridge, Clifford W—P J Shields.....	1907.....	32,694.69
Heuser, Freda—G W Martin et al.....	1903.....	42.30
Ireland, John De C—W S Brewster.....	1906.....	1,212.25
Jager, Philip—K Bell.....	1905.....	95.12
Kottek, Jacob—D Spain.....	1907.....	12.65
Knepper, Frank—M S Newcorn.....	1907.....	155.17
London, Julius & Moses Press—Juma Contracting Co.....	1907.....	334.61
Same—the same.....	1907.....	441.11
Lieberman, Abraham—H Vivag.....	1907.....	297.61

Levingson, Barnett & Israel Herman—Colwell Lead Co.....	1907.....	519.65
Same—the same.....	1907.....	519.65
Same—A Weinstock.....	1907.....	277.90
Munro, Norma L—S Pitou.....	1907.....	182.85
Meloy, Andrew D—M Kendall.....	1905.....	124.37
Same—J Livingston.....	1906.....	728.43
Same—W E Clark.....	1905.....	136.30
Meloy, Andrew D, Maurice L Mullanan and Henry D Crippen—Jordan Marsh Co.....	1905.....	342.80
Nerenberg, Henry—R Moore.....	1897.....	119.81
Ossusky, Henry—F Leinhos et al.....	1900.....	111.40
Ossusky, Millard—F Leinhos et al.....	1900.....	111.40
*Robinson, Francis H—Dept of Health.....	1899.....	209.50
Quinn, Anna—Quadriborough Land and Development Co.....	1907.....	39.41
Rothans, Samuel—J E Jubb.....	1902.....	93.46
Satinspell, Annie & Harry Steinlauf—S Weinrib.....	1907.....	137.70
Tanenbaum, Wolf—L Eigenmacht.....	1907.....	44.65
Vasels, George—N Contakus.....	1907.....	756.43
White, Wm A—M Steindler.....	1907.....	129.41
Wunder, Mary & George—L L Williams.....	1901.....	769.98

CORPORATIONS.

S P Pearson & Co—S Wittcoff.....	1907.....	630.94
Derby Desk Co—M J Murray.....	1907.....	1,000.64

\*Vacated by order of Court. \*Satisfied on appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

MECHANICS' LIENS.

Aug. 24.

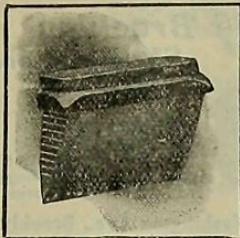
294—146th st, s s, 100 w 7th av, 150x100, Abraham Weinstock agt Lazarus Perelson and Louis Rosenberg.....	582.50				
295—82d st, No 227 East, Hugh Ward agt Lena Schott and Charles Corbeser.....	24.05				
296—Amsterdam av, e s, whole front between 158th and 159th sts, 200x100, Ernst H Rambo agt John and Joe Doe, Vederato Bros and Abraham Ruth.....	836.40				
297—108th st, Nos 323 to 345 East.....	1st av, Nos 2100 and 2102.....	1st av, Nos 2105 and 2107.....	97th st, No 27 West.....	Louis Wiener et al agt Raphael Kurzrok.....	4,000.00
298—Canal st, No 30, B Silverman & Co agt Isaac Lipschitz.....	362.00				
299—12th st, Nos 507 and 509 East, Louis Perelman agt Nathan Silver and Solomon Alter.....	300.00				
300—12th st, No 533 East, Same agt A Reichman and Solomon Alter.....	160.00				
301—10th av, Nos 285 to 291, Max Balik agt Lowenfeld & Prager and Zimmerman & Co.....	55.00				
302—Worth st, No 192, Abraham Mach et al agt Guiseppe Ungabardi.....	40.00				
303—Broadway, s e cor 184th st, 77.7x103, David Garman agt William Lyman.....	3,700.00				
304—102d st, No 219 East, Isaac Lustgarten agt Max Teiger.....	95.00				
305—Liberty st, Nos 91 and 93, Richard Thompson & Co agt The Singer Mfg Co and the Engineer Co.....	923.20				
306—136th st, Nos 502 to 510 West, National Mantel and Looking Glass Co agt Bessie C Clark.....	376.00				
307—177th st, n s, 100 e Audubon av, 170x—176th st, n s, 100 e Audubon av, 170x—177th st.....	Gildo Ferrando agt Portland Realty Co.....	1,000.00			

Aug. 26.

308—183d st, s s, 25 w Hughes av, 25x75, Frederick Wahn agt Magdalena Marx and John Marx.....	272.60
309—67th st, No 216 East, Aaron Billow agt Adolph Simon and Joseph Wolkenberg.....	144.00
310—Prospect av, n w cor Home st, 100x100, A R Bass & Son agt Marcus Bros, A, B, C Roofing Co, S Dore and John Nesbit.....	76.69
311—102d st, No 124 East, Herman First agt Moses Falk.....	84.45
312—50th st, n s, 200 w 11th av, 50x200 to s s of 51st st, Duplex Hanger Co agt Kohler & Campbell and C Bagg Iron Works, Inc.....	350
313—64th st, No 54 East, Vapor Heating Co agt Robert I Jencks and John Boyd.....	312.70
314—Broadway, No 833, Simon Steinberg agt the Goelet Estate and Joseph Keller.....	50
315—Allen st, No 57, Morris Hochberg agt Rose Fray and Frank Silberstein.....	40
316—Broadway, No 401, Rosie Glasser agt Walker Realty Co and Wright & Roe.....	45
317—64th st, No 54 East, Johnson Service Co agt R I Jacobs and John Boyd.....	200
318—101st st, No 50 East, Martin Ackerman agt Eliza Cohen.....	35.00
319—16th st, No 427 East, Same agt same.....	68.00

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Aug. 27.

- 320-Suffolk st, No 14. Max Klotz agt Jacob and Dora Schall and M Michkin. 145.00
321-129th st, Nos 154 and 156 East. Oscar E Eldman agt H Manning and Walter E Peterson. 75.00
322-144th st, n s, 100 w 7th av, 150x100. S E Kellar Lumber Co agt Louis E Perelson and Louis Rosenberg. 1,878.32
323-172d st, n s, 100 w Amsterdam av, 87.6x 94.6. Isidore Freudenheim agt Albert London, Schoenfeld and Freudenheim and Louis Meryash. 287.50
324-Broadway, No 1878. Elmer G Sharpe agt John G, Mary E A, Rebecca D and Ella V Wendell, Motor Mart and Frank E Malone. 476.50
325-136th st, s s, 100 w Amsterdam av, 300x 100. Edwin Shuttleworth Co agt Bessie C Clark. 11,500.00
326-2d av, Nos 413 and 415. Maurice Newmark agt John Doe and Wollins Bros Co. 285.00
327-49th st, Nos 337 and 339 East. William Gerber agt David Lenz Cohen Co and David Cohen. 41.50
328-177th st, n s, 100 e Audubon av, 170x- -176th st, n s, 100 e Audubon av, 170x- -177th st, n s, 100 e Audubon av, 170x- -Gildo Ferrando agt Portland Realty Co. 2,167.00
329-Wall st, s s, 138.1 w William st, 30.6x 124.7x irreg. Alabama White Marble Co agt Lands Purchase Co and Trust Co of America and Robert C Fisher Co. 5,584.97
330-129th st, No 58 East. Rodolf Gersmann agt Katherine Van Valin. 590.41
331-Tinton av, n w cor 158th st, 125x95. Elias Levinthal agt Northwestern Realty Co. 124.38
332-8th av, s e cor 144th st, -x-. Elias Levinthal agt same. 89.76
333-St Nicholas av, n e cor 179th st, 100x100. George Grossman Co agt M Hirshfield and J P Nertney. 124.80
334-115th st, No 424 East. Vincenzo Bitetti agt Alfonso and Vincenza Grossa. 53.00
335-122d st, Nos 504 to 510 West. Finkelstein & Kugel agt Isaacc Huppert and Max Bernstein. 900.00

Aug. 28.

- 336-Columbus av, w s, whole front between 81st and 82d sts, 204x100. Henry W Mc Mann agt New Endicott Co and Mosuer & Conway. 86.33
337-137th st, Nos 6 to 20 West. Electric Construction Co agt Pearl Realty and Construction Co. 80.00
338-1st av, No 2414. Jacob Leopold agt Abraham Cohen. 85.00
339-College av, n w cor 146th st, 110x51.3. Minett Varnish Co agt Rosalia Meli. 145.75
340-9th av, 31st st, 33d st, 7th av, whole plot. Robert H Mathews Co agt Pennsylvania R R Co and Geilhard & Gallagher Construction Co. 465.03
341-146th st, s s, 100 w 7th av, 275x100. Frank Steyskal agt Louis Rosenberg and Lazarus Perelson. 1,850.00
342-144th st, n s, 100 w 7th av, 130x99.11. Same agt same. 950.00
343-Lenox av, w s, whole front between 146th and 147th sts, 199.10x675. S Trimmers & Sons agt New York City Ry Co and Metropolitan Street Ry Co and New York Derrick Co. 221.75
344-Same property. Bunke & Meyer agt same. 120.45
345-144th st, n s, 100 w 7th av, 130x100. Louis Seigelbaum agt Louis Perelson and Louis Rosenberg. 1,350.00
346-172d st, n s, 100 w Amsterdam av, 175x 94.6. Simons & Moersgelder agt Albert London and Louis Meryash. 3,146.25
347-5th av, No 582. N Hutkoff & Co agt Paul L Byck, George Rae and John T Brady & Co. 349.11
348-116th st, Nos 70 and 72 East. Brooklyn Vault Light Co agt Ferdinand Kurzmann and Weiss & Co. 163.50
349-Thompson st, No 15. P Roberts & Co agt Barbara Fisher and Joseph N Serf. 77.20
350-10th av, No 721. Ellie Hilberg agt Patrick J Mullane and Joseph Restel. 125.00
351-Suffolk st, No 59. -Broome st, Nos 195 to 199. David Shuldiner agt Joseph Berkowitz and Solomon M Landsman and S Fox and M Worm. 499.46
352-Essex st, Nos 85 and 87. Max Cohen agt Abraham Kosower and J Grossman. 93.00
353-Norfolk st, No 82. Harris Merman et al agt Carl Karg and Sigmund Fox. 50.00
354-Ludlow st, No 96. Same agt same. 525.00
355-176th st, n s, 125 w Amsterdam av, 150x 100. Alfonso Lomonte et al agt Portland Realty Co. 635.00
356-177th st, n s, 125 w Amsterdam av, 150x 100. Same agt same. 2,300.00
357-177th st, s s, 125 w Amsterdam av, 150x 100. Fortunate C Lomonte agt same. 168.45
358-Union av, n w cor 150th st, 25x85. New York Hod Hoisting Co agt Paul Diono and Gordon & Fidler. 102.26
359-52d st, No 531 West. Barnet Miller agt Jacob H Benaim. 26.50
360-43d st, Nos 313 to 319 West. John Douglass Co agt Charles and Arthur H Scribner and John Boyd. 1,271.00

Aug. 29.

- 361-Hubert st, n s, whole front between Washington and West sts, 229.7x120. Brooklyn Vault Light Co agt Varick Realty Co and D Holland Iron Co. 256.82
362-10th av, Nos 285 to 291. Louis Widerke agt Lowenfeld & Prager and Zimmerman & Co. 50.00
363-143d st, n s, 275 w Broadway, 50x100. H Raabe & Sons agt Irwin A Lewis and Merrill Realty & Construction Co. 700.00
364-116th st, Nos 70 and 72 East. Adolf Weiss et al agt Ferdinand Kurzmann and Schlesinger & Schlesinger. 505.00
365-75th st, Nos 234 to 240 East. Same agt S Cannariata and Joseph Orobello. 320.00
366-Hester st, No 57. Same agt Lena Siegel and Onward Building Co. 229.00
367-7th av, Nos 481 to 489, and 36th st, Nos 155 to 163 West. Manhattan Marble Co agt Darius O Mills and O'Connell-Piper Co. 1,513.00
368-Same property. Astoria Marble Co agt same. 1,237.77
369-7th av, 9th av, 31st and 33d sts, whole plot. Crane & Clark agt Pennsylvania R R Co and Geilhard & Gallagher Construction Co. 718.57
370-54th st, Nos 247 to 259 West. Keasbey & Mattison Co agt Automobile Club of America and John Boyd. 577.30
371-Scammel st, e s, whole front, between Cherry and Water sts, 151x71.3. Robert Perlman agt Newland Realty & Construction Co. 650.00
372-Brook av, n e cor 168th st, 96.7x45. Joseph Gartner et al agt Henry J Semke and August F Schwarzler. 525.00
373-Suffolk st, No 59, and Broome st, Nos 195 to 199. Abe Warm agt Solomon M Landsman and Joseph Berkowitz and Sigmund Fox. 1,906.00
374-Water st, No 5. James Grimes agt Swenska Lutherska Immigrant Hemmet. 375.90

Aug. 30.

- 375-12th st, No 235 West. Augustus W Jones agt Elias A Cohen and Paul Baron. 143.00
376-101st st, Nos 408 and 410 East. Morris Jablydowski agt Annie and Vincent Cirrito and Isaac Gordon. 600.00
377-Same property. Isaac Gordon agt Annie and Vincent Cirrito. 760.00
378-East Broadway, No 131. Bernardo & Balletti agt Abraham Korn. 35.00
379-7th av, n e cor 36th st, 96.9x175.10. Melvin R Duntan agt Darius G Mills and O'Connell-Pipe Co. 1,000.00
380-Katonah av, n w cor 237th st, 100x100. Luther W Eaton et al agt Henry C Simmonds. 2,683.00
381-Av A, No 64. Joseph Rosenzweig agt Gustave Gross. 765.00
382-College av, n e cor 146th st, 110x51.3. Minett Varnish Co agt Rosalia Meli. 145.75
383-11th st, No 600 East. Furnet & Co agt Samuel Lorber and Weiss & Co. 124.99

BUILDING LOAN CONTRACTS.

Aug. 27.

- 6th st, s s, 243 e Av B, 50x97. Samuel Golding loans Isaac Solinger to erect two 6-sty tenements; 7 payments. 30,000
Bryant st, s e cor Jennings st, 125x100. Robert E Heun loans Isaac Schwartz to erect a 2-sty building; 12 payments. 33,000
227th st, n s, 130 e Barnes av or 4th av, 25x 114. James G Wentz loans Giacomina Zanetti to erect a 2-sty dwelling; 4 payments. 3,700

Aug. 29.

- Mott st, Nos 302 and 304. Michele Scangarella loans Michele Briganti; to erect a 6-sty tenement; 6 payments. 30,000

SATISFIED MECHANICS' LIENS.

Aug. 24.

- Grand st, No 568. Solomon Bisgaier agt Morris Fisher. (Aug 9, 1906). 81.57
Longfellow st, w s, 125 s 172d st. Peter Ewald agt David H Spring. (July 31, 1907). 78.00
Same property. Heil Bros agt same. (July 30, 1907). 100.00
Same property. Genorosa Lanarde agt same. (Aug 14, 1907). 244.00
Same property. Alexander Obright agt same. (Aug 15, 1907). 97.00
Same property. Abraham P Lerman agt same. (Aug 15, 1907). 165.00
Same property. Howes Mfg Co agt same. (Aug 15, 1907). 72.48
Same property. David Shapiro agt same. (Aug 15, 1907). 50.00
Same property. Clyde F Hawes agt same. (Aug 17, 1907). 433.68
44th st, Nos 111 to 121 West. George Keister agt the Stuyvesant Theatre Co. (Aug 21, 1907). 7,500.00

Aug. 26.

- St Nicholas av, n e cor 179th st. Murphy & Worthing agt M Hirshfield. (Aug 23, 1907). 140.00

- Morris av, Nos 631 and 633. Oscar G Borkstrom agt Di Toro & Zanchelli. (Aug 20, 1907). 52.28
71st st, No 212 West. David E Kennedy agt John W Merriam. (Jan 24, 1907). 102.00
Same property. John H Boynton agt Louis J Merriam. (Dec 19, 1906). 520.65
Same property. Bronx Mantel and Tile Co agt same. (Oct 30, 1906). 218.15

Aug. 27.

- 2d av, Nos 898 and 900. Raphael Kamin agt Cohen & Shapiro. (Jan 28, 1907). 63.00
48th st, Nos 257 and 259 East. Same agt same. (Jan 28, 1907). 63.00
236th st, No 417 West. Max Abrahams et al agt Sigmund J Speibler. (June 26, 1907). 130.00

Aug. 28.

- Manhattan av, e s, whole front between 110th and 111th sts. Joseph Newmark agt Arthur E Silverman Building Co et al. (Aug 20, 1907). 1,153.40
42d st, No 3 West. Republic General Contracting Co agt Howard Realty and Development Co et al. (June 30, 1905). 2,392.00
Tinton av, No 625. Samuel Lewis agt Philip Simon et al. (Aug 16, 1907). 36.50
9th st, No 646 East. Louis Golden agt Samuel Korminsky et al. (Feb 7, 1906). 2,425.00

Aug. 29.

- 100th st, Nos 327 and 329 East. Max Sussman et al agt Aguroff Weimberg et al. (Nov 1, 1906). 126.73
111th st, Nos 63 to 79 East. William Messer Co agt Abraham Rothstein et al. (Jan 18, 1907). 2,754.63

Aug. 30.

- Broadway, n w cor Liberty st. The E H Ogden Lumber Co agt Singer Mfg Co et al. (1907). 625.08
Amsterdam av, s w cor 136th st. Wolf Gelband agt Bessie C Clark et al. (1907). 350.00
South st, Nos 78 and 80. J Henry W McManus et al agt J N A Griswold et al. (1907). 293.03
Union av, n w cor 150th st. New York Hod Hoisting Co agt Paul Diono et al. (1907). 102.26
Lewis st, No 55. Abraham Vexlar agt Mary Zisola. (1906). 379.00
118th st, No 132 West. Harry Alperstein agt Samuel Bonis. (1907). 55.00

- 1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ORDERS.

- 130th st, n s, 122 e Park av, -x-. Max Siegel on the 130th Street Corporation to Jordan & Fox. 3,000.00

ATTACHMENTS.

Aug. 23.

- Kaufherr, Maurice D and Julius; Morris Hess; \$2,750.76; Prince & Nathan.

Aug. 24.

- Belding Hall Mfg Co; Mito M Belding; \$20,000; Putney, T & P.

Aug. 26.

- Dalton, James H; Edw J Rathery; \$12,975.44; J H Hickey.

Aug. 27.

- Laverne, Jerry F; Margaret L Laverne; \$5,000; J H Freese.

Aug. 28.

- Dunn, B Sherwood and Chas P Jameson; Charles F McKenna; \$7,500; Kroger & Co. St Louis Car Co; Carl Bomeisler; \$1,734; Mughan & Necarsulmer.

CHATTEL MORTGAGES.

Aug. 23, 24, 26, 27, 28 and 29.

AFFECTING REAL ESTATE.

- Bentz, J J. Briggs av, 125 ft n of 198th. National M Co. Mantels. \$10
Clark, B C. 504-6-8-10 W 136th. Albert G F Co. Gas Fixtures. 750
Clark, B C. 136th st, 100 ft w of Amsterdam av. National M Co. Mantels. 2,304
Garrison, W. 82 Beekman. Sprague E Co. Electric Fixtures. 1,368
Lochinvar Realty Co. 184th st and Tiebout av. National M Co. Mantels. 300
Miller, J. 125 West. M Barfield. Range. 45 (R) 700
Rosenberg & Perelson. 144th st, bet 7th and 8th avs. A Weinstock. Mantels. 60 at S 75-100
Schonfeld, D. 138th st and 5th av. U S Gas Co. Gas Fixtures. 750
Steinmetz, S B. 46 Parker av. National M Co. Mantels. 100
Zimmerman, L. 109-4-6 2d av and 315 E 38th st. Baldinger & K. Gas Fixtures. 250

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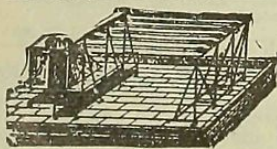
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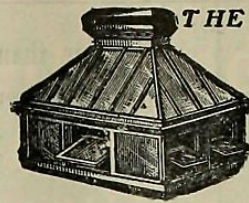
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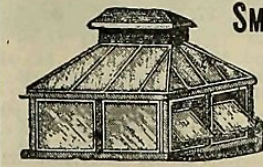
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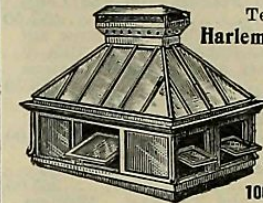
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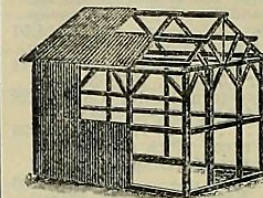
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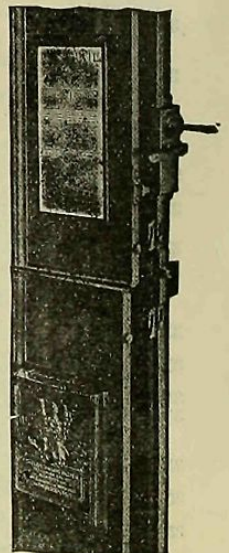
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