

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

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

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## OUR FORTIETH BIRTHDAY.

**F**ORTY years ago the first number of the Record and Guide—or, to give the full title it bore then and still bears—the Real Estate Record and Builders' Guide, was issued from its humble birthplace in the old World Building. March 21 of that year also fell on a Saturday. Already the building was dingy and shabby, without being in the least venerable, and it was so flimsy and combustible that when it succumbed to fire in the early eighties it did not leave enough débris to fill the cellar. The contrast between those quarters and those from which the present number is published is an epitome of the growth of New York, of which growth that of the journal then begun has been an unflinching and perhaps the most trustworthy index. For, as Henry George accurately laid it down, however disputable the deductions he drew from it, the advance in land values is the most unmistakable of all the symptoms of material progress, and the real estate market the most infallible barometer of prosperity. So long as New York retains the commercial primacy which bids fair to last until that distant and almost unimaginable day when the Asiatic shall supersede the European market in the interest of American producers and consumers, so long will its growth be the infallible index of national as well as of merely municipal wellbeing. And the growth of New York during these forty years is not only typified, but is expressed in a comparison between the sixteen pages, rather meagrely filled, of the first number of the Record and Guide, and the number, by no means exceptional in point of size, which is the occasion and the vehicle of these remarks. That is a consideration which, in a season of financial and commercial depression like the present, it is very well to bear in mind. "Wait till you come to Forty Year," sings Thackeray in the ballad which he entitled "The Age of Wisdom." It is, at any rate, the age of experience, for an institution as for a man. It seems to be a law of nature in the modern commercial world that no commercial enterprise can come to it without having weathered more than one of such stresses of weather as the business world is now undergoing.

At any rate, such an experience carries the subject of it far beyond the experimental stage, converts it, in fact, from an undertaking into an institution. How many ventures proclaim their confidence that they have come to "meet a long-felt want"? How many show by failure that they have misjudged either the extent and the reality of the want or else their own capacity for supplying it. The highways of general journalism, the by-ways of special or trade journalism, are alike strewn with the wrecks of these projects. The special path which the Record and Guide began to break forty years ago to-day was then quite untrodden. But naturally it was not long before there appeared here also the cheerful speculative optimist, confident that he could meet the want of which the existence had clearly enough been demonstrated by the pioneer that he could do it cheaper, or do it more acceptably, or do it somehow better by doing it somehow otherwise. But the recollection of the latest of these rivalries has already become a misty memory. Not that they may not have had their uses, and called attention to some parts of the field which otherwise would have been in danger of being overlooked or slighted. It is at once one of the trials and one of the glories of American business life that no business institution is "established" beyond the wholesome danger of competition. Many such seem to be

so in older countries, in spite of such vicissitudes as the leading journal of the world has just been passing through in England. In this country, at any rate, a journal can hold its ground only while it fulfils the purpose of its existence better than that purpose could be fulfilled in its absence. An "establishment" of forty years does not count for much more than one of four, if this primary condition be not fulfilled. The Record and Guide, at least, is quite aware of the conditions of its tenure, and that eternal vigilance is the price of the favor it enjoys among the classes to which it makes its appeal.

But "the past, at least, is secure," and the record of the increasing public recognition of the service it has tried to render something to be not boastfully, but as humbly as gratefully acknowledged. It is a rare thing indeed in the swift and violent vicissitudes of American business life for a business enterprise to go on steadily for forty years under virtually the same ownership and direction, and with so singularly little of change in the more responsible places of its staff, with none, it may almost be said, excepting what have been caused by expansion or by death. This journal has grown under the same auspices under which it was planted, has grown and branched out until it has come to deal with matters far beyond the original contemplation of its founder, though always entirely germane to its original purposes. For, indeed, to a journal which professes to be a "real estate record and builders' guide," and aspires to be the organ of the "landed interest" of what long since its foundation has come to be Greater New York, no question of municipal government or municipal improvement is foreign. To fulfil its mission it must form and express opinions on building laws, including not only legal safeguards against the danger of fire, but laws intended, like the tenement house laws, to enforce a higher sanitary and even a higher social and moral standard of living among that great majority which cannot choose how it will live, but must accept the least desirable, which is to say the cheapest abodes which the law will allow to be used for human habitation. It must form and express opinions upon all manner of public improvements, upon park reservations and park-making, upon school-house building, upon new systems of intercommunication, in so far as these are dependent upon municipal construction or municipal credit, upon municipal expenditures which are not expected to make immediate or direct pecuniary return as well as upon those that are, and that are therefore advocated as in the nature of municipal investments. In a word, it must have a voice in those "local politics" which have nothing at all to do with politics properly so called, but which are merely matters of municipal economy, of municipal housekeeping. And it must, in the interest of its constituency, especially form and express opinions upon whether the time is ripe to prosecute improvements of which the abstract desirableness is unquestioned, and of which it is not denied that they should be done "some time." And, inevitably, inevitably if such a journal fulfils the purpose of its creation, its special function and its special constituency attract to it the attention of the specialists in these matters, who seek in it a hearing from others interested in the same municipal problems as they themselves. So that, in the course of time, it becomes a sort of witness-box for "expert testimony," and comes to speak upon its own subjects with an authority beyond the reach or the scope of the general press. And exposition and discussion of all these matters, however they may seem to transcend the original purpose of the publication, and however far they may, in fact, transcend the original expectations of its founders, are not only legitimate, but inevitable developments of an organ of the real estate and building interests which succeeds in finding acceptance as such an organ.

One development there has been which has transcended not only the expectation of the founder, but the local limitations of the original plan, one scion which has been transplanted from the parent stem and attained an independent existence of its own. Curiously enough, one of the editorial articles in that initial number of forty years ago treated of the relations between "Architecture and Building." But not for fourteen years was architecture one of the topics of the paper. In the number for October 7-14, 1882, appeared a general and introductory article on "New York Architecture," which announced the intention of discussing, from time to time, and judging in the light of architectural principles, the erections of Manhattan which might seem to be worth such discussion. From that time onward such discussions became a frequent feature, almost a regular de-

partment. But it was in those years that the facilities for illustration were so enormously increased and cheapened by the introduction of the half-tone process that a journal dealing with building could hardly afford to ignore them. And it was only nine years after the appearance of this first architectural article, in July, 1891, to wit, that there appeared the first number of the Architectural Record. Not very much more to be compared with the same magazine of to-day, perhaps, than the first number of the Record and Guide with this present, but giving distinct announcement of the entry of a newcomer into its field. The field it has cultivated with such success that the Architectural Record, at first issued timidly and tentatively as a quarterly, long ago became a monthly, and at first addicting itself, almost as exclusively as the weekly of which it was an offshoot, to local and "metropolitan" interests, long ago extended its researches until it became of national scope, and circulates wherever any interest is felt in any variety of American architecture. And yet this development, like the others we have been noting in the paper itself, was as legitimate and logical, logical almost to inevitableness, as it was unforeseen and gradual.

This is one illustration of the tendency of a still further specialized evolution in special journalism. Evolution, as its great expositor has said, is from the homogeneous to the heterogeneous. In the day of small things a "real estate record" and a "builders' guide" were naturally, almost inevitably, united. Almost inevitably, because not only are the two interests closely allied, but, in 1868, while neither alone promised effective support for an organ, both together seemed clearly to promise such a support. But now either is entirely adequate to support an organ of its own. It is a question for the future, not necessarily for the immediate future, whether the time will not come when the Record and Guide must be divided into its constituent elements, into a "Real Estate Record" on one hand and a "Builders' Guide" on the other. It may suffice now to say that the united Record and Guide by no means neglects to maintain a lookout for the "psychological moment."

"We have grown together," Theodore Thomas once finely and modestly said to an acquaintance who was complimenting him on the skill and tact with which he had gradually increased the seriousness and severity of his concert programmes, and led his audiences to hearing gladly at last what they would not have submitted to hear at all at first. The Record and Guide may very appropriately apply the sentiment to itself and its subscribers. We have "grown together" in appreciation of what enormous interests these of real estate and building in New York are, and of what still more enormous collateral interests they depend upon and involve. These larger interests those engaged in real estate and building in the American metropolis cannot afford to be ignorant of, nor can their organ afford to ignore. The local interests being really national interests, since the prosperity of New York is so intimately and inextricably bound up with the prosperity of the country as a whole, it may fairly be said that, in so far as the Record and Guide has faithfully represented throughout its career the interests it has aspired and assumed to represent, it has performed forty years of public service.

WITH this number the CONSTRUCTION section of the Record and Guide appears in a form so enlarged, and with contents so diversified as to constitute a periodical by itself, irrespective of the Real Estate section to which it is still united, and which is its natural complement. If it shall be considered a striking and worthy exponent of the great interests in the metropolis and the contributory territory to which its appeal is made, if it shall respond adequately to the necessities of its subscribers in the building industry, in the varied manufacturing, material supplies, financial and property holding departments into which these great interests are divided, its mission will be accomplished. To be in a more particular sense a guide and source of inspiration for the multiplicity of trades and callings engaged in the great field of CONSTRUCTION, as well as a record of their achievements, with a finer devotion and more single-mindedness of purpose than ever before in the long history of the paper, is our new ambition and the object of the new departure. In the large territory to be served by the Record and Guide are numerous towns and cities of commercial status, which makes it, when taken together with the immediate metropolitan district, by far the greatest building-

material market in the world. It not only requires the largest quantities of common materials, but it is singularly appreciative of new devices, new materials, new forms of construction and equipment, and it gives the best rewards for clever workmanship. To our readers in this inviting field we shall give all the news regarding building construction of every kind. We shall cover new building methods and ideas, descriptions of new buildings, personal news, trade gossip, the prices of building materials, and the possibilities for the sale of supplies and equipment. The paper will really be a live weekly journal for the architect, the building contractor, the building material dealer, the salesman and the owner engaged in building operations. From the leading men in every class here named have been received encouraging, and in many instances touching, expressions of goodwill, congratulating the Record and Guide upon the arrival of the paper's fortieth birthday, upon its having kept abreast of the times, upon its purposes for the future, and upon its long devotion to the interests which it represents—sincerely, impartially and with the highest probity—all of which evidence of esteem and friendship the Record and Guide acknowledges with profound gratitude.

## SAFEGUARDING BANKING DEPOSITS.

To the Editor of the Record and Guide:

A financial upheaval of unparalleled severity is now passing away and it would seem appropriate to review some of the lessons which can be learned from it.

The trust companies were severely drawn upon during that crisis by the depositors, who thought their cash was in peril, and they were alarmed by many of the newspapers and some of the officers of the banks in the city, on the ground that the trust companies' business ventures had been risky and their reserves inadequate. In one instance their criticism was correct, but that some of the banks were not free from criticism is proved by the fact that in the old City of New York but one trust company suspended payment, whereas the number of banks which went to the wall numbered seven. Included in this list were National banks, State banks and some members of the Clearing House. So far, therefore, as failures are concerned, there is no more sanctity in bank per se than in a trust company, or in a member of the Clearing House, or one not a member.

The question of reserve, however important, and no one can gainsay its importance, is not the only question that determines the solvency of an institution, for it is to be kept in mind that the wrecks of the financial institutions could not have prevented by mere reserves of the amount usually considered adequate. Solvency is a question of "assets," and not one of "reserves." It is, however, not the purpose of this communication to go into the controversies which have arisen in connection with the question of reserves, but to point out some of the things which the public can learn from the bitter experience of the recent past to aid it in selecting an institution in which to put its funds.

The trust companies have gone through the ordeal very successfully. Even their most bitter critics must admit this. One of the reasons why they have done so is, in the opinion of the writer, because they have in the main loaned only on good available security. Wherever they have done this, they have responded to the calls upon them very successfully. The function of a bank is to aid the merchant. This it does by the lending of money on the paper of merchants and of its customers. This, in my opinion, should not be done by a trust company, and consequently a merchant who requires credit to carry on his business should select a bank, and not a trust company as his depository. As commercial banks making discounts to their customers do not ordinarily pay interest on their accounts, regarding the privilege of such discounts as an offset to the interest which the deposit would carry, the non-mercantile public will prefer for its uninvested capital to take a trust company as its depository, because interest can be obtained upon the deposit. How, then, can such a depository be best selected?

First: By avoiding those which promise large rates of interest. The temptation to invest in risky ventures to make any return on the business after paying high rates of interest on the deposit, is so great that the interests of the depositor are imperiled.

Second: By looking carefully at the personnel of the directorate and officers. If they are "Napoleons of Finance" and men engaged in prodigious speculation and in the financing of immense undertakings, avoid the institution. Profits on legitimate banking are small, and if they are made large by such ventures, it is only a question of time when the institution will fall a victim to its own greed. The character of the officers and directors is probably the most important thing to look at.

Third: Avoid institutions in which the so-called "big men" are the ruling spirits. The small men, if men of character,

(Continued on page 490.)



# CONSTRUCTION



## PROSPECTS OF THE COMING SEASON

### EPIGRAMMATIC INTERVIEWS WITH LEADING MEN IN VARIOUS TRADES



At present there is not much activity in building operations in New York City," said Mr. E. V. Eskessen, secretary and treasurer of the New Jersey Terra Cotta Company. "Outside of New York the proportion of public buildings going up is unusually large, the proportion being due principally to the falling off in private enterprises. These structures include schools, city halls, post offices, etc. However, the prospects are very good for more favorable conditions in New York."

"The amount of estimating that we are doing shows that things are picking up. There are many people who want to build and are securing figures, but there is even yet a little hesitancy about going forward with the work." This optimistic expression was given by Mr. McCormick, of the Porter Screen Manufacturing Company.

#### GARAGES IN THE LEAD.

"Among private enterprises the garages appear to be in the lead," was an idea thrown out by Mr. G. H. Cheesman, of the Otis Elevator Company, when asked for an opinion regarding the outlook in building circles. "Of course, there is not so much going on as we would like to see, but after the financial difficulties experienced all over the country the prospects are exceedingly bright."

Mr. Goss, president of the Empire Brick and Supply Company is hopeful: "We could not expect everything to be booming after the trouble experienced in financial circles, but, taking the conditions of the winter into consideration the outlook is very promising. Apparently there are many who want to build, but the effect of the panic is not entirely over."

Mr. W. P. Corbett, general manager for the Alsen Cement Company:

"While no conservative business man looks for any great boom in business, yet there is every reason to believe that conditions are improving to the extent that warrants a moderate advance in cement prices and a relief from the deplorable conditions which have existed this winter, and which were the cause of many standard mills closing down, more or less completely. There is a great deal of large work, such as railroad construction, that has been stopped or curtailed, but the general and increasing demand from small users helps to offset that in many cases.

#### CEMENT FOR THE BARGE CANAL.

"In New York State especially there is a considerable amount of cement being used in connection with the barge canal work, one company having about 300,000 barrels booked, and others large quantities. The outlook is bright, especially for next year, when dealers expect to have prosperous times again."

Mr. Samuel Worthington, of Phillips & Worthington, contracting engineers:

"The financial situation certainly put a crimp on business. When conditions are affected as they have been during the last six months luxuries are always among the first to suffer. Those who deal in necessities have not so much reason to complain. In spite of the check given to business there is more money in the United States now than there ever was, but there is a stringency owing to the desire for higher rates. The relief depends upon the money market. The prospects for this year are problematical. If money becomes more available, naturally business will pick up. The labor conditions have also to be taken into consideration. When a \$500,000 structure is planned the estimates have to be made for at least six months in advance, and this is very difficult at present."

Mr. G. C. Emrich, superintendent for the Cutler Mfg. Co., manufacturer of mail chutes:

"Apparently there is an increase in the number of loft buildings being erected. The fact that this is the year of the general elections, added to the acute financial conditions, makes everything in business circles a little unsettled. The outlook could be better."

#### THE ELECTRICAL TRADES.

Mr. W. H. Roberts, of W. R. Ostrander & Co., electric light supplies, etc., which does business from coast to coast:

"The improvement in business since the first of the year has been very decided. We did not curtail the number of our employees throughout the winter, and reports have been satisfactory from all over the country. There are many who are ready to build, but they are hesitating in the face of the ex-

perience through which we have passed. The elections should not affect any legitimate business, although there is always a feeling of uncertainty until they are over. We can see no reason to be apprehensive of what is to come and are looking for a good year. A comparison with the business for this year, since the first of January, with the same period last year, is most encouraging. This is, of course, bearing in mind the financial troubles of the winter and their effect."

Mr. Dennis G. Brussel, electrical contractor: "It can be safely said that there will be few large enterprises this year in the construction line. It is now that figures are secured preparatory to building in the spring and summer, and the inactivity in estimating now means that this year will have a poor showing as compared with last year. I must say that the prospects for the year are far from bright. This is in regard to New York City.

"Elsewhere the activity in construction work appears to be in its normal condition—good for this time of the year. For big undertakings there is considerable difficulty in securing the necessary financial assistance. The loosening up of the monetary situation appears to be the solution of the problem. The work in progress now is principally the finishing up of contracts signed last year before the financial troubles started."

#### PROBABLY LESS STEEL CONSTRUCTION.

Mr. John Cooper, proprietor of the Cooper Iron Works: "Judging from the estimating now in the market, the construction work for this year will be much less than last year. The estimating for nearly all enterprises more or less large is generally done at this time of the year, and there is comparatively little of it now. Business has been quiet, but it has improved the last month or so. The stringency in the money market is, of course, largely responsible for present conditions. With this remedied things will pick up."

Mr. Kenny, of the Kenny Mfg. Co.: "Business has been brisk and has steadily improved since the first of the year. In fact, it is about as good as last year. As to the outlook for the future, that is uncertain, but we are ready for any opportunities that may arise."

Mr. Jos. Fuchs, general contractor: "I believe that money is loosening up and that it will mean a great deal for the building trade. Only yesterday a gentleman offered all of the second mortgages desired. When he was asked about raising \$200,000 to make possible the undertaking of a building enterprise he said that he thought that he could obtain it without much difficulty.

"At present we are waiting for the warm weather to set in permanently and then hope to see conditions much brighter."

#### COLLECTIONS ARE GOOD.

Mr. H. G. Homer, treasurer of the Commonwealth Roofing Co., 17 Battery pl: "From the financial standpoint collections are good. To be sure, money is tight, but with closer attention to the accounts and a little more pressure than usually exerted, money is coming in nicely."

Mr. J. P. H. Perry, of the Turner Construction Co., 11 Broadway: "Our superintendents in the States of New York, New Jersey, Connecticut and Massachusetts, where they are engaged in investigations to find out what construction work is contemplated, report that the prospects for next year are very good. In fact, the indications are that next year will surpass last year in construction work.

"We do not look for a busy summer, but we expect a steady improvement from now until next year, which ought to be a banner year. In the anticipation of this, we have retained our best men, even in this slow season, so that we will be ready for the increased activity."

Mr. Albert A. Volk, 56 Beaver st, wrecking contractor: "There has been more estimating this year than there was in the same period last year. But this does not mean that we are going to have a good season. The industrial establishments are not planning to add to their plants, owners of property are not making so many improvements, and inquiries are not so frequent. The speculative builders, on the other hand, are going ahead and receiving estimates for summer work.

"As to what is in store for us this year, a wrecker is one of the last to be able to make a forecast. Although in a community with few vacant lots he is the first to begin actual work before a building can be erected, he is practically the last to be consulted when the estimates are being received. For

this reason it is difficult for him to give any accurate idea as to what may be expected in his line."

#### ACTIVITY IN CEMENT.

Mr. Kane, of the John P. Kane Co., 287 4th av: "In the cement line we are closing more contracts than we ever did. This is partly to be attributed to the additional uses to which cement is being put, such as in the laying of foundations for pavements. Outside of cement, business could be better, although it is improving steadily."

Mr. Lounsbury, of Fredenburg & Lounsbury, dealers in front brick, 289 4th av: "The present inactivity is caused by the inability of contractors to secure the financial assistance necessary to proceed with large undertakings. There has been no improvement since the first of the year and at present there is no sign of conditions becoming better. The prospects for a good year are certainly not bright."

Mr. H. Males, of the Manhattan Metal Ceiling Co., 406 East 23d st: "Business seems to be improving and we are looking for a busy spring and summer."

Mr. Henry Maurer, of Henry Maurer & Son, fire brick, 420 East 23d st: "Business has been poor, but there has been a slight improvement recently. We look for this improvement to continue and increase. We cannot expect a good year, but business is assuming a very healthy condition."

Mr. Leo. Oppenheimer, manufacturer of drying frames, 419 1st av: "Our business is mainly in connection with the erection of apartment houses and the fine tenement houses, and as there are few of these going up, the opportunities for closing contracts are few. However, we are hoping for busier times, although the outlook is not encouraging just now."

Mr. Walter G. Earl, superintendent for the Rheinfrank House Wrecking Co., 620 East 14th st: "Outside of New York business was never so good as it is now. In the city the demand is poor, being not due entirely to the financial trouble. With the tunnels and subways bringing the people to the outlying sections in such a short time, it will not be long before the business section proper of New York City will be as quiet at night as the streets of London."

Mr. G. W. Smith, 542 West 127th st, fireproof drying frames: "There was little or no business the first of the year, but there has been an improvement since early in March. I am looking for a bright spring."

Mr. L. C. Anderson, president of the Roof Maintenance Co., 55 East 124th st: "The hard times do not affect us so much as we have many contracts extending over several years. There are not so many new contracts being signed as at the same time last year, but as our busy season comes later, we hope for a decided improvement."

Mr. M. Fleck, 123d st and Pleasant av, who makes a specialty of ash cans and drying clothes frames: "Business has been very dull and there is no sign of improvement. There are few apartment and tenement houses going up, and this is what affects our line most."

Mr. M. Rothbart, proprietor of the Acme Metal Ceiling Co., 100 East 112th st: "This year has been unusually dull, but things are picking up somewhat now."

#### OUTLOOK BRIGHT IN WASHINGTON.

Mr. B. W. O'Hara, of the John P. Kane Co., who has returned from a trip to Baltimore and Washington in the interests of this concern, spoke as follows of the conditions in building circles in those cities:

"Apparently there is plenty of construction work in operation in Washington. I noticed that work is just beginning on quite a number of new structures. Many two-family and detached houses are being erected and the demand for material is fair.

"In Baltimore the rebuilding after the great fire of several years ago seems to be about completed. The business section is built up again and there is less activity in that city."

Mr. O'Hara visited Washington primarily in connection with the large contracts which the Kane company had for supplying cement for the new academic buildings in the navy yard and the House of Representatives Office Building. For the former group the contract called for 40,000 barrels and for the latter 20,000.

Mr. Oscar R. Maicas, of the Kreisler Brick Mfg. Co., 119 East 23d st: "We believe that the existing quiescent state of the material market is merely transitory and that when the apathy prevalent among builders against starting new operations and among financial institutions against the extension of the necessary accommodations for building purposes has been dissipated, a resumption of the interrupted activity will be again legitimately manifest, although to some extent curtailed as compared with the unprecedented years of 1905 and 1906."

Mr. Dillon E. Ball, secretary and treasurer of the West End Mfg Co., 81 Murray st: "There has been an agreeable change since March 1 in business conditions. This applies to the section around New York. The improvement in the city proper has not been so marked. Everything appears to be quite uncertain. It is difficult to say what we should expect this year."

Mr. H. K. Jones, associated with Mr. Thos. W. Jones, contractor, 180 Front st: "Times have been very dull, but there has been a change for the better within the past few weeks. We look for more encouraging reports in building circles."

Mr. Jas. H. Cobb, vice-president and manager of the New York Belting & Packing Co., Ltd., 91 Chambers st, who returned recently from a Western trip: "I think that New York is better off now than almost any place in the country. It is very dull in some of the Western cities. There is plenty of money in the banks and business men ought to expect a steady improvement from now on."

Mr. H. H. Peterson, secretary of the Fordham Stone Renovating Co., 1123 Broadway: "The number of plans out for estimates is very much smaller than last year, when we would have a dozen a day at times, but there are more out now than earlier in the year. We expect a change for the better with the opening of spring."

Mr. Roy H. McNaught, president of the Erkins Co., 4 West 15th st: "As our business deals mostly in luxuries, it is naturally very much affected by present conditions. I would estimate the falling off in business at between 40 and 50 per cent. This applies to New York City. Outside of the city the percentage is considerably less.

"There are an encouraging number of inquiries, however, and it is possible that things will become brisk."

Mr. Blanchard, of the J. F. Blanchard Co., manufacturers of fireproof doors, Flatiron Building: "There has been a noticeable improvement in business conditions within the last three weeks. As compared with last year the showing for the coming summer will be small, as the amount of estimating is not nearly as great as for the same period last year."

Mr. Albert Moyer, of the Vulcanite Portland Cement Co., Flatiron Building: "The money market has been the cause of the general depression and until it is relieved we cannot expect activity in business. There is no sign of any improvement, at present. Whatever change takes place will depend on the changes in the money market."

#### NINE ACRES OF CONCRETE WORK.

Mr. Harrison, of Harrison & Meyer, who did the concrete work for the 9 acres of floor space in the Singer Building: "We have noticed an agreeable change since the first of March, but we cannot look for a big year. Whatever is in progress now is the finishing up of contracts signed last year. Apparently the people who can build are holding back, as there are many inquiries but few plans out for estimates."

Mr. Thos. D. Connors, general contractor: "I believe that there are thousands of plans being held up as a result of lack of confidence on the part of those who can invest. I am looking for better conditions, as there has been an improvement within the last few weeks. The solution of our difficulties is in the money market."

Mr. G. H. Cheesman, of the Otis Elevator Company, 11 Battery pl: "The prospects for a good year are exceedingly bright. Last year was better, naturally, but the number of estimates being asked from us indicates that many structures of good size will go up this year. Some of the general contractors have more than they can attend to, and the same might be said of some of the architects."

Mr. H. Farrington, consulting engineer and manufacturer of the Farrington expansion bolt, 45 Broadway: "The coming Presidential election will keep business conditions somewhat uncertain. It has been unusually dull the past few months, but there is a slight change for the better noticeable. The outlook appears to be good."

Mr. J. W. Grainger, secretary of the Automatic Mail Delivery Company, Times Building: "Building seems to be more active on the Pacific coast than here, especially in San Francisco. There are plans out for estimates in the city, but the number is much smaller than for the same period in previous years. A number of office buildings have been projected, but the situation could look better."

Mr. Frank P. Bloodgood, general contractor and interior decorator, 29 West 34th st: "The year will not be nearly as good as last, judging from present conditions. We are expecting an improvement and this has started already, but it is not very pronounced yet. The financial stringency appears to be at the bottom of it. Contractors cannot secure the money required without paying very high rates."

Mr. Mark, of Jacob Mark Sons, 7 Worth st: "We have little reason to complain. Business has been good and we are looking for a busy year."

Mr. Welsh, of the Welsh Machine Works, 276 and 277 West st: "It has been very dull, with no sign of improvement. We are running on two-thirds time now."

Mr. Wm. J. Martwick, assistant secretary of the Tablet and Ticket Company, 381 Broadway: "Considering the unusual circumstances business has been good and is improving. Our general business is in connection with Wilson's paper letters for making signs, and advertising specialties, and we anticipate a good year, despite the past depression."

Mr. Bataille, of A. Bataille & Co., elevator enclosures, 587 Hudson st: "We have noticed no appreciable change for the better since the first of the year. We are estimating more now, but there is little promise of building activity."

Mr. Johnson, of the E. J. Johnson Company, 38 Park row, roofing slate: "Within the last two weeks there has been a very decided improvement. The reports which we have received from our representatives all over the country indicate the opening of a good season."

# THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.



NEW BROADWAY THEATRE AND OFFICE BUILDING.

Harry Levey, Owner.

V. Hugo Koehler, Architect.

## SOMETHING NEW IN THEATRE CONSTRUCTION

We publish with this issue a picture from the completed plans of V. Hugo Koehler, architect, of the buildings which are to be erected on the southeast corner of 43d st and Broadway. All the leases of the stores and buildings on this property at present expire on May 1 of this year. The razing of these buildings will commence on that date and before June 1 it is proposed to commence the excavations for the erection of the new buildings, the cost of which is estimated approximately at \$1,000,000. The frontage of this property is 105 ft. on Broadway by about 195 ft. on 43d st. A twelve-story office building with two tiers below the level of the street will cover the entire Broadway frontage and extend back about 90 ft. on 43d st. A theatre building will occupy the rear of the plot on 43d st, fronting about 105 ft. on that street. The office building on Broadway will have entrance on Broadway and on the Times Square station of the subway, as well as on 43d st, and will be provided with complete and up-to-date equipment in every respect. Five stories with mezzanine galleries will occupy the greater part of the Broadway frontage, but the corner on 43d st, together with a part of the second floor and the subway level, extending over the entire plot under the theatre, will be given up to a restaurant with an area of more than 15,000 sq. ft. A unique feature of this restaurant will be a stage where first-class vaudeville numbers will be seen during the dining hours. There will be an entrance from the theater into this restaurant, and the vaudeville feature will be controlled by the lessees of the theatre. The theatre will be given up to light opera, comedy and musical extravaganzas. While there will be no admission charged in the restaurant, the prices for food will be somewhat higher than is charged in the first-class restaurants of this city, and in this case it is proposed to provide the New York public with a resort for epicures which shall be second to none in the world

anywhere. To make this possible, culinary devices and equipment will be provided of the most elaborate kind, and the mechanical equipment of the restaurant, including the hydraulic stage of same, runs into a very large sum of money. The theatre, too, will be a triumph of mechanical skill, so that most of the work heretofore done by stage hands will be accomplished with electric machinery.

The architecture of the office building and theatre will be Spanish Renaissance of about the middle of the Seventeenth Century, and will be executed in limestone, brick and terra cotta, and all metal work will be of copper, Verde-Antique finish. The architectural treatment of the interior of the theatre will be of the richest and most elaborate kind, with heavy plaster relief ornamentation and modelling, which this particular style of architecture lends itself well to. The color scheme will be different from any existing theatre in this country, and will be carried out in marble, glass, mosaic and painting on canvas by very able artists. The lighting, while being mellowed, will be so arranged that at all times the audience will be able to read their programs, whether the body of the theatre be darkened or not. The general arrangement of the sight lines and levels have been so designed as to bring the audience in closer touch with the stage, and care has been taken to raise the front rows, so as not to embarrass the performers, without interfering with the sight lines of the rear rows of seats in the auditorium.

The service of the office building and restaurant and of the theatre will be the best to be had; and while the price for office space will not be the lowest, it will be reasonable for the accommodations offered. It is expected to have the theatre ready for the presentation of a play by Jan. 1, 1909, and the office building by May 1, 1909. Harry Levey is the owner. No building contracts have yet been awarded.

# MODEL LOFT BUILDINGS OF THE BUSH TERMINAL CO.

By H. C. TURNER, C. E.

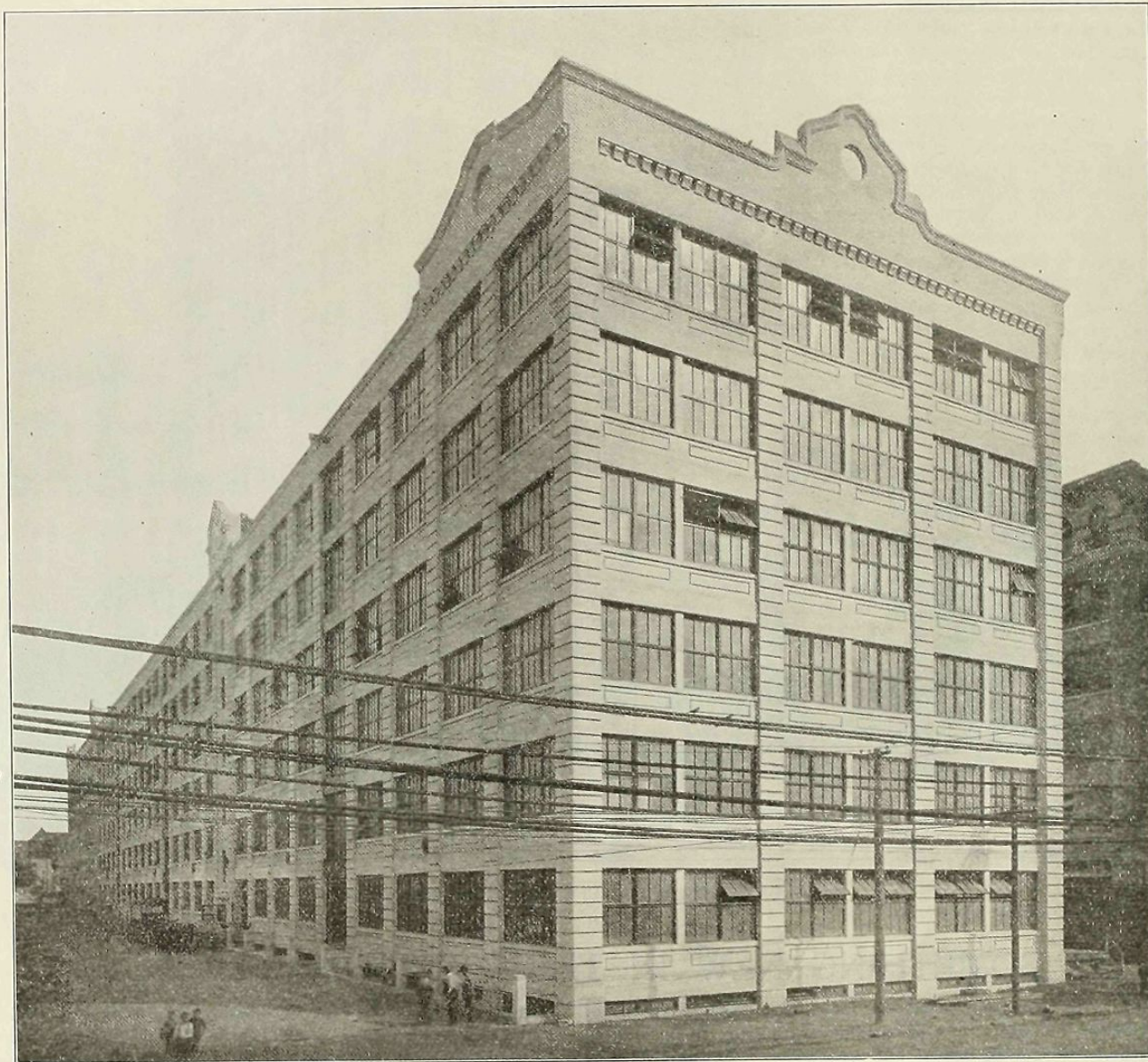
There is being constructed in South Brooklyn a group of twenty modern fireproof loft buildings of unusual size and possessing many exceptional advantages both in construction and facilities over the usual loft building. In magnitude, this industrial development in the very heart of Greater New York exceeds anything of the kind in this country. The foundation for such an undertaking is the rapid growth of Greater New York with the accompanying increase in its manufacturing interests.

This article will deal only with the construction of these model buildings and the advantages of the type of construction which was selected. The buildings are being erected by the Bush Land Company, a subsidiary company of the Bush Terminal Company, who own about 200 acres of property located in South Brooklyn, on the water front, which extends from 28th st to 37th st, between 2d and 3d avs, and from 39th st to 51st sts. The Bush Company owns six immense piers and about 123

Three buildings have been erected; the first in 1905, the second in 1906 and the third in 1907. Each building is 600 ft. long, 75 ft. wide and consists of 6 stories and basement. The total floor area in each building averages approximately 7 acres. A typical floor plan of factory No. 3 is shown in the accompanying plate, and it is to be noted that the stairs and elevators are so arranged that any floor can be divided conveniently into four portions, each approximately 75x150 ft.

A general exterior view of this building is shown in plate No. 2 and of the group of the three buildings in plate No. 3.

The columns are spaced 16 ft. 7 ins. by 25 ft. The story heights are 13 ft. 6 ins. from finished floor to finished floor. The floors are designed to carry with safety a working load of 200 lbs. per sq. ft. All of the buildings are constructed entirely of reinforced concrete, including the foundations, walls, columns, floors, partitions and stairways. No structural steel is used in the buildings, excepting the angle guards, elevator



Turner Construction Co., Builder MODEL FACTORY NO. 2, BUSH TERMINAL CO. William Higginson, Architect.

warehouses, and is engaged in a general wharfage and warehouse business. Their railroad system acts as a freight terminal for the trunk line railroads entering New York. This property, therefore, possesses the advantage of both direct water and rail shipments. The warehouse property is on the south side of the 39th st ferry. The property on which the model loft buildings are being erected is to the north of the ferry, starting at 37th st and extending to 28th st. These buildings are on the east side of 2d av, and are separated from the water front by the property recently acquired by the city for the South Brooklyn Market. This section of Brooklyn is experiencing a remarkable development, both from the residential and manufacturing view points; each is closely related and depending upon the other. The city has recently taken possession of the 39th st ferry and materially improved the service, and it is ardently expected that with the completion of the terminals and the installation of the new ferryboats a still greater development will come to this section.

The Bush Company retains a title to this property, and leases space in the buildings to tenants with light, heat and power, all of which are supplied from a central power station. The loft buildings are part of a comprehensive system of fire protection, with large pressure tanks, fire pumps and sprinklers, reducing to a minimum the fire hazard. The conflagration hazard is also removed by the fireproof character of the entire group of buildings.

sheave beams and gravity tank supports, and no wood is used except for the finished maple flooring. All window frames and sash are of hollow galvanized iron, glazed with wire glass. All doors are of wood, covered with metal.

A fire originating on any floor would be confined absolutely to that floor, and should be controlled by the automatic sprinkler equipment, which has been installed in each building. Every effort has been made to reduce the fire risk to a minimum, and it is believed that these buildings offer security against fire losses equally if not greater than that offered by any modern loft buildings in this country.

Why was reinforced concrete adopted for these immense buildings, models of their kind?

There are three well-known types of building construction; namely, mill construction, steel construction and reinforced concrete construction.

Mill construction consists of brick walls, timber columns, timber floor girders and thick, heavy plank floors, and by concentrating the timber in large units fires are slow in gaining headway. Such buildings, while slow burning, do not offer substantial resistance to vibration, and are not satisfactory for heavy machinery loads, or for buildings higher than five or six stories. This construction was not seriously considered for these buildings, which were to be models, and as fireproof and durable as engineering knowledge could make them.

Steel construction consists of a structural steel frame, steel

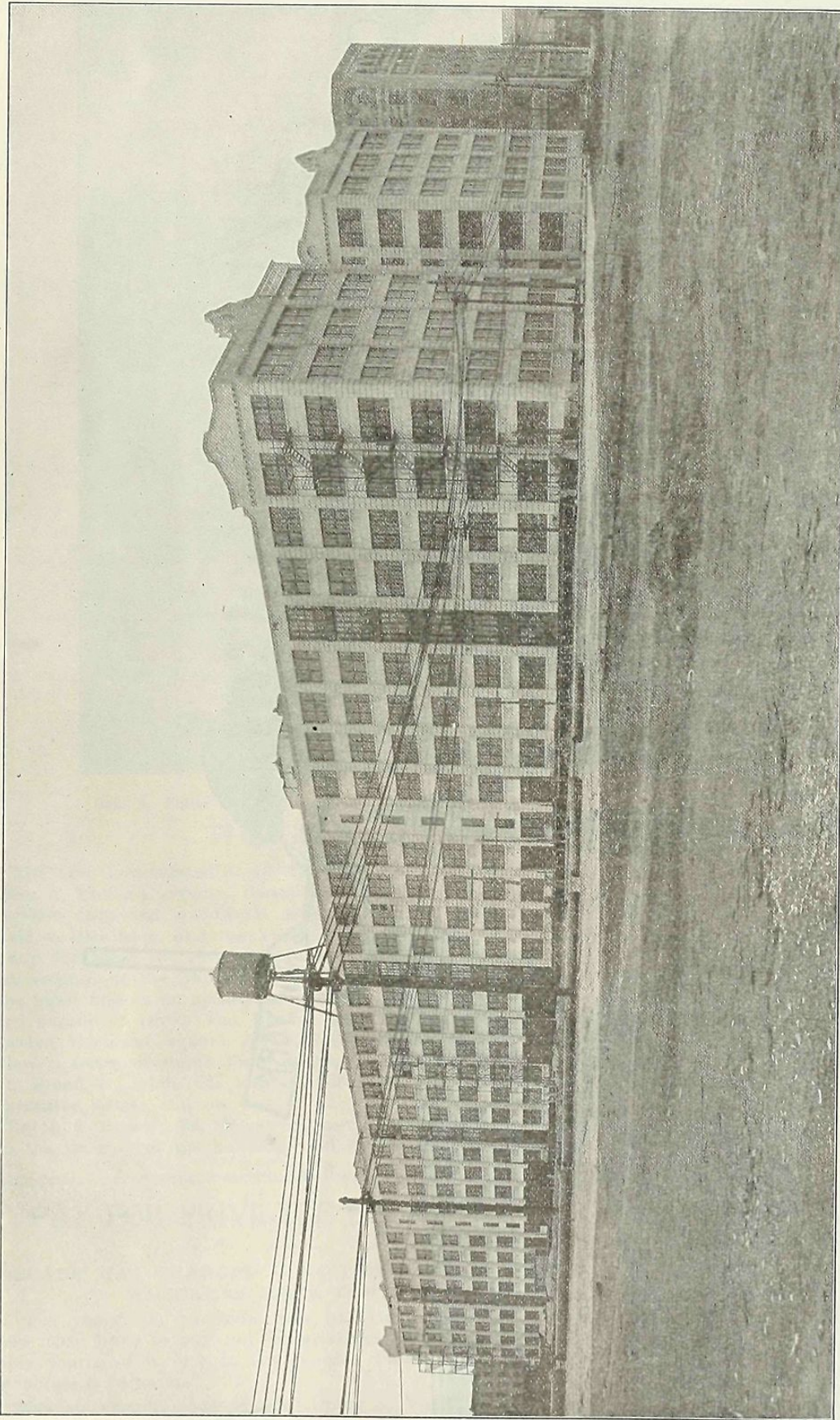
beams and girders, brick walls and hollow tile or cinder concrete for the columns, girders, and beams fireproofing, and for the floor arches. Such buildings, if carefully and sufficiently fireproofed, are durable and fireproof and offer considerable resistance to vibration. The high cost of this type of construction generally prohibits its use for warehouses and factories.

Reinforced concrete construction consists of an economical combination of stone concrete and steel bars, the concrete acting generally as the compression member and the steel as the tension member. Concrete is recognized as being the most fire resisting building material yet developed. It also possesses the great advantage of durability, increasing in both strength and hardness with age. This material is used for all portions of a

growth of reinforced concrete construction for manufacturing plants. The floors being of concrete do not warp or shrink or settle. It is possible to set up and adjust a long line of shafting without frequent readjustment, without wearing bearings and without loss of power due to unnecessary friction.

It is possible to set up heavy machines, such as printing presses, side by side in a long row, and find them in perfect adjustment every day of the year, which nets a great saving in maintenance charges and power. One owner of a large publishing plant in New York states that his new concrete building effects a saving of 20% in power over his mill buildings.

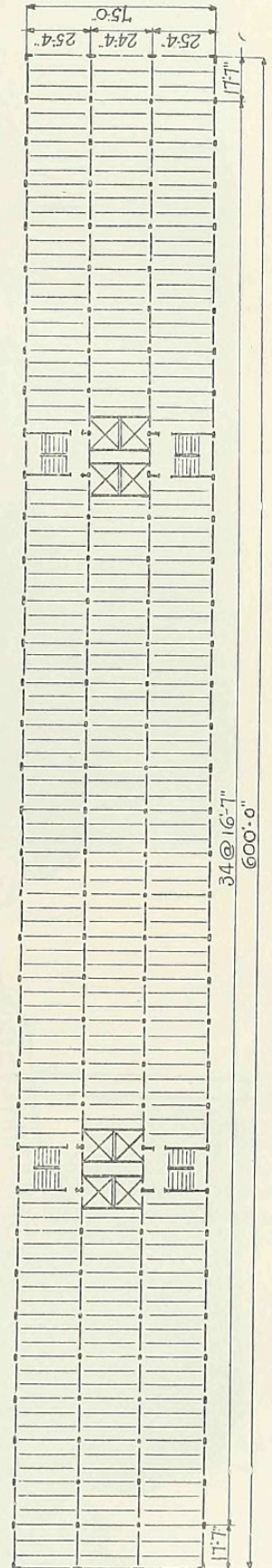
The floors are waterproof, thereby confining the water damage, should a sprinkler head come off.



William Higginson, Architect.

MODEL FACTORIES NOS. 1, 2 AND 3, BUSH TERMINAL CO.

Turner Construction Co., Builder.



FLOOR PLAN—MODEL FACTORY NO. 3, BUSH TERMINAL CO.

building, including walls, columns, stairs and partitions, resulting in monolithic form of construction. Reinforced concrete buildings are more secure against vibration than any other form of construction, cost materially less than steel construction, and also possess the advantage of greater speed in erection.

Reinforced concrete was selected for the construction of these model buildings for the above reasons; namely, durability, fire resistance, freedom from vibration, great strength, and adaptability to all classes of manufacturing, economical water resistance. All such claims have been well borne out in both erection and usage.

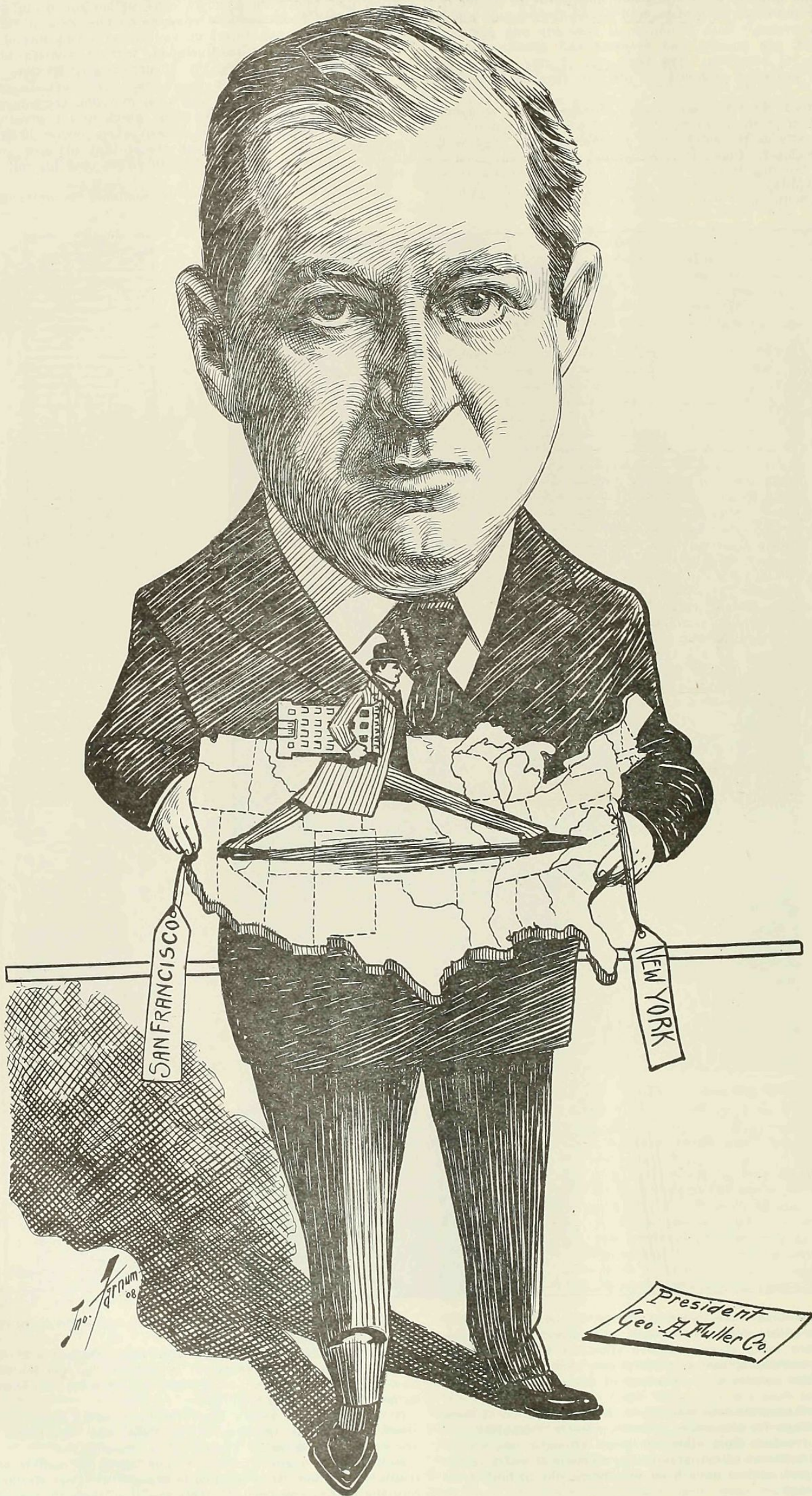
There are a number of other reasons which account for the

Concrete is vermin proof, an important consideration in many lines of manufacturing.

Security against fire damage. Insurance companies are prepared to make special rates for reinforced concrete buildings. In one instance to our knowledge they quoted a net rate equal to 6c .per \$100.00 on the building.

It is possible to secure larger window areas than in mill construction, thus insuring better light and ventilation for employees, and therefore greater labor efficiency.

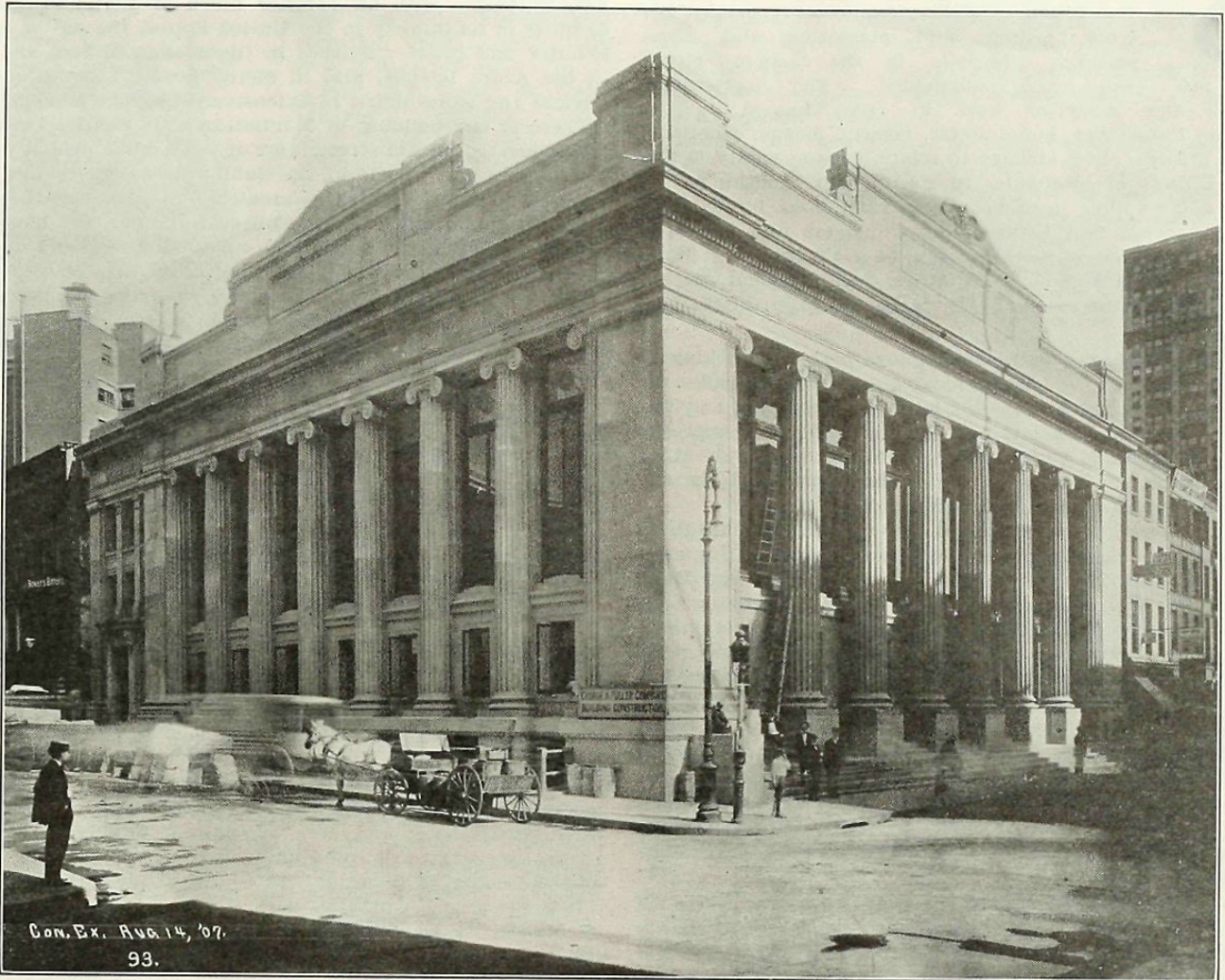
Each floor is made complete at one operation, and is practically waterproof. It is possible to occupy the lower stories before the roof is constructed. This has been done in a number of instances.



A COLOSSUS OF THE BUILDING TRADE.



**RECENT ACHIEVEMENTS  
OF THE BUILDER.**



Geo. A. Fuller Co., Builder.

Clinton & Russell, Architects.

**THE COMPLETED CONSOLIDATED STOCK EXCHANGE**

The new Consolidated Stock Exchange was constructed by the Geo. A. Fuller Company, Broadway and 23d st, the carpentry, interior trim and woodwork was executed by Messrs. Bottsfield & Dickinson, and the Van Kannell Revolving Door Company furnished the revolving doors. It is a notable structure on account of the importance of the exchange of which it is the home and as an architectural design, situated at the southern corner of Broad and Beaver sts, it occupies a space of twelve thousand square feet. Both facades present to the view a series of fluted Ionic columns. The main entrance is on Broad st, while the entrance of the Clearing House and executive offices are on Beaver st. The architects, Messrs. Clinton & Russell, 32 Nassau st, have given special attention to the purpose of the building, and its location gives the op-

portunity to secure excellent lighting and ventilation. The contractors achieved their work in record time, completing the structure in eight months, a month ahead of the scheduled time ready for occupancy. The building site was purchased by the exchange for \$870,000, or at the rate of \$72.50 a square foot, and cost to erect \$300,000. The exchange floor occupies the corner and is one story, while the executive offices occupy the extreme eastern portion of the site. These last occupy four stories, while the exchange floor ceiling is open to the roof and is lighted by a great expanse of windows on the north and west and above by a dome of colored glass in the roof of thirty feet diameter. The result is a splendidly lighted and extended floor, well suited to the purposes of a great exchange of this character.

**PAY FOR PRIVILEGE OF WORKING.**

**DECADE HAS CHANGED CONDITIONS UNDER WHICH WRECKERS MAKE CONTRACTS.**

"Ten years ago wreckers were paid to demolish buildings; now they have to pay for the privilege. They are about the only source of income to the general contractor when a new structure is to go up."

This statement, made by Mr. Albert A. Volk, 56 Beaver st, a wrecking contractor, indicates the great change that has taken place in the business of demolishing buildings when they are to be replaced by modern structures. A decade ago, when the material in the old structure was of little value, as was usually the case, a general contractor would pay a wrecker to tear down or remove whatever was on the property to be improved. Nowadays, comparatively good structures disappear to be replaced by fireproof skyscrapers and a large part of the material can be used for various purposes. Wreckers now pay for the privilege of removing the old building, and they are about the only contractors participating in the work planned from whom the general contractor receives any financial assistance.

Oddly enough, the first to start working after a contract is signed for the erection of a building is one of the last consulted when estimates are being received. Frequently every detail of the cost of the proposed structure is known before a figure is secured from the wrecker.

"We can lay some claim to beautifying the city," said Mr. Volk, "as we remove many of the eyesores in the way of dilapidated buildings."

**WHEN A BUILDING IS ENCLOSED.**—It has been held by the courts that a building to be enclosed must have a roof to cover it completely, to shut out the rains and the snow. In an action brought to recover an instalment of money due under a building contract providing that when the building was enclosed the contractor should be paid eighteen per cent. of the whole cost of the building, the testimony was undisputed that, while the sheathing was on the sides of the house, the roof of the structure was not covered with shingles, but was covered with nothing more than small narrow shingle boards set about four inches apart to receive the shingles, and that consequently the rain or snow or matter of any kind could come through. It was held that the house was not enclosed within the meaning of the contract, and that therefore the instalment claimed due could not be recovered.

## UNION OF PRACTICE AND THEORY.

### Why Skilled Mechanics of Any Trade Are Always in Demand—The Value of Geometry

BY THE SECRETARY OF THE CONSOLIDATED BOARD OF BUSINESS AGENTS.



SOME years ago, the mechanic classed as a mason was capable of doing all kinds of work that came under that head, such as stone foundations, bricklaying, cement work, tile work, lathing and plastering and stone setting. To-day, in the larger cities, masonry has been much subdivided. The mechanics who follow this class of work are now known as the stone mason, bricklayer, stone setter, cement mason, plasterer, lather and tilelayer, and, strange to relate, each specialty is followed by a class of mechanics in itself, with thousands employed at a prevailing rate of wages recognized by existing agreements entered into between the employers and employes as follows, based on a working day of eight hours: Stone mason, \$4.40; wood and metallic lather, \$4.50; cement mason, \$5; tilelayer, \$5; stone setter, \$5.50; plasterer, \$5.50; bricklayer, \$5.60.

The general contractor of today employs his own bricklayers and cement masons. To the employing plasterer he sub-contracts the lathing and plastering; in many cases the employing plasterer lets out the lathing. To the stone boss goes the setting of all exterior work, such as granite, marble or other stone; to the cement boss goes the cement work, and the tile boss receives the tile work, and so on along the line.

One of the finest pieces of stone masonry in Manhattan is the group of buildings known as the City College Buildings, located between One Hundred and Thirty-eighth and One Hundred and Fortieth streets and Amsterdam avenue, running east to Morningside Heights. The stone used on this group was quarried on the premises, and the white vitreous terra cotta trimmings used in conjunction tells the critical observer that the work was very precise.

In our large buildings granite and marble predominate. For the granite end take the new United States Custom House at Bowling Green; also, the New York Central Railroad Building at 44th street and Lexington avenue. Of the marble exteriors, take the Library Building on 5th avenue, from 40th to 42d streets, also the Metropolitan Buildings, 23d to 24th streets, from Madison to Fourth avenues.

Reinforced concrete and cement structures are now being introduced in Manhattan, one of the finest being the Hispania Society building located on 155th street, west of Broadway, and

LIONS TO WEIGH TWENTY TONS EACH.—Four ornamental lions, each to weigh 20 tons, are to be cast for the U. S. Government by the Erkins Co., 4 West 15th st, this spring. Although the king of beasts is used very frequently for decorative purposes, it is believed that his lifeless reproduction was never undertaken on such a huge scale as it will be in this case. The lions are to be placed at either end of the new Connecticut av bridge in Washington, D. C. They will be 9 ft. high, 12 ft. from tip to tip, and will be cast from a composition that will almost defy time itself. The model selected by the Government was that made by Mr. R. Hinton Perry, a New York sculptor. Mr. Perry will make a full-size model from which the mold will be taken by the Erkins Co. This mold will be sent to Washington in about 150 separate pieces. It will be put together at the place where the lions are to stand and the casting will take place there. The architect who designed the bridge and its ornamentations is also a New Yorker, Mr. E. P. Casey. Before giving out the contract to cast the lions, Government representatives visited the best concerns in the East, investigating both quality of material and cost. Quality was sought more than anything else, and a New York firm secured the prize.

NEW AGENCY FOR BERKSHIRE CEMENT.—The Vulcanite Portland Cement Company, Fuller Building, has secured the sales agency for the Berkshire Snow White Portland Cement, which was placed on the market about six months ago, after thorough and successful experimenting. It is regarded as the nearest approach to pure white that has been produced in cement. A large quantity of this cement was used in the construction of the Hudson tunnel, and its fine color is seen in the facing of the interior. The mill is at Caanan, Conn. The Vulcanite Portland Cement Company is the sole agent for the United States and foreign countries.

TEN THOUSAND DOLLARS TO SCREEN JOHN D. ROCKEFELLER.—Ten thousand dollars for the putting of screens alone in a residence is a pretty stiff figure. Yet nearly that amount will be required to equip the costly mansion which Mr. John D. Rockefeller is erecting at Tarrytown, N. Y. The cost will be between eight and ten thousand dollars, according

to this writing a large garage is going up at 64th street and Broadway.

Concrete and cement buildings are now being completed in San Francisco with an exterior finish of tile; and while this finish is in its infancy in the United States, the writer has seen exterior and interior finishes in tile at San Miguel and Fayal, in the Azore Islands, also in Sierra Leone, Liberia; and from advices the same finish is extensively used in Mexico.

There is one building in Manhattan that has an exterior tile finish, located on 23d street, west of 6th avenue, which was done some years ago. Some of the public places where tile work is used as an interior finish in greater New York are the subway stations, public schools, City College Buildings, fire houses, hospitals, power houses, hotels and office buildings, and under this particular industry, which has progressed in scope, more than any other product known in masonry, we have commercially the paving, marbleitic, ceramic, mosaic, encaustic, quarry, indented, decorative, printed, glazed, unglazed, vitreous, glass, rubber and Tiffany.

The bricklayer, stone mason or tilelayer cannot erect a wall, or set out the directions which it assumes in relation to other walls, without availing himself of methods which are essentially geometrical in their principles. The same is true of the carpenter, cabinetmaker, machinist and ironworker. Neither can the metal worker, coppersmith and boilermaker cut out on the flat the pieces of material which, when bent or curved or placed together assume the forms which they desire to make, without availing themselves of the principles of geometry.

Construction methods have been handed down from one generation to another, and the vast number of workmen do their work in complete ignorance of the fact, that the figures they construct are based upon the principles of mathematics; hence it follows that when work involving new designs is to be constructed they are at a loss to know how to proceed.

If to their manual dexterity and practiced training, all workmen would add a knowledge of the principles upon which their work is based, the work would be all the better, because more intelligently done; and with increase of intelligence as to the nature of work, will come an increase of interest in doing it, and the doing of it better will be the natural result.

It is the union of practice with theory, which gives to practice its highest value. That is why skilled mechanics of any industry are always in demand. ROSWELL D. TOMPKINS.

to the kind and number ordered. This amount would build a pretty respectable house in any city except New York.

The screen business occupies a large part in the finishing of a modern residence now. It frequently happens that a palatial home erected years ago was not provided with all of the conveniences recognized in these days as a necessity, and the owner instructs a concern in this line to "close every hole." The firm takes the entire responsibility, attending to each minute detail, so that the equipping of a structure with screens as an after-thought entails considerable expense, if the best are ordered and many are required.

CONTRACTS SHOW ACTIVITY ELSEWHERE.—The fact that there is more activity in construction work out of the city than in New York at present is indicated by the contracts recently closed by the New Jersey Terra Cotta Company. The largest one, to supply the terra cotta for the new city hall being erected at Yonkers, was for approximately \$25,000. A \$10,000 contract was to furnish the terra cotta for a new high school at Salem. Others were for the terra cotta required for the office building in course of construction in West 32d st for the Pacific Realty Co. (to be occupied in part by the new Builders' Exchange), for the new town hall at Skowhegan, Me., and for a costly residence at Montclair, N. J., for Mr. Ellis P. Earle, who is interested in the Nipissing mines.

ROOMS FINISHED TO SUIT MANTEL.—Leaving out the useful purposes which mantels serve in residences the more elaborate ones are almost invariably designed to be in harmony with the artistic effect desired in interior decoration. However, there are times when mantels are so rare and beautiful, especially those of Colonial days, that the decorating and furnishing of the room is carried out to be in harmony with the mantel. These gems are secured when very old mansions are demolished and fall into the possession of wrecking companies. In one instance such a mantel was secured by the Rheinfrank House Wrecking Company. It proved to be a "find" for a leading architect who was looking around for something unusually fine in this line, and he was so pleased with it that he decided to design the trimmings for a room in a magnificent residence especially to be in keeping with the mantel.

# BUILDERS SHOULD MEND THEIR OWN ROOFS

By THEODORE STARRETT

A man was traveling on horseback one beautiful summer day through the mountains of Arkansas. He came to a lonely clearing in which stood a tumble-down hut. Sitting in a chair in front of the hut, tilted back against the door post, his feet tangled in the chair rungs, was a happy old party fiddling away

for dear life. The traveler drew rein and a historic conversation took place. Part of it is here repeated.

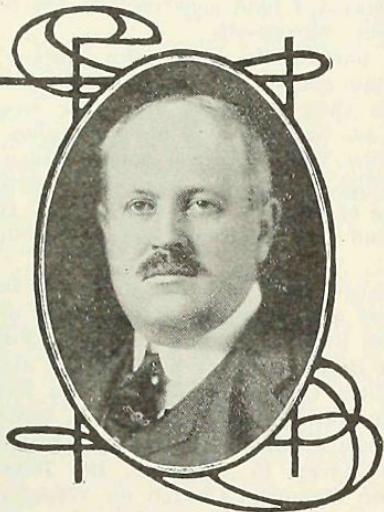
"Say, old man," said the Arkansaw Traveler, "why don't you fix your roof?"

"Because I don't need a roof in this kind of weather."

"But when it rains you'll need to fix that roof."

"When it rains I can't fix it," said the mountaineer, as he went on fiddling.

Now is a pretty good time for the people in the building business to fix their roof. It's powerful dull all over the country. When things pick up the builders will all be so busy fixing other people's roofs that they won't have a chance to fix their own.



THEODORE STARRETT.

Some will say the building business doesn't need any fixing. "Just leave it alone." "It gets too much tinkering." Some will go further and say, "Why do you butt into our Eden, where all was serene?"

But the tinkering goes on and the fixing goes on just the same. It is idle even to discuss it. There's always some one or something to be dislodged as history unfolds itself.

What can one say about the business of building construction in this year of Grace nineteen hundred and eight that all of those engaged in it can agree on? Is there any statement that can be made with a view to improving the welfare of the builders—meaning everybody who helps to build a building, from the excavating contractor to the hardware dealer—that won't give offense to some one interest out of the scores of interests whose works combined make the finished building? Nothing but the widest generality will fit the case, and then there will be exceptions, in all probability.

The one statement which I think could most safely be made, with the least danger that the sayer would be roasted as an enemy of society or ridiculed as a self-proven incompetent, is this: **THERE IS TOO MUCH COMPETITION IN THE BUSINESS.**

There's a platitude for you. Who can take offense at that? Nobody in the building business, certainly. Nobody outside of the business can, either, if he knows what is meant. Not even the owner, who is the consumer in this realm, can possibly take exception to the statement that building needs a suppression of competition when he is made to know that suppression of competition means better buildings, more value for his money.

The great American industrial problem to-day is the problem of competition. The dictum "competition is the life of trade" might have been true in other days and in other situations, but the American temperament with its lack of reverence for that which is established—its recklessness—the gambler instinct—with the license which has been engendered by our liberty and fed by our teeming prosperity—the American temperament has caused competition to run to extremes that are simply impossible.

The history of our country teaches the cure for this evil. It is **UNION**. Everybody knows this. But everybody doesn't know how to bring it to pass. It was so with our country. Union made it, but it took fourscore years and more to decide what kind of a union. One part of the country thought one way; another, another. They had to go to war over it, and a million men lost their lives. Many a million of dollars, by the same token, have been lost in this business fight and many another will be, perhaps, before business finds, under the law, the way to **UNION**.

But the way is there, a lawful way, too, and the history of these United States of America, rightly read, shows the way.

A whole book might be written on this subject. I'll spare the reader.

The way to get rid of competition is to enforce it.

The oil business was once in a condition of prostration brought on by unchecked competition. The Standard Oil Company, that most perfect of business organizations, was built up out of the ruins resulting from insane and suicidal competition. And none should grieve for the Kilkenny cats that were busy eating each

other up in those good old days. The dear old Standard may have got things a little too well fixed to suit some of our political leaders, but the older condition could not continue.

The railroads were busy destroying themselves with competition until necessity drove them into a harmony of action which was once carried on secretly and in fear of the law against restraint of trade, but the ruin which impended through excessive competition forced the issue and now there is every indication that the law will recognize the benefit to the public as well as to the railroads of harmony, and under proper safeguards actually protect it.

Union, under the law, is the cure for the ills resulting from unrestricted competition.

The builders might take a lesson from their workmen and unionize. But they will do what the trade unions must do, carry on their concert in a lawful manner.

There have been lots of decisions against unions for striking, boycotting, etc., but I never heard of one where any court even threatened their rights to claim wages and hours to their (the unions') satisfaction, and I think no court ever will. Courts only interfere with the means by which harmony or concert of action is produced, and as the new spirit of **COOPERATION** gets abroad in the land there comes a time when no unlawful methods are used or need to be used.

The employers can take a leaf from the workingmen's book and can profit by all the years of the workingmen's struggles.

And one of the first things—and the last—that they can take is that they can't reckon for long without the host—the consumer or owner, or, to put it more broadly, the public.

I don't intend to go into a talk on the evils of secret methods of restricting competition or a discussion of such unfortunate circumstances as that in February of this year the unions of New York City reported that one hundred and seventy-five thousand of their members were out of work, or that ninety per cent. of the bricklayers, numbering thirteen thousand, were idle.

No, each man, whether employer or employee, can do his own thinking about this question, based on his own experience.

The two parties in the conduct of building operations—employers, called by the public contractors—and mechanics, segregated by the public from the rest of humanity by the very name, "trade-unionist"—are together a much misunderstood and maligned class. Contractors are supposed to be wallowing in money and to be fair game. Trade-unionists, too, are likewise putrid with money and envied and, perhaps, hated by their less (?) fortunate fellow-workers who don't belong to unions and who don't know anything about the precarious job of the unionist, with its days and days of lost time through lay-offs and hunting for new jobs.

The building world is just like the social world. It has its submerged tenth at the bottom—despairing, hopeless—and its emerged tenth on the top—arrogant and powerful. But the eight-tenths in between are the ones that can control and they will control.

There is at present a lack of balance—an undesirable lack of balance, too—in the building world—perhaps greater in New York than in any city in the world. At one end are the buildings made to sell. Sometimes a fire starts in one of them and the public reads in the paper columns and columns of stuff about fireproof construction being a fake, etc. At the other end are the buildings erected as monuments to great financial institutions which have been constructed so extravagantly as to discredit all construction for investment. "No one per cent. investment in mine, thank you," says the capitalist who is approached with any proposition to invest.

What is needed is to find the middle course between these two extremes.

The public is now apparently letting the building business severely alone. They have been buying too much work that is too cheap and getting disappointed with too much that is too dear.

No one will deny that the buildings which are too cheap are so because of excessive and unwholesome competition. Perhaps you can't see that the too dear ones are so because of the same competition, but it is so. The pendulum swings back from the buildings made to sell—it swings as far back as it has gone forward on its wrong course. Too expensive construction is the reaction from too cheap construction.

Stop the too cheap work and the too dear work will take care of itself.

It takes a bold man to talk about reform. There's always a **SYSTEM** which profits by a continuance of the existing status, and even the plain people would often rather bear the ills they have than fly to others that they know not of.

A great labor leader once said that any man who attempted to work reforms for the benefit of his fellow workman was sure to be destroyed for doing it. "But," he continued, "the thing

is worth trying, anyhow." My friend was wrong in one respect. They didn't destroy him, though he kept up the work. Even in barbarous times they didn't make martyrs of all the ones "that loved their fellow men."

Moses killed an Egyptian task master for abusing one of his fellow countrymen, an Israelite like himself. He was marked for slaughter by the Egyptians because he was betrayed for

this humane (?) act by some of his own people, but he fled and lived to lead them out of bondage.

But I was talking about builders fixing their own roofs now that they haven't so many other people's roofs to fix.

Say, good people of the building world, why don't you fix your roof? Quit fiddling. Read the handwriting on the wall and at least stop up a few holes while you have a chance.

## WHO'S WHO IN BUILDING—I.

**W**HEN the Sixth Avenue Elevated Railroad was being built a young man named Wills had charge of a section of the foundation work. New York had passed through an era of stagnation, following the panic of 1873. For nearly five years the people had kept their money locked up. They would neither lend nor use it.

Locked-up money helps to depress values, and real estate was at a low ebb. There had been a complete cessation of building operations in the fashionable residential district. The panic

times, and was, next to the elevated road construction, the beginning of the great West Side movement.

Mr. Wills then went into partnership with John Sinclair's son, George, and they had some six or seven years of successful business together. Then they dissolved and ever since Charles T. Wills has done all his business over his own name.

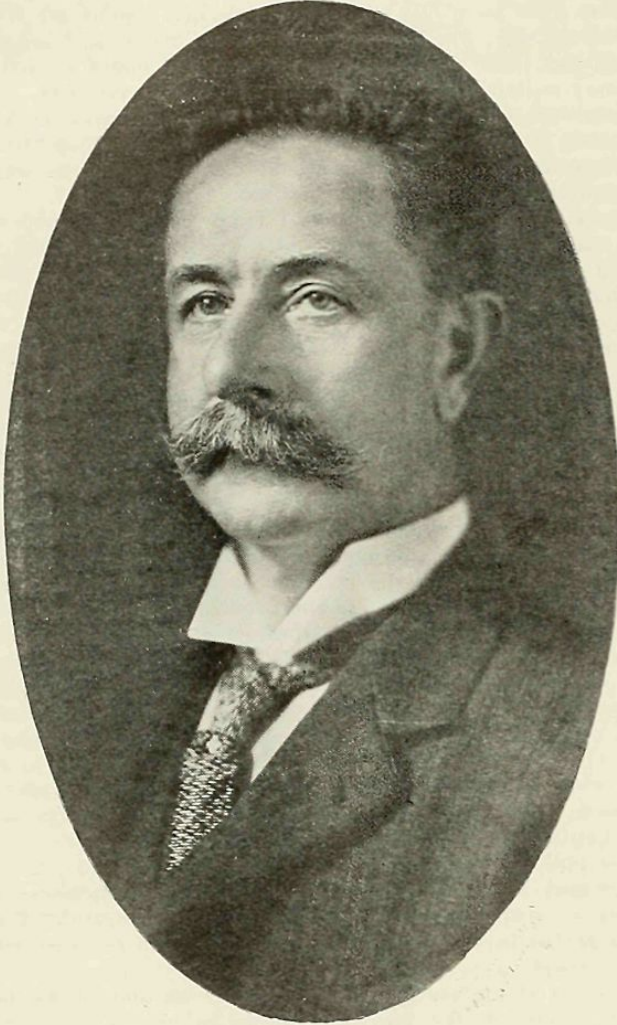
Mr. Wills grew up with New York. As the houses became costlier and the office buildings larger his business likewise expanded, as he got his share of the best that was going. He has always done good work, and was never equipped so he could do any other kind.

The work he has done of recent years is better known to the reader than what he did years ago, so a few of the latter are here mentioned: The American Surety Building, corner of Pine and Broadway; the Johnston Building, Cedar and Nassau sts.; the Bank of Commerce Building, Cedar and Nassau; the New York Life, Leonard st and Broadway; the Presbyterian Building, 156 Fifth av.; the American Bank Note Company's former building; the Montauk Club House, in Brooklyn; the Jersey Central's buildings, the Judson Memorial Church on Washington Square, All Angels' Church, the Brooklyn Tabernacle, the Mail & Express Building, the residence of General Grant and many others, the University Club and Delmonico's.

More recent works: The Marbridge Building, Sixth av and 34th st; Morgan Art Gallery, at Hartford; Bankers' Construction Co.'s Building, at 29-35 West 32d st; Kent Hall, for Columbia College; remodeling residence of Mr. H. C. Brokaw, 825 Fifth av; residence for Edward S. Harkness, northeast corner of Fifth av and 75th st; the Brunswick Building, Fifth av and 26th st; Hamilton Hall, Columbia College; Chapel, Columbia College; Martinique Hotel; Royal Insurance Building, William and Maiden Lane.

Mr. Willis is a native New Yorker, and was born in East Tenth st. His father, Chalkley, J. Wills, was also a builder. His parents were both of English descent from orthodox Quakers who came over with William Penn.

Mr. Wills' ancestors in this country settled on the Rancocas River, near Mount Holly, N. J. Doctor Daniel Wills had a grant from King George III. for 8,000 acres. The old homestead and several hundred acres were held by the family on the old charter until a few years ago.



CHARLES T. WILLS.

made scores of houses tenantless. Prices fell so that by 1876 residences of the first class, which could not have been purchased in 1873 for \$85,000, could now be bought for \$60,000.

A good deal of this decline was represented by the fall in wages and prices of materials, and a part by the depreciation of the currency, as the country was getting down from the greenback basis. All property suffered from the effects of the panic, though real estate was the last to feel it, and that not until the fall of the following year. For a time there was really no market from which one could discover the plane of prices.

The building of the Sixth av road signalized the beginning of a new era of building. The young foreman referred to was a mason and had served his time under John T. Conover. Then when he was only twenty-two years old John Sinclair had taken him into partnership for two years. But the hard times came and they could not make it go. There was no building to do.

That was Charles T. Wills' first start in business. For a while in New York all plans for improvement, both public and private, lay dormant. To such a low point did the fortunes of business fall that even the cost of street openings on the West Side and the other local betterments that were ordered from time to time bore so heavily that property owners appealed to Mayor Ely for relief.

In the revival the elevated roads played the capital part, as they started again the northward march of improvements. Edward Clark purchased a block of thirty lots on Eighth av, between 72d and 73d sts, and the adjacent block of twenty-eight lots on Columbus av.

This transaction stands out prominently in real-estate history, for it was the turning point from the bad to the good

### A CHANGE FOR TUCKER & VINTON.

**A**N interesting change has occurred in the affairs of Tucker & Vinton, the well-known concrete engineers and contractors.

Mr. Ross F. Tucker has resigned his position as president and director of this company to accept the position of consulting engineer of the American System of Reinforcing, to which company Tucker & Vinton have sold their patents and processes for manufacturing unit girders and columns.

This system, combined with the wire mesh slab reinforcement, the well and favorably known product of the American System of Reinforcing, furnishes Mr. Tucker with a complete reinforcement system of great elasticity and absolute accuracy.

Mr. R. L. Bertkin will be chief engineer and Mr. Tucker's first assistant. Mr. Tucker has taken commodious quarters at 35 East 22d st, the new headquarters of the Building Trade Employers' Association. In the meantime Tucker & Vinton have moved from their former and somewhat inconvenient quarters to the new Terminal Building at 41st st and Park av, Mr. Vinton having taken the presidency and treasurership of the old company. Mr. P. H. Trout is the general superintendent, and Mr. Davis Carpenter is secretary and manager of the Vault Light Department.

Mr. Vinton reports that during their first seven days' occupancy of the new building they signed seven contracts.

**BEDLOE'S ISLAND BECOMES A FORT.**—The soldiers' retreat erected on Bedloe's Island by Miss Helen Gould during the Spanish-American War is being demolished by the Rheinfrank House Wrecking Company, preparatory to the construction of quarters for the signal corps and regulars to be stationed there. The island has been designated "Fort Wood," and will be utilized by the U. S. Government. The structures being razed are in good condition. They provided accommodations for the recuperation of the soldiers who suffered as a result of the part they took in the war. A seawall has been built around the island.

# HOW AND WHY I BUILT MY HOUSE OF CONCRETE

By ALBERT MOYER, Assoc. Am. Soc. C. E.



O the lay mind a well-defined style of architecture means something following in the traditional footsteps of our predecessors. The development of a new style of architecture must necessarily be an evolution, so

it is not the writer's intention to discard precedent.

That an original style of American architecture is possible and perfectly rational is obvious and beyond question. These ideas have been carried out in a residence designed by Tracy & Swartwout, Architects, No. 244 Fifth av, New York, built on Ridgewood Road, South Orange, N. J.

The house is designed to accord with the natural surroundings and the material employed. It is not a copy, and is original. A recognizable and original style of architecture is a rational expression of the principal characteristics of the people for whom the structure was erected, modified by the requirements of the structure and the available building material.

If you employ concrete, let it look like concrete. Design for concrete, eliminate all thought of stone, brick wood or plaster. Let the house stand up and be able to say to the casual observer, "I am solid, strong, substantial, durable, beautiful, and am of concrete." That which looks right to the practiced and trained eye is right. For country residences, particularly where there are winding roads, trees, a hillside and possibly rocks, concrete treated as concrete looks right.

It would be difficult to dream out from the imagination an original style of architecture, using the materials which have been worked and overworked for thousands of years. The temptation to copy, translate and transplant is too great. It is simpler, better, and more in accord with nature's laws to develop an original style from the employment of a different material than was previously used in the development of the older styles.

Convenience and adaptibility seem to point to concrete as a material best suited to assist in developing, what I am pleased to call, American Architecture.

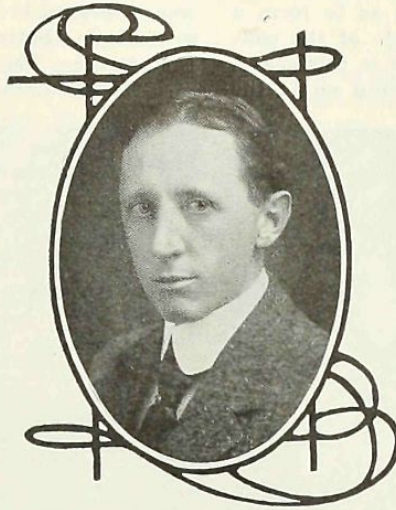
In using concrete for country residences I wish the reader to eliminate from his mind all thought of concrete such as he sees about him in retaining walls, bridge abutments, and other work where concrete has been employed, but to try to picture a concrete made of selected materials, the moulds or forms taken off as soon as possible while the concrete is yet green, the surface scrubbed with a scrubbing brush, or if the concrete is too stiff a wire brush, water being sprayed on with a hose, thus removing all the mortar which has come to the surface, and exposing the larger pieces of aggregates; in fact, throwing them slightly in relief, giving a rough surface of accidentally distributed different colored stones.

As the walls are erected in different courses, the lower courses are from necessity stained by surplus water running down from the upper forms. This is very readily removed by washing off the walls after the house is completed with commercial muriatic acid, 4 to 6 parts water, which further brightens up the different particles of stone and removes any cement stain which may be on the outside surface of the stone or the mortar which bonds the stones together.

The aggregates used in the house on Ridgewood Road are composed of 1 part Vulcantine Portland cement, 3 parts limestone and white marble screenings about the size of sand, 5 parts of 3/4-inch trap rock, and 1 part of 1-inch white marble chips. When the boards were taken down, the surface had the appearance of the ordinary dead mouse colored concrete, but as soon as scrubbed and washed with a hose, all the particles of trap rock, white marble chips, bonded together by light colored mortar, were exposed, giving a surface which was slightly roughened, and a color effect and texture which is beautiful. Photographs do not do justice to the color of this wall, it is bright and full of life. By reference to the accompanying illustrations, it will be seen that the material used is concrete honestly employed, the source of strength is evident. Durability, honesty, simplicity and strength being the prominent characteristics. It is a true artistic, picturesque, monolith concrete house.

This treatment of concrete surfaces removes practically all the board marks where one course of concrete bonded onto another. It eliminates the danger of temperature cracks, hair cracks, etc., showing on the surface, and gives a wall which is 100 years old on the start and which will age beautifully. Vines will add to its beauty and if moss gathers on the north side, it will be still more beautiful. The effect is the same as that produced by a century of age.

To please the eye is to please the heart. Build to avoid the



ALBERT MOYER.

appearance of newness and with a feeling of modesty, simplicity, dignity and repose. The eye craves evidence of strength, honesty and stability, and the whole effect should be alive with purpose. All nature makes friends with a plain, solid, substantial concrete house. It harmonizes with the trees and landscape, even the mosses, vines and birds are attracted to it.

Such concrete is the reverse of that at present in general use. Instead of plastering the surface with mortar as is the usual method (which by the way is an imitation), all the mortar is removed from the surface exposing to view honest concrete. The surface of such a wall can be patched by a common laborer so that the patch cannot be found even by a practiced eye. It is not strange that when we arrive at simplicity and correct method, art is obtained and future trouble eliminated.

The foundation walls of the house on Ridgewood Road are 14 inches thick, resting on footings 20 to 22 inches wide, the ground having been previously thoroughly tamped. Chimneys were built entirely of concrete, the flue lining being provided for by 8x12 and 12x12 flue lining which acted as an inside form, thus making the construction of the chimneys very economical. Supporting piers and columns were also built of concrete.

Damp-proofing to cellar was provided for by an outside drain carried all around the house just below the cellar floor level. The outside walls being painted with two coats of Dehydratine, then plastered with mortar, forming a permanent protection to the waterproofing.

The walls above the first floor beams were lined with porous, hollow 2-inch terra cotta furring or partition blocks. This was accomplished very economically at the cost of about 10 cents per square foot complete. These blocks were set inside the forms or moulds similar to laying brick, the concrete being tamped in between the outside forms and terra cotta blocks, the blocks having been previously thoroughly soaked with water. It was found that the blocks bonded perfectly to the concrete, could not be torn loose in any place.

To avoid any possibility of dampness, these blocks were waterproofed with two coats of "Dehydratine," which not only clings with a perfect bond to the porous terra cotta blocks, but the plaster for the inside of the house hangs to the "Dehydratine" far better than to any lath which has yet been devised. This furnishes a wall which is solid and substantial, warm in winter, cool in summer, dampproof, and eliminates all possibility of condensation from the inside.

This wall was reinforced where necessary, particularly over windows, and four horizontal courses of 3/4-inch wire cable were imbedded in the concrete, run all around the building, tying the walls together perfectly, acting as a reinforcement against temperature stresses, and making the house practically earthquake proof.

The concrete was very carefully mixed by hand. As each shovelful was turned, it was raked with an ordinary garden rake. This was repeated until an intimate mixture resulted. Mixing was first done dry, then wet, sufficient water being added to produce a medium wet concrete, which was thoroughly tamped in the forms in 6-inch layers, each course being carried to the height of about 3 feet at a time, and allowed to set hard before the next course was put on top.

The selected aggregates used composed all of the concrete. They were not put against the outside forms by hand, but were mixed all through the concrete, this giving an accidental distribution of white and dark particles far more beautiful than if the arrangement of the particles was deliberate. The walls above the water table are 10 inches in thickness; 8 inches of concrete and 2 inches hollow porous terra cotta furring blocks.

In describing the effect of this surface to the eye, it is almost impossible to present the color effect produced even by means of a photograph. Before viewing the house some architects criticized this method, stating that it would give too rough an appearance, others did not think it practicable from an economical standpoint, others expected efflorescence, and all kinds of trouble, but after viewing the house their opinions were changed, and it is now believed by some of the best architects and engineers in New York to be the correct method of treating concrete economically and artistically.

The difference between stucco finish or mortar face concrete and exposed selected larger aggregates, is that the stucco finish even though scrubbed or treated with acid would present to the eye, too fine a grain for the large space of wall. This fine grain surface even though of good color becomes monotonous. Some will say that the finished block of granite shows a fine grain surface which is beautiful, forgetting that when set in a

wall, the surface of the wall is from convenience and necessity broken by the mortar joints. The surface of exposed selected larger aggregates gives a "Basso Relievo" effect, and their accidental, therefore natural, distribution throughout the concrete, not only avoids monotony, but brings about extreme beauty.

The window openings were provided for as the concrete was placed, by temporary wooden forms so arranged as to form a rebate all around the window frame on the inside of the concrete wall, so that a permanent frame could be set in this space, making the window water tight. The windows being set in the inside of the wall, showing shadows and depth of wall forming part of the architectural scheme. The sills were not placed until after the walls had been entirely completed. These were scrubbed on the sides but trowelled on the top.

The south porch, with its square pillars and plain caps ornamented with hand-made various colored tile, is noteworthy. The roof of this porch is a 6-inch slab reinforced with bars and expanded metal. The top of the slab is painted with two coats of "Dehydratine" on which was placed a mortar coat trowelled and finished, and cut in squares as in sidewalk paving. This has proven to be perfect waterproofing, and acts as a floor to the open porch above. The floor of the lower porch is a 6-inch reinforced slab finished on top with a 1-inch red mortar coat marked off in small squares.

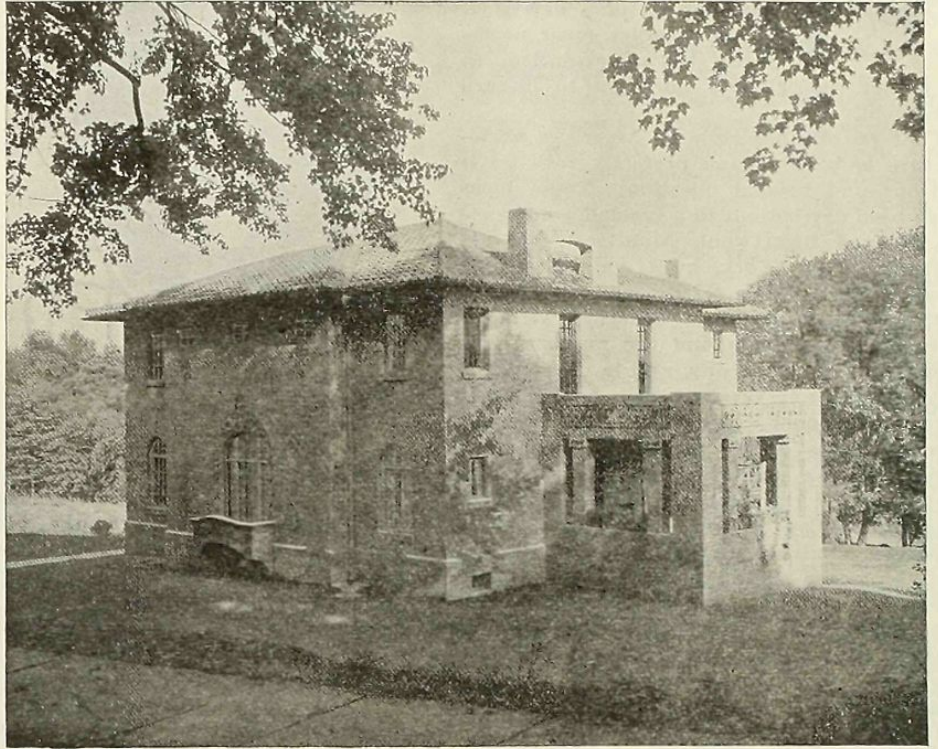
The fireplace on this porch, which is one of the illustrations, was built up with the walls. It was afterwards decorated with the tile mosaic of the "Indian Making Fire," which was designed by Mr. Henry C. Mercer. This pattern, which is 20 inches in diameter, consists of pieces of clay burned in many colors superficially or throughout the body and unglazed. The tesserae are not rectangular as in Roman or Byzantine mosaics, but are cut in multiform shapes to suit the potter's process, and whose contours themselves help to delineate the design.

As the lead in stained glass holds together the glass units, so does the Portland cement in these tile mosaics. The fireplace is furthermore a good illustration of a concrete design. No one could think of this design in marble, brick, granite, wood or other material.

The same may be said of the balcony under the large front window. This is also decorated with hand-made tile of various colors. This balcony was first carved out of clay as a model, the moulds being made of wood in accordance with the scale of the clay model.

ground, or comes anywhere near the ground. The roof is of dull red Japanese pan tile, the tile being taken from the run of the kiln, so that there were colors all the way from dark purple to salmon. The general effect being a dull red.

The beams supporting the roof were tied to the walls by means of bolts set upright in the concrete. The same method was employed in tying the floor beams and girders to the walls, so that no "battering ram" action could take place in case of earthquake. The floor beams were not set in the concrete, but rested on and spiked to 4x4s fastened to the concrete by means



MONOLITHIC CONCRETE OF EXPOSED SELECTED AGGREGATES.  
Residence Albert Moyer, South Orange, N. J. Tracey & Swartwout, Architects, New York.

of bolts set every 15 inches. These bolts being firmly anchored. When the inside forms were taken off these bolts protruded 5 inches. The 4x4s to be used were then placed up alongside these bolts, and marked where they came. Holes were then bored through the 4x4s, which were slipped over the bolt, each bolt fitting in its proper place and screwed very tight by means of nut and washer. This method on first glance was open to criticism on account of shrinkage of the wood, but on further thought the shrinkage would not be as much as the pressure of the nut against the wood, they having been screwed very tight.

The concrete back of these 4x4s was damp-proofed with "Dehydratine." This method of providing for the floor beams was very economical and convenient, serving the purpose admirably.

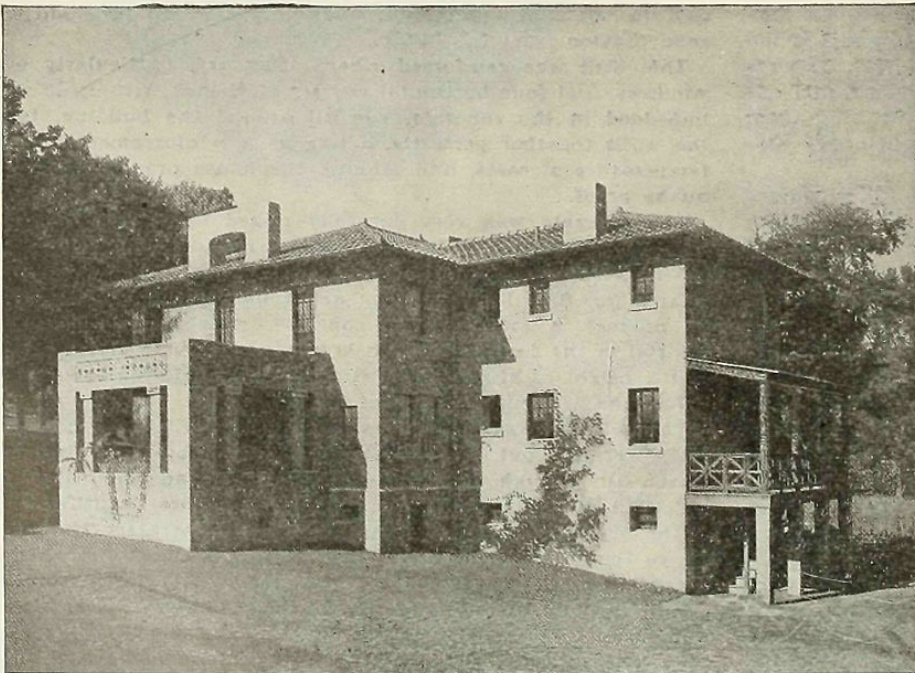
Decoration and color of the outside walls were provided for by primitive hand-made colored clay tile, both glazed and unglazed. All tile mosaics were designed by Henry C. Mercer, and furnished by the Moravian Potteries at Doylestown, Pa. These tiles were set in design and placed inside the forms before the concrete was dumped in.

The size of the panels and their distribution were from drawings furnished by the architects. When the forms for the concrete walls were taken down, these board negatives were left in the concrete until the wall had been scrubbed. They were afterwards removed, thus leaving a 1-inch recess conforming to design, in which the hand-made tiles were placed, they being set in mortar, sometimes light-colored mortar, sometimes darkened. As Mr. Henry C. Mercer aptly expresses it, "I paint my patterns with clay paint, but I draw my outlines with your cement."

Each panel of hand-made tile produced most artistic results and forms a very handsome combination with the color and texture of the concrete surface. The color effect

produced is glorious and yet unobtrusive, being of earth color and pastel shades of a very primitive nature.

With no straining for oddity, simply to be original, this house can well be said to be unique in this country. It is simple, dignified, the countenance is full of expression and alive with purpose, and it harmonizes with the natural surroundings and gives a feeling of strength and repose.



MONOLITHIC CONCRETE OF EXPOSED SELECTED AGGREGATES.  
Residence Albert Moyer, South Orange, N. J. Tracey & Swartwout, Architects, New York.

The fireplaces inside the house are solid concrete. Wood mantels of plain design are used; the breasts around the opening being covered with hand-made Moravian tile in colors and various designs. The hearths are of concrete in which are laid hand-made Moravian tile, glazed and unglazed. The mortar joints were not pointed; in fact, were purposely roughened.

There is no woodwork outside of this house which touches the

## MATERIAL DEALERS' CONVENTION



THE fourth annual meeting and banquet of the Mason Material Dealers' Association of New Jersey was held at L. Achtel Stetter's, in Newark, March 12. A large number of representative retail dealers were present when the executive session opened shortly after one o'clock, and the number was greatly augmented when the associate members and visitors, representing manufacturers and wholesalers, added their presence at the beginning of the open session at three o'clock. Thirty minutes after adjournment the banquet was announced, and then the company, numbering about 150, gave undivided attention to the splendid menu, which began with a Manhattan cocktail and ended with coffee. The day's program ended with a visit to a vaudeville show attended in a body by the banqueters.

### THE EXECUTIVE SESSION.

The fourth annual meeting of the association was called to order shortly after one o'clock by President Walter C. Shultz, of Hoboken. Secretary James M. Reilly, of Newark, called the roll, after which several communications from other associations of material dealers in various parts of the country and from friends of the New Jersey association were read. Following these, applications for membership were presented which resulted in the election of one active member and six new associate members. The report of Treasurer Horace P. Cook, of Newark, which was next presented, showed the association to be in excellent financial condition.

The address of President Shultz, which briefly reviewed the objects and success of the association's work, was received with applause. Mr. Shultz began his speech by stating some of the ways in which the association may be made to benefit its members, and related how, in many instances, trade conditions, from the dealer's point of view, have been improved since the organization of the association. He said that not only is there less interference from manufacturers in selling direct to consumers, but some of the large dealers who could have taken many orders from local men have kept out of their territory. "Your customers have also been protected from contractors who have attempted to pose as material dealers, and so get the advantage that the wholesale price would give them to underbid builders that are your customers," said Mr. Shultz. "There is a better understanding between manufacturers and dealers to-day than there has ever been before. Many of the former who did business directly with the consumer have not only changed their own policy but have done a great deal to influence other manufacturers to sell entirely through the dealers."

In concluding his address, Mr. Shultz said: "If there is an occasional sale by a manufacturer in your territory, do not take that fact as conclusive evidence that the association is doing no good for you. It takes time and work to accomplish anything worth while. We are going slowly and aiming at permanent improvements in trade customs that are bound to benefit you; but the change must be brought about gradually. It would be unfair to ask a manufacturer to drop customers without giving him a chance to have them supplied with his goods in another way."

The president's address was followed by the report of the board of directors, presented by Secretary James M. Reilly, in which it was reported that three active members and sixteen associate members had been added to the list of membership during the year. According to the report, the total membership now on the roll of the association is composed of ninety-six active and thirty-five associate members. The address dwelt at length on the progress of the association work in the past and the efforts being put forth to maintain the policy of "Sell to dealers only."

On the report of the Committee on Nominations, signed by William C. Salmon and Horace Osborn, the following officers were chosen: President, Walter C. Shultz, Hoboken; vice-presidents, Charles Agnew, Paterson, and J. C. Richardson, Trenton; treasurer, Horace P. Cook, Newark; secretary, James M. Reilly, Newark. The three new members of the board of directors elected for a term of three years are Uriah F. Washburn, Jersey City; James P. Hall, Jersey City, and Edwin Demarest, Tenafly. The advisory board is composed of Charles W. Ennis, Morristown, and George W. Tomkins, Newark.

Following the election of officers open discussion was held on the proposed revival of the lien law in the State of New Jersey, and upon motion all members of the association were requested to use their best influence with their various representatives in the Legislature to secure the passage of Assembly Bills 225 and 226, which have for their object the satisfactory revision of the lien laws. At this point there was an intermission of ten min-

utes before the beginning of the open session, during which time dealers and manufacturers held an informal reception.

### THE OPEN SESSION.

Mr. A. F. Gerstell, of the Alpha Portland Cement Co., was the first to address the open session upon the subject of "Trade Customs from a Wholesaler's Viewpoint." Mr. Gerstell in a brief manner congratulated the association upon the success it had attained, and from the wholesaler's viewpoint said that he expected great good to come from the work of the organization. Mr. Gerstell said that the manufacturer looked to the retail dealer for co-operation and for the best results in distributing his product. He expressed the opinion that most manufacturers endorse the policy of the association in establishing the plan of "To dealers only." He suggested that the association elect an official from their body whose business it would be to meet the manufacturers' bodies and to lay complaints before them.

Following Mr. Gerstell, Mr. Charles Warner, of Wilmington, Del., addressed the convention on the same subject. He looked to the retailer as the proper party for the distribution of manufactured products, as the dealer was well acquainted with local conditions, the reliability of various consumers, and had all information necessary to a successful cooperation with the wholesalers and manufacturers. Mr. Warner said that he believed greater strides had been made in association development during the past six or eight years than in the entire existence of the world. He advocated harmony as an invaluable business asset, and said that the manufacturer or wholesaler who did not recognize the rights of the retailer in marketing products was only courting trouble and adding gray hairs to his head. In defence of the manufacturers Mr. Warner declared it unfair when the dealers of any community placed a ban on a manufacturer's business arbitrarily.

The address was greeted with applause, and Mr. Jones, of the Dexter Portland Cement Co., was asked to say a few words upon the same subject. After congratulating the association upon its success, Mr. Jones prophesied that the time will come when every manufacturer will recognize the rights of the retail dealer and that this will find its expression in the difference of price to dealers and consumers. He regretted that this condition does not universally exist to-day.

Mr. Howard B. Green, sales manager of the Whitehall Portland Cement Co., of Philadelphia, analyzed and explained the functions of manufacturers and dealers. He stated that the manufacturer's business was to make and advertise his product, and that the dealers should supply the brand which was called for by his customers.

Mr. J. M. Campbell was the next speaker on the program and addressed the association on the subject of "Trade Customs from a Retailer's Viewpoint." Mr. Campbell was followed by Mr. J. D. Loizeaux, of Plainfield, who made a few remarks upon this subject.

The president addressed the convention in a brief way on the subject of "Giving Preference to Associate Members in Placing Orders," and urged that the members of the association, all things being equal, reciprocate by purchasing from the associate members of the organization whenever possible.

There was an open discussion participated in by both manufacturers and retail dealers on the subject of "How Shall Cement Block Manufacturers be Classified?" Many active and associate members were called upon and responded to this subject, and the last one on the program, which was "What Should Constitute Wholesale Orders?"

The business of the day was concluded at five o'clock, when the meeting adjourned. The banquet began at five-thirty, and in the meantime the members enjoyed a social half hour. No speeches were made at the banquet, and after the feast the association attended a vaudeville performance in a body. Among the guests were Messrs. T. C. Cummings, C. W. Toxell, W. E. Crocker, and Allen T. Huke, of the Rockland-Rockport Lime Co., of New York.

## LEGAL CONSPIRACIES TO FLEECE CREDITORS.

To the Editor of the Record and Guide:

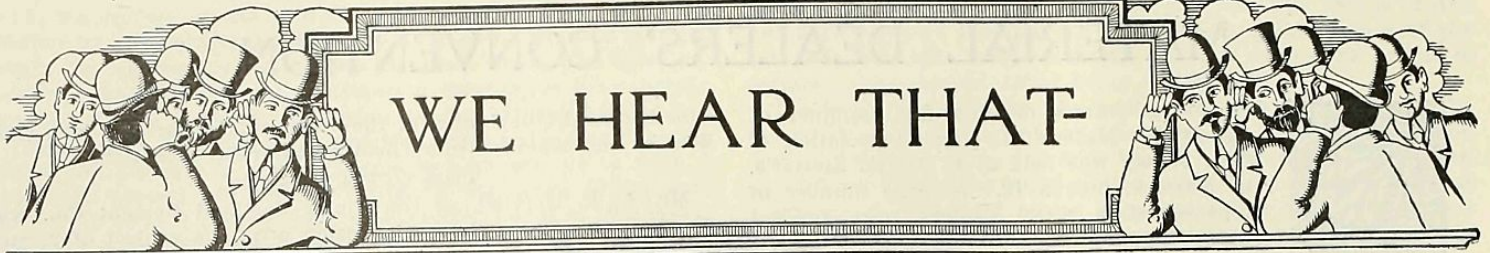
Mr. Guy B. Waite's remarks in your recent issue regarding the mechanic's lien law are not only pertinent, but they strike the nail on the head.

It is high time that the laws are amended so that unscrupulous building companies (and there are many of them in our midst) can be prohibited from forming LEGAL conspiracies to fleece their creditors.

Under the present laws it's easy money for the rogue, and he has his "coach and four," while the merchant is forced to patronize the nickel routes.

A. T. CHESTER.

Chester Mantel & Tile Co., 38 East 21st st.



## WE HEAR THAT

Joseph A. Ellinger, of the Metropolitan Life Building, is forming a company to put out a new concrete reinforcing system.

Finishing touches are being put on the new "Marbridge" 16-story office and store building, 6th av and 34th st, northeast corner, owned by W. R. H. Martin. Charles T. Wills, Inc., 156 5th av, is the builder.

The Board of Trade, Newark, N. J., has selected its president, Peter Campbell, as its representative on the commission of engineers which is to advise the Board of Works relating to meadow improvements.

The New York Belting and Packing Company, Ltd., has the representative of its tiling department, Mr. E. E. McConnell, in Great Britain at present to look over the field there. Mr. McConnell will return to New York early in April.

Andrew J. Robinson Company have finished pointing up the brownstone tower of St. Thomas's Church and were taking down the interesting scaffolding, which has been one of the very few signs of building operations along 5th av this winter.

At the annual meeting of the New Jersey Association of County Engineers, held at Trenton, the following officers were elected: President, J. J. Albertson, Magnolia; secretary, Robert A. Meeker, Plainfield; treasurer, Joshua Doughty, Somerville.

The Dahlstrom Metallic Door Co., 299 Broadway, Manhattan, and Jamestown, N. Y., has for distribution a folder touching on the installation, construction, fireproofing quality, finish and stock sizes of its steel doors. It gives cuts of more than three hundred styles of cold-drawn steel mouldings.

The Metropolitan Life Insurance Co. has made a building loan of \$700,000 to Louis M. Jones & Co., No. 350 Broadway, with which to erect the 12-story office building, to be situated on a plot 50x150 ft. at the northeast corner of Broadway and Franklin st. Frederick C. Browne, 143 West 125th st, has prepared plans. No contracts have yet been placed. (See issue Nov. 2, 1907.)

The Dillman Construction Company is making extensive experiments at its works with the material of plaster partition blocks, believing that a lighter material has been discovered to be used with plaster in the manufacture of the blocks. The experiments are also extending to the size and form of the blocks, with a view to lessen the weight and increase their sustaining power.

The preacher of a new principle is sometimes confounded at the utter inability of certain individuals to grasp the slightest inkling of his idea. This fact was brought forcibly home to Mr. Frank B. Gilbreth, the originator of the "cost-plus-a-fixed-sum" contract and chief advocate of its equitable principles. While inspecting one of his jobs recently he overheard the following lunch-time conversation between two of his bricklayers: "Phot is this 'cost-plus-a-fixed-sum' contract the boss do be always ta'kin' about." "Shure, I don't know why he always sez 'cost-plus-a-fixed-sum.' There always do be some ye can fix and some ye can't, but 'phoy the — he talks about it I don't know."

The National Sculpture Society will hold an exhibition of sculpture in the 5th Regiment Armory at Baltimore, Md., during the month of April, under the auspices of the Municipal Art Society of Baltimore. Among the sculptors who will exhibit are: Herbert Adams, Vincenzo Alfano, Paul W. Bartlett, Chester Beach, Karl Bitter, Solon H. Borglum, John J. Boyle, Victor D. Brenner, Richard E. Brooks, Edith Woodman Burroughs, Thomas S. Clarke, C. E. Dallin, Daniel C. French, Charles Grafty, Charles R. Harley, Eli Harvey, Carl A. Heber, Anna V. Hyatt, Albert Jaegers, Ephraim Keyser, Isidore Konti, Evelyn B. Longman, H. A. MacNeil, Charles H. Niehaus, Attilio Piccirilli, R. Hinton Perry, J. F. Roine, Henry M. Shradly, Lorado Taft, Bessie Potter Vonnoh, J. Q. A. Ward, Adolph A. Wienman, Helen Mears, Enid Yandell.

Harrison & Meyer, layers of concrete and cement work for buildings, with office at 16 East 18th st, have by their close attention in the fulfillment of all their contracts built up a business that will compare favorably with many of their competitors. These conditions have been brought about by long experience, good work and keeping abreast of the times in all their business methods. Their recent contracts include the "Mayfair," 57th st and Park av; Charles A. Rich architect; A. J. Robinson Co., contractors. "Prasada," 65th st and Central Park West; C. W. Romeyn, architect; Franklin Haines, owner. Addition to Bourne Building, 91-93 Liberty st; Ernest Flagg, architect. Singer Building, Ernest Flagg, architect. Loft building, 15th st and 5th av; Samuel Sass, architect; Richmond Realty Co., owners. Loft building, Broadway and 12th st; Samuel Sass, architect; Richmond Realty Co., owners. Stuyvesant Theatre, West 44th st; Geo. Keister, architect. Hebrew

school, 15th st and 2d av; Buchman & Fox, architects; Geo. Vassar, Son & Co., builders. Messiah Home, Fordham; W. W. Brigham, architect; A. J. Robinson Co., builders. Parish house of the Madison Av. Baptist Church, East 31st st; Butler & Rodman, architects; A. J. Robinson Co., builders; and the stable of the Westcott Express Co., Dean st and Boerum pl, Brooklyn; C. W. Romeyn, architect; A. J. Robinson Co., builders.

Mr. William Loerch, of 329 Center st, Evergreen, L. I., announces that he has taken over the business of his father, the late P. Loerch, of 59 Himrod st, Brooklyn. He will continue in the regular business as mason, builder and general contractor. Mr. Loerch has just finished the construction of four houses of his own, on a plot 100x100, at the corner of Hamberger and Decatur sts, Brooklyn, which he has erected for sale. The buildings are all brick, 3-story and with the latest improvement for sanitary tenements, with store rooms on the ground floor.

## SAFEGUARDING BANKING DEPOSITS.

(Continued from page 476.)

are the better custodians of your money. This is proven by the fact that many of our savings banks are ordinarily managed by men who would not be regarded as worth consideration by the people who are engaged in the business of becoming multimillionaires in the few short years that are allotted to the business life of the average man.

Fourth: Never be carried away by the size of an institution. See what proportion the capital and surplus of the institution bears to its liabilities. An institution which has one million dollars of capital and surplus and liabilities of \$20,000,000, is not, as a rule, other things being equal, as safe as one with five millions of capital and surplus and liabilities of \$20,000,000. This consideration is often lost sight of.

Fifth: Never trust the institution which is known to be a heavy buyer and seller of stocks, nominally called investment, but really speculation under another name. Look carefully at its assets and see whether they are in speculative stocks or whether they are in solid investments.

Sixth: Take the same care of selecting your depository as you do of any of your other business concerns. Your money is not safe merely because the people who are eager to take it call themselves a bank or a trust company. The name does not give you security, nor does the superintendence of the institution by the State, valuable as it is, do so. You must be your own superintendent. Find out the kind of people you are to deal with before you trust them. If more of this were done by the public it would have a salutary effect upon the whole financial fabric. Never be worried because the people who deal with you are careful, so careful as to give you some inconvenience. You are safer with such people than with those who are not so.

Seventh: Never be deterred from dealing with an institution which is old-fashioned. It was in vogue lately to call this "unprogressive." Caring for money is an old business and in the main the rules for doing it safely have not greatly changed. Where they have changed, it probably has not been for the better, and although the stockholders of "progressive" institutions may have temporarily profited, the depositors have not.

Deal with the people who value the good name of their institution. Those who lend it to improper promotions, even when they do not run any financial risk, are to be shunned. This is highly important for you, for those who value their connection with the public will safeguard your connection with them.

Eighth: Look carefully to see that the institution is not run by "one man power." This is one of the danger signs. Deal with the institution that seems to value the counsel of its officers and committees. This is not necessary in routine work, but in affairs of importance it is a favorable thing for your interests.

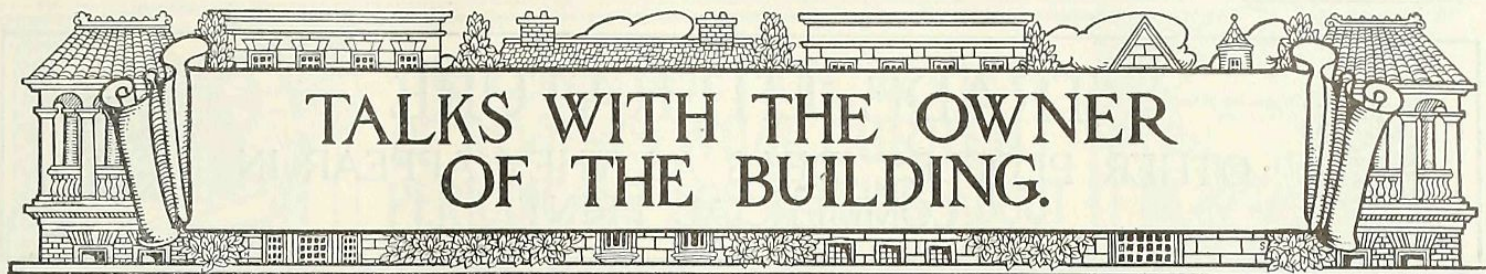
These suggestions can almost be continued indefinitely, but in the main they will furnish a good guide to the public in selecting a trust depository. Had some simple little rules like these been followed by the public in the past, the great losses which have occurred would not have been possible.

What has been said above is applicable to all classes of depositories, but as trust companies will probably be the institutions selected by the non-mercantile side of the community as custodians of their money, this communication is principally intended for that portion of the public.

March 18, 1908,

DEPOSITOR.





## BUNGALOWS AND HOW TO BUILD THEM

[Home-loving people are finding comfort and satisfaction in bungalows, which are solving the building question for many New Yorkers. Mr. William Jeffery, of Berkeley Heights, N. J., author of the following paper, is the vice-president of the New Jersey and New York Real Estate Exchange, and has been a leader in the bungalow movement.]

**T**HE American bungalow was originally designed by the writer to induce city people to live comfortably in the country during the summer. It was important, in order to meet the popular needs, to offer a simple structure at a low cost, where the housework could be reduced and comforts increased.

People's earnings vary, but the rent expense amounts to about the same in proportion, so a variety of styles of bungalows were in order at different prices. Great care was exercised in the details of construction to prevent the building of ugly, pretentious structures which could result only in reducing land values and make a veritable shanty town. So suitable restrictions are enforced to avoid these difficulties.

Many people are learning how to discard the old-fashioned parlor and carpeted halls, for these are not a part of bungalow equipment—just a few small rugs. No dress suits and costly garments are needed in this simple life; the children don't have to be kept extra neat and clean to suit the neighbors. Bungalow neighbors are wise, and the children too busy in the fresh air to bother with whims and notions of silly people.

Servants like bungalows because there is less work and no stairs. Most bungalow folks manage very well without servants—they send out the wash; and they always have available land for the hennery and garden.

The bungalow for summer use is simply a shell; to make it suitable for winter costs about as much again.

The shell bungalow is encased with wood, using sheathing and siding, or is built of concrete or cement blocks. If a wooden structure, the sills may rest on stone or brick piers set at least 4 ft. into the ground, so that the frost will not disturb the structure.

I am building cement block foundation walls under all now instead of the piers, with concrete to grade level and cement blocks above to sill; chimneys of rock-finish cement block. Using the the block foundation. Screens at each end for ventilation keep out rats and mice and prevent dry rot. Sods can be placed right up close to the wall.

The kitchen is an annex to the bungalow, and a cellar is put under that alone.

The items necessary to complete the transformation are as follows: Another floor, set on strips placed a foot apart to pro-

vide air space between the two floors, and to keep the bungalow warm.

Low lines are more attractive, showing the beams, which, when filled and varnished, together with the ceiling and interior decoration, look beautiful. Adjustable stairs; trap door over them in two sections, one for persons to go up and down, and both open permits large articles of furniture to be taken up and down.

Lath and plaster or plaster board and muslin, base board, wainscoting, moldings and closets, door saddles, paper for walls and picture molding, doors and casings.

When real cold weather comes the dear old open fireplace is closed and a modern stove installed, having heat radiation; open fires give too little heat and require too much attention, and in most cases draughts are affected by varying winds.

Cement block and concrete bungalows are popular on account of durability and few outside repairs and cost but little more.

### THE COST.

I figure one to two dollars per square foot of floor space for bungalow shell, and an additional one to two dollars per square foot for converting into permanent all year round bungalows. This includes range, boiler, sink, wash and bathtubs and the builder's profits. A bungalow 30x30 shell would cost \$900 and \$900 more to finish—total, \$1,800. This would be about doubled by elaborate finish and insertion of many angles and acute lines. A smaller bungalow having the same improvements would cost more in proportion; everything is the same in the smaller bungalow, except that the rooms are smaller.

Ordinarily the cost of a small bungalow shell, say, one 20x20, would be just one dollar per foot. \$400 plus \$400 for completing, exclusive of plumbing; this costs about \$250. Total, \$1,050.

These are not Western prices, but are those prevailing right here at Berkeley Heights, N. J., inside of 27 miles from New York, on the Lackawanna R. R.

After living last winter in our bungalow here we liked it so much that we have just completed another bungalow within 30 ft. of ours, for our six boys. They make their own beds, and attend to the work of their own quarters—in this way, with their workshop, a fitting opportunity is given the boys to learn on sound, independent lines. Each boy does what he likes best to do, and consequently does it well.

WILLIAM JEFFERY.

## A STORY GAINED BY THIN FLOORS

**W**E are now fairly accustomed to seeing factories, warehouses, power plants and an occasional office building constructed of concrete, but apartment house architecture in that material in New York is still somewhat of a novelty. An example of such a building, designed by Messrs. Snelling & Potter, may be seen at 35 East 30th st. It has a frontage of 75 ft. and a depth of about 80, and is nine stories high.

### A STORY TO THE GOOD.

One of the commercial advantages claimed by the architects for this construction is the extreme thinness of the floors; they are only about nine inches finished, the concrete being five inches thick, the finish four inches, three inches for floors and one inch for ceilings. This fact makes it possible, with a judicious distribution of the girders, to obtain a 9-story building where eight stories would be the limit for the same height with any other construction. This is important, as the law limits the height of certain buildings according to the width of the street.

This story gained, it will be seen, also makes a considerable difference in the investment. The possibility of rapid construction and its great fire resisting qualities also do much to recommend reinforced-concrete construction for dwelling and apartment houses. There are, however, disadvantages as well as advantages in this new system of construction. The largeness of the interior columns up to about the fourth or fifth story is objectionable, as is also the great depth of the girders

in kitchens and bedrooms. In the principal rooms, however, the structural members are used as the basis for architectural treatment and are very effective.

### FACED WITH BRICK.

The wall-columns are built with an offset on each side to form a bond with the brickwork, which is a curtain wall of common brick on the court and rear, and is dressed with face brick, terra cotta and limestone on the front. On the courts and from the rear the house reveals a frank structural treatment; all columns and girders are on the same plane with the brickwork and consequently exposed to view, making a treatment of rectangular panels in brick and cement. The apartments of which there are two on a floor are admirably lighted by very large windows that run clear up to the under side of the concrete girder, which thus forms its lintel.

A wide foyer hall runs through the axis of the plan and leads to the elevators and the stairway in the rear. This grand foyer carrying nine stories of wall is no small feat in engineering, and is made possible by the nature of the material; coupled girders of reinforced concrete thirty inches deep do all the work. This solution is based on the fact that the economic depth of beams and girders for reinforced concrete is the same as for steel for the same carrying capacity.

On the whole the attempt to introduce reinforced-concrete in the construction of apartment houses seems a step in the right direction; the system may be capable of many improvements in its details, but the principle seems sound.



## TRADE LITERATURE

### OTHER PEOPLES' IDEAS AS THEY APPEAR IN COMMERCIAL PRINT



#### PASSENGER ELEVATORS.

OF recent books on matters affecting architectural subjects, none gives greater promise of effecting good results than does "Elevator Service," by Reginald Pelham Bolton, 527 5th av, which has just been published by that engineering authority.

Although elevators have been adapted to the increasing heights of business and hotel buildings, there has been hitherto no definition of the real work accomplished by an elevator, nor of its limitations, yet it has been increasingly evident that for some reason or other the work of elevators of similar character in dissimilar buildings was not alike and that in a number of cases great disappointment had resulted.

All this is made very clear in the work now presented, in which the operating conditions and the proportions of elevators to the building in which they are placed are brought out, and much information not only as to these points but as to express systems, car sizes, loads and speeds is clearly illustrated.

The relation of the floors served to the elevator work is the first point made, and it is made clear that with any given number of floors an average number of passengers will result in a time for the trip which will afford the maximum amount of traffic. The interesting thing for architects is that if too many passengers be carried on each trip, then the delay by the numerous stops is such as to result in a less number per hour being carried than when fewer are taken per trip. The author points out that the speed of any elevator may be of no avail if it be applied to the service of an undue number of floors, or be allotted so much traffic that its flights between stops become too short for its speed to be developed.

The larger the number of passengers per trip, he points out, the less will be the distance between average stops and the less will be the mean speed of the car; and in addition the greater will be the delays by passengers getting in and out and interfering with each other's movement.

The best effects are shown by diagram and computations and the conclusion reached that when the elevator's work is so planned as to handle the visiting traffic which runs each way, it has the capacity to operate the tenant traffic which is all in one direction.

In this way it becomes clear that a relation between the elevator and the building may be established, because, while the visiting travel cannot be estimated, the tenant traffic can be ascertained, and in the volume will be found statistics and suggestions by which for various classes of buildings, and for their varying location, such estimates may be made.

Some of the interior conditions are interestingly explained, such as the suggestion that "a restaurant on the top of a building divides the lunch hour travel and does not, therefore, always add to the work at that time," though a club will do so.

The diagrams include one in which all these features are brought together in such manner that the travel resulting from the operation of a number of elevators of known speed to any number of floors can be readily found and related to the occupied area of the building. Perhaps the part of the work that will most directly contribute to relieve architects' troubles is that relating to the proportions of cars, and here we find some extremely valuable and practical information. The relation between the area of the car, which means its passengers per trip and the number of floors that are served, is very enlightening, and the author has laid down for every number of floors served, resulting average loads for testing, for mean service and for economical balancing of parts.

There are four standard sizes recommended, and suggestions are made as to details in which the architect can contribute to economy in time and power. One good point is the space occupied by the operator, who in some cases is required to reach across the entire front of the car to operate the door latches.

A matter of great present moment is that of express service, the work and effect of which is clearly explained and illustrated. The author takes the point that the upper section of any building should receive equal service in time and convenience, that is, in the number of elevators and their schedule, as a lower portion, since if this be not provided, there will be eventually dissatisfaction with the service and lower rentals will be the result.

He says in effect that if a certain building has a value due to its position and conveniences, then if another building be added on top of it with equal conveniences, the upper building is of equal value and occupies practically the same position as to time and access as the lower part.

This leads up to the interesting point of the line of division

between local and express services, which are figured and illustrated up to a total height of 36 stories.

The author shows that with the allotment of the proper work to each elevator an adequate service is assured, possessing the capacity to deal with both forms of travel, tenants and visitors, and to accommodate itself to the surges or irregularities of traffic, and finally having the maximum capacity to bring out the occupants in case of fire, a point too often lost sight of altogether.

#### FIREPROOF DWELLINGS: HOW TO BUILD THEM.

FIREPROOF HOUSES OF TERRA COTTA HOLLOW TILE AND HOW TO BUILD THEM.—A New Fireproof Construction for Houses of Moderate Cost and Other Small Buildings. National Fire Proofing Company, Flatiron Building, New York City.

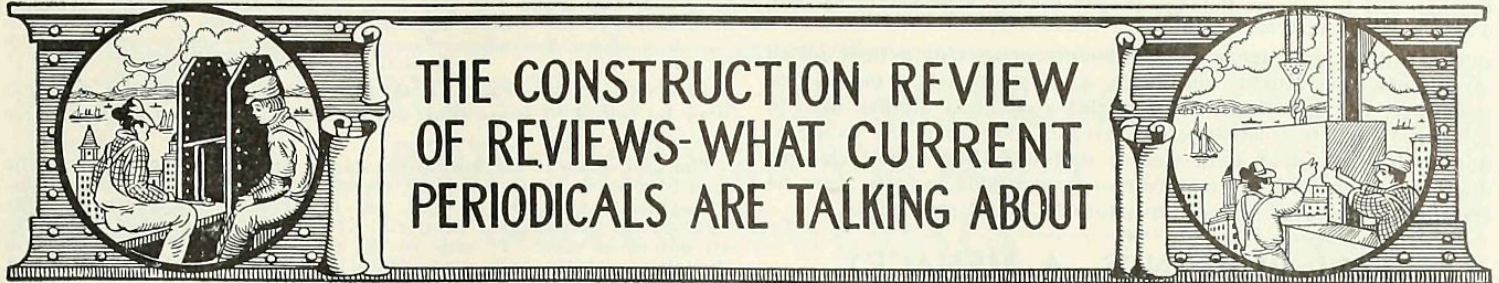
Can private residences and other small buildings be built of fireproof materials at a cost which will compare favorably with frame or brick-and-wood construction?

"Fireproof Houses and How to Build Them" is the title of a unique booklet just issued by the National Fire Proofing Company as a working handbook on this subject. Its 63 pages comprise illustrations, plans and details of finished buildings and methods of construction adaptable to any proposed building. These reproductions and plans are of buildings ranging in cost from \$1,000 to \$30,000, and are simply types and examples of what has already been accomplished with terra cotta hollow tile and the methods of construction used to secure the results set forth. Most of the reproductions are of private residences, ranging from a workman's modest cottage to the palatial dwelling of the millionaire. The remainder include a post office at Briarcliff Manor, a stable in New York, a garage at Westchester and a church in West Orange.

Photographs show the general methods of construction used in the buildings described and are supplemented by a series of twenty-three drawings giving specific information as to details that can be readily applied wherever hollow tile is used. One of the most interesting plans shows how the difficulty of satisfactory roof construction has been overcome without the use of structural steel members. Here the plan shows a roof of reinforced hollow-tile construction which bears on the end or gable walls of the building and on cross partitions of hollow tile, built up solidly from the floor immediately below the roof. The entire load is, therefore, carried by the gable walls and cross partitions and there is no load to act as a thrust on the side walls. By the insertion of nailing strips or sleepers (as shown in a plan) the finished roof of slate, tile or composition, is readily laid. Plate 7 is interesting as showing the method of carrying pipes and electric wires through partitions of hollow tile. Figures 16 and 17 show a hollow tile wall with wooden floor beams, and a hollow tile and reinforced concrete floor construction. In fact, every detail of hollow tile construction in the type of buildings shown, has been worked out in actual practice and carefully set forth in accompanying plans.

Hollow-tile blocks of the type used in the construction of the buildings described were tested at the request of the Fire Proofing Company by Professor Ira H. Woolson, of Columbia University. The first ten blocks tested were of semi-porous material with six holes through. The thickness of webs was about  $\frac{5}{8}$  of an inch and the bed area of the blocks was 8 ins. x 12 ins. and the height was 12 ins. All four sides were scored to receive stucco or plaster. The average maximum load on each block was 137,700 lbs., giving an average of 3,292 lbs. per square inch of material used. The tests were witnessed by representatives of the Bureau of Buildings of the boroughs of Manhattan, Brook'lyn and Bronx, and a complete table of the results of each test is given at the end of the booklet.

As issued by the National Fire Proofing Company this booklet is not only valuable in showing what has already been accomplished in the construction of strictly fireproof dwellings and other houses of moderate cost, but it is also full of suggestions of what may be done further in this direction by the use of hollow tile. It affords a practical and complete guide to the architect for the erection of inexpensive houses of a substantial fireproof material which will render them immune from fire, increase their durability and lessen expense for repairs and depreciation. It shows how houses built in the manner described are warmer in the winter, cooler in summer, free from vermin, damp proof, inwardly comfortable and outwardly attractive. For such houses there has always been a demand, limited by the increased cost of construction.



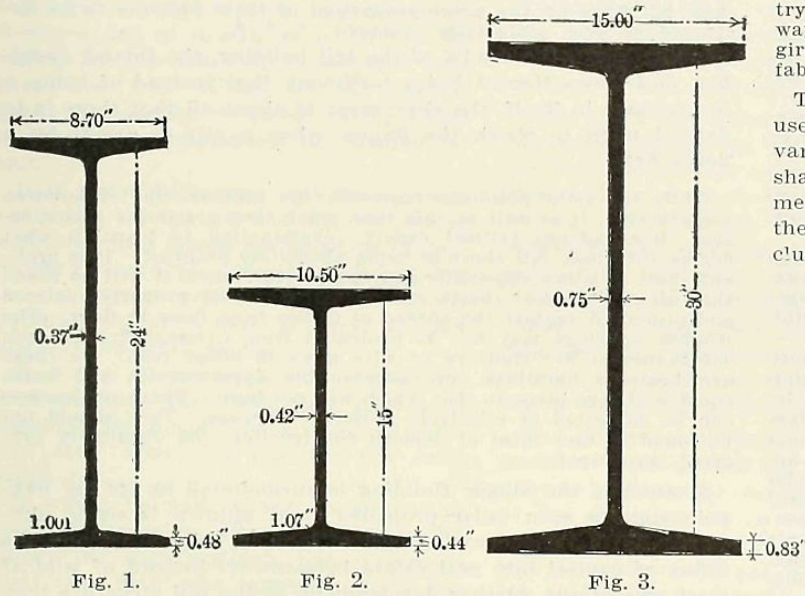
# THE CONSTRUCTION REVIEW OF REVIEWS-WHAT CURRENT PERIODICALS ARE TALKING ABOUT

## DOINGS IN STRUCTURAL STEEL.

Undoubtedly the most important single operation in the construction world to-day is the work on the new rolling schedule of the Bethlehem Steel Company's Saucon plant at South Bethlehem, Pa. As this mill has been erecting, the Iron Age has kept its readers in touch with its operations, beginning Nov. 1, 1906, when an outline was given of the improvements, which involve an expenditure of twelve million dollars:

The new plant is now in operation, the rail mill started and the open hearth furnaces. The original plans called for basic open hearth furnaces, blooming mills, rail mill and structural mills. These were to be in a group about one mile east of the blast furnaces of the company. The starting of the rail mill will be followed by the beginning of operations with the Grey universal beam mill, and a third unit structural mill will start early in 1908.

The various articles in the Iron Age have detailed the installation and operations of the machinery, the scale of which is shown in a description of various appliances, among them the eight-hundred ton shear:



SOME OF THE NEW BETHLEHEM STRUCTURAL SHAPES.

(Fig. 1—24-in. I-Beam, 72 lb. per foot. Fig 2—15-in. Girder Beam, 73 lb. per foot. Fig 3.—30-in. Girder Beam, 200 lb. per foot. Fig. 4—Rolled 12-in. H Column. Fig. 5—Method of increasing area of Rolled H. Column.)

The blooming mill is equipped with an 800-ton shear, after a new design proposed by Henry Grey & Son, New York, and built by the Mesta Machine Company. It has a stroke of 18 ins., and the width of the knife holder is 5 ft. The shear is of the up-cut type and has one operating cylinder fitted with a plunger of 40 ins. diameter. The line pressure of 500 lbs. may be used or 1,500 lbs. pressure secured through the intensifier. The top knife is supported by the working cylinder, and this is carried by two side cylinders, to which water is admitted for raising or lowering the working cylinder, and with it the top knife. The stroke of the side cylinders is regulated by two screws operated by an electric motor, but there is this difference from the usual construction, that the screws are not subjected to any of the pressure of shearing.

The most interesting feature of the new work is the Grey beam mill, which is a universal mill. Instead of the horizontal grooved rolls of the ordinary beam mill the Grey mill has separate horizontal and vertical rolls. These form the web and flanges of an I-beam shape by combined rolling operations acting at right angles, thereby making it possible to produce larger and wider flanges than can be rolled by the ordinary beam mill.

Both web and flanges are produced in a manner similar to the rolling of universal mill plates. The Grey mills at Bethlehem are like that at Differdingen, Germany (also built by Henry Grey & Son) except that the Bethlehem mills are larger and embody many improvements and modifications that have been suggested by the five years of operation of the mill in Germany, which has been producing beams up to 30 ins. in depth with flanges 12 ins. wide.

By means of the Grey method of rolling beams, the section can be designed to give economical distribution of the metal, larger beams can be rolled and the flanges can be made very much wider than it is possible to produce in the usual beam mill. The wide flange beams rolled by the Grey mill in Germany are extensively employed in bridge and building construction in Europe, England, Canada and other foreign countries. The smaller sizes are used for column purposes and the deeper sections are used to take the place of riveted girders. The operation of the Grey mills at Bethlehem will make the advantages of such sections available to engineers and constructors for the first time in this country.

The Bethlehem special shapes are designed to meet the requirements of American structural practice. Three distinct

types of shapes will be provided, viz.: Special I-beam sections, girder beam sections and rolled column sections of H shapes.

It is known to those familiar with the design of beam shapes that the webs of the standard shapes are thicker than is required for an economical section; but with the ordinary rolling method it is not practical to reduce the thickness of the web. With the Grey mill, however, the web can be made of the desired thickness and by adding part of the metal thus saved to the flanges the strength of the section will be preserved, with the result of a diminished weight of section for the same strength. The Bethlehem special I-beams will have the same section modulus or coefficient of strength as standard beams of corresponding depth, but by reason of the better proportion and distribution of metal between web and flange the weight of the special beams will be 10 per cent. less than that of the standard sections.

The Bethlehem girder beam sections up to 24 in. in depth have a coefficient of strength or section modulus equal to that of two standard beams of the same depth, but the girder beam weighs about 12½ per cent. less than the combined weight of the two standard sections.

Large girder beams from 24 in. to 30 in. deep will be rolled for use instead of riveted girders. A 30-in. girder shape weighing 200 lb. per ft. is the largest size of beam it is intended to roll at present. These beams of larger size than any now rolled in this country can be used to advantage as girders for buildings, crane runways, bridges and for many other purposes where otherwise riveted girders would be required, with a saving in weight or in cost of fabrication, and frequently with an economy in both items.

These special wide flange beam and girder sections may be used for columns for mill buildings and other purposes to advantage, but a separate line of rolled column sections of H shape will be provided, specially designed to fill the requirements of columns for building construction. Seven sizes of these sections will be provided, from 8x8 in. to 14x14 in., inclusive, varying by inches.

The columns for an ordinary 12 or 15 story building can be selected with the proper areas to suit the variations of load, and by using sections of similar shape throughout, the columns for the entire building can be made at the same rolling without change of rolls, securing a promptness of delivery from the mill unobtainable in the present system of column construction, where numerous sizes and shapes are needed to cover the same range of strength.

The plant is one of the thoroughly equipped electrically of the steel plants of the country. It is probably the first plant designed and constructed with a view to using electrical drive wherever possible. Screwdowns, reversing tables, transfer tables, shifters, saws, straighteners are all operated directly by Crocker-Wheeler motors. In fact, all operations except the driving of the rolls, where steam engines are used, and operations, such as heavy shearing, requiring enormous pressure, where hydraulic power is employed, are carried on by means of electrical drive. The obvious advantages of motor drive and the ease of manipulation and control made it desirable that a motor should be designed for steel mill work. In undertaking this the Crocker-Wheeler Company obtained the advice of leading mill engineers as to what was required and then proceeded to develop an entirely new type.

These conditions had to be observed:

1. Electrical.—The motor must be designed primarily for 230 volts. Commutation must be such that sudden reversals and sudden and extreme overloads will not injure the commutator or produce undue heating. The insulation must be of such character that it will not deteriorate with heat. Shunt field winding must be provided in nearly all cases in addition to the series field to prevent racing. Finally, the motor must have tremendous starting torque.
2. Mechanical.—The frame must be of such design that it can be securely bolted down. The shaft must be of very large diameter, as all the extreme jars and shocks must be taken up in the bearings, not by springs. The frame must be split and readily separable, so that the armature can be instantly removed and replaced in case of injury to the shaft or windings. The armature must be of comparatively small diameter to avoid danger from high speeds and to minimize the inertia and facilitate sudden starting, stopping and reversal. The armature winding must be retained by means that will not give way under extreme heat. The shaft must be readily replaced. The journal boxes must prevent the escape of oil and the admission of dust. Means for oil lubrication must be provided. All parts must be readily accessible without disassembling the motor. In general, every part must be extremely strong and durable, fastened in such a way that no amount of vi-

bration will loosen or dislodge it, yet readily replaceable at will. Parts must be interchangeable.

The fullest investigation of this enterprise will appeal to all architects, structural engineers and progressive technicists generally, for the Bethlehem special structural shapes are an innovation in steel construction, greatly extending the range of application of rolled steel shapes and effecting a material reduction in the cost of steel frame construction, which must be seriously considered by our investors in metal structures.

## TALL BUILDINGS—A MENACE?

Notwithstanding the fact that in New York we build under a most expensive system of construction when critical tests occur the results show that we are vulnerable in many respects in the matter of fire prevention in some high buildings. The burning of the 12-sty fireproof Parker Building was of absorbing interest to architects, engineers and fire protectionists. Thus the Engineering Magazine says the behavior of such buildings under fire test is ever a vital speculation. Each trial of modern fire-resisting methods in high buildings is of great value in helping to determine the worth or worthlessness of so-called fireproof construction:

In the latest and best examples of fire-resisting construction the problem of an architectural and yet efficient elevator enclosure has been solved through the use of wire glass. But it is still indisputably true that stairways should also be isolated, preferably to serve as safe fire escapes within masonry partitions, with fire-resisting doors at each floor; or as has been the case in a few commendable buildings, they may be placed within a shaft adjacent to the elevator well, with a stairway enclosure opening onto each floor of the same construction and architectural treatment as the elevator front. Doors in such partitions may have counterweights and fusible links, thus closing automatically at a certain heat.

The second serious defect was the absence of thermostats or automatic fire-alarm system. This fire had evidently gained great headway before it was discovered by the watchman, and, although the building was equipped with special building signal fire-alarm box, it is asserted that the watchman turned in the first alarm from a street box. The building was also provided with standpipe and basement open sprinklers, but these auxiliary appliances are required by law, and the provision of such protection is too often perfunctory, to cover some requirement in the local building laws or regulation of the fire department, rather than to provide and suitably maintain a system of fire protection auxiliaries which may very likely prove of the utmost importance.

The only possible remedies lie, therefore, in the improved design and construction of high buildings, and in the employment of auxiliary fire detecting and fire fighting appliances which should especially be incorporated in the inherent design of each and every building exceeding the height limit of fire department efficiency.

Construction concerns the carrying out of such design through the employment of suitable fire resisting materials, and with a minimum use of combustible trim, etc. But, beyond all of these elements of fire resisting design, there are still required those auxiliary aids for detecting and extinguishing incipient fire, such as auxiliary fire alarms and automatic sprinklers, and also those auxiliary appliances which go so far to aid the fire department work under severe conditions. Such appliances include the open or basement sprinklers for flooding underground areas, standpipes and hose connections and reels at all floors, and monitor roof nozzles. It is only through the installation and use of such auxiliary equipment that buildings over ten stories high may be considered in any sense fire resistive.

The condition of this building was carefully surveyed and reported on by Engineer P. H. Bevier. Insurance Engineering presents this report, together with three views. In the caption of one of these it is asserted that "the building was erected before the requirements of fireproof construction were understood," etc. The actual fact is that the Parker Building was a speculative venture and was constructed as near the deadline as it well could be. The report goes into a brief but sufficient description of the various elements of fireproof arches, skew backs and flange protection and partitions. It then gives the present condition of the building. In the summary it says:

The building was in no sense a type of modern first-class fireproof construction. Many of the subdividing partitions were of wooden boards, others of wooden studs and metal lath, and some of plaster blocks, which are all down. Cinder concrete should have been of better quality. More attention should have been paid to the fireproofing of steel members carrying the roof construction.

This building with all its faults is an example of the value of fireproof construction. Had it been built in any other way the floors and walls would have collapsed and spread the fire to the surrounding buildings, and perhaps caused a disastrous conflagration.

As it is, however, in spite of lack of water, the fire did not spread beyond the building in which it originated, and the building itself is not so damaged but that it can be readily repaired and put in proper condition.

Ernest Flagg recently said that the time is upon us when high buildings are becoming a nuisance and a peril, and we are only just beginning to take fright, and that we are now looking about for remedies, which had much better have been applied a dozen years ago:

We now see before us the prospect of streets little better than deep canyons. With the clearest atmosphere of any great city in the world, our rooms and offices are becoming so dark that we must use artificial light all day long. Mr. Babb, of the Underwriters, has called attention to the danger of a general conflagration raging through the upper stories of these monstrous structures far beyond the reach of any possible control by the fire department. The Baltimore and San Francisco fires have proved that these so-called fireproof buildings can blaze like tinder in a general conflagration, and if Mr. Babb's warning may be thought premature now, the hour will soon come when the danger will be very real.

Our streets are becoming congested. Artistic considerations have been thrown to the winds, and these huge masses, devoid of any good qualities but revenue production, rear their heads like monuments

to greed, and make our city a byword to the cultivated foreigner accustomed to the orderly appearance of the cities of the Old World.

\* \* \* \* \*

### A SOLUTION.

It seems to Mr. Flagg that a better solution of the problem may be found in some such plan as that adopted for the Singer tower:

The high part of the building occupies only about one-sixth of the area plot on which it stands. It depends on its own land for its light. It casts a shadow, to be sure, but it seriously interferes with the light of no surrounding property. It presents a finished facade to all points of view. It adds to the picturesqueness of the slime of the city, and its bulk rises from a line well back of the street facade.

As a matter of course the scheme of the tall building tower set back from the building line was projected a dozen years ago by Sullivan in the proposed Odd Fellows' Temple at Chicago, and partially carried out in the Schiller Theater. As to the canyon proposition, Nassau st may resemble one, but it always did, even in the days of 5-sty buildings. Chicago does not seem to bear this resemblance in any of its streets. Mr. Flagg's comments concluded thus:

"I think the height to which they may be carried needs no restriction; practical consideration will regulate that. People will build as high as it pays to build, and no higher. A thousand feet will doubtless be the maximum, and if the towers are sufficiently separated from each other I see no great objection to even that height."

As to the fears of Mr. Babb, a writer in the American Architect says:

Most of our skyscrapers are moderately well built. As a matter of fact, the grave danger apprehended by Mr. Babb is only most remotely possible. And if the owners of the existing tall buildings would but add a few protective devices, costing but little additional expenditure, they can make it absolutely and utterly impossible for their buildings or any great proportion of their contents to be destroyed or even materially damaged. \* \* \*

In the West, the cradle of the tall building, the Inland Architect and News Record bears testimony that instead of being a fire menace in itself, the skyscraper is about all that there is to depend upon to check the flames when a city is swept by a fierce fire.

While the lofty buildings represent the highest type of building construction, it is well at this time when they are under suspicion, that they undergo critical expert examination to learn in what degree they may fall short of being absolutely fireproof. It is probable that in some, especially among the older ones, it will be found that all the vertical shafts and openings are not properly enclosed and protected against the spread of flames from floor to floor. The window openings may not be protected from external fire by such safeguards as fire shutters or wire glass in metal sash. As these are business buildings, any combustible appointments and finish could well give place to that which will not burn. These weaknesses can be corrected at relatively moderate expense. They should not be found in that ideal of modern construction, the absolutely fireproof skyscraper.

Meanwhile the Singer Building is surmounted by its big flagpole and its even taller projected rival uptown is rising skyward. With the increasing cost of land in large cities and the influx of capital into real estate investments instead of wildcat stock operations, further development of the tall structure may be expected in the next few years.

**EFFECT OF DRYNESS IN CONCRETE MIXTURES.**—A case of difficulty with concrete that may be of interest to engineers and contractors is cited by Mr. E. A. Mollan, of Chicago. Some time ago a piece of concrete work was being constructed which gave trouble because, after the forms were removed, the cement was found to be unset.

The concrete could be easily broken into pieces and the cement was dead. The stone could be picked out of the mortar and much of the wall fell down. Although not regularly testing the cement he was asked to examine it. It proved sound and good, as were the sand and limestone, so a block of concrete was made from the same sand, cement and stone taken directly from the work.

The block was left in the laboratory for 24 hours and he was naturally surprised to find that it could be broken up with the hands. The cement was dead and did not adhere to the stone. Not having any stone handy at the time the pieces that were used in making this block were picked out and used with some more of the cement and sand in making up another block. This was allowed to stand 24 hours, when it was found to be hard and satisfactory in every way. He became convinced from this that the cause of the trouble was the unusual dryness of the sand and limestone, which had been exposed to very hot sunlight for several weeks, with practically no rain.

It seemed that the only explanation of the trouble with the first block and the success with the second block was the probable absorption of so much moisture by the sand and limestone that there was not enough water left for the setting of the cement. A hose was played on both sand and stone for some time, and then some concrete was made up in the usual way, which proved as good as could be desired, and by following this plan the work proceeded without any more difficulty.

**ANOTHER LANDMARK TO DISAPPEAR.**—The awarding of the contract to the Amsterdam Building Co., 43 West 27th st, to erect the new edifice in Lawrence st, near Amsterdam av, for St. Mary's Episcopal Church, means the disappearance of an old landmark in Harlem. The present frame structure was built in 1823 and is one of the oldest in the city. The proposed building was designed by Architects Carrere & Hastings, and will be an attractive structure of stone and brick. It will cost about \$35,000.

# SUGGESTIONS FOR THE SPECIFICATION ROOM-STANDARD AND NOVEL BUILDING MATERIALS.

## THE "OR-EQUAL" FALLACY."

By JOHN M. BRUCE, Assoc. Am. Soc. C. E.

It is indeed unfortunate that the present development of the public taste as to good architecture has not extended to a knowledge of the value of good specifications.

The newer buildings and homes all over our country demonstrate how well the lesson of the value of artistic design has been learned. Unfortunately, however, the dry, practical and uninteresting details of correct specifications have had no such wide acceptance.

When the architect has completed his plans and elevations of the proposed structure the owner's only remaining interest in the work is to see that the specifications are so drawn as to ensure the lowest possible bid. He is obsessed with the belief that calling for the highest grade of material "or equal" is the surest method of accomplishing the desired result.

It is undoubtedly true that the common antipathy on the part of the owners to a definite and closed specification of materials is based not only on ignorance, but on the former practice of some of the building supply houses to exact a high price for specified goods.

It is one of the payments exacted for past misdeeds that their odor rises as a stench in the nostrils of a reformed penitent long after the practice has been eliminated.

It would be well enough to let nature take its course in this respect were the sinner the only sufferer; but, unfortunately, the man who suffers most is the innocent party.

It is an indisputable fact that with certain rare, though notorious, exceptions, the price of standard building material is absolutely as standard as that material itself. In his desire to escape from the exaction which the owner fancies may wait upon any definite specification of material he is apt to cast a suspicious eye on the conscientious architect who, realizing the utter futility of open specifications, calls for the exact materials which his experience has told him are best adapted to ensure the comfort and profit of the owner.

It is a mark of established worth and reputation when one finds an architect or engineer strong enough to ignore this suspicious spirit and insist upon specifying what he knows is right.

The enormous growth of the building industry, even if unassisted by an awakened business conscience, is in itself the best possible corrective against such practice as "one price in competition, two prices when specified."

Every up-to-date contractor and sub-contractor is to-day possessed of an estimating department whose duties consist in making up accurate estimates in the shortest possible time. In order to do this they must have on hand at all times an up-to-the-minute price list of practically every standard material used in their branch of the building industry.

It would be utterly impossible to handle the present-day building business on the old method of taking the heating specification, for example, to the radiator man for his price, to the valve man for his

price, to the boiler man for his, to the pipe-covering man for his, etc., etc. Handled on that basis the estimator would consume twenty times the present amount of time and, consequently, money.

In place of such methods the present-day heating contractor has yearly contracts with the leading radiator, boiler, valve, pipe and covering concerns, guaranteeing him certain base figures with reasonable notice of any advance or reduction in price.

But this suspicion is, as above stated, a part, and, in reality, more of an excuse than a part, of the owner's reluctance to have the material for his proposed structure definitely specified. The greatest trouble lies in the fact that many owners regard the building business as a gambling proposition, instead of a plain business proposition, exactly similar to any other business transaction.

The owner cherishes the hope that he can get a lower price with the "or-equal" specification because a contractor may estimate on a cheaper article and he, the owner, may later be able to force his architect into coercing the contractor to supply the high-grade material.

Frankly, it is the elusive hunt for something for nothing that causes the owner nine-tenths of his troubles. As a matter of fact, the process of estimating a building is somewhat as follows:

The general contractor invited by the architect each parcel out to the various sub-contractors the several departments of the operation not in the general contractor's immediate control; and the general contractor and sub-contractors alike the job exactly as specified, on the most literal translation of the specification. When figuring the "or-equal" clauses are ignored in nine cases, out of ten because the contractor's interest in the work is really—contrary to the common theory—to be sure to get the work at profitable prices, rather than to be sure to get the work at any price.

It is after the job is let that the fine work on the "or-equal" specifications is begun. And then the owner's fine dream of something for nothing is rudely translated into extra profits for contractor and sub-contractors.

Of course the owner does not realize his bad bargain at the time. It takes time to uncover defects.

In this discussion the writer holds no brief for the highest priced goods. This is simply an effort to advise the owner to take an intelligent interest in his specifications and decide for himself exactly what grade of material he does want and then insist upon getting it.

There are grades and prices of good materials in every detail of the building trade exactly as in other trades, and there is also the shoddy.

The ornate and exquisite plumbing fixtures will wear no better than the less highly polished, plain and substantial fixtures of less artistic merit and lower price. But the highly polished brass work, so thin that the proverbial beggar can spit through it, is dear as a gift; and it is the latter type that is almost invariably supplied on the "or-equal" specification.

The man with enough confidence in his commodity to trade mark and advertise it is the man who is willing to have the

permanent success of his business depend on the reputation of his goods.

The owner may rest assured that the product of such a concern is exactly as represented, because it cannot afford to be anything else.

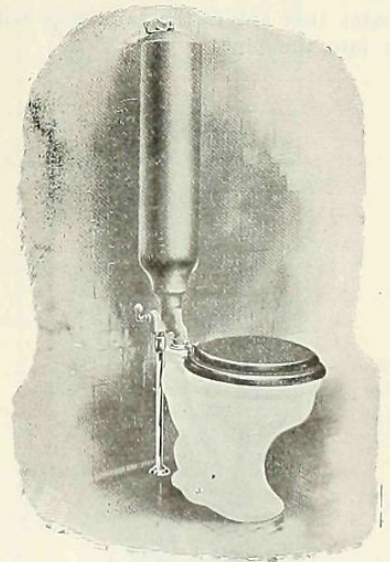
In order to throw more light on this, the darkest and most neglected corner of the construction industry, it is the purpose of the Construction Record and Guide to publish in each Owner's Number some further data as to specifications; and in the department headed "Why It Was Specified" to describe new and valuable additions to the building industry and to furnish the owner with a non-technical description of these devices so that he may form an intelligent opinion for himself as to their value to him.

The owner who will overlook the dryness of the subject and study these series of articles cannot fail to find their value reflected in the contents of his pocket-book, not only in the first cost of his building, but in its maintenance.

## THE UNIQUE FLUSHING TANK.

The Staples Valve Company, of Newburgh, N. Y., offers in the Unique water closet tanks a new construction, a feature of which is the valve which can either be operated by a lever or by seat action.

In operation the water flows into the cylindrical flushing tank through a valve at the side and base of the tank. The tank is set in operation by pressure on the valve, which permits it to rise and carry up an internal plunger. This allows the contents of the tank to flow into the flushing pipe, scouring the bowl of the closet and effecting the ejection of its contents into the waste pipe. An internal float in the tank is held back until the flushing is over, then drops into its seat as the result of the pressure above it, and makes a tight connection as the valve

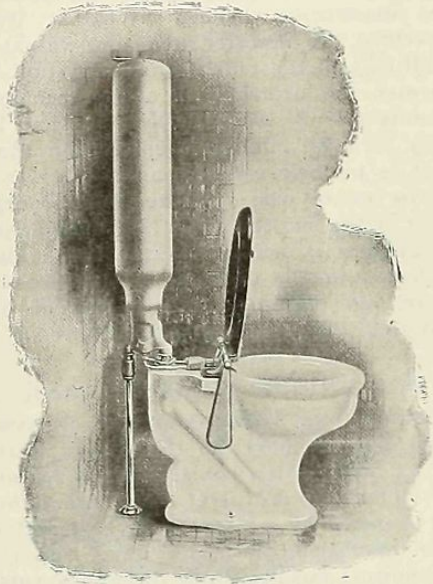


THE UNIQUE LEVER ACTION FLUSH TANK.

seat has been thoroughly washed in the flushing of the closet. At each operation provision is made for an inflow of air to the tank so that the air pressure is always maintained in a normal quantity, and in the refilling of the tank the air is compressed according to the water pressure on the supply system. Leakage of water from the tank back to the supply pipe in case of a cessation of pressure

is avoided through the use of a check valve at the top of the supply pipe. The tanks are not recommended for use where the water pressure is below 10 pounds, as this pressure is considered insufficient to insure a proper operation and flushing.

The tanks are made in two sizes, 7 in. diameter and 31 in. high, and 8 in. in diameter and 38 in. high, the smaller one for use in connection with pressures above 30 pounds and the larger one for pressures below 30 pounds. The tanks and the connections are so made that they can be placed behind wainscoting when the operating valve is located in front of the flushing connection to the closet. The seat is arranged with the weight as shown so that the valve is always closed until the seat is released after the closet has been used. The tank is made from cold drawn steel and is subjected to a pressure

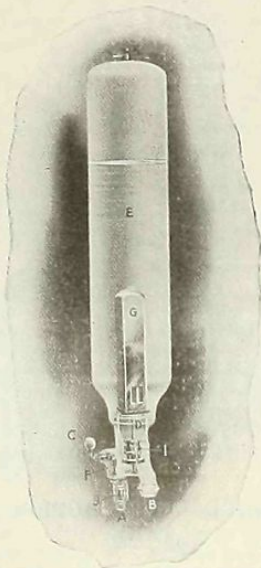


THE UNIQUE SEAT ACTION FLUSH TANK.

test of 400 pounds. It is copper plated and then tinned on the inside and outside. Both the tank and the valve are finished with aluminum bronze, which not only gives an attractive finish, but is said to be more durable than nickel plate. All of the other parts of the inner chamber and float are of copper, heavily tinned. The external parts of the valves are brass.

Its features thus may be summarized:

A check valve so perfect that not a drop of water that enters the tank ever comes back into the pipe.



X-RAY VIEW OF VALVE.

At each operation air is forced into the tank, increasing the working pressure up to a desired point, when the surplus of air is automatically discharged each time, so that the tank always works at a positive normal.

The valve seats without any shock (on

a seat washed clean by the flush) whether the pressure be 10 pounds or 100 pounds, and is then held tight by all the pressure above it.

It will never leak. The strength of one finger operates it. It works in muddy water just as well as in clean water, and under the highest pressures without any adjustment.

#### TESTS OF BOND BETWEEN PLAIN BARS AND CONCRETE.

These tests were made at the testing laboratory of the Washington University for the Reinforced-Concrete Construction company, of St. Louis, Mo., who were acting by request of the Board of Appeals of the Building Department of the city. The tests were performed under the direction of Prof. J. L. Van Ornum, M. A. S. C. E., of the Civil Engineering Department of the University, and were witnessed by a number of engineers, architects and contractors.

By mutual understanding between the engineers of the Building Department, the engineers of the Reinforced-Concrete Construction Company, and Prof. J. L. Van Ornum, it had been agreed that a series of five tests should be made on medium steel bars, and another series of five tests should be made on high carbon steel bars. The bars used were round, and of the following diameters: One-half inch, five-eighths inch, three-fourths inch, one inch and one and one-fourth inch.

They were embedded in concrete prisms the cross section of which was uniform for all tests and 12x12 inches. The lengths of embedment were twenty-five times the diameter of the bar tested for the medium steel, and forty times the diameter of the bar tested for the high carbon (with one accidental exception). The concrete was a 1-2-4 Red Ring cement, Mississippi River sand and gravel, moderately wet mix.

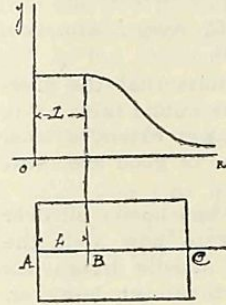
The bars were embedded in the concrete on Aug. 30, 1907. The wooden forms were removed from the prisms after six weeks and the bonding tests were made ninety days after the bars had been embedded in the concrete—viz: Nov. 29 and 30, 1907. These tests have set forth the following facts of interest:

1. On every one of the bars tested the first slip occurred shortly after the elastic limit of the steel had been reached, which tends to show regardless of any figures that the bond between a plain bar and the concrete in which it is embedded is fully developed until the elastic limit of the steel is reached, then the steel begins to stretch and the bond is slowly destroyed from one section to the other.
2. That after the bond proper had been destroyed there still remained a considerable friction.
3. That the maximum bond obtained per sq. in. of surface in contact was 460 lbs. on medium steel, the minimum being 370 lbs. That the maximum bond obtained per sq. in. of surface in contact was 470 lbs. for high carbon steel, the minimum being 330 lbs.
4. That higher values per sq. in. of the ultimate bonding stresses would have undoubtedly been obtained had the lengths of embedment been shorter. In fact, the 1-in. bar of high carbon steel had been accidentally embedded in the concrete only 32.7 inches instead of 40 inches, and the bond per sq. in. went up to 470 lbs., a higher value than any other one of the same series.

This fact tends to prove that there is very likely for a bar of a given diameter a certain length of embedment corresponding to a maximum value of the bonding stress per sq. in. of surface in contact, and taking that length of em-

bedment for basis that the bonding stress per unit surface decreases when the length of embedment increases.

In other words, if a bar of a given diameter is given different embedments in a prism of concrete, if the embedments are plotted in abscissas  $x$ , and if for each embedment is determined the bonding stress  $y$ , and that these are plotted in ordinates, the resulting diagram would be as shown by Fig. 1.



These, of course, are purely theoretical assumptions, and it would be interesting to verify them by a series of experiments. Let  $L$  be the length of embedment corresponding to the maximum bonding stress per unit, then let us consider a prism of concrete in which is embedded a bar of diameter  $D$ , the fact that the bar begins to slip slightly after its elastic limit is reached, leads to believe that the length  $L$  produces anchorage of the bar in the concrete, and that the bar begins to stretch at or around the section  $B$ , the bar stretching from  $B$  to  $C$ , naturally its diameter decreases and therefore its bond between  $B$  and  $C$  is slowly destroyed, then the pull on the bar is sufficient to overcome the bond between the portion  $A-B$  of the bar and the concrete, consequently the bar begins to slip.

Another interesting feature set forth by these experiments is the fact that after the bond proper has been destroyed there still remains a considerable friction, as mentioned in No. 2.

As the allowable tensile stress on a bar is taken at 40 per cent. of its elastic limit, if we assume an allowable safe bonding stress of 80 lbs. per sq. in. in contact, the fact that there still remained a friction of about 200 lbs. per sq. in., shows that the bond proper of 80 lbs. insures a safety of 40 per cent. on the ultimate friction, should the bond have been prematurely destroyed.

**FIRE FELT.**—A 4 pp. folder from the H. W. Johns-Manville, 100 William st, New York, describes the new asbestos roll fire felt.

It is a fibrous asbestos felt, somewhat similar in texture to wool or hair felt, and gray white in color. It is pliable, so that it can be easily bent into any desired shape, and is indestructible. Being made entirely of pure long staple asbestos, it is fireproof, and is, therefore, an excellent fire-stop, for use in floors, walls, ceilings, etc. Confining in its construction a large number of dead air cells, asbestos roof fire-felt is a most efficient insulator against heat and cold. It is especially recommended for use where insulation is required to resist very high temperatures. The combination of its perfect fireproof and insulating qualities and reasonable cost adapts it to numerous uses, some of which are as a pipe covering, for water-tube boilers, and for heat-retarding purposes on automobile exhaust mufflers.

**PULP PLASTER.**—A pamphlet from the Elastic Pulp Plaster Co., Warren, O., sets forth the essential principles and merits of the elastic pulp plaster, and also Warren wood fibre plaster.

In regard to the former, the company points out that it is a non-conductor of heat, sound and electricity; will hold on metal, wood or brick and will neither disintegrate, crumble nor crack. It is also both fire and frost proof. The claim is made that it will cover from 125 to 150 sq. yds. per ton when laid with 3-16-in. key and 5/8-in. grounds. With a view to meeting the demands of the trade for a wood fibre plaster containing sufficient sand to render it suitable for brick and stone walls, the company has brought out what is known as Warren wood fibre plaster, the covering capacity of which is about 100 yds. to the ton.

# THE BUILDING MATERIAL MARKETS

## And News Regarding Source of Supply

### HARDWOOD CUT DECLINING.

By WILLIAM L. HALL.\*

THE hardwood lumber cut in 1899, according to the census,† was 8,634,021 thousand feet; in 1906 it had fallen to 7,315,491 thousand feet, a decrease of 15.3%.

This decrease took place during a period when American industries sprang forward at a pace unparalleled; when there was the strongest demand ever known for every class of structural material; when the output of pig iron increased 15%, that of cement 132.17%, and even that of softwood timber 15.6%.

That the decrease is due to diminished supply rather than to lessened demand seems to be proved beyond question. During the same period the wholesale price of various classes of hardwood lumber advanced from 25 to 65%; every kind of hardwood found in quantity sufficient to make it useful has been put on the market, and hardwood timber is now being cut in every State and every locality where it exists in quantity large enough to be cut with profit. These conditions could not prevail were the decrease in production due to a falling off in demand.

### CONDITION AS SHOWN BY KIND OF TIMBER.

The most notable shrinkage has been in the coloring hardwoods to which the public has been long accustomed. Oak, which in 1899 furnished over half the entire output of hardwood lumber, fell off 36.5%. Yellow poplar, which in 1899 was second among hardwoods in quantity produced, fell off 37.9%. Elm, the great standard in slack cooerage, went down 50.8%. Cottonwood and ash, largely used in many industries, lost, respectively, 36.4 and 20.3%.

A complete comparison of output for the fifteen leading hardwoods is given in Table 1.

### THE CUT OF HARDWOOD LUMBER, BY KINDS, 1899-1906.

Wood.	1899. Thousand Feet.	1906. Thousand Feet.	Per cent in- crease (+) or de- crease (-).
Oak	4,438,027	2,820,393	- 36.5
Maple	633,466	882,878	+ 39.4
Poplar	1,115,242	693,076	- 37.9
Red gum	285,417	453,678	+ 59.0
Chestnut	206,688	407,379	+ 97.1
Basswood	308,069	376,838	+ 22.3
Birch	132,601	370,432	+179.4
Cottonwood	415,124	263,996	- 36.4
Beech	(a)	275,661	.....
Elm	456,731	224,795	- 50.8
Ash	269,120	214,460	- 20.3
Hickory	96,636	148,212	+ 53.4
Tupelo	(a)	47,882	.....
Walnut	38,681	48,174	+ 24.5
Sycamore	29,715	.....	.....
All other	208,504	87,637	- 58.0
Total	8,634,021	7,315,491	- 15.3

(a) Not separately reported.

The table shows clearly the three points already mentioned: First, several of the most important hardwoods are fast being exhausted. Second, the cut has increased in less known and less abundant woods. Maple increased 39.4% and rose to second place in the list. Red gum gained 59% and advanced from seventh to fourth place. Chestnut and birch have increased tremendously, and beech and tupelo have been prominently introduced. Third, although almost all possible new woods have been brought into use, there has been a shrinkage in the total output of 15.3%.

### CONDITION AS SHOWN BY STATES.

An examination of the figures for certain States in which hardwood production has centered in the past shows a condition almost startling. Ohio, with a cut of 918 million feet in 1899, had fallen

to 433 million in 1906; Indiana, with 976 million feet in 1899, had fallen to 446 million, and Tennessee's 862 million fell to 535 million.

The condition can be realized by a study of Table 2, in which the hardwood cut is given by States for the years 1899 and 1906.

### CUT OF HARDWOOD LUMBER, BY STATES, 1899-1906.

States and Territories	1899. Thousand Board Ft.	1906. Thousand Board Ft.
Alabama	105,491	66,409
Arkansas	444,102	528,970
California	539	280
Colorado	75	2,035
Connecticut	77,594	86,949
Delaware	6,319	8,290
Florida	2,200	2,299
Georgia	42,799	47,510
Idaho	.....	3,383
Illinois	250,361	127,269
Indiana	975,779	446,448
Indian Territory	9,378	20,141
Iowa	61,028	19,451
Kansas	.....	170
Kentucky	734,386	615,256
Louisiana	72,198	102,684
Maine	28,730	73,156
Maryland	77,581	109,523
Massachusetts	42,147	62,270
Michigan	811,649	783,241
Minnesota	61,956	29,071
Mississippi	207,322	286,168
Missouri	442,236	314,093
Montana	1,300	5,084
New Hampshire	23,468	59,709
New Jersey	31,871	18,665
New York	207,226	279,601
North Carolina	145,657	227,568
North Dakota	2,030	.....
Ohio	918,231	432,802
Oklahoma	6,065	1,043
Oregon	2,529	6,971
Pennsylvania	520,162	520,162
Rhode Island	3,988	7,890
South Carolina	17,483	18,232
South Dakota	558	100
Tennessee	861,874	535,115
Texas	38,056	20,689
Utah	.....	71
Vermont	50,423	103,373
Virginia	239,860	267,196
Washington	5,703	785
West Virginia	570,206	561,588
Wisconsin	519,031	513,561
Wyoming	.....	220
Arizona, Nevada, N. Mexico	.....	.....
Nebraska	14,438	.....
Total	8,634,021	7,315,491

This table is convincing as to two things: First, the supply in Indiana and Ohio, the original centre of hardwood production, is practically exhausted; second,

lead, or even maintain the standing they have. Their many wood-using establishments, which are now hard pressed for supplies, will exhaust their remaining remnants within a few years. The land which bore this timber, as fast as it was cleared, was turned to agricultural use, for which most of it is well suited. The improved farm lands of Indiana increased 10.4% between 1890 and 1900; those of Ohio, 4.9%. In both States there is some waste land which will continue in timber and turn out local supplies, but not enough to have any considerable effect on the country's hardwood supply.

States not thought of in former years for their hardwoods are now turning out considerable quantities. Maine, with a cut of 29 million feet in 1899, went to 73 million in 1906; New Hampshire turned out 60 million in 1906 as against 23 million in 1899. Even Oregon, Montana and other Western States came into the list with unexpected amounts. In all of the States west of the Mississippi Valley the supply is small and can never become much of a factor. The impressive thing is that we are bringing hardwoods from far and near, and still the cut is going down.

### ADVANCING PRICES OF HARDWOOD.

Only within the last eight years have prices begun to reflect the dwindling supply, though the immoderate cutting away of this resource has been going on for decades. The diagram (Fig. 1) shows the advance in prices of some of the principal hardwoods during the past eight years. It also shows the almost steady level of prices previous to 1898. Considering the impoverished supply and the tremendous demands on the part of all the industries for timber, there is nothing surprising about the increase, which seems not quite to have kept pace with the increasing prices of softwoods. This is rather remarkable, in view of the shorter supply, but is probably due to the fact that softwoods, forming the main

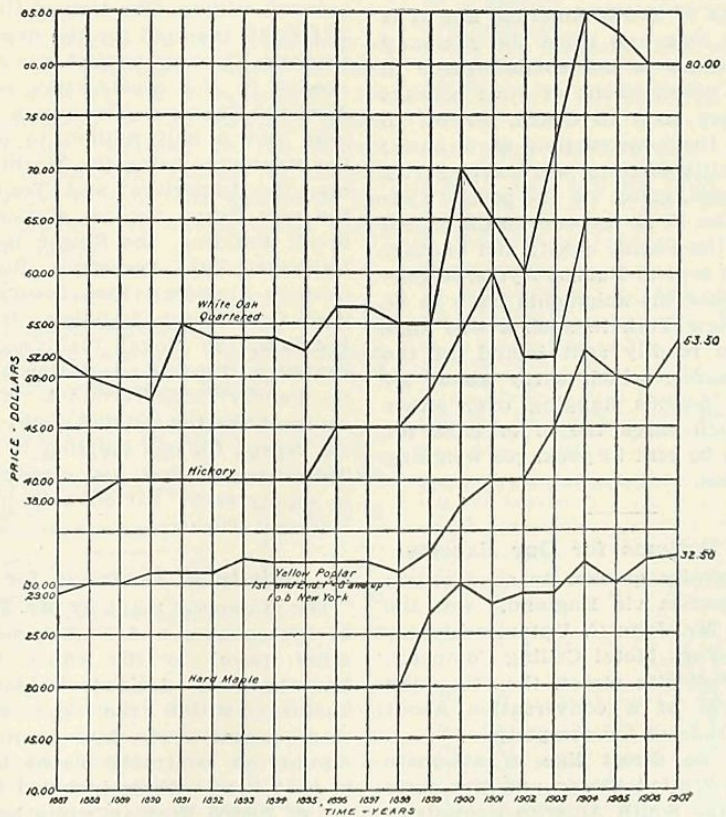


FIG. 1.—SHOWING ADVANCE IN PRICES OF PRINCIPAL HARDWOODS.

the cut is now widely distributed and is heavy in every State where there are even small bodies of hardwoods.

Together with Illinois, Ohio and Indiana produced 25% of the hardwood in 1899. In 1906 they produced only 14%. They can never regain their

bulk of the lumber supply, have led in establishing prices.

Along with the increase of prices there has been an almost constant and an entirely necessary relaxation of the rules by which lumber is graded and sold. The latest and most significant change is

\*Assistant Forester, U. S. Forestry Service.

that made by the National Hardwood Association at its meeting in Atlantic City in May, 1907. Heretofore only even lengths, such as 6, 8 and 10 and 12 feet have been upon the market. The changed rules allow even lengths down to 4 feet, and 15% of odd lengths above 4 feet. Similar standards of thickness are also allowed. Many other equally significant changes are included. It emphasizes the fact that we are down to rock bottom and require every sound piece of hardwood lumber that can be put upon the market.

There seems to be one practicable solution, and that is to maintain permanently under a proper system of forestry a sufficient area of hardwood land to produce by growth a large proportion of the hardwood timber which the nation requires.

Where is this land to be found? Not in the Ohio Valley, the Lake States, or the Mississippi Valley, for the reasons already given. It is to be found in the Appalachian Mountains. These mountains increased their proportion in the nation's hardwood output from 42 to 48% during the past seven years. On the principle of using the land for its highest purpose, they should further increase their proportion to not less than 75%. Other sections of the country will readily furnish the remaining 25%.

#### Will Send Tiling to Antipodes.

A shipment of tiling will soon leave New York for Auckland, New Zealand. The consignment will be manufactured by the New York Metal Ceiling Company, 537 to 541 West 24th street, whose orders are received from all parts of the civilized world. The sending of metal ceilings and tilings to the Antipodes is not a common occurrence with this firm, but so many contracts have been executed for supplying these parts of modern buildings to governments and private concerns in almost every quarter of the globe that the shipping of goods to such distant destinations is not regarded as very unusual.

Within the past few months the New York Metal Ceiling Company has received orders for shipments to South Africa and various parts of South America, and it is not so very long ago since the company sent some tiling to an isolated place in Siberia. A consignment of steel ceilings is to go very soon to Ceara, Brazil, to be used in the construction of a bank; a large quantity of tiling will leave shortly for Lima, Peru, going via the port of Callao, where the U. S. torpedo flotilla called en route to the Pacific coast; and another order will be sent to Buenos Ayres, Argentina. At times the shipments have to be packed in New York in such a way that they can be readily sent inland on the backs of burros, which carry about 200 pounds, 100 pounds hanging over either side. In such cases the order calls for the goods to be sent in packages weighing so many kilos.

#### American Bottoms for Our Exports.

"It is generally quicker to send orders to South America via England," was the comment of Mr. John C. Upton, secretary of the New York Metal Ceiling Company, 537 to 541 West 24th street, the other day in the course of a conversation about the export trade of his company.

"There is no direct line of steamers between the United States and the ports of some of the South American countries where we do business and the result is that the goods have to first cross the ocean to Europe and then be transhipped to a vessel of one of the regular lines operating between England or Germany and South America. English and German bottoms carry nearly all of the export trade to South America. It is hard to understand why this should be, but it is

the case, nevertheless."

Mr. Upton's comment is another sidelight on the stunted transportation facilities afforded by the American marine. Many New York concerns ship to all parts of the world, as does the New York Metal Ceiling Company, and it happens time after time that the merchandise has to travel thousands of miles out of the way by water to reach its destination. The delay attending such conditions handicaps the business of the firms in question.

#### Proof Against Bad Omens.

Mr. A. W. Tuthill, assistant manager for the Sayre & Fisher Company, manufacturers of brick, must have been born under a propitious star. After being assigned to stateroom No. 23, en route from Baltimore to Old Point Comfort, Va., last week and arriving at that place on Friday, the thirteenth day of the month, he secured a contract to supply 2,000,000 of brick for the new officers' quarters in course of erection at Fortress Monroe. After Mr. Tuthill discovered the number of his berth he was afraid the combination of landing on Friday the thirteenth and stateroom No 23 would be too much to buck up against, and he asked to have his stateroom changed. He was then assigned to No. 41. The Sayre & Fisher Company will supply the brick for the ten new buildings to be erected for the United States Government at Fortress Monroe. The material will be sent in several consignments on a three-master from the company's plant. A full cargo for such a boat is generally 300,000 brick.

#### Unique Situation in Brick Contracts.

To have contracts on hand at one time for the supplying of 70,000,000 of brick is a task that few concerns would face, yet that was the situation for a while with the John P. Kane Company. Of course the contracts were not all signed at the same time, some of them having been in force for a year or more before others were taken up; but for a period the firm was supplying brick called for in fourteen different contracts aggregating seventy million. The largest item was the 25,000,000 required for the new New York Library. The next to that was the 10,000,000 needed in the construction of the New National Theatre. The others varied from four and a half million to one million, the structures being the Marbridge Building, the Importers' and Traders' Bank, the new Grand Central station, the Holbrook Building, the Singer Building, the Lawyers' Title Insurance Building, the German-American Fire Insurance Building, the World Building, the Tribune Building, the Royal Insurance Company Building, the Second National Bank and the Pennsylvania Terminal. The 25,000,000 contract for the Public Library is probably the record for one building in New York. This company has just closed a contract to supply 40,000 barrels of cement for the National Theatre.

#### Activity in Contracts for Brick.

The statement made by Mr. Pfothenauer of Pfothenauer and Nesbit, noted on another page, to the effect that there had been a decided improvement in business within the last two weeks was borne out by mentioning the number of contracts closed by his firm in that time. These included the supplying of 200,000 Norman white brick for the city hall at Yonkers, Edwin A. Quick and Son, architects, and Geo. T. Kelly, builder; 400,000 white face brick for the Van Rennselaer Polytechnic building at Troy, N. Y., Lawler and Haas, architects, and Jas. Stewart and Company, builders; 150,000 impervious white face brick for the Mercantile building at the corner of Franklin street and Broadway, Fred. C.

Brown, architect, and Chas. H. Peckworth, builder; 50,000 brick for the bank at Hempstead, L. I., J. W. Allen, architect, and the Tidewater Building Company, builders. Other recent contracts closed by this firm were the supplying of the face brick for the six buildings being erected for the Jesuit school in Brooklyn, each of the structures requiring about 150,000 brick, Raymond F. Almirall, architect, Thos. Reilly, of Philadelphia, builder; the brick for the Boston Museum, for the Mutual Life Insurance Company's building at Springfield, Mass., for the Lawyers' Title Insurance and Trust Company building at 160 Broadway, for 300,000 face brick for the new physiological laboratory at Princeton University, and for 100,000 face brick for the new high school at Ossining, N. Y.

#### Large Contract for Front Brick

The Harbison & Walker Refractories Company of 1133 Broadway, Manhattan, with general offices at Pittsburgh, and who are the largest brick manufacturers in the United States, with sixty-eight factories in this country alone, have just been awarded the largest contract for light impervious front brick ever placed in Pittsburgh, to be used in the erection of the great Carnegie Technical Schools in that City. The architects are Palmer & Hornbostel of New York. This contract was awarded after the building committee, which is composed of ten of the most prominent business men of Pittsburgh, had visited the works of other brick manufacturers and examined their product and facilities for deliveries. They found that the Harbison & Walker Refractories Company were prepared to make deliveries so that delay in the work would be absolutely impossible. This job calls for two and one half millions of high-grade front light-colored brick, and when completed these buildings will be among the most prominent in the United States.

#### Order for Brick from 'Frisco.

The directors of the Royal Insurance Company are so pleased with the appearance and quality of the Down Draught Repressed red brick used in the construction of their new home at the north-east corner of Maiden Lane and William st that they have decided to use the same brick for the facing of the new building to be erected for this company in San Francisco. This brick is handled by Sayre & Fisher, which means that the order will have to be sent across the continent. The Royal Insurance Building in New York was designed by Architects Howells & Stokes, who are also the architects for the structure to go up on the Pacific coast. The Thompson-Starrett Company are the builders.

#### Will Manufacture Purple Slate.

The E. J. Johnson Company, 38 Park Row, has just started the manufacture of a purple roofing slate at a quarry which is located near its well known Unfading Green quarry in Vermont, and which has not been quarried for 30 years. Mr. Johnson has in his office samples of this rare purple slate taken from the top of the quarry after being exposed to varying weather and storms for 30 years and so unaffected is it that it is impossible to discover with the naked eye any difference in color between the unexposed and the exposed part of the slate. The quarry had been lying undisturbed for three decades, and it was decided last year to resume work. It has required several months to remove the "top" and install the machinery necessary to begin operations. Later the E. J. Johnson Company will branch out to manufacture slate for steps, platforms, etc.



**Contract for Two Million Face Brick.**

The contract for supplying 2,000,000 of brick to be used in the construction of the New National Theatre at 62d st and Central Park West was awarded to the Sayre & Fisher Company, 261 Broadway. The brick will be used for facing and will be gray. The same concern secured the contract to supply the enameled brick required for the corridors and light shafts in the City Bank Building, on Wall st. Carrere & Hastings are the architects and Marc Eidlitz & Son the contractors.

**Sent Brick to Philippines.**

It is a long call to send brick 20,000 miles. A contract to this effect was recently closed by the Sayre & Fisher Company and 30,000 square fire brick are now on their way to Manila in the Philippine Islands. The order was from the Manila Electric Railroad and Light Power Company, of that city. The shipment was made around the cape, taking the same course as that traversed by the U. S. battleship fleet, and is now nearing the Orient. It is understood that the difficulty of making fire brick is the cause of the contract being made here.

**Association Meeting.**

The regular annual meeting of the Association of Dealers in Masons' Building Materials was held at the association rooms, 18 Broadway, Manhattan, on Thursday, March 19. Preceding the meeting a luncheon was served by Delmonico. There was a large attendance. The following officers and directors were elected to serve for the ensuing year: President, Francis N. Howland; Vice-President, John A. Philbrick; Treasurer, Nathan Peck; Directors, Francis N. Howland, John A. Philbrick, Nathan Peck, Wm. H. Schmohl, Daniel Darrow, Wm. K. Hammond, John B. Rose, Audley Clarke, A. E. Aldridge, Wm. H. Barnes, Ernst Braun, Wright D. Goss, John C. McNamara, John J. Bell, John H. Mahnken.

**PRICES CURRENT.**

**BRICK.**—The Cornell Steamboat Company has notified brick makers that hereafter the rate for towing brick barges will be by the thousand of brick carried, so that payment will be according to the actual amount of freight moved. The rate from Kingston to New York will be 20 cents a thousand; from Catskill 22 cents and from Newburgh 16 cents. The rate from other points will be in proportion.

This will make a great difference to the owners of large boats, amounting to twenty-five or thirty dollars for the round trip. But for small boats the rates are not much different. By large boats are meant those having a carrying capacity of four hundred thousand and upwards.

The previous towing rates were made a long time ago when the average capacity of the boats used in the trade was only from 250 to 275 thousand bricks. Since then larger and still larger vessels have been launched, until there are some having a cargo capacity of 550,000.

The first tow of brick boats from Haverstraw arrived on Wednesday, March 18. The supply is larger than last year just after the opening of navigation. Buyers are few. Some have not made a purchase in several months.

President W. K. Hammond, of the Manufacturers' Association, foot of West 52d st, says they wish that the real estate market would begin to move and operators to realize that they can obtain building material at exceptionally advantageous prices at the present time. He understands that Labor is anxious to give every encouragement in the way of good and faithful work, and that master

builders are in a position to select the best mechanics.

BRICK		Cargo Lot.	
Hudson River, Common.....	Per M	\$5 25	@ 5 75
do Light hard.....	do	4 00	—
do Pale.....	do	3 00	—
New Jersey, hard.....	do	—	—
Croton Point—Brown, f. o. b. f.	do	12 50	—
do Dark and red.....	do	12 50	—

FRONTS:			
Bufs, No. 1 (delivered at bldgs.)	Per M	\$21 00	26 00
Groys, various shades and speckled		25 00	31 00
White, No. 1.....		27 00	30 00
White, No. 2.....		20 00	25 00
Old Gold.....		28 00	30 00

ENAMELED:			
English size.....		70 00	80 00
American size.....		60 00	70 00
Seconds, etc.....		40 00	60 00

FIRE BRICK.			
(Usual allowance must be made for store rates.)			
Welsh, ex-vessel.....		\$23 00	@ 27 50
English.....		30 00	35 00
English, choice brands.....		42 50	45 00
Scotch.....		33 00	35 00
American, No. 1.....		21 00	25 00
American, No. 2.....		18 00	20 00
Paving Brick.....		22 00	28 00

**CEMENT.**—During the past fortnight requirement for Portland cement has picked up, and there has been enough to start up some of the mills that were idle, though not under full headway. Manufacturers feel that business will improve steadily from now on until next year, when many and large orders are expected.

Local supply men say that cement has been selling below cost for some time, but that this condition will not last long now. Former good years have enabled concerns to sell at a loss and remain in business, but the profits of preceding years have been slashed right and left.

The largest single contract for cement ever given out will shortly be let by the United States government. The Isthmian Canal Commission was to have received estimates last week for 4,500,000 barrels to be used in connection with the construction of the Panama canal, but the time for submitting the estimates has been postponed. Local dealers say that no one firm would undertake the responsibility of supplying the entire amount, even though it would be spread over a period of about five years, and that the contract would probably be divided among three or more concerns who have been supplying the government for this kind of work.

A record breaker in the awarding of contracts for supplying cement is that of the 1,100,000 barrels to be supplied for the construction of the Ashokan dams. This contract, regarded as the largest one for a specified amount of cement ever awarded to date, was secured by the Alsen Company. It means about 50,000 barrels a month.

CEMENT.			
Rosendale, or Natural, in wood,			
Per bbl.....		—	@ 95
Portland, Domestic, in cloth*.....		1 43	@ 1 48

(\*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

**Manufacturers' Quotations:**

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Atlas Portland.....	1 50	@	1 55
Alsen (American) Portland.....	1 48	—	—
Vulcanite.....	1 53	—	—
Trowel Portland.....	1 48	—	—
Nazareth.....	—	—	—
Dragon Portland.....	—	—	1 55
Dyckerhoff (German) Portland.....	2 45	—	—
Alsen (German) Portland.....	—	—	2 35

**IRON AND STEEL.**—Dealers report a little better demand for iron, but fear a price war, such as never before seen, unless improvement is more rapid. Structural Steel mills have still a very good business on their books, but the end of the list is within hailing distance. A number of Sheet and Tin Plate mills which were closed are starting up.

Local jobbers report a very fair market as a general condition, but that Sheets are not going so fast as they ought to. Galvanized and Black are slow for this time of the year.

The Spelter market is strong; also

solder. Sheet copper on the 17 cent base is very low, and an advance is not expected immediately. Merchants are not laying in much stock.

The order for the erection of 1,000 tons of structural steel for Henry Corn at Fifth avenue near Forty-second street, has gone to the Hay Foundry Co. at Newark.

The Otis Elevator Company had a record breaking year in 1907.

The Company reported net earnings of \$996,104, compared with \$855,167 for the previous year; dividend disbursements on its preferred stock of \$371,794 compared with \$347,792 for the preceding year; common dividend payments of \$191,259, compared with \$191,259 for 1906, and a balance of \$433,051, compared with \$316,116 for the previous year.

The general balance sheet, as of Dec. 31, 1907, showed total assets of \$18,571,283 compared with \$17,894,235 on Dec. 31, 1906. Of the total assets, \$10,895,362 represented plant account; \$753,034, cash \$186,644, bills receivable; \$3,524,556, accounts receivable, and \$3,211,687, inventories.

In his report to the stockholders, W. D. Baldwin, president of the company, said that, while the outlook for the current year is not as promising as the outlook for the last two years, the company does not expect a large volume of business in the immediate future, because of the depression in almost every industry. He believes that it will secure a moderate amount, sufficient, in any event, to operate its main plants on a profitable basis.

"The company's factories are in excellent condition," said Mr. Baldwin, "and the very large output which it has recorded at reduced cost during the past year, has been substantial and gratifying evidence of the wisdom of the large expenditures made during past years in enlarging plants and increasing facilities for doing work."

**PIG IRON.**

Northern.			
No. 1 x Jersey City.....	\$18 25	@	\$18 75
No. 2 Foundry x Jersey City.....	17 50		18 00
No. 2 Plain.....	17 00		17 50
Southern.			
No. 1 Foundry, steamship dock..	17 25		17 75
No. 2 Foundry, spot (nominal).....	16 25		16 50
No. 3 Foundry.....	—		—

**STRUCTURAL.**

Beams and Channels, 15-in. and under.....	1 86	....
Angles.....	1 86	....
Tees.....	1 91	....
Zees.....	1 86	....

**BAR IRON FROM STORE (National Classification.)**

ROUND AND SQUARE IRON.			
1 to 1½.....	base price	....	\$2 00
¾ to ¾ in.....		....	1-10c extra
2 to 2½ ins.....		....	2-10c extra

**FLAT IRON.**

1½ to 4 in. x ½ to 1 in., base price.....	2 00
1½ to 4½ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4½ to 6 in. x 11-16 to 1½ in.....	4-10c extra
Norway Bars.....	3 60
Norway Shapes.....	3 75
Machinery Steel, Iron finish, base.....	2 10
Soft St'l Bars, base or ordy sizes.....	2 10
Tool Steel, regular quality.....	7 00
Tool Steel, extra quality.....	13 00

**SOFT STEEL SHEETS.**

¾ and heavier.....	2 55
3-16.....	2 65
No. 8.....	2 65
Blue Annealed.	
No. 8.....	2 50
No. 10.....	2 50
No. 12.....	2 55
No. 14.....	2 60
No. 16.....	2 70

(One Pass R.G. cleaned—Cold Rolled. American.)

No. 16.....	\$2 90	\$3 30
No. 18.....	2 95	3 40
No. 20.....	3 00	3 35
No. 22.....	3 05	3 40
No. 24.....	3 10	3 45
No. 26.....	3 20	3 50

**RUSSIA, PLANISHED, ETC.**

Genuine Russia, according to assortment, per lb.....	11¼ @ 14
Patent Planished, per lb.....	A, 10c; B, 9c, net
Galvanized iron jobbing, price.....	.70 and 10%
Metal Laths, per sq. yd.....	.22 @ 24

**SOLDERS.**

Half and Half.....	Case. 22 @ 22½
No. 1.....	19 19½

**SPELTER.**

Ton lots.....	6 6¼
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TERNE PLATES.

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

Table with 2 columns: Description of terne plates (e.g., About 40-lb. coating, About 30-lb. coating) and Price per box.

PIG LEAD.

Table with 2 columns: Description (Ton lots, Less) and Price.

ZINC.

Table with 2 columns: Description (Sheet, cask lots, Sheet, per lb.) and Price.

NAILS.

Table with 2 columns: Description (Wire Nails, single carloads, Wire Nails, small lots from store) and Price.

LIME.—Thus far into the year the Lime trade has felt the depression in the building business, the same as other materials have; yet under the abnormal monetary circumstances, and the winter season, business in lime is reasonably fair at the edge of spring. There has been a noticeable improvement in the last week or two. Still, trade is "spotty"—better in some sections than in others.

With so many banks closed in Brooklyn the state of the building and real estate there can be imagined. In the Bronx trade is picking up.

LIME.

Table with 2 columns: Description (500 bbl. lots delivered to the trade in Greater New York, Pennsylvania, common, State, common, cargo rate, Rockland-Rockport, Com., L., special, 320 lbs., Select finish, per 350 lbs., net., Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots. Add 25c. to above figures for yard rates. Berkshire Finishing, large barrels.) and Price.

LATH.

Table with 2 columns: Description (Eastern Spruce, slab) and Price.

LUMBER.—Most sales of late have been made on the basis of cut prices to dealers, but measures are being taken by the operators, particularly in Spruce, Hemlock and North Carolina Pine, to eliminate this adverse condition. In North Carolina Pine there has been an appreciable change.

Local firms report a good deal of figuring in mill work. Stocks of doors, sash and blinds are said to be badly broken. When a demand springs up again a lot of hurry orders are certain. Prices in this line are a little off now.

The quotations given in this list are the wholesale prices to the retail trade on well manufactured and graded stock, according to the inspection rules at present obtaining. It is not practicable to give a line of retail quotations thoroughly reliable because terms of sale and other factors influence prices. The wholesale figures are given.

Table with 2 columns: Description (SPRUCE, 2 inch cargoes, 6 to 9 inch cargoes, 10 to 12 inch cargoes) and Price.

HEMLOCK.—Pa. Hemlock, f. o. b. New York. Base price, \$21.50 per M.

PINE, YELLOW—Long Leaf.

Table with 2 columns: Description (Building orders, 12-in. and under, Building orders, 14-in. and up, Yard orders, ordinary assort., Shipstock, easy schedules, Heart face siding, 1 and 1 1/2-in., 1 in. wide boards, heart face, 1 1/2 and 1 1/4 in. wide boards, 2 in. wide plank, heart face, Kiln dried sap siding, 4-4, Yellow Pine Box Boards (knotty), Stepping, By Steam, add \$1.00 to \$1.50) and Price.

LONG LEAF YELLOW PINE FLOORING.

Table with 2 columns: Description (Clear Heart Face Rift DM&HBK, "A" Rift DM&HBK 13-16 x 2 1/2 counted 1 x 3, "B" Heart Face Rift DM&HBK 13-16 x 2 1/2 counted 1 x 3, "B" Sap Rift DM&HBK 13-16 x 2 1/2 counted 1 x 3, "A" Flat DM&HBK 13-16 x 2 1/2 counted 1 x 3, "B" Flat DM&HBK 13-16 x 2 1/2 counted 1 x 3, No. 1 Common DM&HBK 13-16 x 2 1/2 counted 1 x 3, For 1 1/2-in. special contract.) and Price.

WHITE PINE.

Table with 2 columns: Description (Good Uppers, 4-4 per 1,000 feet, Good Uppers, 5-4 and 6-4...per 1,000 feet, Shelving, No. 1, Shelving, No. 2, Cutting up, 5-4, 6-4, 8-4, 1st., Cutting up, 5-4, 6-4, 8-4, 2ds., No. 2 Dressing Boards, 1x12 in., No. 1 barn boards, 8-in., 10-in., 12-in., No. 2 barn boards, 8-in., 10-in., 12-in., No. 3 barn boards, 8-in., 10-in., 12-in.) and Price.

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

Table with 4 columns: Description (4/4 Edge, under 12 inches, 4/4 Wide Edge, over 12 inches, 4/4 x 4 and 5 inches, 4/4 x 6 inches, 4/4 x 8 inches, 4/4 x 10 inches, 4/4 x 12 inches, 5/4 Edge under 12 inches, 5/4 Wide Edge, over 12 inches, 5/4 x 10 inches, 5/4 x 12 inches, 6/4 Edge, 6/4 x 10 inches, 6/4 x 12 inches, 8/4 Edge, 8/4 x 10 inches, 8/4 x 12 inches) and Price.

Table with 2 columns: Description (Red Heart Edge, Mill Culls, Edge, Red Heart and Mill Culls, 8 inches, Red Heart and Mill Culls, 10 inches, Red Heart and Mill Culls, 12 inches) and Price.

Table with 2 columns: Description (Bark Strips, Nos. 1 and 2, Bark Strips, Box) and Price.

TERMS: Freight, Net Cash; Balance 1 1/2% for cash in 15 days; 1% in 30 days; Net 60 days, all from date of invoice.

HARDWOOD.

Table with 2 columns: Description (White Ash, 4/4 in., 1st and 2ds, do Common, Brown Ash, Basswood, do Common, Red Birch, do Common, White Birch, do Common, Cedar, Cherry, 4/4, No. 1 and 2, do Common, Chestnut, 1/4, 1st and 2ds, do Common, 4/4, 1st and 2ds, Cypress, 1st and 2ds, 1 in., Elm, Hazel, Maple, 4/4, 1st and 2ds, Walnut, No. 1 and 2, do Rejects, Yellow Poplar, rough, 5/8, 1st and 2nds, 3m. and up) and Price.

HARDWOOD FLOORING.—OAK.

Table with 2 columns: Description (K. D. Bored, End Matched or Butted, Hol. Bk. and Bundled, F. O. B. New York with Lighterage Limits, 13-16 Oak, 2, 2 1/4 and 2 1/2, Clear quartered white oak, Select quarter-sawed white oak, Clear quartered red oak, Select quarter-sawed red oak, Clear plain sawed white oak, Select P. S. white oak, Clear plain sawed red oak, Select P. S. red oak, Common oak, red and white, No. 2 Factory or common oak, red and white) and Price.

Table with 2 columns: Description (Plain Oak, 4/ in. 1st and 2ds, 5/4, 6/4 and 8/4 in. 1st and 2ds, 4/ in. Common, 5/4, 6/4 and 8/4 in. Common, 4/4 in. Culls, 5/4, 6/4 and 8/4 in. Culls) and Price.

Table with 2 columns: Description (Oak, Quartered White, Indiana 1st and 2ds, 6 inches up wide, 10 to 16 feet long, about 25 per cent. 10-foot length, 5-4 to 8-4, Common, Quartered oak strips, clear face, Southern stocks runs from) and Price.

Table with 2 columns: Description (CYPRESS SHINGLES—F. O. B. New York by car, 6 x 18 No. 1 Heart Cypress Shingles, 6 x 18 No. 1 Primes or A's, 6 x 20 No. 1 Hearts, 6 x 20 No. 1 Primes or A's) and Price.

YELLOW POPLAR (ROUGH)

Table with 2 columns: Description (F. O. B. New York, 5/8 1st and 2ds, 8 in. and up, 1 in. 1st and 2ds, 8 in. and up, 1 1/4, 1 1/2 and 2 in., 1st and 2ds, 8 in. and up, 2 1/2 and 3 in., 1st and 2ds, 8 in. and up, 4 in. 1st and 2ds, 8 in. and up, 3x3 and 4x4—1s and 2s Squares, 5x5, 6x6 and 7x7 1s and 2s Squares, 8x8 and up 1s and 2s Squares, 5/8 Saps) and Price.

STONE.—Granite and cut-stone firms are figuring on considerable work which does not seem to come out. Prices are low and competition strong. The Woodbury Granite Company received last week the

contract for the Youngstown courthouse work, amounting to about two hundred thousand dollars. Woodbury grey granite is specified. This firm is fairly well supplied with work, having several particularly large contracts.

The cut-stone trade is in better shape than six months ago.

This is not the best season for either structural or roofing slate, but the prospects are brighter than they were a month ago. The feeling in the trade is that the year will yet prove a fair producer of business. A recent change in quotations was an advance in genuine No. 1 Bangor of about 25 cents per square. There was a large demand for this stock last fall. Demand is behind what it was a year ago. Twenty or more figure on a job where only three or four would have done so three or four years ago.

Slate three quarters of an inch thick will be used in putting the roof on the new laboratory of physics for Princeton University. The contract for the slate was placed with the E. J. Johnson Company and calls for the Unfading Green all the way from three quarters of an inch to three sixteenths of an inch. The thickest slate will be used above the cornice and it will graduate to three sixteenths at the top. The building is being erected by the George A. Fuller Company and was designed by architect H. J. Hardenbergh.

STONE.—Wholesale rates, delivered at New York

Table with 2 columns: Description (Nova Scotia in rough, per cu. ft., Ohio freestone, Minnesota freestone, Longmeadow freestone, Brownstone, Portland, Conn., Brownstone, Belleville, N. J., Scotch redstone, Lake Superior redstone, Granite, Maine, grey, black, Milford Pink, Picton Island red granite, Picton Island pink granite, Limestone, buff and blue, Kentucky Limestone, Portage or Warsaw Stone, Caen, Vermont white building marble, South Dover, Bennington, Georgia, ennessee Marble, Wyoming Bluestone, Hudson River Bluestone (promiscuous sizes, per cu. ft.)) and Price.

SLATE.—Prices are per square, delivered in New York in car lots.

Table with 2 columns: Description (genuine No. 1 Bangor, No. 1 Chapman, No. 1 Red, Brownville and Monson Maine, Peach Bottom, Unfading Green) and Price.

OILS, City Prices.

Table with 2 columns: Description (Linseed Oil, raw, 5 bbl. lots, do boiled) and Price.

PLASTER PARIS.

Table with 2 columns: Description (Calcined, ordinary city, bbl., Calcined, city casting, Calcined, city superfine) and Price.

PAINTS, Dry.

Table with 2 columns: Description (Lead, red, American, in kegs, Litharge, American, in kegs, Ochre, French, dry, Venetian red, American, Venetian red, Eng., 100 lbs., Tuscan red, Oxide zinc, American, Oxide zinc, French) and Price.

PAINTS IN OIL.

Table with 2 columns: Description (Lead, white, American, in oil: Lots of 500 lbs. or over, Lots less than 500 lbs., Lead, English, in oil, Blue, Chinese, Blue, Prussian, Blue, ultramarine, Brown, vandyke, Green, chrome, Sienna, burnt, Sienna, raw, Umber, burnt, Umber, raw) and Price.

Terms for American lead are: On lots of 500 lbs. and over, 60 days or 2 per cent. for cash, if paid in 15 days from date of invoice.

MISCELLANEOUS.

Table with 2 columns: Description (Glue, low grade, per lb., Glue, cabinet, Glue, medium white, Glue, extra white, Glue, French, Glue, Irish, Putty in bulk, Putty in bladders, Putty in tin cans, 12 1/2 to 25 lbs., Whiting, gilders, etc., per 100 lbs., Whiting, common, per 100 lbs.) and Price.

# THE PURCHASING POWERS THAT BE—CONSTRUCTION NEWS OF THE METROPOLITAN MARKET, BUILDING PERMITS AND OFFICIAL RECORDS

## List of Important Building Works Coming On in Manhattan and Vicinity.

### STORE, LOFT AND OFFICE BUILDINGS.

8TH AV, 31ST AND 32D STS.—sty post-office building; estimated cost, \$3,500,000; owner, United States Government. Plans to be opened in competition March 25. For list of architects competing, see issue Record and Guide, Nov. 30, 1907. No contracts issued.

BROADWAY, S W COR 4TH ST.—16-sty office and loft building; estimated cost, \$1,000,000; owner, Philip Braender, 143 West 125th st; architect, Wm. C. Frohne, 38 East 21st st. Owner is general contractor. One building will be demolished. (See issue Nov. 9, 1907.)

BROADWAY, S E COR ASTOR PL.—12 to 20-sty office building; estimated cost not given; owner, O. B. Potter Trust, 71 Broadway; architect, Francis H. Kimball, 71 Broadway. (See issue Sept. 7, 1907.) No contracts let.

PARK ROW, NEW ELM AND CHAMBERS STS.; TRYON ROW.—20-sty municipal office building; estimated cost, between \$6,000,000 and \$7,000,000; owner, City of New York. Plans to be opened in competition, May 14. For list of architects competing, see issue Dec. 21, 1907. No contracts issued.

5TH AV, W S, 23D TO 24TH STS.—16-sty office and store building; estimated cost, \$2,000,000; owners, H. C. & H. L. Eno, Saugatuck, Conn.; architects, Maynicke & Franke, 298 5th av. No contracts let. (See issues Oct. 19, 1907; Feb. 15, 1908.)

CHAMBERS ST, NOS 43-47.—sty office building; estimated cost not known; owner, Emigrant Industrial Savings Bank; architect, Raymond F. Almirall, 51 Chambers st. No contracts let. (See issue Feb. 1, 1908.)

49TH ST, NOS 215-217 WEST.—6-sty store and loft building; estimated cost, \$50,000; owner, Jas. P. Knight, 221 West 49th st; architects, Townsend, Steinle & Haskell, 29-33 East 19th st. Two buildings will be demolished. No contracts let.

MADISON AV, N E COR 34TH ST.—16-sty loft building; estimated cost, \$300,000; owner, Margaret S. E. Cameron, Clifton, Staten Island; architects, Clinton & Russell, 32 Nassau st. Two buildings will be demolished. No contracts let.

6TH AV, NO 399.—4-sty store and loft building; estimated cost, \$50,000; owner, Henry Hesse; architects, Buchman & Fox, 1 East 59th st. No contracts let.

21ST ST, NOS 19-23 WEST.—12-sty loft building; estimated cost, \$750,000; owner, David Spero, 656 Broadway; architect, Robert D. Kohn, 170 5th av; general contractor, Chas. A. Cowen & Co., 1123 Broadway; steel work, Hay Foundry & Iron Works, 114 East 28th st; Weiskopf & Stern, 68 William st, engineers. (See issue Feb. 8, 1908.)

5TH AV, NO 505.—18-sty store and office building; estimated cost, \$200,000; owner, Improved Property Holding Co., 341 5th av; architects, Maynicke & Franke, 298 5th av. Henry Corn is lessee. No contracts let. (See issue Feb. 1, 1908.)

BAYONNE, N. J.—2-sty office building; estimated cost, \$75,000; owner, Babcock & Wilcox Co.; architects, Tuthill & Higgins, Jamaica, L. I. To start at once.

ALBANY, N. Y.—4-sty State education building; estimated cost, \$3,500,000; owner, Board of Trustees Public Buildings, Albany; architects, Palmer & Hornbostel, 63 William st, Manhattan. No contracts let.

### HOSPITALS AND CLUB BUILDINGS.

WEEHAWKEN, N. J.—4-sty hospital building; estimated cost, \$50,000; owner, North Hudson Hospital Association, Weehawken. Plans to be opened in competition, April 1. No contracts let. For further particulars, see issue Feb. 8, 1908, page 247.

BLACKWELLS ISLAND, 30 FT SOUTH CITY HOME FOR AGED AND INFIRM.—1-sty hospital; estimated cost, \$75,000; owner, the City of New York, Department of Charities, foot East 26th st; architect, R. F. Almirall, 51 Chambers st. No contracts let. Bids will be advertised for.

BLACKWELLS ISLAND, 76 FT WEST OF BOILER-HOUSE.—4-sty hospital; estimated cost, \$180,000; owner, the City of New York, Department of Charities, foot East 26th st; architect, R. F. Almirall, 51 Chambers st. No contracts let. Bids will be advertised for.

PORT CHESTER, N. Y.—sty Y. M. C. A. building; estimated cost not given; owner, Young Mens Christian Association, Port Chester. Arthur L. Leshor, of Leshor, Whitman & Co., 670 Broadway, Manhattan, is interested and can inform. No contracts let.

POUGHKEEPSIE, N. Y.—sty Y. M. C. A. building; estimated cost, \$100,000; owner Young Mens Christian Association, Poughkeepsie; architects, Jackson & Rosencranz, 31 Union sq, Manhattan.

CAMDEN, N. J.—5-sty Y. M. C. A. building; estimated cost, \$250,000; owner, Young Mens Christian Association, T. E. Lute, Secretary

architects, Howe & Morse, 19 West 38th st, Manhattan, and J. G. Jeffries, Philadelphia, Pa. No contracts let.

LONG ISLAND CITY.—sty Y. M. C. A. building; estimated cost, \$100,000; owner, Long Isl and Railroad Y. M. C. A.; architects, John W. Ingle, 108 East 42d st, Manhattan. Edward Corning Co., awarded contract.

27TH ST, NOS 436-438 WEST.—5-sty club-house; estimated cost, \$60,000; owner, Hudson Guild; architect, Chas. Votz, 160 5th av.

### RESIDENCES AND LIBRARIES.

RIVERSIDE DRIVE, S E COR 105TH ST.—sty residence; estimated cost not given; owner, Wm. R. Hearst; architects, Kirby, Petit & Green, 35 West 31st st. No contracts let. (See issue April 6, 1907.)

NORTHERN AV, W S, 510 N 180TH ST.—4-sty residence; estimated cost, \$12,000; owner, Dr. Chas. V. Paterno, 620 West 116th st; architect, John C. Watson, 217 West 125th st.

RANDALL'S ISLAND, 240 N INFANTS' HOSPITAL.—4-sty residence for nurses; estimated cost, \$200,000; owner, the City of New York, Department of Charities, foot East 26th st; architect, R. F. Almirall, 51 Chambers st. No contracts let. Bids will be advertised for.

BLACKWELL'S ISLAND, 138 E MAIN HOSPITAL BUILDING.—3-sty and attic residence; cost, \$80,000; owner, the City of New York, Department of Charities, foot East 26th st; architect, R. F. Almirall, 51 Chambers st. No contracts let. Bids will be advertised for.

52D ST, NOS 47-49 WEST.—7-sty residence; estimated cost, \$150,000; owner, Wm. K. Vanderbilt, 660 5th av; architects, Warren & Wetmore, 3 East 33d st. No contracts let.

HUDSON, N. Y.—sty home; estimated cost, \$30,000; owner, N. Y. State Training School of Girls at Hudson; architect, Frank E. Ware, State Architect, Albany; builder, Peter Keeler Building Co., Albany.

WEST POINT, N. Y.—Three buildings for the officers of the Academy; estimated cost, \$100,000; owner, Academy, West Point; architects, Cram, Goodhue & Ferguson, 170 5th av. J. M. Carson, Construction Quartermaster, West Point, will take the bids. No contracts let.

REMSEN, N. Y.—sty library building; estimated cost not given; to be known as the Ditymas Thomas Library; architect, Walter G. Frank, 17 Clarendon Building, Utica, N. Y.

### CHURCHES.

5TH AV, N W COR 53D ST.—sty church building; estimated cost not given; owner, St. Thomas Church; architects, Messrs. Cram, Goodhue & Ferguson, 170 5th av. It is not likely that building operations will be started before the summer of 1909. No contracts let. (See issue Feb. 1, 1908.)

LAWRENCE ST, N S, 181.7 W AMSTERDAM AV.—sty church building; estimated cost, \$35,000; owner, St. Mary's P. E. Church, 357 West 121st st; architects, Carrere & Hastings and T. E. Blake, 225 5th av; Holton D. Robinson, chairman Building Committee. No contracts let. (See issue Feb. 8, 1908.)

GATES AV AND IRVING PL, BROOKLYN.—sty church and Sunday school; estimated cost, \$50,000; owner, the Unity Unitarian Congregational Society, Rev. W. M. Brundage, Gates av, pastor. Operations will begin in May. (See issue Feb. 15, 1908, page 285.)

100TH ST, S S, 90 E AMSTERDAM AV.—2-sty church and parsonage; estimated cost, \$100,000; owner, German Evangelical Lutheran Church, 164 West 100th st; architect, Geo. W. Conable, 15 Myrtle av, Jamaica. No contracts let.

BAYONNE, N. J.—2-sty church and rectory; estimated cost, \$50,000; owner, St. Joseph's Slavish Roman Catholic Church, Bayonne; architect, James F. Bagnell, Bayonne. (See issue Nov. 23, 1907.)

CRANBERRY, MIDDAGH, HICKS AND HENRY STS, BROOKLYN.—sty church building; estimated cost, \$175,000; owner, Roman Catholic Church of the Assumption, Rev. Wm. J. Donaldson, 104 York st, pastor; architect, F. J. Berlenbach, Jr., 260 Graham av, Brooklyn. (See issue Feb. 1, 1908.)

FOREST AV, W S, 54 S 160TH ST.—3-sty synagogue; estimated cost, \$75,000; owner, Congregation Beth Hamedrash Hagodel; architects, Goldner & Goldberg, Westchester av, Bronx.

### SCHOOLS.

TINTON AV, W S, 85 S DAWSON ST.—4-sty school; estimated cost, \$90,000; owner, St. Anselm's R. C. Church, Rev. Bernard Kevenhoester, Tinton av and Dawson st, rector; architect, John E. Kirby, 481 5th av.

CASTLE HILL AV, W S, 456.6 S WALKER AV.—3-sty school; estimated cost, \$90,000; owner, St. Raymond's R. C. Church, Right Rev. Edward McKenna, Walker av, treasurer; architect, Geo. H. Streeton, 289 4th av.

NEWBURGH, N. Y.—2-sty public school; estimated cost, \$75,000; owner, Board of Education; architect, Frank E. Estabrook, Newburgh. Plans accepted. No contracts let.

NEW ROCHELLE, N. Y.—2-sty school building; estimated cost, \$100,000; owner, Board of Education; architect, Geo. K. Thompson, 66 Broadway, Manhattan. No contracts let.

MT. VERNON, N. Y.—3-sty school building; estimated cost, \$100,000; owner, Board of Education; architects, Albro & Lindeberg, 481 5th av, Manhattan. No contracts let.

AMSTERDAM AV AND 116TH ST, OPPOSITE HAMILTON HALL.—sty School of Law and Political Science; estimated cost, \$550,000; owner, Columbia University; architects, McKim, Mead & White, 160 5th av. Foundations laid. General contract not let. (See issue Feb. 8, 1908.)

CATHEDRAL HEIGHTS ON PROPERTY ST. JOHN THE DIVINE.—sty deaconess school; estimated cost not given; owner not given; architects, Heins & La Farge, 30 East 21st st; Rev. Dr. Huntington, 804 Broadway, chairman Building Committee. No contracts let. (See issue Nov. 9, 1907.)

189TH ST, N S, FROM LORILLARD PL TO HOFFMAN ST.—4-sty school building; estimated cost, \$320,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av.

139TH ST, S S, 293 W CYPRESS AV.—2-sty school; estimated cost, \$40,000; owner, St. Luke's R. C. Church, Rev. John J. Boyle, 897 East 138th st, rector; architect, John E. Kirby, 481 5th av.

### THEATRE BUILDINGS.

BROADWAY, S E COR 43D ST.—12-sty theatre, store and office building; estimated cost not given; owner, Harry Levey; architect, V. Hugo Koehler, 489 5th av. No contracts let. (See issue Dec. 14, 1907.)

BROADWAY, NO 1555; 46TH ST, NOS 203-217 WEST.—sty theatre building; estimated cost, \$1,000,000; owner, Chas. B. Dillingham and others; architects, Carrere & Hastings, 225 5th av. No contracts let. (See issue Nov. 2, 1907.)

CENTRAL PARK WEST, 62D TO 63D STS.—7-sty theatre building; estimated cost, \$2,000,000; owner, the New Theatre Co.; architects, Carrere & Hastings, 225 5th av; contractors, Marc Eidlitz & Son.

### VARIOUS BUILDINGS.

HUDSON RIVER, NEAR FT. MONTGOMERY.—stys, various buildings for a new prison plant; estimated cost not given; owner, State of New York, Capitol, Albany. Plans to be opened in competition. Geo. McLaughlin, State Capitol, Albany, is secretary. (See issue Feb. 8, 1908, page 245.)

WHITE PLAINS, N. Y.—The Legislature has been asked to appropriate \$80,000 for an armory building for Company L, Tenth Regiment, National Guard. No architect selected. No contracts let. (See issue Feb. 15, 1908, page 288.)

2D AV AND 127TH ST.—sty fireproof casino building; estimated cost, \$200,000; owner Harlem River Park Amusement Co.; architects, Morgan & Barkhausen, 111 Broadway. (See issue Dec. 21, 1907.)

BLACKWELL'S ISLAND, 200 E MAIN BUILDING.—2-sty and attic morgue and laboratory; estimated cost, \$40,000; owner, the City of New York, Department of Charities, foot East 26th st; architect, R. F. Almirall, 51 Chambers st. No contracts let. Bids will be advertised for.

MANHATTAN ST, NEAR BROADWAY.—sty milk bottling plant; estimated cost not given; owner, Sheffield Farms, Slawson-Decker Co.; architect not selected. Frank A. Rooke, 489 5th av, has been architect in previous operations. (See issue Nov. 2, 1907.)

FOOT WHITEHALL ST.—sty ferry house; estimated cost not given; owner, City of New York; architects, Walker & Morris, 36 East 23d st.

HUNTS POINT RD, N S, 40 W GARRISON AV.—1-sty passenger station; estimated cost, \$50,000; owner, H. R. & Portchester R. R. Co., Mr. Mellon, New Haven, Conn., president; architect, Cass Gilbert, 11 East 24th st.

PAULDING ST, S W COR, AND RIGHT-OF-WAY OF H. R. & PORTCHESTER R. R.—1-sty passenger station; estimated cost, \$45,000; owner, Harlem River & Portchester R. R. Co., Mr. Mellon, New Haven, Conn., president; architect, Cass Gilbert, 11 East 24th st.

WESTCHESTER AV, S S, 120 E WHITLOCK AV.—1-sty passenger station; estimated cost, \$50,000; owner, H. R. & Portchester R. R. Co., Mr. Mellon, New Haven, Conn., president; architect, Cass Gilbert, 11 East 24th st.

RIGHT-OF-WAY OF H. R. & PORTCHESTER R. R., W S, FROM 135TH TO 136TH ST.—1-sty passenger station; estimated cost, \$45,000; owner, H. R. & Portchester R. R. Co., Mr. Mellon, New Haven, Conn., president; architect, Cass Gilbert, 11 East 24th st.

# BUILDING OPERATIONS.

## New Equitable Building.

BROADWAY.—It is again reported that Architects D. H. Burnham & Co., of Chicago, Ill., have prepared plans and will supervise the construction of what it is understood will be the world's biggest building. This structure will have more floor space than any other building in the world, and will be erected by the Equitable Life Assurance Society on the block it owns, bounded by Broadway, Nassau, Pine and Cedar sts. The estimated value of this block is about \$20,000,000, and the new building would easily entail an expenditure of between \$10,000,000 and \$15,000,000. D. H. Burnham & Co. have been officially commissioned and have submitted plans for a skyscraper, although the exact number of stories has not yet been decided. It is estimated the proposed structure will contain approximately 1,650,000 square feet of floor space. The Record and Guide first announced the project in issue of Dec. 28, 1907.

## Plans for Mrs. Belmont's New House.

MADISON AV.—Architects Hunt & Hunt, 28 East 21st st, have been commissioned to design plans and prepare specifications for the construction of a new residence for Mrs. O. H. P. Belmont, of No. 121 Madison av, to be situated at the northeast corner of Madison av and 51st st, diagonally opposite the St. Patrick's Cathedral block. The building will be 4-stys, of light brick and limestone, and the foundation work will be of stone reinforced with concrete. Bids are being received on the latter, but as yet no estimates have been taken for the general contracts. Details will be given in later issues.

## Broadway and 59th Street Corner.

It is still undetermined what is to be erected on the property owned by George Ehret, the brewer, situated at the southeast corner of Broadway and 59th st. It was noticed the past week that the fence enclosing the site was being removed, indicating immediate developments. At Mr. Ehret's office on Thursday the Record and Guide was informed that nothing definite had yet been decided with view to building operations. Some time ago, it will be recalled, Mr. Ehret had under consideration the construction of a large fireproof music hall building, but the project was abandoned.

## Building at Glen Cove, Long Island.

Building operations are looking up at Glen Cove, and there is a promise of renewed activity and plenty of work in the spring. A handsome residence is to be erected by R. F. Bowne, on Highland av. F. A. Pine will build a residence on Cottage row. The Glen Cove bank building and the Justices' Court Room will be the more important structures erected. There is an addition being built to the residence of Michael Deasey, at Glen Cove Landing. N. Muzante is building a store on Glen st. Mrs. A. Hawkshaw is raising and remodeling the house on her School st property, while other new buildings and improvements are projected.

## Wm. Gardam & Son to Build New Plant.

William Gardam & Sons, machinery manufacturers, No. 45 Rose st, Manhattan, have purchased the property formerly occupied by the Hoyt Metal Company, on Devon st, between Midland av and the Erie Railroad in Arlington, N. J. The plot has a frontage of 200 ft. on Devon st and a depth of 100 ft., and con-

nects with the Erie Railroad. The company has awarded a contract to the Salmond Brothers Company, of Arlington, for the construction of an additional structure on the site. The owners will manufacture fine machinery.

## Costly Apartment House for Riverside Drive.

RIVERSIDE DRIVE.—The Century Holding Company, Messrs. Lee & Fleischman, 141 Broadway, will erect on Riverside Drive, the southeast corner of 98th st, a 12-sty high-class elevator apartment house, to cover a plot 101.4x98.6x81 ft. The materials for the exterior will be of brick, with terra cotta and limestone trimmings. The cost is estimated at about \$500,000. Wm. L. Rouse, 11 East 43d st, is the architect. No estimates have yet been taken.

## Contract for Times Square Restaurant Building.

44TH AND 45TH STS.—It was learned on Thursday that Builder John J. Downey, 410 West 34th st, has received the general contract to erect the new restaurant and roof garden which the Astor estate is about to establish on a plot immediately west of the Hotel Astor, between 44th and 45th sts. Messrs. Clinton & Russell, 32 Nassau st, have prepared the plans. Further particulars for the present are withheld. See also issue Jan. 18, 1908, page 127.

## Apartments, Flats and Tenements.

WAVERLY PL.—Kittenplan & Rubinger, 5 Beekman st, will erect at once a 6-sty flat building, 49x87x100 ft., at Nos. 227-229 Waverly pl., from plans by L. A. Goldstone, 110 West 34th st. The owners are now taking bids.

RIVERSIDE DRIVE.—For full particulars with reference to the improvement of the northeast corner of Riverside drive and 138th st, to be made by the Hensle Construction Co. (See issue of Feb. 1, 1908, page 207.)

141ST ST.—Sommerfeld & Steckler, 19 Union sq, are preparing plans for a 6-sty flat, 25x86.11 ft., for Wm. M. Moore, 508 West 134th st, to be erected on the south side of 141st st, 100 ft. west of Amsterdam av, to cost \$20,000.

144TH ST.—Geo. F. Pelham, 503 5th av, is preparing plans for a 6-sty high-class flat building, 99.11x87x90 ft., for Geo. A. Fisher & Co., New Rochelle, N. Y., to be erected on 144th st, northeast corner of Broadway, to cost \$195,000.

KELLY ST.—Plans have been drawn by Daube & Kreyborg, 830 Westchester av, for five apartment houses, to be situated on Kelly st, west side, near Longwood av, Bronx. The Kellwood Realty Co., 830 Westchester av, is the owner and builder.

168TH ST.—Goldner & Goldberg, Jackson and Westchester avs, are preparing plans for the 5-sty flat building which Max Cohen, 200 Broadway, is to erect on the south side of 168th st, 90 ft. west of the Boston road, to cost about \$50,000. (See issue Feb. 22, 1908.)

60TH ST, BROOKLYN.—The Church of the United Brethren, pastor, J. Kurtz, 5901 3d av, Manhattan, are about ready to start work on the new edifice on the south side of 60th st, 180 ft. west of 4th av, Brooklyn. Cost, \$15,000. Pastor Kurtz will purchase all materials.

FULTON AV.—Jerry Altieri, owner, 1567 Wilkins av, will erect three 5-sty tenements, with stores, on the west side of Fulton av, 82 ft. north of Wendover av, Bronx, 41.8x88 and 41.8x94 ft., to cost \$122,000. Harry T. Howell, 3d av and 149th st, is preparing the plans.

BROADWAY.—Alexander McDowell, 132 West 112th st, will build on the north-east corner of Broadway and 179th st a 6-sty apartment house from plans by Schwartz & Gross, 345 5th av. Sketches for this building have just been approved and working drawings will start at once.

MONROE ST.—Messrs. Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty flat building for Mr. I. Block, 137 West 118th st, to be erected on the north side of Monroe st, 53.9 feet east of Rutgers st, Manhattan. No sub-contracts have yet been awarded.

179TH ST.—The Noble & Gauss Construction Co., 375 East 161st st, has commissioned Harry T. Howell, 3d av and 149th st, to prepare plans for two 4-sty flat buildings, with stores, to be erected on the south side of 179th st, 50 ft. east of Park av, 33x66.10 ft., brick, all improvements, to cost \$34,000.

## Churches.

Architect Chas. A. Rich, 320 5th av, Manhattan, has prepared plans for a \$10,000 church for the Baptist congregation, Orange, N. J.

COVERT ST.—Louis Allmendinger, 926 Broadway, Brooklyn, will receive bids for a church, 37x80 ft., to be erected on Covert st, between Bushwick av and Broadway, Brooklyn, for the English Evangelical Lutheran congregation.

Clarence W. Brazer, 1133 Broadway, Manhattan, states that he will be ready to receive figures in a short time for a new church edifice to be constructed at Asbury Park, N. J., for the Trinity Episcopal congregation, Rev. Wm. M. Baily, Asbury Park, is pastor.

## Alterations.

PEARL ST.—The 4-sty tenement No. 496 Pearl st will be improved from plans by O. Reissmann, 30 1st st. John F. Whelan, 496 Pearl st, owner. Cost, \$5,000.

GOUVENEUR ST.—Catherine Russell, 401 Grand st, owner, will make \$5,000 worth of alterations to No. 62 Gouveneur st. O. Reissmann, 30 1st st, architect.

7TH ST.—E. Rossbach, 1947 Broadway, is planning for \$3,500 worth of changes to the 5-sty tenement Nos. 279-281 7th st, owned by Betty Gluck, 272 East 10th st.

20TH ST.—Nathan Brody, 11 East 16th st, owner, will alter the 5-sty tenement No. 300 East 20th st from plans by A. L. Kehoe, 1 Beekman st. Estimated cost, \$6,000.

16TH ST.—No. 512 East 16th st will be altered from plans by O. Reissmann, 30 1st st. The structure is a 3-sty tenement, 25x55 ft. Pasquale Pati, 238 Elizabeth st, owner.

DIVISION ST.—Francis Hessberg, 51 East 29th st, owner, will make \$3,000 worth of alterations to No. 36 Division st, a 5-sty tenement. O. L. Spannhake, 233 East 78th st, is architect.

## Miscellaneous.

Architect C. C. Chipman, 220 Broadway, Manhattan, is preparing plans for additions to the High School Building, Yonkers, N. Y.

John F. Bacon, 314 Madison av, Manhattan, has completed plans for a residence for Mrs. Frederick Spencer, to be erected at Tarrytown, N. Y.

The Dillman Fireproof Construction Co., 542 East 119th st, is estimating on a fireproof bakery to be erected at Williamsbridge for the Century Holding Co.

Architects Boring & Tilton, 32 Broadway, Manhattan, have prepared plans for a library building for the library board, Cleveland, Ohio, to cost about \$50,000.

Messrs. Robins & Oakman, 27 East 22d st, Manhattan, will receive bids about

April 1, for the new dormitory for Williams College, Williamstown, Mass., to cost \$75,000.

Jackson & Rosencranz, 31 Union sq, Manhattan, have plans ready for the new Y. M. C. A. building, to be erected at Poughkeepsie, N. Y., to cost about \$150,000. Bids will be taken soon, and contracts awarded.

L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans and will receive bids for the 3-sty home of the 9th Masonic District, 65x130 ft., to be erected at Tappan, N. Y., for the German Masonic Temple. Estimated cost, \$50,000.

Revised plans have been distributed for an addition and alterations to be made to St. Luke's Hospital, Newburgh, under the superintendence of Hancock, Aspinwall & Tucker, with Frank E. Estabrook, of Newburgh, as associated architect. The Amsterdam Building Co., 41 West 24th st, Manhattan, is estimating.

**Estimates Receivable.**

By the Commissioner of Bridges, Thursday, March 26, for furnishing and delivering pipe rails, railing posts and fittings to the Brooklyn Bridge.

By the Commissioner of Correction, Tuesday, March 24, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

Bids are being received by Borough President (Manhattan), John F. Ahearn, Room 16, City Hall, for furnishing and delivering 500 barrels Portland cement. Bids to close March 24.

By the Park Commissioner, Thursday, March 26, for furnishing and delivering 500 cu. yds. broken stone or trap rock and 1,000 cu. yds. screenings of trap rock (No. 1, 1908), for parks, Bronx.

By the President of the Borough of Brooklyn, Wednesday, March 25, for repaving with Medina sandstone pavement, Class A, on a concrete foundation, the roadway of Fulton st, from Joralemon st to Hanover pl.

3D AV.—J. B. Snooks Sons, 73 Nassau st, have plans ready for the 5-sty store and loft building, 29.6x50 ft., which Mary A. E. Wendel, 175 Broadway, is about to erect at No. 563 3d av, to cost about \$15,000.

BROOKLYN, N. Y.—Architect A. E. Parfitt, 26 Court st, Brooklyn, is taking estimates on a 3-sty Parochial School, at Park pl, near 6th av, 50x200, to be erected for St. Augustin's R. C. Church, on premises, Rev. E. D. McCarty.

ELLIS ISLAND.—The U. S. Government is advertising for estimates for a new submarine cable, to be laid between the Barge Office Dock and the Immigrant Station at Ellis Island. Bids close at Ellis Island 2.30 p. m. March 24.

The Lackawanna Railroad, Chief Engineer J. Osgood, Hoboken, N. J., is taking figures on a freight pier 600 ft. long, to be built south of the present railroad station, and various contractors are estimating. Bids are to close March 25.

52D ST.—Bids will soon be taken by Warren & Wetmore, 3 East 33d st, for the 7-sty residence, 50x81 ft., which W. K. Vanderbilt, 660 5th av, will erect at Nos. 47-49 West 52d st, to cost about \$150,000. Plans ready about April 1.

DEAN ST, BROOKLYN.—Bids will be received by the Armory Board, Hall of Records, about April 1 for interior alterations to the Second Signal Corps' quarters, No. 801 Dean st, Brooklyn. Robinson & Knust, 164 5th av, are the architects.

Griggs & Holbrook, steam engineers, 3 South William st, Manhattan, are preparing plans and will soon take estimates for completing ventilating plant in connection with vaults in the Carnegie Trust Company's office at 115 Broadway, N. Y. City.

By the Commissioner of Docks, Monday, March 23: No. 1. For furnishing and delivering sawed new yellow pine or Oregon pine lumber, sawed new spruce lumber and sawed new oak lumber. No. 2. For furnishing and delivering granite stone for bulkhead or river wall.

BROOKLYN, N. Y.—Verona & Richards sts. Contractors are estimating on a Parochial School, 2 stys, 130x60, to be erected at Verona and Richards sts, for the R. C. Church of Visitation, Rev. Wm. J. White on premises; architects Helme & Huberty, 190 Montague st, Brooklyn, N. Y.

6TH AV, BROOKLYN.—Albert E. Parfit, 26 Court st, Brooklyn, will receive estimates about March 20 for a 3-sty parish school, 80x200 ft., to be erected at 6th av, Sterling pl and Park pl for the St. Augustine's Roman Catholic congregation, Rev. W. McCarthy, pastor. Estimated cost, \$175,000.

5TH AV.—We have just learned that no further contracts have been awarded in connection with the office building to be erected at 505 5th av, for the Improved Property Holding Company, Henry Corn, president, 341 5th av. It is expected that the mason and carpentry contracts will be awarded in a few days.

66TH ST.—Architects Thain & Thain, 4 East 42d st, have revised plans for a bachelor apartment hotel, and will erect a warehouse at No. 14 West 66th st. The owner, Mr. Whitney Lyon, of Larchmont, N. Y., has submitted a list of contractors to the architects, and estimates are being taken from invited bidders.

80TH ST.—Operations will be commenced soon for the 6-sty warehouse, 48.3x93 ft., which G. L. Lawrence, 2228 Broadway, is about to construct on the south side of 80th st, 100 ft. east of Broadway, to cost \$35,000. Geo. Fred Pelham, 503 5th av, has plans ready. No contracts have yet been placed.

Architects Balch & Moatz, 5 West 31st st, Manhattan, are receiving estimates for the new St. Theresa's parochial school to be erected at Summit, N. J. Rev. W. A. Purcell, pastor. The building will cost about \$45,000, and will be built of brick and stone, non-fireproof, two stories, 76x112, and will include auditorium, seating 600, in addition to accommodation for 400 people.

23D ST.—No contracts have yet been awarded for \$10,000 worth of alterations to the two 3-sty store and dwellings Nos. 111-113 West 23d st, for which Messrs. Robinson & Knust, 164 5th av, have prepared plans. George J. Kupfrian is the lessee, and the Dowling estate, Fifth Avenue Hotel, is the owner. The alteration consists of rear extension, 20x56 ft., new skylights, stairs, etc.

5TH AV & 23D ST.—Final estimates for the masonry and carpentry for the New York Office Building are now in the hands of the owners, the Fifth Avenue Building Co., Walter E. Maynard, president, 225 5th av. It is expected that contracts will be let within a few days. The steel, both ornamental and structural, has already been awarded, as has also the contract for the exterior marble work.

BROOKLYN, N. Y.—No contracts have yet been awarded for the addition to the Y. M. C. A. building, Naval branch, donated by Miss Helen Gould. Architects, Parish & Schroeder, 5 West 31st st, Manhattan. Plans have been figured by various contractors during the week, and it is expected that the successful contractor will be announced at an early date.


By the President of the Borough of Manhattan, at the City Hall, Room No. 16, Tuesday, March 24: No. 1. For furnishing and delivering about 500 barrels of Portland cement. No. 2. For furnishing and delivering about 200 sign boxes. No. 3. For furnishing and delivering about 2,000 enameled street signs.

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No. 4. For repairing and maintaining sheet asphalt pavements on the streets in the Borough of Manhattan on which the original guarantee of maintenance has expired or will expire during the term of this contract.

Bids will be received by the President of the Borough of Richmond, Tuesday, March 24: No. 1. For furnishing and delivering supplies at stable "A," on Swan st, Tompkinsville. No. 2. For furnishing and delivering broken stone and screenings at stable "B," Columbia st, West New Brighton, Staten Island. No. 3. For furnishing and delivering broken stone and screenings at Tompkins av yard, Clifton, Staten Island. No. 4. For furnishing and delivering 2,500 tons of 1½ inch and ¾ inch broken stone in stone delivery District No. 1. No. 5. For furnishing and delivering 2,500 tons of 1½ inch and ¾ inch broken stone in stone delivery District No. 2.

By the President of the Borough of Manhattan, at the City Hall, Room 16, Tuesday, March 24: No. 1. For furnishing all the labor and material required for constructing receiving basin and appurtenances on the southeast corner of 46th st and 1st av; on the southwest and northwest corners of 64th, 70th, 71st, 73d, 74th, 75th, 76th, 77th, 78th and 79th sts and Exterior st; on the east side of 3d av, between 129th and 130th sts; building sewer and appurtenances in Scammel st, between Water and Cherry sts; in 12th av, between 133d and 135th sts; in Broadway, both sides, from 214th st to Ship Canal Bridge; in 218th st, between Broadway and 9th av, and in 9th av, between 216th and 218th sts; in Post av, between Academy st and 10th av; in Seaman av, between Academy and Emerson sts.

**Contracts Awarded.**

Fentzloff Heating Co., 25 West 42d st, Manhattan, has received the plumbing contract for a \$60,000 stone church for the St. George Episcopal Congregation at Seabright, N. J.

PARK PL.—Richard L. Walsh Co., 100 William st, has obtained the contract for interior changes to the 5-sty store and loft building Nos. 35-37 Park pl, owned by Kiggins & Tooker, 125 William st.

G. A. Schellenger, 27 East 21st st, has awarded the general contract to John C. Gabler, 339 West 18th st, for a frame residence, 30x40 ft., at New Rochelle, N. Y., for Dr. Jas. S. Eckley, 123 West 16th st.

The Thomas Crimmins Construction Co., 438-444 East 69th st, has obtained the contract for the barge canal work (contract No. 9) to be erected at Eagle Harbor, N. Y., at a figure approximately \$720,000.

Stuart Stevens & Co., 84 William st, Manhattan, has obtained the contract to build the new residence for Charles Pinkerton at Mt Kisco, N. Y., to cost \$30,000. Waid & Willauer, 156 5th av, are the architects.

ESSEX ST.—Contract has been awarded to M. Mufson, 115 Norfolk st, for extensive alterations to the 5-sty tenement No. 88 Essex st. Mrs. Hattie Miller, 147 West 120th st, is the owner, and M. Muller, 115 Nassau st, architect.

Otto Metz, No. 22 East 21st st, Manhattan, has received the contract from the President of the Borough of Brooklyn, Bureau of Highways, for 10,560 linear feet of fences, 6 feet high, for fencing vacant lots in the Borough of Brooklyn.

The Glen Engineering & Construction Co., 156 5th av, Manhattan, has received the contract to build the new market building for James Butler, Inc., at White Plains, N. Y. The mason work has been sublet to Edward Bedford, of White Plains.

4TH AV.—J. W. Clark, 86 Roosevelt st, has received the contract for improve-

ments to the 3-sty store and office building at the northwest corner of 4th av and 12th st, owned by John T. Trowbridge, 35 Howard st. Plans are by Thomas Lamb, 224 5th av.

LENOX AV.—Chas. A. Platt, 11 East 24th st, has awarded to James McWalters, 2434 Broadway, the contract to erect the 1-sty store building, 100x50 ft, on the southeast corner of Lenox av and 130th st, same to cost \$15,000. J. J. Astor, 23 West 26th st, owner.

5TH AV.—R. H. Macdonald & Co, 29 West 34th st, has obtained the general contract to build the 6-sty office building, 24.8x99.11 ft, for Irving E. Raymond, 13 East 62d st, to be erected at No. 290 5th av, to cost \$40,000. Chas. E. Birge, 29 West 34th st, is the architect.

The Turner Construction Company, 11 Broadway, Manhattan, has obtained the contract for the reinforced concrete floors and interior columns in the warehouse to be constructed for W. S. Everson & Son, Communipaw av, Jersey City, N. J. Work will be commenced immediately.

J. Warner Allen, 27 East 22d st, has awarded the general contract to the Tidewater Building Co., 25 West 26th st, for the 3-sty brick and terra cotta bank and office building, 50x100 ft., to be erected at Main and Fulton sts, Hempstead, L. I., for the Hempstead Bank, to cost \$53,000.

John Glasbriner, 139 East 23d st, has obtained the mason contract, and Heliman & Co., 160 East 66th st, the carpentry contract for the alteration from store to hotel at No. 41 West 24th st. The lessee is Hans Vyth, 52 West 24th st, and the architect Fred C. Zobel, 114 East 28th st. The work consists of interior structural changes and will cost about \$10,000. Work has just begun.

WAVERLY PLACE.—Contracts have been awarded as follows for the new flat house which Kittenplan & Rubinger, 5 Beekman st, are to erect, at Nos. 227-229 Waverly pl, from plans by L. A. Goldstone, 110 West 34th st. Iron work, Edelstein & Avnutine; mason work, John Kruly; carpenter work and framing, Charles Wein; excavating, Jos. Garry & Son; wrecking, George Jump; terra cotta, Atlantic Terra Cotta Co.

5TH AV.—The contract for the cabinet work for the residence of Edw. S. Harkness, at 5th av and 75th st, has been awarded by the general contractor, C. T. Wills, to the following concerns: D. S. Hess & Co., 421 5th av, Tiffany Studios, 45th st and Madison av, and Pottier & Stymus, 375 Lexington av. Hale & Rogers, 11 East 24th st, are the architects. This contract is one of the finest for a private residence that has been awarded in some time, and the entire structure is to cost about \$750,000.

**Bids Opened.**

George Hildebrand, 38 Park row, at \$165,800, was low bidder for the interior work on the Queens County Court House, Long Island City.

Bids were opened by the Board of Education Monday, March 9, for pupils' desks and seats for various high school annexes in the Borough of Brooklyn: American Seating Co., \$1,790 (low bid).

Messrs. O'Connell & Hanna, 271 West 125th st, Manhattan, were lowest bidders, at \$70,990, for the 3-sty public school, for which bids were recently opened by the Board of Education, Mt. Vernon, N. Y.

**Plans Wanted.**

The University of South Carolina will receive plans until April 14 for a new building to be erected at Columbia, S. C., at a cost of \$30,000. Address president Board of Trustees.

Competitive plans will soon be invited by Wm. H. Lyons, pres., Ellicott Club,

1000 Ellicott sq, Buffalo, N. Y., for a new club house to be erected at Church and Franklin sts, Buffalo, to cost about \$200,000.

STONY POINT, N. Y.—Competitive sketches are now being prepared by architects (among them some of the most prominent in New York) for the new prison building to replace the old Sing Sing institutions. The date for the submitting of competitive plans has been extended from April 15 to May 10. The architectural program calls for the most modern type of construction and interior arrangements and the buildings are to accommodate two thousand prisoners. It is estimated that the cost will be about \$4,000,000.

2D AV.—E. T. Sulzer, who is proprietor of "Sulzer's Harlem River Park," northeast corner 2d av and 126th st, has decided to re-build, using reinforced concrete construction. Plans have been prepared by architect C. B. Brun, of 1 Madison av, and foundations are now being laid.

**Building Operations for February.**

Official reports from some fifty cities received by The American Contractor, show a total decline of 33 per cent., or practically one-third, as compared with the operations of February, 1907. The loss, amounting to about fourteen million dollars, is nearly accounted for in the decrease in New York and San Francisco, amounting to more than twelve million dollars. Last month the reports showed a gain in 9 cities, and those below indicate a gain in 16 cities. This is an encouraging indication, the gains being widely distributed. Chicago holds up remarkably, showing a gain of 9 per cent., while the total value of permits issued is but little more than a million dollars less than those issued in Greater New York.

Among the other cities showing gains, are the following: Bridgeport, 39; Cincinnati, 29; Denver, 18; Milwaukee, 87; Minneapolis, 33; Omaha, 6; Philadelphia, 27; Paterson, 61; St. Louis, 9; Spokane, 149; Syracuse, 140; Salt Lake City, 63.

City.	Feb., 1908, cost.	Feb., 1907, cost.	Per cent. gain. loss.
Baltimore	\$239,045	\$326,525	26
Birmingham	91,493	128,330	28
Bridgeport	67,700	48,425	39
Buffalo	303,000	381,700	20
*Cambridge	1,114,000	62,600	1,679
Chicago	3,634,600	3,338,750	..
Cincinnati	407,020	314,636	29
Columbus	100,030	217,115	53
Dallas	117,394	204,070	42
Davenport	16,325	42,100	61
Denver	558,650	472,700	18
Detroit	206,250	529,300	61
Duluth	54,048	73,720	26
Evansville	22,253	67,535	67
Gd. Rapids	34,929	75,866	53
Hartford	20,740	56,365	63
Indianapolis	192,046	202,150	4
Kansas City	531,065	602,215	11
Louisville	126,818	157,250	9
Los Angeles	576,342	1,086,115	46
Milwaukee	292,320	156,749	87
Minneapolis	356,320	258,795	33
Memphis	264,228	479,257	44
Mobile	28,850	50,375	42
Newark	271,901	520,340	47
New Orleans	168,561	654,663	74

Manhattan	2,962,950	5,302,567	44
Brooklyn	1,423,372	4,456,495	68
Bronx	422,305	1,998,035	78
New York	4,808,627	11,757,097	59
Omaha	183,450	172,370	6
Philadelphia	1,217,980	954,510	27
Paterson	103,446	64,080	61
Pittsburg	279,952	375,795	25
Portland	834,100	886,748	5
Reading	3,225	11,500	71
Rochester	81,815	185,500	55
St. Louis	7,857,957	1,703,492	9
St. Paul	168,732	349,692	52
San Antonio	100,170	163,785	38
San Francisco	2,685,292	8,099,988	66
Scranton	40,450	118,700	65
Seattle	642,580	1,300,412	50
Spokane	492,470	197,950	149
South Bend	43,500	32,835	34
Syracuse	461,723	186,410	140
Salt Lake City	189,760	116,400	63
Toledo	75,894	107,610	30
Tacoma	278,335	276,185	..
Washington	726,187	820,427	11
Wilkes-Barre	27,940	203,796	86
Worcester	29,435	236,582	87
Total	\$25,118,508	\$39,026,510	33

\*Cambridge issued one permit of \$800,000, Feb., 1908.

**PLANS FILED**

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 builder.

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.**

Bayard st, No 19, 1-sty brk and stone out-house, 6.6x8.6; cost, \$500; Wm Barrow, 62-64 William st; ar't, O Reissmann, 30 1st st.—93.  
 New Chambers st, No 81, 6-sty brk and stone tenement, 25.6x65.1x85.7; cost, \$25,000; Union Construction & Realty Co, 129 Park Row; ar'ts, Bernstein & Bernstein, 24 East 23d st.—94.  
 Perry st, No 22, 1-sty brk and stone out-house, 11.4x7; cost, \$500; J Henry Vehslage, 212 Waverly pl; ar't, J Chas Hankenson, 147 Watts st.—83.  
 Spring st, Nos 196-198, 6-sty brk and stone tenement, 50x62; cost, \$34,000; Benj V R Winterbottom, 620 6th av; ar'ts, Dietrich & Smith, 30-32 E 20th st.—89.  
 Waverly pl, Nos 227 and 229, 6-sty brk and stone stores and tenement, 49.1x64.6; cost, \$40,000; Joseph L Buttenwieser, 203 Broadway; ar't, L A Goldstone, 110 W 34th st.—85.

**BETWEEN 14TH AND 59TH STREETS.**

3d av, No 563, 5-sty brk and stone store and loft building, 29.6x50, concrete and tile roof; cost, \$15,000; Mary A E Wendel, 175 Broadway; ar'ts, J B Snooks Sons, 73 Nassau st.—80.  
 5th av, No 290, 6-sty brk and stone office building, 24.8x99.11, composition roof; cost, \$40,000; Irving E Raymond, 13 E 62d st; ar't, Chas E Birge, 29 W 34th st.—90.

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

65th st, Nos 218-220 W, 2-sty brk and stone storage building, 50x97, plastic slate roof; cost, \$8,000; Rose Weber, 209 W 80th st; ar't, Erwin Roszbach, 1947 Broadway.—88.  
 123d st, No 15 W, 8-sty brk and stone hotel, 25.4x95.11, concrete and cement roof; cost, \$40,000; Wm M Walker, Bayville, L I; ar't, Nathan Langer, 81 E 125th st.—91.  
 Broadway, s w cor 68th st, 2-sty brk and stone store, office and loft building, 84.9 x74; cost, \$18,000; ow'r and b'r, John J Downey, 410 W 34th st; ar't, Clarence L Sefert, 410 W 34th st.—84.

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

80th st, s s, 100 e Broadway, 6-sty brk and stone warehouse, 48.3x93; cost, \$35,000; G L Lawrence, 2228 Broadway; ar't, Geo Fred Pelham, 503 5th av.—81.

**NORTH OF 125TH STREET.**

158th st, s s, 100 e Amsterdam av, 6-sty brk and stone tenement, 50x86.11; cost, \$50,000; John Katzman, 622 W 137th st; ar'ts, Sommerfeld & Steckler, 19 Union Sq.—87.  
 Amsterdam av, s e cor 158th st, two 6-sty brk and stone tenements, 49.11x87 and 50x90; total cost, \$100,000; John Katzman, 622 W 137th st; ar'ts, Sommerfeld & Steckler, 19 Union Sq.—86.  
 Lenox av, s e cor 130th st, 1-sty brk and frame store, 100x50, tar and gravel roof; cost, \$15,000; J J Astor, 23 W 26th st; ar't, Chas A Platt, 11 E 24th st.—92.  
 St Nicholas av, s w cor 180th st, 5-sty brk and stone tenement, 50x70; cost, \$50,000; Stephen J Egan, 561 W 186th st; ar'ts, Neville & Bagge, 217 W 125th st.—82.

**BOROUGH OF THE BRONX.**

Centre st, s s, 300 w Main st, City Island, 1½-sty frame dwelling, 20x30; cost, \$1,500; John Kerr, 171 E 120th st; ar't, Walter H C Hornum, 360 W 125th st.—127.  
 Fordham st, s s, 375 w City Island av, 1-sty frame dwelling, 24x18; cost, \$300; Frederick Glasier, on premises; ar't, Chas Glasier, on premises.—134.  
 Fordham st, s s, 100 w City Island av, 1-sty frame storage, 23x46; cost, \$700; J H Rice, City Island; ar'ts, S H Booth & Sons, City Island.—131.  
 Jessup pl, s e cor Shakespeare av, 2-sty concrete dwelling, 25x53; cost, \$7,000; Jos McConnell, 200 W 134th st; ar't, Edw J Byrne, 149th st and 3d av.—133.  
 Poplar st, s s, 115 w Roselle st, 2-sty frame dwelling, 21x50; cost, \$5,000; Sarah Nerenberg, Westchester av; ar't, B Ebeling, West Farms Road.—132.

Van Buren st, e s, 262.6 s Morris Park av, 2-sty brk dwelling, 22x54; cost, \$6,500; Felix Farago, 136 Van Buren st; ar't, B Ebeling, West Farms road.—126.  
 Eastchester road, e s, 456 s Saratoga av, 3-sty frame store and dwelling, 25x64; cost, \$8,000; Maria Stabatini, 19 Green Lane; ar't, Henry Nordheim, Boston road and Tremont av.—135.  
 Gleason av, s s, 125 e Havemeyer av, three 2-sty frame dwellings, 21x46 each; cost, \$13,500; Martin Pletcher, Glebe av; ar't, H P Eilert, 7 Unionport road.—130.  
 Gleason av, n s, 100 w 174th st, two 2-sty frame buildings, 21x54 each; total cost, \$10,000; Samuel and Sarah McCarthy, 356 E 146th st; ar't, Samuel T McCarthy, 356 E 142d st.—136.  
 Grand av, s w cor Buchanan pl, 5-sty brk tenement, 50x90; cost, \$50,000; Felix Krupp, 2239 Grand av; ar't, Chas Schaefer, Jr, 1 Madison av.—137.  
 Hull av, e s, 152 n 207th st, eight 3-sty brk dwellings, 18.9x30.10 each; total cost, \$40,000; Riley & Loughney, Perry av and 208th st; ar't, Wm Kenny, 2600 Decatur av.—125.  
 Kingsbridge av, s e cor 230th st, 1-sty frame shed, 60x18; cost, \$150; G L Liebler, on premises; ar't, C S Clark, 445 Tremont av.—139.  
 Park av, e s, 90 s 183d st, two 4-sty brk tenements, 24x90.8 each; total cost, \$50,000; F M Meller, 1692 Monroe av; ar't, Chas Schaefer, Jr, 1 Madison av.—128.  
 Story av, n s, 349 w Castle Hill av, 2-sty frame dwelling, 22x52; cost, \$4,000; Anna Belliou, Van Nest and Washington avs; ar't, Henry Nordheim, Boston road and Tremont av.—138.  
 Wallace av, w s, 205 n Barnett pl, 2-sty frame dwelling, 21x45; cost, \$5,000; Geo Devermann, Van Nest av; ar't, Chas E Devermann, Wallace av.—129.

**ALTERATIONS.**

**BOROUGH OF MANHATTAN.**

Bedford st, No 23, partitions, windows, skylights, to 4-sty brk and stone tenement; cost \$1,000; Henry P Ansoerge, 1342 49th st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—472.  
 Cherry st, No 258, fireproof partitions, to 5-sty brk and stone tenement; cost, \$1,000; Simon Levy, 258 Cherry st; ar't, Harry Zlot, 230 Grand st.—475.  
 Cherry st, No 367, skylights, bath room to 4-sty brk and stone tenement; cost, \$1,000; Julius Saposnek, 367 Cherry st; ar't, M Zipkes, 147 4th av.—469.  
 Cherry st, No 318, partitions, windows, chimney to 4-sty brk and stone tenement; cost, \$2,500; Louis Stempler, 167 Monroe st; ar't, C H Dietrich, 42 Union sq.—461.  
 Clinton st, No 157, toilets, partitions, windows, columns, to 3-sty brk and stone store and dwelling; cost, \$2,000; M Singer, 157 Clinton st; ar't, Otto L Spannhake, 233 E 78th st.—483.  
 Essex st, No 88, partitions, toilets, windows, light shaft to 5-sty brk and stone tenement; cost, \$4,000; Mrs Hattie Miller, 147 W 120th st; ar't, Max Muller, 115 Nassau st.—449.  
 East Broadway, No 57, partition to 4-sty brk and stone tenement; cost, \$200; estate of Toba Eisenstein, 43 East Broadway; ar't, Max Muller, 115 Nassau st.—450.  
 Grand st, No 578, toilets, windows to two 3-sty brk and stone tenements; cost, \$400; Mrs Anna Drucker, 1317 Clay av, Bronx; ar't, C H Dietrich, 42 Union sq.—459.  
 Ludlow st, No 28, airshaft, partitions, piers, show windows to 5-sty brk and stone tenement; cost, \$8,000; E May, 350 E 124th st; ar't, O Reissmann, 30 1st st.—457.  
 New st, e s, 76.8 n Beaver st, partitions, marble wainscoting, iron stairs, to 4-sty brk and stone office; cost, \$1,000; New & Beaver Street Corporation, 60 New st; ar'ts, Buchman & Fox, 11 E 59th st.—445.  
 Park pl, Nos 35 and 37, erect gallery, partitions, beams to 5-sty brk and stone store and loft bldg; cost, \$1,500; Kiggins & Tooker, 125 William st; ar't, W H MacCollin, 100 William st.—448.  
 Park st, No 53, toilets, partitions to 3-sty brk and stone dwelling; cost, \$500; J F Whelan, 496 Pearl st; ar't, O Reissmann, 30 1st st.—456.  
 Pitt st, No 84, fireproof partitions, to 4-sty brk and stone tenement; cost, \$200; Solomon Ast, premises; ar't, Harry Zlot, 230 Grand st.—476.  
 Rivington st, No 303, toilets, windows, partitions, tank to 5-sty brk and stone store and tenement; cost, \$5,000; Morris Appelbaum, 110 Chambers st; ar'ts, Gross & Kleinberger, Bible House.—470.  
 Water st, No 83, partitions, skylights, windows to 4-sty brk & stone loft bldg; cost, \$3,000; Geo A Jobert, 17 New st; ar't, John H Knubel, 318 W 42d st.—467.  
 3d st, No 272 E, toilets, partitions, skylights, to 5-sty brk and stone store and tenement; cost, \$1,000; Hamilton Fish

Corporation, 214 Broadway; ow'r of land, S Liebmanns Sons Bwg Co, 26 Forrest st, Brooklyn, owner of building; ar't, T Engelhardt, 905 Broadway, Brooklyn.—471.  
 3d st, No 384 E, partitions, windows, toilets, to 3-sty brk and stone tenement; cost, \$350; J Davis, 361 Fulton st, Brooklyn; ar't, J Lewis, 52 Jefferson st.—485.  
 7th st, No 233 E, toilets, partitions, skylights, to 4-sty brk and stone tenement; cost, \$1,000; David Jacobowitz, 233 E 7th st; ar't, Otto L Spannhake, 233 E 78th st.—477.  
 10th st, No 46 E, show windows, to 4-sty brk and stone store and loft bldg; cost, \$500; H Feinberg, 48 E 10th st; ar't, M Zipkes, 147 4th av.—460.  
 17th st, No 506 E, 1-sty brk and stone side extension, 8.9x18, alter walls to 1-sty brk and stone shop; cost, \$200; Thomas Krekeler, 83 Somers st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—444.  
 23d st, Nos 111 and 113 W, 1-sty brk and stone rear extension, 20x56, stairs, skylights to two 3-sty brk and stone store and dwelling; cost, \$10,000; The Dowling Estate, 5th av Hotel, N Y; ar'ts, Robinson & Knust, 164 5th av.—442.  
 28th st, Nos 42 to 46 E, partitions, bath tubs, toilets to 6-sty brk and stone hotel apartments; cost, \$7,800; Borough Realty Co, 71 Nassau st; ar't, Geo T Droste, Glebe av, near Westchester av.—454.  
 29th st, No 41 W, store fronts, to 2-sty brk and stone factory; cost, \$500; Louis Seligman, 111 W 29th st; ar't, Harry Zlot, 230 Grand st.—474.  
 31st st, No 226 W, skylights, partitions, windows, toilets, to 4-sty brk and stone store and tenement; cost, \$700; Pennsylvania Tunnel & Terminal R R Co, 53 Irving pl; ar't, Louis F Fick, 534 W 178th st.—473.  
 34th st, Nos 130 and 132 W, 1-sty brk and stone rear extension, 50x30, windows to two 4-sty brk and stone stores and tenements; cost, \$1,500; S W Peck, on premises; ar't, Otto L Spannhake, 233 E 78th st.—446.  
 49th st, No 49 W, partitions, toilets, windows to 4-sty brk and stone dwelling; cost, \$5,000; Mary E Killen, 318 W 42d st; ar't, John H Knubel, 318 W 42d st.—443.  
 108th st, No 104 E, partitions, concrete cellar, to 4-sty brk and stone tenement; cost, \$250; H Hustedt, premises; ar't, A E Nast, 147 4th av.—486.  
 120th st, Nos 207 and 209 East, new store fronts to 3-sty brk and stone church and tenement; cost, \$350; the New Apostolic Church, 442 E 88th st; ar't, Chas Stegmayer, 168 E 91st st.—465.  
 122d st, Nos 260 and 262 W, toilets, partitions, skylights, to two 5-sty brk and stone tenement; cost, \$50; George W Wager, 287 Broadway; ar't, Louis Falk, 278 3d av.—455.  
 130th st, Nos 218-220 W, 1-sty brk and stone rear extension, 37x37, stairs, partitions, to two 4-sty brk and stone synagogue; cost, \$10,000; Hebrew Tabernacle Association, 218-220 W, 130th st; ar't, Benj W Levitan, 20 W 31st st.—481.  
 Av A, No 46, partitions, stairs, windows, to 4-sty brk and stone store, hall and dwelling; cost, \$2,000; Anna Kovac, 46 Av A; ar't, C H Dietrich, 42 Union Sq.—480.  
 Av A, No 78, fireproof ceilings, to 4-sty brk & Stone store & tenement; cost, \$250; Christian Oschman, 78 Av A; ar't, Henry Klein, 505 E 15th st.—451.  
 Amsterdam av, Nos 1466-1468, columns, to two 5-sty brk and stone tenements; cost, \$150; D Mayer, 152 W 107th st; ar't, A E Nast, 147 4th av.—478.  
 Madison av, s e cor 59th st, erect booths, to 1-sty place of amusement; cost, \$3,000; John D Crimmins, 65 5th av; ar't, M A Singer, New York.—463.  
 St Nicholas av, No 362, windows, partitions, to 5-sty brk and stone tenement; cost, \$500; The Central Trust Co, 54 Wall st; ar't, S E Gage, 3 Union Sq.—479.  
 West End av, Nos 290-292, partitions, windows, to two 4-sty brk and stone residences; cost, \$4,000; L T Romaine, 290 West End av; ar't, Chas A Rich, 320 5th av.—466.  
 2d av, Nos 2224-2228, toilets, partitions, windows, to three 5-sty brk and stone tenements; cost, \$8,000; J K Harris, 44 E 74th st; ar't, O Reissmann, 30 1st st.—458.  
 2d av, No 719, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$3,000; Agnes L M Carey, care Dougl's Robinson, Chas S Brown & Co, 146 Broadway; ar't, Thomas H Van Tine, Jr, 79 6th av.—484.  
 4th av, n w cor 12th st, partitions, doorway, stairways, to 3-sty brk and stone store, office and hotel; cost, \$700; John T Trowbridge, 35 Howard st; ar't, Thomas Lamb, 224 5th av.—447.  
 5th av, n e cor 18th st, alter platform floors to 12-sty brk and stone office building; cost, \$10,000; Estate Henrietta Constable, 111 5th av; ar'ts, Ditmars & Brite, 111 5th av.—453.

6th av, No 427, dumbwaiter shaft, partitions, windows, plumbing, to 4-sty brk and stone store and hotel; cost, \$4,000; James Todd, 169 W 29th st; ar't, John H Knubel, 318 W. 42d st.—468.

6th av, No 254, stairs, partitions, to 4-sty brk and stone store and loft; cost, \$500; Dr A F Bergman, 220 W 139th st; ar't, Chas Geur, Jr, 210 E 56th st.—482.

8th av, s w cor 115th st, baths, toilets, to 5-sty brk and stone hotel; cost, \$2,000; S Jaffe, premises; ar't, C Ambrosius, 3-5 E 116th st.—462.

9th av, Nos 6-8, partitions, alter front walls, to 3-sty brk and stone stores and dwelling; cost, \$2,900; A J Larkin, 15 9th av; ar't, Geo M McCabe, 96 5th av.—441.

10th av, No 506, partitions, to 5-sty brk and stone dwelling; cost, \$1,000; Jasper & Goebel, 108 E 126th st; ar't, B E Stern, 160 5th av.—464.

12th av, n w cor 130th st, show windows, toilets, partitions, light shaft, to 2-sty brk and stone hotel; cost, \$2,000; Ed Murphy, premises; ar't, Louis Falk, 2785 3d av.—452.

### BOROUGH OF THE BRONX.

Hoffman st, No 2449, 2-sty frame extension, 16.8x13, to 2-sty frame dwelling; cost, \$700; Chas Heck, on premises; ar't, Chris F Lohse, 627 Eagle av.—109.

Silver st, e s, 188.2 n West Farms road, 1-sty frame extension, 16x12, to 2-sty frame dwelling; cost, \$575; Mrs Caroline Winger, on premises; ar't, Chas R Baxter, Middletown road.—110.

155th st, s s, 290 e Morris av, new show window, new partitions, etc., to 2-sty frame dwelling; cost, \$500; G Casoli, 2016 1st av; ar't, O Reissmann, 30 1st st.—108.

Bathgate av, No 1904, 2-sty frame extension, 10.6x13, to 2-sty and attic frame dwelling; cost, \$150; Catherine Fox, on premises; ar't, L Howard, 1861 Carter av.—113.

Brook av, e s, 283.6 n Park av, 1-sty frame extension, 16.9x15, to 1-sty and attic frame store and dwelling; cost, \$500; Leo Levinson, premises; ar't, Wm Schnauffer, 363 E 149th st.—111.

Brook av, No 555, new show window, new fireproof ceiling, to 4-sty brk store and tenement; cost, \$800; Samuel Brenner, 674 Westchester av; ar'ts, Goldner & Goldberg, Jackson and Westchester avs.—115.

Bronxwood av, No 3845, 1-sty frame extension, 10.4x12, to 2-sty and attic frame dwelling; cost, \$350; Frank Gebbia, on premises; ar't, L Howard, 1861 Carter av.—114.

Gun Hill road, s w cor Olinville av, 2-sty frame extension, 25x17 & 4, to 2-sty frame store and dwelling; cost, \$1,500; Edw Brenan, 213th st and 2d av; ar't, John Davidson, 227th st and 2d av.—107.

Sedgwick av, w s, 425 s Cedar av, new foundation, new windows, &c, to 2-sty frame dwelling; cost, \$1,100; Frank J Valenti, on premises; ar't, Angelo H Martire, 1075 Woodycress av.—112.

Westchester av, s s, 190 w Castle Hill av, 1-sty frame extension, 7.6x28, to 2-sty frame store, laundry and dwelling; cost, \$300; Margaret McNulty, on premises; ar't, Henry Laue, Zerega and Lyon avs.—105.

Westchester av, s s, 125 w St Anns av, new doors, &c, to 1-sty frame storage and stable; cost, \$200; Edward Miehlung, 290 Broadway; ar't, John C W Ruhl, 3012 Woodlawn road.—106.

3d av, e s, from 182d to 183d sts, new plumbing, new brk partition walls, &c, to 3-sty brk hospital; cost, \$6,500; The Home for Incurables, D O Mills, 634 5th av, Pres.; ar't, Robert E Rogers, 150 Nassau st.—104.

### Kings County.

AV T.—On Av T, north side, 60 east East 17th st, Louis Rosiello will erect two 2-sty brick dwellings, 20x55, 2 families each; total cost, \$10,000; Geo. F. Roosen, 189 Montague st, has plans ready.

19TH ST.—Work will be started at once in 19th st, east side, 50 north Foster av, for three 2-sty and attic frame dwellings, 1 family each; total cost, \$12,000; Henry C. Ryon, 626 Flatbush av, owner; James Martin, 48 Coney Island av, architect.

7TH AV.—Plans are ready for the improvement of 7th av, east side, 100.2 south 50th st, with a 2-sty brick store and dwelling, 25x68, iron roof, 2 families; cost, \$6,000; Mary E. Murphy, 519 54th st, owner; Thomas Bennett, 3d av and 52d st, architect.

EASTERN PARKWAY.—On Eastern Parkway, north side, 824 east Broadway, will be erected a 2-sty brick dwelling, 2 families; cost, \$4,500; D. Wulf, 298 Pearl

st, owner; Benj. Driesler, 13 Willoughby st, has prepared plans.

STERLING PL.—Sterling pl, south side, 257 west Eastern Parkway Extension, will be improved with a 2-sty brick dwelling, 20x50, 2 families; cost, \$5,000; Chas. Fleischer, 1896 Bergen st, owner; S. Millman & Son, 1782 Pitkin av, architects.

SIST ST.—Edward Edwards, 614 53d st, owner and architect, will build on 81st st, south side, 313.8 east 4th av, nine 2-sty brick dwellings; total cost, \$40,500.

FULTON ST.—Operations will be started soon in Fulton st, north side, 278 west Broadway, for a 4-sty brick store and dwelling, 23x49.8, 8 families; cost, \$12,000; Angelo Sattuga, 2060 Broadway, owner; Danmar & Co., 1 Thatford av, have plans ready.

41ST ST.—Architect John C. Walsh, 4 Court sq, has completed plans for five 2-sty brick dwellings to be situated in 41st st, north side, 300 east 14th av, 20x50, 2 families each; total cost, \$35,000; Andrew Eagon, 3810 12th av, owner.

SCHENECTADY AV.—On Schenectady av, west side, 22 north Degraw st, will be erected six 4-sty brick flats, 8 families each; total cost, \$84,000; Temple Const. Co., 256 Seigel st, owner; R. T. Rasmussen, 30 Graham av, has plans ready.

PITKIN AV.—H. Adelsohn, 55 Belmont av, will build on Pitkin av, south side, 75 east Rockaway av, a 3-sty brick store and dwelling, 25x89.6, 1 family; cost, \$15,000.

4TH AV.—On 4th av, north of 64th st, will be erected a 3-sty brick stable, 45x95, gravel roof; cost, \$14,000; Chas. Bullock, 3909 4th av, owner; Thos. Bennett, 3d av, corner 52d st, has prepared plans.

EAST 9TH ST.—East 9th st, west side, 240 south North 5th av, will be improved with six 2-sty and attic frame dwellings, shingle roof, 2 families each; total cost, \$30,000; Elpern Realty Co., 952 72d st, owner; A. J. MacManus, 44 Court st, has plans.

52D ST.—52d st, north side, 240 east 15th av, will be improved with two 2-sty and attic frame dwellings, 26x52, shingle roof, 2 families each; total cost, \$12,000; Geo. W. Beavers, 5000 15th av, owner; M. Rosenquist, 49th st and 12th av, architect.

### Queens County.

RIDGEWOOD, L. I.—Plans have just been filed for a \$4,000 residence to be erected on Woodbine st, s s, 195 e Forest av, for Philip Amman, 706 Woodbine st, by Architect Louis Berger & Co., 300 St. Nicholas av, Brooklyn, N. Y. Building will be built of brick, 2 stys, 22x55.

CORONA, L. I.—L. Distefano Co., 86 Railroad av, Corona, L. I., has received the contract for the store and residence, costing \$4,300, to be built for Mr. Cornetta, Moore st, Corona, from plans by C. L. Varrone, 171 Corona av. Building is to be built of wood, 2 stys, 22x55.

LONG ISLAND CITY.—No contracts have yet been awarded for the factory which the J. F. Blanchard Co., of Borden av, propose to erect. Plans as estimated on provide for a fireproof building, 7 stys, about 175x185. Architect, Paul C. Hunter, 17 Broadway, Manhattan.

GREAT NECK, L. I.—Miss Lucile Alger, of Great Neck, L. I., has had plans prepared by Architect Wilson Eyre, 35 W. 21st st, Manhattan, for an addition and alteration to her residence at the above location, and estimates are now being taken on the general construction.

MORRIS PARK, L. I.—Plans have just been filed for wagon lofts to be erected on Sherman av, e s, 420 ft. south of Mill st, for William H. Bauer, Wicks st, Morris Park, Long Island. Plans by E. Hillerbrand, Sherman av, Morris Park, call for a brick building, 3 stys, 20x55; cost, \$31.

FLUSHING, L. I.—The contract for the factory which the Heinrich Franck Sons & Co., of Germany and Flushing, L. I., will erect in Flushing, has been awarded to John T. Woodruff & Son, Long Island City. Contract includes only masonry and figures on carpentry work have not yet been taken. This building was figured also as reinforced concrete, but owners have decided to use brick and stone construction.

CORONA, L. I.—Plans have just been filed for three residences costing \$3,700 each, to be erected on the north side of Evergreen av, near Washington pl, from plans by R. W. Johnson, 60 Grove st, Corona, L. I., for Annie Daly, 209 National av, Corona. Plans show 2-sty frame building, 20x45.

LONG ISLAND CITY, L. I.—A suggested design for the new headquarters for the official departments of the Borough of Queens has been submitted by Chas. H. Caldwell, archt., 160 5th av, Manhattan. The building is about 200x120, 5 stys high. The building will contain the offices of the various departments of the Borough of Queens and Surrogate's office, court room, under clerk's office, etc. Official approval for this building has not yet been secured, and funds for its erection are not yet available.

### Westchester County.

PELHAM HEIGHTS, N. Y.—Foundations have been completed for the residence being erected by Smith Brothers, Pelham Heights, from plans by H. B. Simonson, 234 5th av, Manhattan. Work has been stopped temporarily. Upon resumption owners will take entire charge and sub-let all contracts. The building is frame and stucco, 2½ stys, 39x44; cost, about \$12,000.

NEW ROCHELLE, N. Y.—Plans have just been completed by L. Wise, Huguenot st, New Rochelle, for a frame flat, 3 stys, 25x40, costing about \$4,500. Owner is O. Matthews, Winthrop av, New Rochelle. Architect has entire charge and work is not yet started.

NEW ROCHELLE, N. Y.—Estimates are now being received by the Fire Commissioner of New Rochelle for a new fire house to be erected at 168 Huguenot st. Plans prepared by F. E. Winter, 244 Main st, New Rochelle, call for a brick, semi-fireproof 2-sty building, 50x85, which will contain sleeping quarters.

MT. KISCO, N. Y.—Contract for the new residence which Charles Pinkerton, of Manhattan, will erect here, from plans by Architects Waid & Willauer, 156 Fifth av, New York, has been awarded to Stuart, Stevens & Co., 84 William st, Manhattan; approximate cost, \$30,000.

YONKERS, N. Y.—It is expected that estimates will soon be received for about 1,800 lineal feet of 8-in. cast-iron pipe to be used for water mains in various streets. Dr. Nathan Warren, Mayor; James T. Lennon, Comptroller.

WHITE PLAINS, N. Y.—Work has just been started on the new market building for James Butler (Inc.), 390 Washington st, Manhattan. General contractor is the Glen Engineering & Construction Co., 156 5th av, Manhattan, and the mason work has been sub-let to Edward Bedford, White Plains.

WHITE PLAINS, N. Y.—Gilbert A. Bailey, White Plains, has just received the general contract for fifty bungalows to be erected at Central Park, Yellowstone Park and Manhattan Park, for Richard Rutledge, 113 Railroad av, White Plains, N. Y. The plans, which were prepared privately, call for a 1-sty building, wood and stucco, 50x100, and are to cost about \$1,000 each.

### New York State.

AUBURN, N. Y.—Architect W. J. Beardsley, Poughkeepsie, N. Y., has secured the commission to remodel the Cayuga County Jail. The plans have just been started and provide for a general interior remodeling, the installation of new cells, changes to plumbing, etc. It is probable that project will be advertised early in April.

BATAVIA, N. Y.—Board of Trustees of the village of Batavia, B. W. Tomlinson, Capt. Geo. Wiard and Wm. G. Pollard, Mayor, have been discussing the question of a monument as memorial to the soldiers of the Civil War. It is probable that a local architect will be retained to design the structure, but it is not definitely decided when the necessary funds will be available.

BUFFALO, N. Y.—General contract has just been awarded to William C. Sandell & Co., Buffalo, N. Y., for a \$3,500 shelter house, to be erected at Washington Market for the City of Buffalo for the Dept. of Public Works. H. L. Beck, Bureau of Buildings, Buffalo, N. Y., prepared plans for this building, which is 1-sty brick, 30x44.

CATSKILL, N. Y.—Architect Marcus T. Reynolds of Albany has completed plans for a 1-sty, 30x100 ft., bank building, to be erected by the Catskill Savings Bank, on Main st, Catskill, N. Y. Local contractors are expected to estimate for the construction of the building within a few days.

DUNKIRK, N. Y.—After two years of contemplation and discussion the Board of Education awarded the contract for alterations and additions to the High School on Swan st to P. Meister Construction Co., on Railroad av. The plans include a general rearrangement and assembly hall, gymnasium, boiler house, etc. Total cost, \$75,000.

(Continued on page 541.)



# REAL ESTATE

## REAL ESTATE AND BUILDINGS STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1908.		1907.	
March 13 to 19, inc.		March 15 to 21, inc.	
Total No. for Manhattan.....	208	Total No. for Manhattan	297
No. with consideration.....	14	No. with consideration..	22
Amount involved.....	\$943,000	Amount involved.....	\$717,394
Number nominal.....	194	Number nominal.....	275
Total No. Manhattan, Jan. 1 to date.....		1908. 2,043	
No. with consideration, Manhattan, Jan. 1 to date.....		1907. 3,260	
Total Amt. Manhattan, Jan. 1 to date.....		1908. 124	
		1907. 231	
		\$8,085,880	
		\$12,514,050	

1908.		1907.	
March 13 to 19, inc.		March 15 to 21, inc.	
Total No. for the Bronx.....	116	Total No. for The Bronx	171
No. with consideration.....	9	No. with consideration..	12
Amount involved.....	\$26,333	Amount involved.....	\$102,400
Number nominal.....	107	Number nominal.....	159
Total No., The Bronx, Jan. 1 to date.....		1908. 1,469	
Total Amt., The Bronx, Jan. 1 to date.....		1907. 1,882	
Total No. Manhattan and The Bronx, Jan. 1 to date.....		1908. \$1,162,747	
		1907. \$950,110	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		1908. 3,512	
		1907. 5,142	
		\$9,248,627	
		\$13,464,160	

#### Assessed Value, Manhattan.

1908.		1907.	
March 13 to 19, inc.		Mar. 15 to 21, inc.	
Total No., with Consideration.....	14	Total No., with Consideration.....	22
Amount Involved.....	\$943,000	Amount Involved.....	\$717,394
Assessed Value.....	\$770,500	Assessed Value.....	\$459,000
Total No., Nominal.....	194	Total No., Nominal.....	275
Assessed Value.....	\$7,760,800	Assessed Value.....	\$12,570,400
Total No. with Consid., from Jan. 1st to date	124	Total No. with Consid., from Jan. 1st to date	231
Amount involved.....	\$8,085,880	Amount involved.....	\$12,514,050
Assessed value.....	\$6,563,500	Assessed value.....	\$7,185,400
Total No. Nominal.....	1,919	Total No. Nominal.....	3,029
Assessed Value.....	\$104,183,450	Assessed Value.....	\$134,805,900

#### MORTGAGES.

1908.		1907.	
—March 13 to 19, inc.—		March 15 to 21, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	156	Total number.....	133
Amount involved.....	\$3,006,127	Amount involved.....	\$1,103,949
No. at 6%.....	59	No. at 6%.....	56
Amount involved.....	\$857,475	Amount involved.....	\$238,049
No. at 5½%.....	29	No. at 5½%.....	7
Amount involved.....	\$806,000	Amount involved.....	\$22,200
No. at 5%.....	1	No. at 5%.....	45
Amount involved.....	\$20,000	Amount involved.....	\$482,200
No. at 4½%.....	23	No. at 4½%.....	1
Amount involved.....	\$376,000	Amount involved.....	\$22,500
No. at 4%.....	5	No. at 4%.....	18
Amount involved.....	\$163,000	Amount involved.....	\$39,000
No. at 3½%.....	2	No. at 3½%.....	1
Amount involved.....	\$7,800	Amount involved.....	\$88,000
No. at 3%.....	39	No. at 3%.....	20
Amount involved.....	\$783,652	Amount involved.....	\$234,500
No. without interest.....	29	No. without interest.....	13
Amount involved.....	\$726,500	Amount involved.....	\$308,030
No. above to Bank, Trust and Insurance Companies	9	No. above to Bank, Trust and Insurance Companies	70
Amount involved.....	\$202,000	Amount involved.....	\$3,723,500
Total No., Manhattan, Jan. 1 to date.....		1908. 1,817	
Total Amt., Manhattan, Jan. 1 to date.....		1907. 3,966	
Total No., The Bronx, Jan. 1 to date.....		1908. \$40,263,710	
		1907. \$103,538,741	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		1908. 1,211	
		1907. 1,770	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		1908. \$6,210,983	
		1907. \$12,706,050	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		1908. 3,028	
		1907. 5,736	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		1908. \$46,474,693	
		1907. \$116,244,791	

#### PROJECTED BUILDINGS.

1908.		1907.	
March 14 to 20, inc.		Mar. 16 to 22, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	16	Manhattan.....	23
The Bronx.....	26	The Bronx.....	80
Grand total.....	42	Grand total.....	103
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$471,000	Manhattan.....	\$824,560
The Bronx.....	201,650	The Bronx.....	667,850
Grand Total.....	\$672,650	Grand Total.....	\$1,492,410
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$114,250	Manhattan.....	\$369,460
The Bronx.....	13,225	The Bronx.....	36,875
Grand total.....	\$127,475	Grand total.....	\$406,335
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	103	Manhattan, Jan. 1 to date.....	186
The Bronx, Jan. 1 to date.....	210	The Bronx, Jan. 1 to date.....	389
Manh'tn-Bronx, Jan. 1 to date	313	Manh'tn-Bronx, Jan. 1 to date	575
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$5,402,400	Manhattan, Jan. 1 to date.....	\$12,115,910
The Bronx, Jan. 1 to date.....	2,106,625	The Bronx, Jan. 1 to date.....	4,294,750
Manh'tn-Bronx, Jan. 1 to date	\$7,509,025	Manh'tn-Bronx, Jan. 1 to date	\$16,410,660
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'tn-Bronx Jan. 1 to date	\$3,613,700	Manh'tn-Bronx Jan. 1 to date	\$5,572,265

### BROOKLYN.

#### CONVEYANCES.

1908.		1907.	
March 12 to 18, inc.		Mar. 14 to 20, inc.	
Total number.....	471	Total number.....	722
No. with consideration.....	33	No. with consideration.....	36
Amount involved.....	\$197,006	Amount involved.....	\$1,412,910
Number nominal.....	438	Number nominal.....	686
Total number of Conveyances, Jan. 1 to date.....		1908. 5,232	
Total amount of Conveyances, Jan. 1 to date.....		1907. 6,973	
		\$7,535,233	
		\$5,559,564	

#### MORTGAGES.

1908.		1907.	
March 12 to 18, inc.		Mar. 14 to 20, inc.	
Total number.....	370	Total number.....	606
Amount involved.....	\$2,146,411	Amount involved.....	\$3,794,149
No. at 6%.....	250	No. at 6%.....	299
Amount involved.....	\$1,454,864	Amount involved.....	\$1,928,779
No. at 5½%.....	76	No. at 5½%.....	153
Amount involved.....	\$438,300	Amount involved.....	\$1,026,570
No. at 5%.....	33	No. at 5%.....	140
Amount involved.....	\$92,119	Amount involved.....	\$713,125
No. at 4½%.....	2	No. at 4½%.....	1
Amount involved.....	\$5,500	Amount involved.....	\$5,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	.....	Amount involved.....	\$8,900
No. at 3%.....	.....	No. at 3%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 1%.....	.....	No. at 1%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. without interest.....	9	No. without interest.....	12
Amount involved.....	\$155,628	Amount involved.....	\$111,775
Total number of Mortgages, Jan. 1 to date.....		1908. 4,795	
Total amount of Mortgages, Jan. 1 to date.....		1907. 7,666	
		\$17,350,964	
		\$36,894,385	

#### PROJECTED BUILDINGS.

No. of New Buildings.....	71	No. of New Buildings.....	170
Estimated cost.....	\$422,800	Estimated cost.....	\$967,375
Total Amount of Alterations.....	\$56,655	Total Amount of Alterations.....	\$156,637
Total No. of New Buildings, Jan. 1 to date.....		1908. 653	
Total Amt. of New Buildings, Jan. 1 to date.....		1907. 1,776	
Total amount of Alterations, Jan. 1 to date.....		1908. \$3,574,282	
		1907. \$11,921,556	
		1908. \$583,084	
		1907. \$836,603	

### The Week.

There was somewhat of a falling off in the volume of business reported during the week just past. Several important sales, however, went through. All sections of the city are contributing their shares of transfers. Business is well distributed, though the volume is not large.

The purchase by Samuel W. Bridgman of 954 5th av is of more than ordinary importance. It does not simply mean the acquiring of an important parcel of Manhattan realty by a new owner, but has direct bearing on the house where Mr. Bridgman has resided for some time. The property referred to is 49 West 23d st. This is the old Schermerhorn mansion. It is the last of the old time residences in that street. Business has crowded all the private families out of this zone. Strangers view this old remaining landmark with curiosity and interest. It certainly seems strange to see a residence in the heart of the retail dry goods district. It has a frontage of 50 ft. and a depth of 98.9. On the west is the Eden Musee and on the east a large furniture store. This property is doomed now for residential purposes. Undoubtedly before long plans will be filed for a modern business building. As the home of Mr. and Mrs. William Colford Schermerhorn, parents of Mrs. Bridgman, it was the scene of many notable functions. Several flattering offers have been received for the holding, but up to the present time all of them have been declined.

Among the sales put through in that section south of 59th st was one by the Watson estate, of the 3-sty tenements 6, 8 and 10 Minetta st. These houses occupy a plot 66x75, and are located about 153 ft. north of Bleecker st. This property formed part of the Elbert Herring farm, which was acquired in 1755 by Hendrick Brevoort.

The block front comprising about twelve lots on Riverside Drive, between 98th and 99th sts, was bought by the Century Holding Co. They contemplate the erection of a 12-sty high-class apartment house. The seller bought this holding in 1880. Nine years later he sold nine lots in the south side of 99th st and four lots in the north side of 98th st. All these lots have been subsequently improved. The block front on 5th av, between 103d and 104th sts, was purchased by Henry Clews. This plot adjoins Public School 171. Henry Phipps, Jacob Ruppert and George Schenken own the block front between 102d and 103d sts, and Henry Stern the block front between 104th and 105th sts. The plot of 5½ lots on Riverside Drive, at the northeast corner of 138th st, was also one of the sales

reported. This property is going to be improved with a high-class elevator apartment house.

The American Ice Co. gave to the United States Trust Co. of New York, as trustee, a mortgage on the property on 91st st, about 5 ft. east of Av A. The plot is very irregular and includes land under water, all wharfage, crannage and other rights. Property in Kings, Queens, Nassau, Ulster, Greene and Columbia counties are included. The amount is \$500,000 for five years at 6 per cent. from March 2, 1908. Mrs. Hetty Green renewed for a term of five years the mortgage for \$115,000 on the property 3 East 69th st. The rate of interest will remain the same, 5 per cent. This dwelling adjoins the corner of 5th av.

The total number of mortgages recorded for Manhattan this week was 156, as against 160 last week, and in the Bronx 104, as against 103 last week. The total amount involved is \$3,701,601, as against \$4,884,144 last week.

The total number of sales reported is 61, of which 12 were below 59th st, 36 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 154, of which 49 were below 59th st, 58 above, and 47 in the Bronx.

## THE AUCTION MARKET

There were thirty-seven parcels all told offered at the Exchange Salesroom during the week. Of these about twenty-five were forced ones. Nine went to the plaintiffs in the various actions; four were adjourned; one was withdrawn and the rest went either to outside buyers or parties in interest.

The principle sale of the week was that of the Meeks estate holdings, the account of which is noted in another column.

At the stand of Bryan L. Kennelly on Thursday, immediately after the Meeks sale, the residence of the late Daniel O'Day, 128 West 72d st, was put up for sale. This house is an exceptional one. It is on a street which has park supervision. There is but little doubt, however, that before long this street will be turned into a business thoroughfare. Steps have already been begun to that end. The Trust Company of America was the executor of the estate, and it was on their order that the property was disposed of. It is a 4-sty building with limestone front, box stoop, bay window and bedroom extension. The house is expensively decorated, by Baumgarten, and the electrical fixtures were made to order at considerable expense. The walls of the drawing-rooms were decorated with satin and the hangings went with the sale. While the trust company had nothing to do with the fixtures or the hangings, still the heirs put them up for voluntary sale, and they went with the building to Samuel Armstrong for \$72,000. This property is subject to a mortgage of \$45,000, at 4½ per cent., which is overdue. It is held by the New York Life Insurance Co. They have expressed themselves as willing to continue the same at the rate of 5½ per cent. The frontage of the building is 25 ft. and the lot of full depth. The block front on 183d st, between Bathgate and 3d avs, 238x130, was bid in at \$56,000.

The amount involved in the auction sales this week was \$1,346,088, and since Jan. 1, \$12,226,175. Last year the total for the week was \$252,427, and from Jan. 1, \$6,615,882.

### Torrens Mass Meeting.

In the board room of the Board of Brokers, 156 Broadway, last Thursday afternoon, a mass meeting was held in support of the Torrens system of land registration. All classes of realty interests were represented. There were present delegates from various real estate organizations, taxpayers' associations and building trades.

Resolutions were passed declaring that the system now in use in transferring titles to real estate was too slow and cumbersome. The Land Title Registration Bill introduced in the Legislature by Senator John J. Cohalan and Assemblyman George A. Green was heartily endorsed. This is the bill as recently prepared by the Torrens Commission appointed by Gov. Hughes. The meeting urged the enactment of the bill. The speakers included Prof. Alfred G. Reeves, M. J. Harson, Ralph Folks and Sidney V. Lowell.

### Friars Lease Clubhouse.

The Friars have taken a lease for four years of the 3-sty and basement building 107 West 45th st from May 1 next. This house is situated 100 feet west of 6th av and has a frontage of 20 feet. The property belonged to Albert J. Adams, but was sold by his executors on Nov. 15, 1907. Robert Taggart, Jr., was the purchaser, and he paid \$39,750, including a mortgage for \$18,000. The building is going to be extensively altered. A new front is going to be put in, bringing the building closer to the street and changing its appearance. There is a large hall in the house which can accommodate about 200 persons. The clubhouse will be fitted with a library, billiard room and restaurant. The decorations will be monastic in style.

## Who's Who in Real Estate.—VI.

COLONEL JOHN JACOB ASTOR takes an active interest in the management of his huge estate. For years he continued the ground-leasing idea, which means that the property,



JOHN JACOB ASTOR.

at the time vacant, was leased for a long term, with a renewal based on a valuation to be placed on the property at the time of renewal. The lessee builds, and so improves the property, and at the end of the term the building belongs to the lessor. In this way much of Col. Astor's realty was improved. Then he has done a great deal of building on his own account, small private dwellings, and other classes of buildings.

It is the custom of the estate to consider a row of houses as a unit. This unit must yield a fixed rate of interest. Should one house receive more than its due share, it is balanced by the others in the row. The result of this idea is that all the property is in splendid condition. More money is spent on an "Astor house" than the average owner would think of expending on his own property. This scheme is only possible when an individual or an estate owns enough property to be able to average up. A deficiency in one house is made up by a surplus in its neighbor.

Another idea adopted by Colonel Astor in regard to the management of his holdings is that the rents of a given row of buildings are all alike. There is no dickering about it. A schedule price must be paid by the prospective tenant or it is not rented to him.

Colonel Astor has in the last ten years been interested in large building operations. In 1897 he completed that portion of the Waldorf-Astoria Hotel known as the "Astoria." In 1905 he completed the Hotel St. Regis, and the Knickerbocker was finished this year. There are rumors afloat that he is contemplating the building of other hotels.

Colonel Astor has invented a pneumatic machine to remove worn out stone from road beds before the new stone is laid. This machine has been used with success in several suburban towns. It took first prize in the World's Columbian Exposition in 1893. He has also invented a practical turbine engine and other mechanical devices. He is the author of "A Journey in Other Worlds," published in 1894.

The real estate holdings of Colonel Astor are scattered in nearly every section of the city. He has large holdings in the downtown section, very valuable Broadway business property, as well as a number on 5th av, all of which have increased immensely in value during the last five years.

Some of his properties as they appear in the Real Estate Directory are as follows: Nos. 416 Broome st; 24 Dey; 67 Gansevoort; 140 Grand; 163 Greenwich; 93 Prince; 10 Stanton; 12 Vesey; 6 Wall; 819 Washington; 193 East 4th; 505-6 East 5th; 441, 502-3 East 6th; 309, 331, 403 West 14th; 333, 402, 409 West 15th; 143, 342 West 16th; 55 West 25th; 21, 52, 58 to 62 West 26th; 1 East 33d; 2 West 33d; 18, 241 West 34th; 3, 234 West 35th; 611 West 50th; 2 East 55th; 7 West 58th; 8 East 59th; 40 East 62d; 5 East 65th; 237 West 78th; 94, 189, 277 Bowery; 52, 96, 211, 842, 2141, 2201, 2523, 2556, 2802, 2858 Broadway; 29 Park Row; 401 Riverside Drive; 44 Union Square; 328, 344, 386, 697, 840, 884, 2100 5th av; 304, 414, 424 6th av; 74, 102, 121 8th av, etc.

### Why This Discrepancy?

With all the talk about unequal taxation that has been going on for some time past a conveyance just recorded is of unusual interest. The property in question is 402 Broome st. The building is a 3-sty tenement on the north side of the street, about 25 ft. east of Marion st, and is 25.3x75.3x24.10x71.4. George Thum deeded it to the City of New York on March 13, 1908, for a consideration stated in the document to be \$40,000. It is assessed at \$18,500. Has the city been receiving too little in the way of taxes, or did they pay too dearly for the parcel?

### FINDING BUYERS.

One of the greatest problems encountered by the broker is in the building of a strong list of Realty Buyers. The solution is found in the geographically arranged conveyance records, with addresses of grantees, as given in the Record and Guide Quarterly. For example: Select a property which you consider reasonable in price or terms, and have a circular letter, offering the parcel, sent to all the buyers during the quarter or year, in the block, street or neighborhood. This method cannot fail to produce results.

## Favors a Business Tax.

To the Editor of the Record and Guide:

I do not want to start a debating society on the business tax. I find that some of the reform tax associations as a rule are aiming at taxing land and evidently aiming to spare everything else. I claim, and the facts will show it, that a business tax will get its chief income from articles of extravagance, and that the charge to a small shop keeper will be nominal. The large commission houses whose sales run into the millions, the department stores whose silks and satins create the big total of sales, the brokers and bankers whose profits are enormous, and the picture dealers and jewelers will pay the largest share of the tax.

The small shop keeper will be better off to pay a nominal tax than by having his rent steadily raised by reason of higher real estate tax. My object in asking for a business tax is to get the means to pay for our extra firemen, extra policemen (the streets are now full of policemen who are only used at the business crossings) and to get the people to pay for it who cause the expense. Land speculators will always exist; and I am not sure that they are a bigger nuisance than the merchandise or other speculators. The income of the city is often and generally increased by the fancy values they make for land. Take speculation away from land and you will see a drop in the tax receipts of the city.

March 16, 1908.

REAL ESTATE.

## Brokers and Brokerage.

Real estate brokers are practitioners in a profession that has no recognition as such in the institutions of learning that assume the function of preparing the practitioners in all recognized professions, and starting them forth upon their careers duly certified as "doctors" or "bachelors" or "masters," with their respective diplomas. Yet many of these soon or late find their way into the real estate profession. It may be that after training for the law, medicine, the ministry, or journalism, one has preferred to follow in a father's footsteps, or has been attracted by some fortunate family experience to the buying and selling of real estate for others, or, as often happens, having experimented in other professions or employments without satisfactory success, one has turned to brokerage as to something offering better opportunity for successful achievement.

But in this profession as in all others, careful preparation is essential to success. Unless the broker can make his services of value to his clients, he is unworthy of a place in the profession and is not likely to make a permanent success in it. In a different order of society there would be no place for the broker, but while society continues to be organized on the competitive basis, and while private ownership of land continues to be tolerated, the real estate broker who knows his business will continue to be a useful member of that society. Particularly in a city of so complex organization as is New York the real estate broker is not only useful but to all who have any interest in real property, either as buyers or sellers, peculiarly necessary. His stock in trade is his knowledge of the elements of values, the trend and course of market development, the knowledge of what properties are for sale at possible prices, and of the personnel of the general market. He should also keep informed of the general trend of the money market, so as to be able to give wise and conservative counsel when called upon.

It is a fact, not perhaps peculiar to the real estate brokerage profession, that the broker and his efforts are most highly appreciated by the most expert and extensive dealers in real estate, and it is only the ignoramus whose view of the broker is begun in disdain. It follows as a natural sequence that it is the ignoramus who makes mistakes in real estate operations, while the operator or speculator who consults freely with the brokers has a large line of opportunities from which to make his selections, and is generally successful in his operations. Examples of this character could be quoted in great number, but would be invidious; the general experiences of the thousands of poor people who bought lots in the sandy wastes of remote Long Island in the wild orgy of speculation of 1904-05-06 will be sufficient. On their faith in big newspaper advertisements, Sunday trains, free tickets, band concerts and partial payment contracts, they parted with hard-earned money that they can never hope to recover. If they had taken the advice of established and reputable real estate brokers they would have avoided such an experience, and saved much money that has literally gone to waste.

In the larger operations the advice and assistance of the alert and progressive broker are of proportionately greater value. If it is a question of investment, the experienced broker knows and can advise whether the statement of income is within the range of probability and whether the statement of expenditures is comprehensive and accurate; and of even greater importance, whether the future prospects of the property in question justify an investment. If it is a question of exchange, he can intelligently advise respecting the marketability of the property to be taken in exchange. If it is a speculation that is intended, he can lay out the probabilities with approximate accuracy. It is in this latter branch of operations that the great profits in New York City and suburban real estate operations are made, and

it is here that the broker is of most value to his client; and as a natural sequence it is here that the broker makes his largest profits. For there is not only the negotiation of the purchase, but often the financing of the operation and invariably the resale of the property.

If, in process of time the successful broker becomes the successful operator and investor in real estate, it is only a natural evolution, justifying again the confidence which the best posted and most intelligent judges feel in the present stability and future attractiveness of New York City real property, both as merchandise and as a permanent investment.

JOHN L. PARISH.

## Hearings Held on Rapid Transit Amendments.

Amendments to the Rapid Transit Law were introduced by Senator Travis and Assemblyman Beverly R. Robinson at Albany Monday evening and Tuesday afternoon of this week. This is the bill, as printed in the Record and Guide, with some minor changes.

Allan Robinson, president of the Allied Real Estate Interests; J. Edward Swanstrom, Oliver Semple, counsel of the Public Service Commission, 1st district, and ex-Senator Brush, of Brooklyn, all favored the bill.

The object of this bill is to meet the demand of the public for the immediate construction of subways. If public money is unattainable, private capital must be interested. The bill provides for the sale of franchises at public auction for a term of thirty-five years. The city has the option of buying the road, any time during twenty-five years, by paying for the equipment and rolling stock. Pipe galleries may be built at public expense. This, however, is entirely separate and must be maintained by the city. Provisions are made for the extension of present roads, either at private or public expense.

Ex-Senator Elsberg appeared before the Senate Cities Committee at the request of Chairman White and Senator Travis and opposed the amendments. He could see nothing in the bill to encourage private capital except "the practically perpetual franchise proposed."

"The people should vote on the proposition before it is changed," asserted Mr. Elsberg. "The bill is in contravention of the people. It provides for perpetual franchises unless the city buys back the road, and to all practical purposes this would never be done."

There will in all probability be a hearing next Tuesday when the matter will be again considered.

## Again the Saxe Bill.

The following letter was sent to the members of the Allied Real Estate Interests relative to the Saxe bill introduced a short time since in Albany. The Allied Interests are making a strong stand to prevent its passage and are using every means in their power to that end:

To the Members of the Allied Real Estate Interests:

At the hearing on March 11, before the Senate Judiciary Committee relative to the Saxe bill requiring the consideration of real estate transfers to be stated, the association was represented by Alfred L. White, of William A. White & Sons; R. G. Babbage, of the United States Realty & Improvement Company; Clarence W. Eckardt, of Horace S. Ely & Co., and the undersigned. Representatives from a number of other organizations were also heard in opposition. Hon. Lawson Purdy, president of the Board of Tax Commissioners, appeared in support of the bill.

The association submitted a hundred original letters from real estate owners and brokers opposing the enactment of the bill. While we believe that the opposition which has been aroused to this measure will result in its defeat, we shall not cease our efforts in this direction. I am,

Very truly yours,

March 16, 1908.

ALLAN ROBINSON, President.

## New Bridge Connected.

On Thursday of this week "Little Tim" Sullivan, representing Mayor McClellan, walked across a girder between the spans of the Blackwell's Island cantilever bridge at 3.33 o'clock precisely. When he reached the centre of the girder he stopped and broke a bottle of champagne. The day was not propitious for a festival. It was a cold and rainy day and the coats of those present had an ice coating before half an hour of the wait of two hours was ended.

Commissioner Stevenson, of the Bridge Department, followed Alderman Sullivan, and with him were C. M. Ingersoll, chief engineer of the department; J. D. Wilkens and J. A. Knighton, the engineers in charge for the city; E. C. Felton, president, and J. V. W. Reynders, vice-president of the Pennsylvania Steel Company, and Thomas Earle, F. C. Kunz and F. W. Cohen, who were in charge of the erection of the bridge for the company. Others in the party were F. Van Zant Lane, traffic engineer of the Bridge Department; O. M. Kelley, engineer in charge of the Williamsburgh Bridge; Charles MacDonald, Professor William H. Burr, of Columbia, and A. L. Bowman, consulting engineer of the Bridge Department.

## The Sale of Business Property a Specialty.

**I**N this era of concentration and competition the business of every well regulated real estate office is divided into separate and distinct departments, such as selling, renting, appraising, management, repairs, mortgages, etc. The head of each department must be an expert for his particular position.



CHARLES F. NOYES.

Usually he is trained for years for that especial branch of the business. Concentration of effort is the essence of success.

The field covered by a successful real estate office, whether located downtown or uptown, is arranged and divided into zones. For each zone there is a selling and renting man who is held responsible for the success of the business in that particular district. They have been trained for their particular position and know, from actual experience, the conditions existing in their field. They must know the

owners and firms in their district and be well posted as to valuations, sales, etc. They must also know, in a general way, the expiration of most leases, and the rental capacity and values of the various types of buildings. In other words, each real estate office should be a bee-hive of active specialists and its success depends upon the carefully directed efforts of these different departments.

The most difficult branch of the business is that of selling. Success in selling real estate depends first of all upon a long experience in a particular district gained by the closest sort of application. First of all the broker must have an unquenchable fondness for the business and make a study of every detail connected with it. Only years of study and effort will enable him to even master the rudiments of initial success; and no matter how able or experienced a broker may be, success will not be his, unless he has, above everything else, the confidence of his clients, and is well regarded throughout the district in which he labors for strict honesty and all it implies; truthfulness, and conservatism. No business requires a more sturdy honesty than real estate. Relations between broker and client are of the most confidential nature. To make a deal and earn a commission, the broker must bring about a condition whereby seller and buyer are both satisfied.

A successful broker must know and be able to tell of all sales that have been made throughout his district, he must know every owner in his district; he must know, in a general way, all property that is for sale and under what conditions; and last, but not least, he must know the business conditions as they actually exist. For the value of real estate usually depends upon its earning capacity, earning capacity upon rents, rents upon supply and demand, and supply and demand cannot be created by theory, but only by actual conditions among the business firms located in any particular neighborhood. In a metropolis such as New York, business conditions are continually changing—firms migrate to other business centres. One line of business goes out, another comes in. A successful broker must be in touch with and have his hand on the pulse of these conditions and be able to anticipate all possible changes and note any improvement or depression in business conditions. Having mastered these rudiments of the business he can then, and only then, present a selling proposition in an intelligent manner.

A broker should never attempt to sell a property that he does not thoroughly believe in. He should endeavor to fit the property to the man. Only will experience tell him how to obtain the best results. It may be the adjoining owner who will be interested; it may be the occupant of the building. Experience may lead him to offer the property to a successful firm whom he knows will be interested in procuring by purchase a business home. The successful broker must personally know all the investors and speculators who are operating in his particular district. Some there are who specialize in corners—others in strategic "key lots."

Success is certain to come to the broker who has common sense, who is an indefatigable worker, who is strictly honest and conservative, but not until he has served a long apprenticeship, and from experience thoroughly learned his business.

And, in this business, as in no other, the axiom is true, "Nothing succeeds like success." If the broker from experience is found to be honest, trustworthy, and conservative; if his predictions and opinions as to realty values are realized and fulfilled, and his clients are successful in their operations, then will his business continue to grow and increase, but the moment he errs, thenceforth confidence in his judgment is shaken and his success an impossibility.

CHARLES F. NOYES.

## Condemning Lands for Public Use.

EXCERPTS FROM AN ADDRESS DELIVERED BY JOHN H. HALLOCK BEFORE THE Y. M. C. A. RECENTLY.

Under the old feudal system in vogue in England from the time of William the Conqueror, all land was owned by the Crown or Sovereign, which the subjects had the use of as a grant in return for the services rendered by them.

Great abuses grew from this ownership, and to such an extent that in 1215 at Runnymede the subjects of King John forced upon him the execution of the Magna Charter, which provided that the land of the subjects could not be taken from them unless just compensation was given therefor. So that here the first limitation was placed upon the Sovereign power. This provision is recognized and followed in most constitutions since that time.

From this limitation sprung various rules and procedures which are followed in acquiring title to private property for public uses or utilities.

The inherent sovereign power is held by the people or Government over estates or individual's private property to take back or appropriate the same for public uses and for public uses only, and takes the same without reference to the burden imposed on any one else. In the United States the right can be exercised either by a State or the Federal Government. The legislature has the power to decide whether the property should be taken for public purposes and for public purposes only, and not take it from one man for public uses, and then transfer it to another. It is not necessary for the power to be used for the benefit of a whole community but can be exercised if a great number of inhabitants are to be benefited. The mode of exercising this power is regulated by constitutional provisions and by statutes. The whole right is controlled by constitutional amendments to Article 5 of the Constitution of the United States, as follows: Relating to taking private property for public purposes: "nor shall private property be taken for public use without just compensation." This same right is recognized generally by all civilized nations.

One must be careful to properly understand the meaning of the word property, for property itself is nothing more than the right to own, enjoy and dispose of, which also includes the use; in fact, it is nothing more than a bundle of rights to be handled in any way one see fit and use without the courtesy or permission of any one, and may be disposed of after death of the owner in the way he may have wished or specified.

Land for public parks is acquired in the same way as streets: First, there is a demand in the section for the improvement; next the petition is presented to the Local Board and the Board of Estimate and Apportionment for the layout. It is then returned to the Local Board for the purpose of acquiring title and back again to the Board of Estimate and Apportionment, and direct to the Corporation Counsel to begin the proceeding. It is not necessary to present the matter to the Local Board at all. The matter may be brought directly to the Board of Estimate and Apportionment, which has the power to initiate the proceeding.

The present policy of the Board of Estimate in the matter of acquiring title to property for public parks and public places which increase the street area is for the city to bear half the cost and the other half assessed upon the property benefited. Heretofore the entire cost was borne by the City of New York, and public parks were always in demand, but under the new policy of the Local Board the entire situation has been changed.

An amendment to the present system of acquiring property has been suggested by some able minds for the city not only to take the property which is actually required for the improvement, but also all the property that is deemed to benefit thereby. The plan is also to acquire this property and the city to sell it at public sales; it would reap the benefits of its improvements. Those opposed to the plan claim that the city is reimbursed through increased taxation. Nothing has ever been done on this line; it is simply a suggestion, but some day something of the kind will be adopted. As soon as the site for any improvement has been selected the newspapers get the news and it is published broadcast that on or before a certain day the city will erect on a certain location a fire house, a school or a police station, bridge approach, or will tear down the buildings and develop the location into a park. The tenants see the plan clearly and immediately seek other quarters; the small boy seeing his chance breaks windows and otherwise damages the property. The thief gets in his high art and carefully removes all gas fixtures, copper, boilers and lead pipe. The building is a wreck.

Now the city sends a photographer around and gets a picture, so that when testimony is taken some months afterwards the owner is confronted with a picture of his property in a most dilapidated condition.

The expert first examines the property in question very carefully. First as to its general condition of repair, then the number of apartments and stories and stores if any, number of rooms in each apartment. Draws a diagram of each floor, showing location of all improvements and the staircases, etc. He looks up the actual sales that have been made in the neighborhood.

The mode of appointing commissioners as now provided should be changed and entirely removed from politics. The power of appointment should rest with a reputable body of sound business men like the Chamber of Commerce or some similar body or organization. The city should be divided in sections, like south of 14th st, West Side, south of 14th st, East Side, 14th st to 59th st, East Side, same on West Side. Appoint three, six, nine or twelve commissioners to each district, as the improvements might warrant or according to the population. Have each commission comprised of three men, the chairman being a member of the bar, at a salary of \$10,000 per year, and the other two members at \$7,500 each, to be appointed for a term of years. Let them hold sessions every day in the week except Saturday and Sunday and the same number of hours as the court is now held by the Justices of the Supreme Court. These commissioners to act only in the case of dispute between the city and the owner of property the city is about to take for some improvement. All property should be purchased within 60 days from the day it is selected for a public improvement and paid for in the day in which the title is vested in the city. The price should be arrived at by two or three real estate experts making their appraisals for the city, and finally agreeing on the amount among themselves to be paid for the property, and this amount paid on the day of taking title, and if this amount is not agreeable to the party selling, let him accept this amount as part payment and go before one of these sets of commissioners and prove the value of the property, and endeavor to get the difference between the amount and his figures. In this way the owner would get a certain amount in cash which he could immediately use, and the balance would be tied up until such time as the property was sold.

# "Jamaica Estates."

The most important development of modern New York. 8000 city lots on the hills above Jamaica, traversed by winding boulevards. Noble forest trees prevail. The Degnon Contracting Company begin, April 1st, the comprehensive improvements, which include a sanitary system of sewers, installation of water and gas supply, conduits for electric and telephone wires, macadamizing of streets and laying of granolithic sidewalks. Mr. Degnon, Captain Lanyon and several others will now begin the erection of their homes. The imposing lodge and entrance gateway are nearing completion. The Golf Course and Club House are under way.

A limited number of quarter and half acre plots will be sold at opening prices, which are about half value.

## Agents are invited to send for interesting proposition

Head Offices, 5th Avenue, at 33d Street, Manhattan.

### DIRECTORS:

A. D. Bennett, President Commercial Bank, Michigan.  
 M. J. Degnon, Builder of Belmont Tunnels, etc.  
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 Clayton S. Goss, of C. S. Goss & Co.  
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 Myron T. Herrick, formerly Governor of Ohio.  
 Felix Isman, Real Estate Operator, New York and Philadelphia.  
 George J. Smith, Vice-President Acker, Merrall & Condit Co.  
 Ex-Lieutenant Governor Timothy L. Woodruff, President Adelphi College.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Important Beekman Street Sale.

**BEEKMAN ST.**—The Charles F. Noyes Co. sold for the J. L. Mott Iron Works the St. George Building, a 6-sty structure, covering plot 113.6x133.5, at 84 to 90 Beekman st, northwest cor of Cliff st. This property was bought by the present sellers in 1884, and about 2 years ago was leased, through the Noyes Co., to the J. E. Linde Paper Co. for 21 years. It is assessed for taxation at \$360,000 and has been held at \$400,000.

**CARMINE ST.**—Joseph Feggele sold 52 Carmine st, a 5-sty tenement, 30x80, 45 ft. from the cor. of Bedford st. The building is 66 ft. deep.

#### Minetta Street Tenement Sold.

**MINETTA ST.**—John R. & Oscar L. Foley sold for the Watson estate 6, 8 and 10 Minetta st, three 3-sty tenements, 66x75. This plot is located 153 ft. north of Bleecker st. This property formed part of a farm formerly owned by Elbert Herring, which was deeded to Hendrick Brevoort in 1755.

**WAVERLY PL.**—Joseph L. Bittenwieser sold to Kittenplan & Rubinger 227 and 229 Waverly pl, 55x77. The buyers will erect a 6-sty apartment house on the property.

**WEST ST.**—Robert R. Rainey sold for a client of Edgar & Curtis 154 West st, a 4-sty store and loft building, 19.8x84, between Barclay st and Park pl.

**19TH ST.**—E. H. Ludlow & Co. sold for a client of Folsom Bros. the 3-sty dwelling 145 East 19th st, 20x75. Title will pass about the middle of April. This is the first transfer of this property since 1878.

**20TH ST.**—Samuel Corse sold 234 West 20th st, a 5-sty flat, 22x52x92.

**31ST ST.**—John Donnelly sold for Dr. Linnaes J. Hunter to Benjamin E. Weeks 229 East 31st st, a 4-sty stone front flat, 20x98.9.

**31ST ST.**—John Donnelly sold for Herman H. Mosemann 114 East 31st st, a 3-sty and basement dwelling, 21.3x98.9.

#### Garage Purchased for Mr. White.

**37TH ST.**—John P. Kirwan sold for the estate of Andrew Rahl to Peter White the garage at 516 West 37th st.

**56TH ST.**—Pease & Elliman sold for Marshall J. Dodge 128 East 56th st, a 4-sty dwelling, 20x100.5.

**58TH ST.**—Henry D. Winans & May report the sale of 30 West 58th st, a 4-sty high-stoop brownstone house, 25x100.5. The seller of the property is Mrs. Winslow S. Pierce.

### NORTH OF 59TH STREET.

**60TH ST.**—E. de Forest Simmons sold for G. Willett Van Nest 117 East 60th st, a 4-sty dwelling, 20x100.5, to Yale Kneeland for occupancy. The house has been recently renovated. This property was purchased on April 20, 1906, by the present sellers from Arthur

W. Saunders, who was acting for Theodore Havemeyer. At that time it was subject to a mortgage of \$27,500, and was assessed for \$29,000.

**62D ST.**—Pease & Elliman sold for Mr. J. Lorimer Warden 110 East 62d st, a 3-sty brownstone dwelling, 18.9x100. The buyer will occupy.

**63D ST.**—Pease & Elliman sold for the estate of J. Meyer 29 East 63d st, a 4-sty dwelling, 20x100.5. The new owner will build on the lot an American basement house for his own occupancy.

**70TH ST.**—The City Real Estate Co. sold to Dr. Dever S. Byard 155 East 70th st, a 4-sty dwelling, 19.6x100.5x irreg. The City Real Estate Co. acquired this property from Henry Weiler.

**77TH ST.**—Peters, Clear & Co. have sold for William Ennis 349 East 77th st, 4-sty front and 3-sty rear tenements, 25x104.4. The annual rents are about \$2,000.

#### American Basement Dwelling Sold.

**80TH ST.**—The executors of the estate of John J. Murphy, represented by Reeves, Todd & Swain, 55 Liberty st, sold to Herman Aaron, of the firm of Parker & Aaron, the 5-sty American basement dwelling, 324 West 80th st, 24x64x irreg. Title will be taken on May 2d next. The property was willed to Carrie A. Murphy on Dec. 6, 1907. It is assessed for \$31,000.

**84TH ST.**—George Schwegler sold for Mrs. Katarine Burns to a client the 5-sty single flat 23 West 84th st, 17.6x100. The Church of St. Matthews is directly opposite.

**88TH ST.**—Douglas Robinson, Chas. S. Brown & Co. sold for Derick Lane the 5-sty American basement dwelling 5 East 88th st, on lot 27.6x100, adjoining the northeast cor of 5th av. This property was transferred on January 16, 1906. The consideration stated at that time was \$100,000.

**90TH ST.**—Isabelle M. Jordan sold 315 West 90th st (old No. 309), a 3-sty dwelling, 20x100.5. Chas. A. McMahon was reported to have bought the property some time ago, but title never passed.

#### Trade for 113th Street Flat.

**113TH ST., ETC.**—R. Elkan and H. Rosenfeld & Co. sold for a client to Lassner & Palestine 73 East 113th st, a 5-sty flat with stores, 26.3x100.11. The buyers give in part payment the northeast cor of 239th and Catherine sts, 100x100; a plot, 68x145, on the west side of Bronx boulevard about 100 feet south of 239th st; 50x108, on the south side of Penfield av; a plot, 50x100, on Eastern Boulevard about 600 feet from Fort Schuyler road; a plot, 50x100, on Gifford av, Throggs Neck, and a plot, 100x100, in the Arden estate.

**124TH ST.**—Barnett & Co. sold for Mrs. C. Files 132 East 124th st, a 3-sty dwelling, 16.8x73, to C. J. Chapman, who owns 130, adjoining. The new owner now controls a frontage of 33.4 ft.

**127TH ST.**—The Schwab Realty Co. sold to S. Kitt 308 and 310 West 127th st, two 4-sty flats, 50x100.

**132D ST.**—Annie Carter, of 153 W. 125th st, sold through Eugene S. Van Riper to a buyer, for occupancy, 228 W. 132d st, a 3-sty dwelling, 17.6x99.11. The purchase price was \$15,000. Title will be taken March 30.

**132D ST.**—J. G. Bassman sold for the estate of Asher Simon 503 West 132d st, a 5-sty triple flat, 25x99.11, for \$31,500.

**Six-Story Apartment in Trade.**

135TH ST.—The Ernst-Cahn Realty Co. and Kurz & Uren sold for the Louis Meyer Realty Co. 41 and 43 West 135th st, a 6-sty apartment building, 37.6x99.11. The gross rental of this building is in the neighborhood of \$7,000. The three 4-sty flats 4064 to 4068 3d av were taken in exchange.

156TH ST.—Julius H. Haas bought from Judge J. C. Julius Langbein, executor of the estate of Emma Kleeman, the two 3-sty frame double flats, with factory at the rear, on the north side of 156th st, 200 feet west of Elton av, 50x125.

AMSTERDAM AV.—Arnold, Byrne & Baumann sold for Henry Beck to Frederick Plumb the 6-sty flat 40x100 at the northwest cor of Amsterdam av and 135th st.

COLUMBUS AV.—Chas. S. Kohler sold for Wm. F. Brintzinger the 5-sty double flat with stores, 862 Columbus av, 25x75, to Mrs. Lena Halpern.

GLEBE AV.—George Coster sold for Martin Pletscher to Frank Baumann the dwelling occupying a 100-ft. plot on the east side of Glebe av, 150 ft. south of Grace av.

PLEASANT AV.—The Sun Construction Co. sold to Samuel Greenberg the new 6-sty flat on the west side of Pleasant av, 40 ft. south of 117th st, 40x100.

**Block Front on Drive Sold.**

RIVERSIDE DRIVE.—Bernard Smyth & Sons sold for John N. A. Griswold to Century Holding Co. (Lee & Fleischmann) the plot of about 12 lots comprising the entire front on Riverside Drive, between 98th and 99th sts, having a frontage of 213.6½ on Riverside Drive x171.11¼ on 98th st and 116.1¼ on 99th st. The purchasers will probably improve this property with one 12-sty high-class fireproof apartment house, covering the entire plot, similar to the one they are about to build on the southeast cor of Riverside Drive and 98th st. This is the last of Mr. Griswold's holdings in this block, he having purchased the entire block except the West End frontage in 1880, and in 1899 sold 9 lots in the south side of 99th st, 100 ft west of West End av, to Sonn Bros., and 4 lots in the north side of 98th st, 100 ft. west of West End av, to Oppenheimer & Veith, who resold to Francis M. Jencks. All of these lots have been improved with high-class apartments, the 98th st plot now improved with the Schuyler Arms, an 8-sty fireproof apartment hotel. All of the above sales were consummated by the above firm.

RIVERSIDE DRIVE.—Mary A. Jeffery sold 80 Riverside Drive, northeast cor of 80th st, a 5-sty American basement dwelling, 41.9x irregular. The property was formerly owned by the late Andrew J. Kerwin.

2D AV.—G. Caricci & Co. sold for P. Lauria and V. Morene 2162 2d av, northeast cor of 111th st, a 4-sty tenement, with store, 26 x75.

**Dwelling Purchased by Mr. Bridgman.**

5TH AV.—Samuel W. Bridgman purchased from J. Horace Harding 954 5th av, one of two new houses he built between 76th and 77th sts. Leonard J. Carpenter & Co. represented Mr. Bridgman and Herbert A. Sherman Mr. Harding. The reported price is said to be more than \$500,000. The size of the lot is 30x100. Mr. Harding will occupy 956, adjoining.

**Fifth Avenue Corner Sold.**

5TH AV.—Millard Veit sold for Simon E. and Max E. Bernheimer to Harry L. Rosen the southeast cor of 5th av and 115th st, a 5-sty flat with store, 24x100. Lauten & Meyers represented the sellers.

5TH AV.—Goodwin & Goodwin resold for Harry L. Rosen the southeast cor of 5th av and 115th st, a 5-sty double flat with store, 23.11x100. The buyer will install stores on the street.

**Fifth Avenue Lots Sold.**

5TH AV.—William R. Lowe & Co. sold for Julia M. Curtiss to Peter Duffy a plot of about 15 lots fronting on 5th av, Exterior st and the Harlem River, between 142d and 143d sts. The property is part of the Watt estate, of which Mrs. Curtiss is an heir.

5TH AV.—W. & J. Bachrach sold the 6-sty tenement, with stores, 1345 5th av, 25x100, to Goodman Stielholtz. The building is going to be renovated. The basement and first floor is going to be converted into a cafe and restaurant. There are 11 rooms on a floor, occupied by two families.

**Henry Clews Buys on Fifth Avenue.**

5TH AV.—Henry Clews purchased the 5th av block front between 103d and 104th sts, comprising a plot 201.10x150, adjoining public school 171. The owner of record, James Hurdy, acquired the southerly half of the plot last November from Leopold Newburg, and the northerly half in August, 1905, from John Hays Hammond. Mr. Clews said last night that he had purchased the property as an investment. Henry Phipps, Jacob Ruppert and George Schenken own the block front between 102d and 103d sts, and Henry Stern the block front between 104th and 105th sts.

8TH AV.—The Hermann Arns Co. sold for Max Bernstein to Thomas Scholes for investment the 5-sty brk double flat with stores 2687 8th av, 25.6x100.

**WASHINGTON HEIGHTS.**

153D ST.—Charles V. Schmidt, Jr., and Clarence A. Rothmell resold for William Kuhn and John Lawson to James J. Martin 536 and 538 West 153d st, two 5-sty triple flats, 50x99.11. The sellers recently secured the property in a trade for the 5-sty house at the northeast cor of St. Nicholas av and 184th st, negotiated by the same brokers.

168TH ST.—Kurz & Uren and Hugh D. Smyth sold 514 and 516 West 168th st, two 5-sty double flats, 50x100. These buildings are near the American League Baseball Park, and are conveniently located to the 167th st subway entrance.

**Broadway Elevator Apartment Sold.**

BROADWAY.—John M. Thompson & Co. sold for the Realty Co. of Fort Washington av to an investor the Audubon, at the southeast cor of Broadway and 156th st, a 6-sty elevator apartment house, 99.11x100. The property has been in the market at \$325,000. The buyer, Francis Carlson, gives in part payment the southwest cor of Fort Washington av and 170th st, a plot 150x100, the sale of which, through the same brokers, was reported last week. The Audubon is the second elevator apartment house in this section sold recently, Charles Hirschhorn having acquired Knowlton Hall, at the northeast cor of Broadway and 158th st, on Monday, from the Arch Realty Co., Alfred M. Rau, president. The estimated cost of the building was \$200,000.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for the Ludlow Realty Co. to the Charles Hensle Construction Co. the plot of 5½

lots at the northeast cor of Riverside Drive and 138th st, fronting 100 ft. on the Drive and 132 ft. on the st. An elevator apartment house will be erected on the property by the purchasing company, which is just completing a similar structure on the adjoining plot at the southeast cor of Riverside Drive and 139th st.

**Apartment Changes Hands.**

ST. NICHOLAS AV.—Charles V. Schmidt, Jr., and Clarence A. Rothwell sold for Kuhn & Lawson the northeast cor of 184th st and St. Nicholas av, a 5-sty apartment house with stores, 50x100. The asking price for this property was \$107,000. It is subject to a mortgage of \$57,000. The gross rents are about \$11,500. There are four families on a floor, occupying 22 rooms. There are stores in the building.

WASHINGTON TERRACE.—E. R. Perrine sold for Charles C. McMichael 11 and 17 Washington Terrace, two 3-sty dwellings, each 17.9x62.6, to Thos. J. Meehen.

**BRONX.**

138TH ST.—The Manhattan Window Shade Co. sold to a Mr. Brown 598 East 138th st, a 5-sty new-law house, 37.6x100, for \$45,000.

146TH ST.—Kurz & Uren sold the 3-sty frame house, with store, and the 2-sty frame house on the plot 50x110 on the north side of 146th st, 8 ft. west of Morris av, for the estate of George Grass.

164TH ST.—Louis Raffloer sold 860 and 862 164th st, two 3-sty brk two-family houses, each 20x73.

234TH ST.—R. Elkan and H. Rosenfeld & Co., in conjunction with Casey & Irwin, sold for a Mr. Novak 50x114, on 234th st, about 250 feet east of Carpenter av.

ARTHUR AV.—Eugene J. Busher sold for a client two lots, 50x110, on the west side of Arthur av, 114 ft. south of East 189th st, to Edward A. Bell.

EAGLE AV.—Woodstock Exchange sold for B. Rosenberg to Stacey Goeller 898 Eagle av, a 4-sty single flat.

HULL AV.—Warch & White sold for a client to Riley & Loughrey a plot 150x100 on the east side of Hull av, 151 ft. north of 207th st.

PROSPECT AV.—Kurz & Uren sold for Henry Demmerle 701 Prospect av, a 4-sty flat, 20x100.

SHERMAN AV.—Louis Reiss sold for Charles Reinecke the 2-family brk dwelling 949 Sherman av to Philip Ludwig.

STEBBINS AV.—Eugene J. Busher sold for a client two lots, 50x80, on the east side of Stebbins av, about 367 ft. north of Westchester av, to Edward A. Bell.

VALENTINE AV.—Kurz & Uren sold for Leo Levinson 8 lots on Valentine av, running through to Ryder av. This plot is going to be improved with high-class 2-family dwellings.

WASHINGTON AV.—S. Ullman sold for L. Zelinka 1115 Washington av, a 4-sty flat, 16x94, between 166th and 167th sts, to Mrs. Little. Title will be taken towards the end of the month.

3D AV.—Ernst-Cahn Realty Co. and Kurz & Uren sold for Arthur Wall 4064 to 4068 3d av, three 4-sty triple flats, 75x100, near 174th st. This property figured in a trade for 41 and 43 West 135th st.

**LEASES.**

Frederich A. Booth leased for a client to Huie Kin the 5-sty building 26 West 3d st.

Alfred E. Toussaint leased for Bernard Traubner the 4-sty dwelling 318 West 89th st.

The H. H. Fuller Company leased the building 933 Broadway, for S. Lindau & Co. to Walker Brothers.

**Leases West Broadway Building.**

The McVickar-Gaillard Realty Co. leased the building 48 West Broadway for Bernard Kreiser to S. Herbert for a term of years.

Folsom Bros. leased the 3-sty private house 357 East 19th st to Bertha Guerke for a term of years for account of Mrs. B. C. Duffy.

S. Osgood Pell & Co. leased for R. Smith for a term of years the building 254 6th av, to the Beatty-Montgomery Co., of Newark, N. J.

Thomas Dimond leased for three years to the Baldwin Engineering Co. 209 and 211 West 33d st, a 3-sty building, 50x90, at \$2,250 per annum.

Louis Schrag leased for Frederic E. Fried the dwelling 70 West 12th st to A. L. Stringer; for Leopold Weil the dwelling 140 West 24th st to Fred. Liable.

S. Osgood Pell & Co. leased for Mrs. Mary Seton, for a term of years, 11 East 48th st. A new fireproof 7-sty building will be erected, specially constructed for use by physicians.

S. B. Goodale & Son leased for Elmer A. Darling to the Lindeman & Son piano manufacturers the 5-sty factory 132-134 and 136 West 24th st, together with the connecting store and basement at 137 West 23d st. The tenant will occupy 23d st end as salesroom and 24th st building as a factory.

**Downtown Property Leased.**

Wm. A. White & Sons leased for Daniel D. Bailey, of White Plains, N. Y., to a client for a term of 20 years his property 218 Lafayette st and 59 Crosby st, the plot being 25x200. The lessee will improve the Crosby st end with a 5 or 6-sty building, and in due time will improve the Lafayette st end.

The Metropolitan Street Railway receivers leased from Julia M. Curtiss the block of 72 lots bounded by Lenox and 5th avs and 142d and 143d sts. Tracks will be laid over it, and it will be used temporarily for car storage. The lease is for 1 year, with the privilege of renewal for an additional year.

Ogden & Clarkson announce the lease to Edward M. Knox for the 204 Fifth Avenue Co. of the store and basement at 204 5th av, extending through to Broadway; also for the Bankers' Construction Co. 8,000 sq. ft. of space in their building at 29-35 West 32d st, extending through to 30-4 West 33d st, to the Oxford University Press, for a long term of years. This practically completes the renting of the entire building, except for a few offices. Also to the Harry Von Tilzer Music Publishing Co. the building at 125 West 43d st, for a long term.

**Lawyers Who Lend Money.**

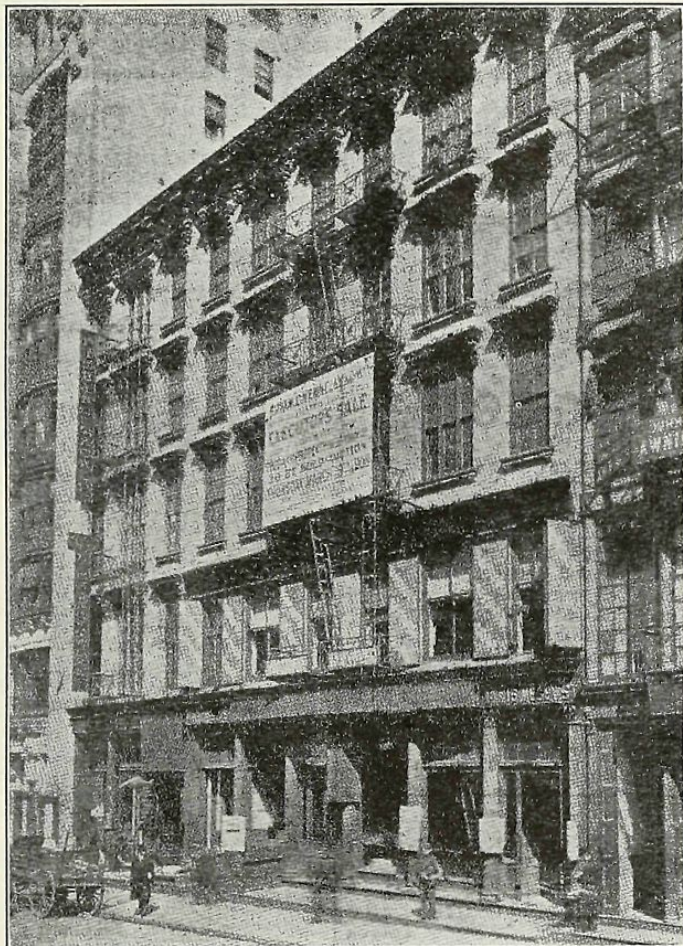
Lawyers who lend their clients' funds on real estate experience great difficulty in selecting from the mass of applications presented those which may be worthy of investigation. The collateral mortgage records in the Record & Guide Quarterly will show at a glance what loans have been made in a street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

**Sale of the Meeks Estate.**

At the stand of Bryan L. Kennelly on last Thursday three parcels were offered at public auction by order of Edwin B. Meeks, sole surviving executor of Joseph W. Meeks. There were two parcels on Vesey st and one in West 27th st.

The uptown one was the first offered. It was 31 West 27th st, formerly used as the residence of the Meeks family. The story as to how it came into the possession of the family has already been related in this paper. It is a 5-sty building, which up to a few years ago was used as a chop house. It is centrally located, being 137.7 west of Broadway. The McAdoo subway station is on the corner of 6th av and 28th st, as is the elevated station. Directly on the east is the old Metropolitan Hotel. It has a frontage of 28 ft. and a depth of 98.9. The opening bid was \$50,000. They jumped in steps of \$5,000, and finally the price at which it was knocked down was \$70,000. Louis Cohen was the purchaser.

The second parcel to be offered was the northeast corner of Vesey and Church sts. This property is 52.5x about 75. It has an extremely desirable location. The light privileges are es-



NOS. 14 AND 16 VESEY STREET.

pecially good. The opening bid was \$200,000, and after some spirited bidding it was bid in by Charles A. Draper.

The last parcel to be offered was that of 14 and 16 Vesey st. This is the building in which the sale took place. The leases amounted to \$18,000 a year and expire May 1, 1910. There is one vacancy. The opening bid was also \$200,000 and by jumps of \$10,000 the sum of \$300,000 was quickly reached. Then there was a lull and it was finally knocked down to George M. Baker, a party in interest, for \$315,000.

The terms of sale were generous. Ten per cent. of the purchase price was to be paid at the time and place of sale. Seventy per cent. might remain on bond and mortgage, at 4½ per cent., at the option of the purchaser, for three or five years, with the privilege to pay same off any time on giving ninety days' notice.

The only other recent sale where a comparison in price might be made was that of the Evening Post plot. One-half of their present holding was purchased for \$126,000. This included an old 5-sty business building which was torn down to make way for the present structure, which was said to have cost \$500,000.

Among the bidders on the Vesey st parcels were George Milne, Max Marx, Alfred E. Marley and William H. Chesebrough. A party in interest was the highest bidder on both pieces.

**Offering Adjoining Property.**

Some real estate brokers have made a marked success in the past few years of selling property to owners of adjoining property. Property under contract, property held for years, property recently bought, all figure in these transactions, and the news and records of the Record and Guide Weekly should be carefully followed. Another favorite method when an owner refuses to sell is to offer him adjoining property if he thinks so well of the neighborhood.

**REAL ESTATE NOTES**

Isabel C. Nash recorded a lease of 290 5th av to Irving E. Raymond for 21 years at an annual rental of \$17,500.

Partition proceedings have been begun against Robert B. Marten by Charles W. Ballard involving the property 94 Fulton st.

Oscar D. and Herbert V. Dike announce the removal of their offices from 67 and 69 West 125th st to the Century Building, 1 West 34th st.

The Germania Life Insurance Co. loaned the Leo Co. \$90,000 for a building operation in the east side of the Southern Boulevard, 186.10 ft. north of Home st, on a plot 150x105.

The Webster Realty Co., Mayer S. Auerbach president, is the buyer of the block front on the west side of Broadway, between 152d and 153d sts. This property was reported sold last week by the estate of Charles T. Barney.

The Metropolitan Life Insurance Co. loaned to Louis M. and Thomas W. Jones \$700,000 on the property situated at the northeast corner of Broadway and Franklin st, 50x150, where a 12-sty basement and sub-basement office building is to be erected by Louis M. Jones & Co., 350 Broadway.

A lien filed against 173 and 175 Rivington st last week reveals an unusual business complication. The owner, A. L. Kass, received a check from an officer of the lienor company for \$40 nine years ago, which has not yet been paid. The company refuses, after long disputation, to accept this check as part payment of its claim of \$150. Mr. Kass will bond the lien and fight.

**Judgment Reversed in the Telephone Case.**

An opinion of much interest to property owners, especially apartment landlords, was handed down by the New York Supreme Court, Appellate Term, in February, in an appeal by Emanuel E. Fox, plaintiff, from a judgment in favor of Francis A. Murdock, defendant, rendered in the Municipal Court of the City of New York, Borough of Manhattan, Tenth District. It says:

The action is for rent for the month of June, 1907, under a written lease for the term of one year, commencing October 1, 1906, and terminating September 30, 1907. The defendant moved out of the premises the last day of May, 1907, having given plaintiff notice of his intention to move in a letter dated May 3, 1907. The defense to the action is a constructive eviction. As the Court below found for the defendant, the Appellate Court will accept the defendant's version as correct as to disputed questions of fact.

It appears that plaintiff's superintendent was in the habit of listening at the switchboard or at the telephone in her apartment when defendant's wire was in use, and of making insulting and even slanderous remarks concerning the defendant's wife to the elevator boys in plaintiff's employment. For a long time neither defendant nor his wife knew anything of this nefarious procedure on the part of plaintiff's superintendent. Consequently it cannot be said that the said note formed the basis for or would justify a finding that the defendant was annoyed or disturbed in his possession at the time these acts were going on. Finally, however, when the elevator boys had been discharged by plaintiff, they informed defendant's wife of this reprehensible conduct of plaintiff's superintendent, and thereupon defendant's wife called on plaintiff and complained to him of the behavior of his said superintendent. There was also some trouble of a minor nature between the superintendent and defendant's wife arising from a demand by the former that defendant's servant use the basement door only in going in and out of the house.

"A constructive eviction," it continues, "is something done by a landlord or his agents, which deprives a tenant of the full use, benefit and enjoyment of the demised premises; and such acts of the lessor, or his agents, accompanied by an abandonment of possession by the lessee, with reasonable promptitude, is deemed a virtual expulsion of the tenant, and, equally with an actual expulsion, precludes the recovery of rent. If the landlord suffers acts to be done, which make it necessary for the tenant to remove, or if he permitted interference by those acting under his authority which deprives the tenant of the means or power of beneficial enjoyment of the premises, or, at least materially impairs such enjoyment, such acts must be considered an eviction (McAdam on Landlord and Tenant, 1293; 120 N. Y. 345, 351; 38 Misc., 300; 128 N. Y. 284). Furthermore, the landlord is liable for the misconduct of his agent, when perpetrated by the latter in the course of his employment, even though the landlord did not authorize, justify or know of the misconduct (McAdam on Landlord and Tenant, 848). But, as before stated, the alleged acts of the superintendent not having been made known to the defendant or his wife personally or made in their presence or hearing, it cannot be said that the defendant could base an eviction thereon. If, however, after notice to the landlord of the misconduct of his superintendent, the former had permitted the annoyance to continue, he would have been accountable for the acts of the superintendent. But there is no evidence whatever of any continuance of the said misconduct of the superintendent subsequent to the making of the complaint by defendant's wife to the plaintiff. The inference, therefore, is that such misconduct ceased. So far as the question of laches in moving out of the premises is concerned, it may be said that the peculiar circumstances of the case were such that it cannot be said as a matter of law that the defendant lost the right to repudiate the hiring by reason of lack of reasonable promptitude in moving out. The question of reasonable promptitude in removing from the premises was a question of fact to be determined by the court, sitting as a jury, from all the facts and circumstances disclosed by the evidence, and his decision on that question should not be disturbed.

"For the reasons above stated," concludes the court, "the judgment should be reversed and a new trial granted, with costs to appellant to abide the event."

Concurring, Justice MacLean says:

Without determining the question of constructive eviction in this action, for rent accruing after vacation by the tenant of the premises leased, by or through acts and conduct of an agent of the plaintiff in interfering with a maid of the defendant and in leading in and out of season a too willing ear at the telephone switchboard, rendering the tenancy, as declared, very unpleasant and annoying, even unbearable, the case is barren of such facts or conduct later than the middle of March, 1907, and, upon hearsay, later than sometime, not appearing, in April, when the plaintiff was informed and though requested refused to discharge that agent. Upon the occurrence of circumstances amounting to a constructive eviction, the tenant is put to his prompt election to tolerate what is unwelcome or to remove from the premises. If he does not speedily evince the latter determination he will be held to have accommodated himself to the former alternative. Retention of the premises until the 25th of May even upon written notice dated May 3, 1907, by the defendant that he would vacate and surrender on or before the 31st inst., without reason therein, may not, in view of the evidence, be determined to be a prompt election. The judgment should therefore be reversed and a new trial ordered.

Judgment reversed and a new trial ordered with costs to appellant to abide the event.

#### Washington Heights Activity.

The recent activity on Washington Heights has been a source of gratification to the real estate community at large. Not only those who are interested in that section but every broker in the city is affected. For something like two years this particular section of the city has been the sore spot in the market. Being newly developed, it was questionable in the minds of many what its future would be. When it was observed that a cheap grade of apartments was being constructed in certain streets in that district, dire results were prophesied. Some of these buildings were finished, others were stopped for one reason and another. Most of these properties have changed hands.

The man who purchased land on a long contract with but little money invested has been disposed of. The man who went in for a "quick turn" has long since sold his holdings. The fact is that the section has come down to a business basis—a basis that will interest a business man. Substantial builders have been acquiring large corners, prominently situated. Their object being to develop these properties at the earliest opportunity. A lesson, however, has been learned. It was an expensive one, and its effects have left their mark. While some paid the price for their knowledge, others are reaping the reward, with the result that Washington Heights to-day has a great future. HOUSES CHEAPLY CONSTRUCTED ON THE HEIGHTS ARE A FAILURE.

The man who bought in a centrally located section and built a good house has made a success of his venture, even though he paid a slightly advance price for his property unimproved. The man who gave room space a little more than the minimum laid down by law, has a class of tenants who are permanent. Vacancies in these structures are easily filled. The man on the other hand who has figured down to the foot the greatest number of rooms possible on a floor, all of the smallest size allowable, has vacancies enough in the year to make his ledger compare unfavorably with the more liberal man.

A retired builder, who for years was prominently connected with Washington Heights, said the other day on this subject: "The proposition is comparatively simple. It is absolutely necessary for the builder to cater to the woman of the house. After all, this is only fair. She is at home all day, and must have conveniences. Give her a good ice box, a range that will cook, a closet in the principal bedroom that will hold a skirt. Do away with those horrible cupboards where you climb up on the base drawer and have to stretch yourself all out of proportion to reach the hook. After all, it is the little things that make an apartment comfortable. It is to looking after the details that I attribute my success."

#### Parisian Model Tenements.

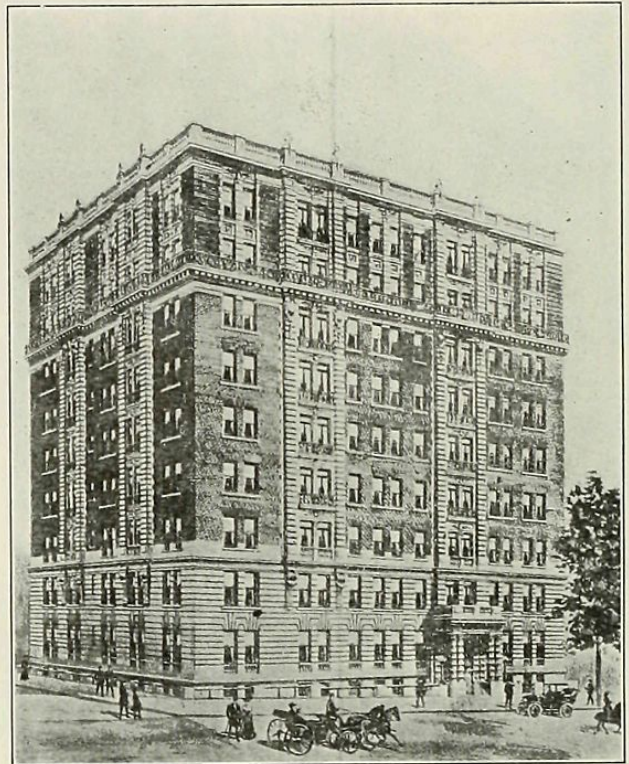
There is a tenement society in Paris which builds houses of the most approved type for the poorer class of tenement dwellers. The first house was built in Menilmontant, the Parisian "lower east side," about three years ago. The rents range from \$32 to \$80 a year. Every family must have at least three children. A short time after completion every apartment was occupied. The house has 72 apartments, 2, 3 and 4 rooms each. At the present time it shelters 435 people, 344 of whom are children. The mortality in this house is only 9 per thousand, while the city mortality is 19 per thousand. So successful was this house that No. 2 was decided on and immediately built. This latter house has 94 apartments, shelters 640 people, 427 of whom are children. The rents range from \$36.50 to \$84.50 a year. The largest family in this house belongs to a letter carrier. The family consists of himself, wife and fourteen children. He pays \$81 a year rent.

There are several innovations in these buildings. The windows are placed so high in the wall that the youngsters cannot reach the openings in the absence of their parents. The walls separating the children's apartment from that of their parents does not extend to the ceiling. Below the ordinary balustrade for the use of adults is a smaller one for the children. The company receives about three per cent. interest on its investment. The tenants are mostly railroad men and municipal laborers.

## Meeting the Exactions of Present-Day Tenants.

Nowadays the requirements of the average apartment seeker are so exacting that greater care is given to the arrangement of rooms and their appointments than ever before. Heretofore not a few of the large number of apartment buildings erected in Manhattan have been designed with more regard toward conserving space for the owner than for the convenience and comfort of tenants. Such, however, cannot be said of the half dozen or more large structures of that class recently erected in the upper Riverside Drive section. Among these may be mentioned the "Concord," at the southeast corner of Riverside Drive and 119th st, erected by Nathan Loewy Realty and Construction Co.

The building in question is 9 stories in height, of limestone and steel construction with steel partition walls, covering a plot 100x100. In the layout the apartments are arranged in suites of seven and eight rooms, with two baths each, butler's pantry and abundant closet room. The front apartments are so conveniently grouped that parlor, library and dining-room may be thrown together, making practically one large room overlooking Riverside Drive and the Palisades. The bedrooms in the Concord are grouped together and in the quieter portion of the apartment. The trim throughout is unique, and some new and attractive designs and effects have been produced.



CONCORD APARTMENT HOUSE.

Southeast Corner Riverside Drive and 119th Street.

The parlor, library and all bedrooms are in white with mahogany doors, and all floors are of oak of high quality and finish. The building was constructed under the constant supervision of the owner, Mr. Nathan Loewy, a builder of wide experience in such work.

"All plumbing in the Concord," said Mr. Loewy, "has received the special and careful attention of a competent engineer, only the best material and workmanship being used."

One of the features to which more than ordinary attention has been paid is the laundry, which necessary adjunct has fittingly been relegated to the basement of the building. It contains a complete laundry outfit, with tubs, steam drying rooms and ironing tables, so that tenants may have the weekly wash entirely removed from the apartment when desired. A wide centre court, 27x27, insures excellent light, and the entrance and private hallways are more than ordinarily inviting. "Both in the grouping of rooms and appointments the aim has been to please, and judging by our success in renting, we have succeeded," observed the owner.

#### To the Record and Guide on its Fortieth Anniversary.

"We've been together now for forty years,  
And it doesn't seem a day too much;  
There's not a Record of New York land  
That the Guide has failed to touch.

"We've been together now since '68,  
In this good old isle of the Dutch,  
So here's to the friend of real estate—  
For the Record and Guide is such.

"We've been together now for forty years  
And the money I've made is much;  
For I studied the Record and Guide each week—  
Then I bought like the good old Dutch."

WALTER BEVERLEY CRANE.





# WANTS AND OFFERS



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**FOR RENT**—Desk room in an architect's office at the new Terminal Building, 103 Park Ave. Address Room 917, 156 5th Ave.

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**WHO WANTS EXPERIENCED**, practical and theoretical architect and builder, to run cement block manufacturing, with his new patented waterproof construction? 20 years' cement block experience. BOX 300, Record and Guide.

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**BUSINESS BUILDINGS TAKEN ON LEASE.** Brokers protected. SOL. STERN, 621 Broadway.

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**FOR SALE**  
**1850 CUBIC FEET BUFF INDIANA LIMESTONE**  
 Sawed two and four sides sills, lintels, etc., for apartment houses. May be inspected at East New York freight station, Long Island Railroad, Pitkin av and Junius st, Brooklyn. Offers per cubic feet wanted for the lot.  
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### Sixth Avenue Will Benefit by Subway.

Very few transfers of properties along 6th av, from 23d to 42d st, have recently taken place, as the majority of the owners in that section are either holding their realty for future higher prices, or to use for certain lines of business in which they are interested.

Values in the section in question are steadily getting higher, which can be easily verified by the fact that mostly every owner of real estate in that section has been offered higher figures than what they have paid for their property. Another reason which is very important to investors is that prospective tenants are inquiring through various channels as to securing locations in the district mentioned, and always intimating that they will readily pay an advanced rental over what property is bringing at the present time. This in our opinion is conclusive, and if property were offered at private sale or at auction, the owner of the property would readily find the buyer willing to pay him a profit over his original purchase price.

It is very hard to place any definite standard value upon any single parcel of real estate in the 6th av section, as the selling value is liable to vary over night. Any suggested improvement in the immediate vicinity causes the asking price to be changed to a higher amount for all property in that part of the city.

Sixth av will benefit as much and probably more than any other avenue in the city when the new McAdoo terminal and subway are completed, together with the Pennsylvania Railroad depot.

The character of the different business houses in this section of the city is gradually becoming better, which is partly caused by the opportunity given to the owner of property in this section, when a vacancy occurs, to select his tenant, as there are always so very many applicants in various lines of busi-

ness, and it is to the owner's interest at all times to select not only a new tenant who is willing to pay higher rental, but also a tenant whose class of business he considers will be an improvement to his property.

Very few long leases are being made at present, as it is very easy to obtain a high enough rental for a short term lease, to pay all carrying charges, for any property purchased in this section. When the terminal station on the west side of the avenue, from 32d to 33d sts, is completed, it will certainly assure the avenue of many other improvements in the way of new buildings.

I. J. POCHER.

### Old Mortgage Being Foreclosed.

The premises on the north side of 19th st, 216.8 east of 4th av, is going to be foreclosed to satisfy a judgment amounting to \$6,067.50. The interesting feature of this sale is that the mortgage was made June 30, 1855. The action is brought by John A. Stewart against the estate of Thomas J. Oakley. Francis C. Huntington was the referee.

### Adams Property at Auction.

Several properties owned by the estate of Albert Adams will be disposed of at auction by Byran L. Kennelly on April 8 next. The properties to be offered are 344 7th av, near 29th st; 181 to 189 Columbus av, northeast corner 68th st; 9 James slip, southwest corner of Water st; 413 and 415 East 34th st, and 19½ to 23 Borden av, Long Island City.

### Rules of Appraisals.

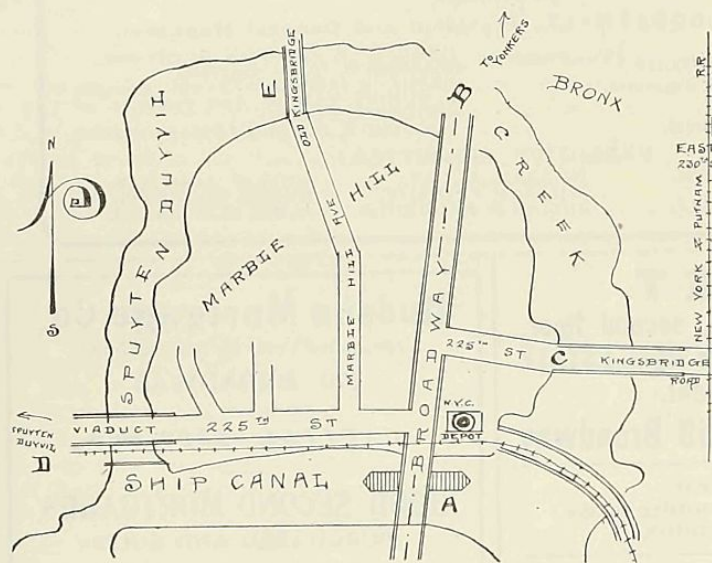
Every broker is called upon from time to time to render formal appraisals. Every transaction in which he engages makes necessary one or more informal appraisals, for his own benefit. The Record and Guide Quarterly, geographically arranged, is of the greatest assistance in the determination of values.

# PROPERTY OWNERS' SECTION.

## Much Needed Improvements in the Kingsbridge Section.

Where the extreme upper end of Manhattan meets the winding shore of the westerly part of the Bronx Borough, nature, assisted by the U. S. Government, has located a small island, known as "Marble Hill," which forms the connecting link at that point between the two boroughs. Created originally a peninsula, bounded on three sides by the Harlem River and Spuyten Duyvil Creek, Marble Hill became an island when the U. S. Government separated it from Manhattan by cutting the Ship Canal through it at the south.

As no traffic can pass from one borough to the other at this point without crossing this little isle, a number of bridges (leading north, south, east and west) are required in order to readily connect the thoroughfares of the Bronx with those of Manhattan. (See accompanying map.)



The north and south ends (see A and B) are completed, viz.: the double-deck drawbridge over the Ship Canal at the south end of Marble Hill (A), connecting it with the lower city, and the Broadway bridge (B) over the Spuyten Duyvil Creek, at the north end, leading to Kingsbridge. These carry the elevated extension of the Broadway "Sub" and trolley lines from Manhattan towards Van Cortlandt Park and Yonkers.

The connection eastward (see C) has so far retained its rural character over the old "Farmer's Bridge" (erected during the early Dutch period), notwithstanding the continuous efforts of the local taxpayers to have it replaced by a modern highway. After years of agitation the widening of this necessary road (known as Muscoota or West 225th) st, has passed the local Boards of the two boroughs affected and has also been authorized by the Board of Estimate and Apportionment—and yet, the actual work is being held up. Why? Are the authorities waiting for another grade crossing calamity at this point? It came very near being supplied recently, when four persons in a carriage had a miraculous escape at this crossing of the N. Y. & Putnam R. R. just east of Farmers' Bridge.

The contemplated widening of Muscoota st carries with it the abolishment of this dangerous railroad crossing by raising the grade of this street over the railroad tracks, and for that reason alone no time should be lost in starting and completing this necessary improvement. The territory lying east of this railroad crossing, known as the Bailey tract, which is rapidly being built up with 1 and 2-family houses, needs this thoroughfare in order to reach the new subway and N. Y. Central stations at Broadway and West 225th st. Inasmuch as it also is to connect on the Bronx side of the Harlem River with Kingsbridge road, it would complete a great crosstown artery from the east side of Broadway via Fordham sq and Pelham parkway to Long Island Sound.

In order to extend this crosstown highway westward to the Hudson River and for the purpose of making the entire Spuyten Duyvil and Riverdale district directly accessible to the Broadway Subway, a viaduct has been planned from Marble Hill to Spuyten Duyvil Hill, which would be an extension of West 225th st, west of Broadway, to the Hudson River via Spuyten Duyvil road. The N. Y. Central intends building a four-track tunnel under Spuyten Duyvil hill to take the place of its two-track cut at this point, and in order to get the concessions for this project, it has arranged, in connection with the estate of Isaac G. Johnson, to deed the necessary right-of-way for the proposed viaduct to the city, free of charge. Thus the vast tract of property to be benefited by this viaduct will only have

to bear the cost of the structure itself, and each individual owner will therefore be assessed only a comparative trifle.

Another point requiring attention by the Bridge Department is the "old original Kings Bridge" (E) of revolutionary times, which connects the northerly end of Marble Hill av with the southerly end of Kingsbridge av at 230th st. This historic landmark (which Gen. Washington and the American Army crossed after the battle of White Plains, followed by Gen. Howe and the Hessians) will be left way below the new grade recently established at the intersection of Kingsbridge av and 230th st, and hence will have to be replaced by a new structure, similar in style to the Broadway Bridge (B) a few hundred feet to the east.

With these improvements and the turning of the abandoned head of the Harlem River, between 225 and 230th sts, into a public playground for the rapidly increasing juvenile population of Kingsbridge, the extreme west approach to New York City would present a finished appearance.

RICHARD ALEXANDER.

## Modern Flat Attractive to Average Tenant.

Notwithstanding all that has been said and written in favor of new idea flats these creations are not generally looked upon with favor among owners and builders in New York. It is maintained by them the time is unripe for radical changes in this direction, and that since the requirements of the average tenant are quite fully met in the layout and equipment of the modern flat, it would appear unwise to attempt the experiment. The owner who erects flats for income purposes must needs consult the whims and fancies of his prospective tenants.

In this connection, an authority argues that the apartment that catches the eye of the average tenant who is in a position to pay, say \$45 a month, is one that offers great show facilities, being possessed of two parlors, a fine dining-room and a spacious and attractive entrance hall—one susceptible of being turned to the greatest advantage in creating a decidedly crushing first impression. As much as one-half of the floor space of such an apartment is devoted to the parlors and the entrance hall. The dining-room, likewise, is an important consideration, but the rest of the apartment—kitchen, sleeping rooms, closets, etc.—is of small consequence, since they are not on show, and pertaining only to the comfort and health of the family, count for little.

It would therefore seem that the common sense flat is unattractive to prospective tenants, generally, although it cannot be denied but that such a domicile would meet the ideas of tenement dwellers, who, unfortunately, do not possess the means of paying the rent.

For a while, at least, it is believed that flat builders will continue in the well beaten path and leave experiments to the theorist or would-be reformer.

## Metallic Protectors for Concrete Curbing.

As the use of plain concrete for curbing is increasing to a large extent hereabouts, it becomes apparent that the exposed outer edge or corner of a curb of that material be reinforced with a metallic protector of such form and strength that it will effectually resist shocks, without in the least becoming separated or loosened from its contact with the concrete. The protecting bar should be galvanized in order that it may repel the damaging attacks of rust. If it be made of material too thin, it will yield to heavy shocks and is liable to develop a slight opening between the metal and the concrete, thereby admitting moisture and frost, which will loosen the protector, rendering it of little or no value as a guard.

It has frequently been pointed out by demonstrations that it is impossible to anchor any kind of bar so that it can be depended upon to remain as placed, unless the anchorage is a solid and integral part of the bar itself. A bar once loosened from the concrete, says Machinery and Trade, rapidly loses its value as a protector when it depends upon bolts to hold it.

## Call for a Mass Meeting.

In accordance with the resolution adopted at a recent meeting of the North Side Board of Trade, a mass meeting will be held in the rooms of the Association of Bronx Real Estate Brokers, 149th st and 3d av, at 8 o'clock on Monday night, to consider complaints from property owners relative to the alleged attitude of the Tenement House Department concerning violations.

Property owners' associations are invited to join with the North Side Board of Trade in furthering the desired end. Chairman J. H. Jones will be pleased to receive the names of associations and their secretaries at 950 Ogden av.

### Public Works.

**METCALF AV.**—Opening and extending from Bronx River av, near Bronx River, to East 177th st; and Bronx River av, from Lacombe av to Metcalf av. Proposed area as follows: Beginning at a point on the northeasterly bulkhead line of Bronx River, where it is intersected by the prolongation of a line midway between Elder av and Genner av, and running thence northwardly along the said line midway between Elder av and Genner av to the intersection with the southeasterly property line of the New York, New Haven and Hartford Railroad; thence northeastwardly along the said property line of the New York, New Haven and Hartford Railroad to the intersection with the prolongation of a line midway between St. Lawrence av and Beach av, as laid out between Mansion st and West Farms road; thence southwardly along the said line midway between St. Lawrence av and Beach av and the prolongation thereof to the intersection with the prolongation of a line midway between St. Lawrence av and Beach av, as laid out between Westchester av and Lacombe av; thence southwardly along the said line midway between St. Lawrence av and Beach av and the prolongation thereof to a point distant 100 ft. southerly from the southerly line of Lacombe av; thence westwardly, parallel with Lacombe av and always distant 100 ft. therefrom, to the northeasterly bulkhead line of the Bronx River; thence northwestwardly along the said bulkhead line to the point or place of beginning. Board of Estimate will consider March 27.

**LACOMBE AV.**—Opening and extending from bulkhead line of Bronx River to bulkhead line of Westchester Creek; Randall av, from bulkhead line of Westchester Creek; and Commonwealth av, from Patterson av to Lacombe av. Board of Estimate considering.

**WHITE PLAINS ROAD.**—Acquiring title between West Farms road and the bulkhead line of East River. Hearing on April 10 by Board of Estimate.

**3D AV.**—Widening, between Washington av and Lorillard pl. Hearing on April 10 by Board of Estimate.

**BRONX PARK EAST.**—Acquiring title to lands for widening between White Plains road and the Bronx and Pelham Parkway, and to White Plains road, from a point near the old Unionport road to a point near Thwaites pl. Hearing on April 10 by Board of Estimate.

**WEST 164TH ST.**—Discontinuing between Summit av and Lind av. Hearing before Board of Estimate April 10.

**MELVILLE ST.**—Reducing width between Morris Park av and tracks of New York, New Haven & Hartford R. R. Referred to Borough President Haffen.

**BRONX BOULEVARD.**—Widening between Nereid av and 242d st. Adopted by Board of Estimate.

**METCALF AV.**—Opening and extending from Bronx River av, near Bronx River, to East 177th st, and to Bronx River av, from Lacombe av, to Metcalf av. Board of Estimate considering. Proposed area of assessment as follows:

Beginning at a point on the northeasterly bulkhead line of Bronx River, where it is intersected by the prolongation of a line midway between Elder av and Genner av, and running thence northwardly along the said line midway between Elder av and Genner av to the intersection with the southeasterly property line of the New York, New Haven & Hartford R. R.; thence northeastwardly along the said property line of the New York, New Haven & Hartford R. R. to the intersection with the prolongation of a line midway between St. Lawrence av and Beach av, as laid out between Mansion st and West Farms road; thence southwardly along the said line midway between St. Lawrence av and Beach av and the prolongation thereof to the intersection with the prolongation of a line midway between St. Lawrence av and Beach av, as laid out between Westchester av and Lacombe av; thence southwardly along the said line midway between St. Lawrence av and Beach av, and the prolongation thereof to a point distant 100 feet southerly from the southerly line of Lacombe av; thence westwardly, parallel with Lacombe av, and always distant 100 feet therefrom, to the northeasterly bulkhead line of the Bronx River; thence northwestwardly along the said bulkhead line to the point or place of beginning.

**GARRISON AV.**—Opening and extending from Leggett av to Longwood av. Entire cost to be assessed upon property benefited. Adopted by Board of Estimate.

**EAST 141ST ST.**—Opening and extending from Park av to Rider av. Entire cost to be assessed upon property benefited. Adopted by Board of Estimate.

**ADEE AV.**—Opening and extending from White Plains road to Boston Post road. Entire cost to be assessed upon property benefited. Adopted by Board of Estimate.

**KINGSBRIDGE AV.**—Opening and extending from West 230th st to Broadway. Board of Estimate considering. Proposed area of assessment as follows:

Beginning at a point on the line bisecting the angle formed by the prolongations of the center lines of West 234th st and of West 236th st, as laid out between Kingsbridge av and Putnam av, distant 100 feet easterly from the easterly line of Broadway, the said distance being measured at right angles to the line of Broadway, and running thence westwardly along the

said bisecting line to the intersection with a line which bisects the angle formed by the prolongations of the easterly line of Kingsbridge av and the westerly line of Broadway as the said streets are laid out south of West 234th st; thence southwardly along the said line bisecting the angle formed between Kingsbridge av and Broadway to the intersection with a line distant 100 feet southwestwardly from and parallel with the southwestwardly line of West 230th st, the said distance being measured at right angles to the line of West 230th st; thence northwestwardly, northeastwardly and northwestwardly and always parallel with and distant 100 feet southwestwardly, northwestwardly and southwestwardly from the southwestwardly, northwestwardly and southwestwardly side of West 230th st to the intersection with the prolongation of a line midway between Corlear av and Tibbet av; thence northeastwardly and along the said line always midway between Corlear av and Tibbet av and along the prolongation of the said line to the intersection with a line passing through the angle point on the easterly side of Corlear av, located between West 238th st and West 240th st, having a direction at right angles to the line of Broadway as laid out north of West 238th st; thence eastwardly along the said course at right angles to Broadway to a point distant 100 feet easterly from the easterly line of Broadway; thence southwardly and always parallel with the easterly line of Broadway and distant 100 feet therefrom to the point or place of beginning.

### Assessments.

**3D AV.**—Placing guard rail in front of lots east side 3d av, 238 ft. south of 175th st, filling in and repairing sidewalks. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**EAST 140TH ST.**—Sewer, between the end of the existing sewer, west of Cypress av and Cypress av. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**EAST 137TH ST.**—Regulating, etc., from 3d av to Rider av. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**EAST 163D ST.**—Regulating, etc., between Sherman av and the Grand Boulevard and Concourse. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**EAST 172D ST.**—Regulating, etc., between Boston road and Southern boulevard. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**HAVEN AV.**—Regulating, etc., from south side of West 170th st to a point 464.31 ft. northerly. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**NEW STREET ON WEST SIDE OF HALL OF RECORDS.**—Regulating, etc., from Reade st to Chambers st. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**PARKSIDE PL.**—Sewer, between East 207th st and the summit about 325 ft. east of 207th st. Board of Assessors give notice that proposed assessment is completed. Objections may be presented in writing at 320 Broadway.

**PERRY AV.**—Sewer, between East 200th and East 201st sts. Board of Assessors give notice that proposed assessment is completed. Objection may be presented in writing at 320 Broadway.

**FOX ST.**—Paving, etc., from Prospect av to Av St. John. Area of assessment: Both sides of Fox st, from Prospect av to Av St. John, and to the extent of half the block at the intersecting streets and avenues. Assessment entered March 17. Payable within 60 days.

**EAST 182D ST.**—Sewer, between Arthur av and Belmont av. Area of assessment: Both sides of East 182d st, from Arthur av to Belmont av. Assessment entered March 17. Payable within 60 days.

**FOX ST.**—Paving, etc., from Prospect av to Av St. John. Area of assessment: Both sides of Fox st, from Prospect av to Av St. John, and to the extent of half the block at the intersecting streets and avenues. Assessment entered March 17. Payable within 60 days.

**TIEBOUT AV.**—Regulating, etc., from East 180th st to Fordham road. Area of assessment: Both sides of Tiebout av, from East 180th st to Fordham road, and to the extent of half the block at the intersecting streets and avenues. Assessment entered March 19. Payable within 60 days.

**RECEIVING BASINS.**—At the southeast and northeast corners of East 172d st and West Farms road; southeast corner of Edgewater road and Jennings st; southwest corner of Edgewater road and West Farms road; northeast and southeast Block bounded by West Farms road, 172d st, Bronx River and corners of Freeman st and Hoe av; southwest corner of Jennings st and Longfellow av; northeast, northwest, southwest and southeast corners of Jennings st and Bryant av; northwest corner of Jennings st and Vyse av, and southeast and southwest corners of 176th st and Longfellow av. Area of assessment:

Jennings st; east side of West Farms road, from 172d st to a point about 270 ft. northerly; both sides of Edgewater road, between Westchester av and Jennings st; including of No. 31 of Block 3012; north side of Freeman st, from Hoe av to Vyse av; east side of Hoe av and west side of Vyse av, between Freeman and Jennings sts; south side of Freeman st, from Hoe to Vyse av; east side of Hoe av and west side of Vyse av, between Home and Freeman sts; both sides of Jennings st, between Vyse av and Longfellow av; east side of Vyse av, both sides of Bryant av and west side of Longfellow av, between Jennings and 172d sts; north side of Jennings st, from Hoe to Vyse av; east side of Hoe av, from Jennings st to a point about 300 ft. northerly; south side of 176th st, from Bryant av to Longfellow av; both sides of Longfellow av, from East 174th st to 176th st. Assessment entered March 19. Payable within 60 days.

**PARK AV.**—Restoring asphalt pavement in front of premises at northwest corner of Park av and 61st st; also on northwest corner of 61st st and Park av. Assessment entered. Payable to Collector of Assessments and Arrears, Room H, 280 Broadway.

### Condemnation Proceedings.

**CORNELL AV, BRONX RIVER AV AND LELAND AV.**—Acquiring title. Board of Estimate will consider March 27. Proposed area of assessment as follows: Beginning at a point on the easterly bulkhead line of Bronx River distant 100 ft. southerly from the southerly line of Cornell av, the said distance being measured at right angles to the line of Cornell av, and running thence northwardly along the said bulkhead line to a point distant 100 ft. northerly from the northerly line of Gildersleeve av, the said distance being measured at right angles to the line of Gildersleeve av; thence eastwardly parallel with Gildersleeve av to the intersection with the prolongation of a line midway between Theriot av and Leland av; thence northwardly along the said line midway between Theriot av and Leland av, and the prolongation thereof, to a point distant 100 ft. northerly from the northerly line of Patterson av; thence eastwardly along a line parallel with Patterson av to the intersection with a line midway between Leland av and Underhill av; thence southwardly along the said line midway between Leland av and Underhill av to a point distant 100 ft. northerly from the northerly line of Gildersleeve av; thence eastwardly parallel with Gildersleeve av to the intersection with a line midway between Underhill av and Bolton av; thence southwardly along the said line midway between Underhill av and Bolton av to the intersection with a line midway between Gildersleeve av and Cornell av; thence eastwardly along the said line midway between Gildersleeve av and Cornell av to the intersection with a line midway between White Plains road and Newman av; thence southwardly along the said line midway between White Plains road and Newman av to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the northerly line of Bronx River av and the southerly line of Cornell av, as laid out between Bolton av and White Plains road; thence westwardly along the said bisecting line to the intersection with a line distant 100 ft. southerly from the southerly line of Cornell av, the said distance being measured at right angles to the line of Cornell av; thence westwardly and parallel with Cornell av to the point and place of beginning.

**FOX ST.**—Opening and extending from Longwood av to Intervale av. Commissioners Henry Lipps, Jr., Gerald J. Barry and Geo. J. Clark will present final report in this proceeding to Supreme Court for confirmation March 24.

**PIERS (OLD) NO. 32 AND NO. 33, EAST RIVER.**—Acquiring title, wharfage rights, etc., on southerly side of South st, between easterly side of Pier (old) No. 32 and on westerly side of Pier (old) No. 33, for the improvement of waterfront. Corporation Counsel Pendleton gives notice that by an order of Supreme Court Alexander Keogh was appointed a Commissioner of Estimate in this proceeding in place and stead of Ferral C. Dininny, resigned.

**MAIN ST (CITY ISLAND).**—Acquiring title from the land to be acquired for the east approach of City Island Bridge to Long Island Sound. Commissioners John P. Elder, Pierre G. Carroll and Thos. Martin will present bill of costs and expenses in this proceeding to Supreme Court on March 27.

**GOUVERNEUR SLIP PIER WEST.**—Formerly known as Pier 51 (old). Acquiring title for improvement of waterfront. Corporation Counsel Pendleton gives notice that by an order of Supreme Court Geo. H. Engel was appointed a Commissioner of Estimate and Assessment in this proceeding in place and stead of Thos. P. Dinnean, resigned.

**HAMILTON PL.**—Westerly side. Acquiring title between 140th and 141st sts. Selected as site for school purposes. Corporation Counsel Pendleton gives notice that by an order of Supreme Court Wm. H. F. Wood was appointed a Commissioner of Estimate and Appraisal in this proceeding in place and stead of Thos. P. Dinnean, resigned.

**RIVERSIDE DRIVE AND PARKWAY.**—Acquiring title from 135th st to the Boulevard Lafayette. Commissioners John P. O'Brien, Frank R. Houghton and John J. Ryan will present

supplemental and additional bill of costs and expenses to the Supreme Court on March 27.

**WEST 177TH ST.**—Opening and extending from Amsterdam av to St. Nicholas av. Commissioners John J. Quinlan and Wm. P. Schmitt have completed their supplemental and amended estimate and assessment. The limits of their assessment are bounded and described as follows: Beginning at the point of intersection of a line parallel to and distant 100 ft. easterly from the easterly line of Amsterdam av with the easterly prolongation of a line parallel to and distant 100 ft. southerly from the southerly line of West 176th st, running thence westerly along said prolongation and line parallel to West 176th st to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Buena Vista av; thence southerly along said line parallel to Riverside drive to its intersection with a line parallel to and distant 100 ft. southerly from the southerly line of West 175th st; thence westerly along said line parallel to West 175th st and its westerly prolongation to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Riverside drive; thence northerly along said line parallel to Riverside drive to its intersection with the westerly prolongation of a line parallel to and distant 100 ft. northerly from the northerly line of West 178th st; thence easterly along said westerly prolongation and line parallel to West 178th st and its easterly prolongation to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Amsterdam av, thence southerly along said line parallel to Amsterdam av to the point or place of beginning; as such area is shown upon our benefit maps deposited as aforesaid. Provided no objections be filed final report will be presented to Supreme Court for confirmation May 7.

**PLEASANT AV.**—Easterly line, between 119th and 120th sts, and on northerly side of 119th st, adjoining Public School No. 78. Acquiring title for lands selected as a site for school purposes. Commissioners Sylvester S. Taylor, Thomas S. Scott and Bernard Freund have completed their estimate of loss and damage and have filed true report in the office of the Board of Education, Manhattan.

### Important Test Case for Damages.

During the week Justice Davis, of the Supreme Court, handed down a decision in the case of James Roosevelt and others against the Interborough Rapid Transit Company, as lessees of the Manhattan Elevated Railroad. The court awards the plaintiffs \$30,000, as well as \$1,800 in rental damages, for the premises 29, 31, 33 and 35 9th av.

Mr. Roosevelt and his associate trustees, who represented the Astor interests, charged that the railway company placed the third track at that point without right, and without their permission, and that their easements were violated and their property damaged.

The Court says that the Legislature granted to the company the right to operate a two-track "L" railway in 9th av, each of the tracks not to exceed five feet in width between the rails.

"The right to use the open space between these tracks for a middle track was not included in this grant.

"Then the third track was built between the two outside tracks. The outside tracks help to support the third track, which then became an integral part of a single structure composed of those three tracks, and the defendants were enabled to run more trains and carry more passengers on the original tracks than was possible before the third track came into use."

It is believed by many that the success of the plaintiffs will be followed by similar suits by owners of realty on both 9th and 3d avs. On 3d av the railway company has a third track nearly all of the way.

The decision is important, as it may ultimately involve millions of dollars.

### Another Aid to Renting Apartments.

Every practical improvement which adds to the convenience of a well-planned apartment increases its rental value and enables the owner to secure tenants more quickly than otherwise. Among the latest contrivances now being used in many well-known apartment buildings in Manhattan is a device known as the Lowrie wall safe. It consists of a strongly made iron box for the safe keeping of valuables which may be built into the walls of a chamber or other room, and is said to be both fire and burglar proof. The safe is usually embedded breast high from the floor, at which elevation it is most accessible. In appearance it is unique, and when set up little more than the dial and its small knob is seen; no handles, bolts or hinges. The lock is operated by a combination and is efficient. When opened the door is brought out squarely and carried to one side, allowing for panel work when desired.

Many architects are now specifying these safes in apartment houses and other buildings where a number are to be set. Their cost varies in accordance to dimensions from \$17 to \$30. Not a few of the large West Side apartments, such as the Bonavista, at 109th st and Riverside Drive; the Hohenzollern, 84th st and West End av; the Rossley Court, 85th st and Central Park West, and a host of equally important structures in Manhattan are equipped with wall safes, which have been found highly satisfactory.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, March 23.

- A new street, opening, from Bowery to Elm st, at 4 p m. Bronx Park addition, at 10 a m. A new street, opening, from Fort Washington av to Haven av, at 10 a m. City Island Bridge, at 1 p m. Baker av, opening, from Baychester av to city line, at 2 p m. Boston rd, opening, from White Plains rd to northern boundary city, at 2 p m. Trafalgar pl, opening, between 175th and 176th sts, at 4 p m. Sedgwick av, &c, widening, at 4 p m. Delancey, st, widening, from Clinton st to Bowery, at 12 noon. Gun Hill rd, widening, from Webster av to Elliott pl, at 12 noon. Mohegan av, opening, between 175th and 176th sts, at 1 p m. Unnamed street (Bennett av), opening, at 2 p m. West 167th st, opening, from Amsterdam av to St Nicholas av, at 3 p m.

Tuesday, March 24.

- Strip of land at Boulevard Lafayette, at 2 p m. Crotona Park addition, at 1 p m. First av (Richmond), opening, from Jersey st to Pine st, at 1 p m. West 163d st, opening, from Amsterdam av to St Nicholas av, at 11 a m. Taylor st, opening, from Morris Park av to West Farms rd, at 1 p m. Northern av, opening, north of 181st st, at 4 p m. West 163d st, opening, from Fort Washington av to Riverside av, at 2 p m. Tremont av, opening, from Eastern Boulevard to Fort Schuyler rd, at 11 a m. Bronx Boulevard, opening from Boston rd to 242d st, at 3 p m. Public park, Southern Boulevard, Pelham av, Crotona av, at 4 p m.

Wednesday, March 25.

- Riverside Drive, opening, from 139th to 142d st, at 2 p m. Astor av, opening, between Olinville av and White Plains rd, at 2 p m. Sewerage District, No. 43, at 1 p m.

Thursday, March 26.

- St Nicholas Park addition, at 1 p m. Morris av, closing, at 2 p m. Weiher Court, opening, from Washington av to 3d av, at 3 p m. Burnett pl, opening, from Garrison av to Tiffany st, at 3 p m. Two public parks, east of Boulevard Lafayette, at 2 p m. East 223d st, opening, 224th to 225th st, at 3 p m.

Friday, March 27.

- Zerega av, opening, at 1 p m. Fifth new street, opening, north of 181st st, at 3.30 p m.

At 258 Broadway.

Monday, March 23.

- Clinton st, police station, at 10.30 a m. Manhattan Bridge (No 3) at 2 p m. Brooklyn arches, at 2.30 p m. Bridge 4 (Queens), at 3 p m.

Tuesday, March 24.

- Hester and Baxter st, school site, at 11 a m. Manhattan Terminal to Brooklyn Bridge, at 10.30 a m. Fort George, rapid transit, at 3 p m.

Wednesday, March 25.

- 20th and 21st sts, school site, at 10.30 a m. Willard Parker Hospital, at 2 p m. 15th and 18th sts, dock, at 2.30 p m. Bridge 4 (Queens), at 3 p m. Bridge 4 (2d Pro), at 3.30 p m.

Thursday, March 26.

- Pier 53, East River, at 11 a m. Manhattan Bridge (No 3), at 2 p m. Fort George, rapid transit, at 3 p m.

Friday, March 27.

- Pier 36, East River, at 10.30 a m. Bridge 4 (Queens), at 3 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending March 20, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

- 7th av, No 148 | s w cor 19th st, 23x44, 2-sty 19th st, No 200 | frame tenement and store. (Partition.) Hugh Slevin.....31,600 Ogden av, Nos 1154 to 1160 | s e cor 167th st, 75 167th st, Nos 138 to 142 | x115, five 2-sty fr dwellings and stores on av and 3-sty fr tenement and store on cor. (Partition.) Henry Meyer .....22,500 8th st, Nos 311 and 313, n s, 239.1 e Av B, 41.3x69.10, two 4-sty brk tenements and stores. (Amt due, \$3,959.75; taxes, &c, \$655.46; sub to prior mortgages aggregating \$24,000.) Wm H Manning.....30,211 Roosevelt st, No 94, e s, 100.1 n Cherry st, 20.7x41.6x20.3x41.6, 4-sty fr brk front tenement and store. (Amt due, \$6,004.19; taxes, &c, \$286.60.) B F Golden.....6,600 149th st, Nos 244 and 246, s s, 180 e 8th av, 40x99.11, 6-sty brk tenement. (Amt due, \$12,885.11; taxes, &c, \$870.54; sub to prior mort of \$36,000.) Edward G Alsdorf...44,737 149th st, Nos 240 and 242, s s, 220 e 8th av, 40x99.11, 6-sty brk tenement. (Amt due, \$13,135.56; taxes, &c, \$870.54; sub to a prior mort of \$36,000.) Solmax Realty Co....44,400 149th st, Nos 236 and 238, s s, 260 e 8th av, 40x99.11, 6-sty brk tenement. (Amt due, \$13,915.40; taxes, &c, \$870.54; sub to a prior mort of \$35,000.) Solmax Realty Co....44,312 149th st, Nos 232 and 234, s s, 300 e 8th av, 40x99.11, 6-sty brk tenement. (Amt due, \$13,844.71; taxes, &c, \$870.54; sub to a prior mort of \$35,000.) Solmax Realty Co....44,812 149th st, Nos 216 and 218, s s, 460 e 8th av, 40x99.11, 6-sty brk tenement. (Amt due, \$11,680.48; taxes, &c, \$870.54; sub to a prior mort of \$37,000.) Edward G Alsdorf...44,425 \*Robbins av, e s, 100 s 151st st, runs e 104 x s 5 x e 50 x s 70 x w 50 x n 25 x w 104 x n 50 to beg, vacant. (Amt due, \$5,000.70; taxes, &c, \$580.06 sub to a first mort of \$5,000.) Eva K Bopp.....10,049 \*123d st, No 523, n s, 266.10 w Amsterdam av, 33.2x100.11, 5-sty brk tenement. Amt due, \$13,414.71; taxes, &c, \$—) Eli Younghem et al .....40,808 Boston Post road and Mill road, —x—, containing 6 1/4 acres, Eastchester. Sheriff's sale of all right, title, &c. Cecelia Blank.....700 158th st, Nos 504 to 512, s s, 125 w Amsterdam av, 125x99.11, three 5-sty brk tenements. Sheriff's sale of all right, title, &c. Withdrawn ..... \*148th st, Nos 554 to 560, s s, 125 e Broadway, 100x99.11, two 5-sty brk tenements. Sheriff's sale of all right, title, &c. Burns Bros....20 \*Southern Boulevard n s, 625 w Av St John, 149th st | runs w n w and n along Prospect av | Southern Boulevard and 149th st and Prospect av, 213.6 x e 83.4 x s 105 to beg, vacant. (Amt due, \$22,085.30; taxes, &c, \$1,000.) Lawyers Title Ins & Trust Co.....18,500 \*Prospect av, e s, 61.5 s Fox st, runs e 104.7 x s 50 x w 25 x s 25 x w 133.3 x n 92.3 to beg, vacant. (Amt due, \$13,388.38; taxes, &c, \$1,000.) Lawyers Title Ins & Trust Co. ....10,500 \*Southern Boulevard, n s, 550 w Av St John, runs n 130 x w 25 x s 25 x w 50 x s 105 x e 75 to beg, vacant. (Amt due, \$10,690.47; taxes, &c, \$1,000.) Lawyers Title Ins & Trust Co.....8,500 \*171st st, Nos 504 to 510, s s, 100 w Amsterdam av, 175x95, four 5-sty brk tenements. (Amt due, \$35,988.06; taxes, &c, \$2,741.22; sub to prior mortgages aggregating \$150,000.) Charles Garfel et al .....168,801 \*1st av, Nos 1941 and 1943, w s, 80.11 s 100th st, 40x100, 6-sty brk tenement and store. (Amt due, \$18,007.70; taxes, &c, \$816.94; sub to a first mort of \$31,000.) Sender Jarumofsky .....41,000 \*St Nicholas pl, w s, 164.4 n 153d st, 60x104, vacant. (Amt due, \$29,660.99; taxes, &c, \$577.99.) F N Du Bois .....15,000 Central Park West, No 241 | n w cor 84th st, 25 84th st, No 1 | | x100, 4-sty and basement stone front dwelling. (Sheriff's sale of all right, title, &c.) Adj sine die..... BRYAN L. KENNEDY. Lexington av, No 1835, e s, 60.11 s 114th st, 19.9x78, 4-sty stone front tenement with store (voluntary). Bid in at \$18,500.... 72d st, No 128, s s, 275 w Columbus av, 25x 102.2, 4-sty stone front dwelling (exrs sale). Samuel Armstrong .....72,000 3d av | s w cor 183d st, 130x238.6 to Bath- 183d st | gate av x 130x238.6, vacant (vol- Bathgate av | untary). Bid in at \$56,000.....

- Vesey st, Nos 28 and 30, n e cor Church st, 52.5x75.6x52.5x76, two 5-sty brk and stone loft and store buildings (exrs sale). Bid in at \$297,500 ..... 136th st, No 14 and 16, n s, 181.1 w Broadway, runs w 50.2 x n 101 x e 39.1 x n 1 x e 11.3 x s 102.6, 5-sty brk and stone loft building (exrs sale). Geo M Baker, representing a party in interest.....315,000 27th st, No 31, n s, abt 137.7 w Broadway, 28x98.9, 5-sty brownstone building (exrs sale). Louis Cohen .....70,000

SAMUEL GOLDSTICKER.

- 136th st, s s, 250 w Amsterdam av, 75x99.11, two 6-sty brk tenements. (Amt due, \$5,191.24; taxes, &c, \$400.94.) Bella A Quay, party in interest .....34,308

J. BARRY LOUNSBERRY.

- Rivington st, No 312, n e s, 62.3 s e Lewis st, 18.8x100, part 6-sty brk tenement and store. (Amt due, \$10,981.83; taxes, &c, \$959.48.) Adj sine die.....

L. J. PHILLIPS.

- \*Greenwich st, No 186, w s, 43.6 s Fulton st, 21.10x24.10x22x24.6, 6-sty brk loft & store building. (Amt due, \$11,003.22; taxes, &c, \$262.29; sub to a first mort of \$16,000.) Sophia Frank .....28,302 136th st, s s, 325 w Amsterdam av, 75x99.11, two 6-sty brk tenements. Amt due, \$5,191.24; taxes, &c, \$400.94.) Bella A Quay, party in interest .....33,983

PETER F. MEYER.

- \*St Nicholas pl, e s, 150 n c l 153d st, if extended, 75x100, vacant. (Amt due, \$38,791.71; taxes, &c, \$844.68.) Frederick N Du Bois .....25,000

CHAS. A. BERRIAN.

- \*158th st, Nos 522 to 528, s s, 350 w Amsterdam av, 100x99.11, two 6-sty brk tenements. (Amt due, \$16,467.15; taxes, &c, \$2,329.48.) Tillie Wacht .....140,020

Total ..... \$1,346,088 Corresponding week, 1907..... 252,427 Jan. 1st, 1908, to date..... 12,226,175 Corresponding period, 1907..... 6,615,882

VOLUNTARY AUCTION SALES.

March 26.

JOSEPH P. DAY.

- Tinton av, n w cor 150th st, 6-sty brk tenement and stores. 19th st, Nos 249 to 253 West, three 3-sty brk tenements, one 2-sty and one 3-sty factory building in rear. Sedgwick av, 610.75 s 167th st, runs to Lawrence av, vacant. Sedgwick av, 885.7 s 167th st, runs to Lawrence av, two parcels vacant. 131st st, No 18 West, 3-sty and basement brk dwelling. 49th st, Nos 605 to 609 West, old buildings, 75x 100.5. 45th st, No 435 West, 5-sty brk tenement with store. 133d st, No 66 West, 5-sty and basement brk tenement. 2d av, No 966, 4-sty brk and brown stone building and store. 50th st, No 422 East, 3 1/2-sty and basement brk and stone building. Bolton rd, n and e s, near Dyckman st, block 2255, lots 98, 104, 106, 108 and 150, 3-sty and basement frame dwelling with extension, barn.

ADVERTISED LEGAL SALES.

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

March 21.

No Legal Sales advertised for this day.

March 23.

- Central Park West, Nos 386 and 388, on map Nos 385 and 386, w s, 25.2 s 99th st, 55.6x100, 9-sty brk and stone tenement. Herman Auerbach agt Irah McCord et al; Kantrowitz & Esberg, att'ys, 320 Broadway; Chas J Hardy, ref. (Amt due, \$29,980.18; taxes, &c, \$2,830.73; sub to a mort of \$150,000.) Mort recorded Nov 16, 1906. By Joseph P Day. Audubon avs e cor 189th st, 49.11x100, vacant. 189th st | William Crawford agt Solomon Lit- tenberg et al; Bowers & Sands, att'ys, 31 Nassau st; Arthur D Truax, ref. (Amt due, \$14,701.25; taxes, &c, \$659.95.) Mort recorded May 17, 1905. By D Phoenix Ingraham. Hughes av, No 2416, e s, 146.2 s 188th st, 24.10 x87.6, 2-sty frame dwelling. Joseph Rosenzweig agt Arcangelo Mezzacappa et al; Frederick D W Searling, att'y, 99 Nassau st; James Kearney, ref. (Amt due, \$3,235.19; taxes, &c, \$145.60; sub to a first mort of \$5,000.) Mort recorded Aug 29, 1906. By Joseph P Day. (Continued on page 521.)

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## OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of February 25 to March 10, 1908, 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:

23D AND 24TH WARDS, SECTIONS 9 AND 11. COLLEGE AVENUE—OPENING, from East 164th Street to East 172d Street and Teller Avenue. Confirmed January 25, 1908; entered February 21, 1908.

HERMAN A. METZ,  
Comptroller.

City of New York, February 21, 1908. (1461)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of February 25 to March 10, 1908, 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 QUEENS:

1ST WARD, PURDY STREET—OPENING, from Flushing Avenue to Riker Avenue. Confirmed April 30, 1907; entered February 21, 1908.

HERMAN A. METZ,  
Comptroller.

City of New York, February 21, 1908 (1472)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of February 28 to March 13, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named streets in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. FOX STREET—OPENING, from Prospect Avenue to Leggett Avenue. Confirmed December 30, 1907; entered February 26, 1908. 24TH WARD, SECTION 12. EAST 19TH STREET—OPENING, from Bainbridge Avenue to Creston Avenue. Confirmed December 30, 1907; entered February 26, 1908

HERMAN A. METZ,  
Comptroller.

City of New York, February 26, 1908. (1562)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 6 to 20, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, CRESCENT STREET—REGULATING, GRADING, CONCRETING, CURBING AND FLAGGING, from Payntar Avenue to Freeman Avenue. CRESCENT STREET—SEWER, from Jane Street to Payntar Avenue. HAMILTON STREET AND WASHINGTON AVENUE—CATCH BASINS, on the northwest, southwest and northeast corners.

HERMAN A. METZ,  
Comptroller.

City of New York, March 5, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 6 to 20, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX.

24TH WARD, SECTION 11. EAST 173D STREET—SEWER, between Southern Boulevard and Hoe Avenue; and HOE AVENUE—SEWER, between East 172d and 173d Streets. 24TH WARD, SECTIONS 11 AND 12. MORRIS AVENUE, REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from St. James Park to Jerome Avenue, at Parkview Terrace.

HERMAN A. METZ,  
Comptroller.

City of New York, March 5, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 5 to 19, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, 7TH STREET—REGULATING, GRADING, CURBING AND PAVING, from Jackson Avenue to East Avenue. NOTT AVENUE—REGULATING, GRADING, CURBING, RECURBING AND PAVING, from Van Alst Avenue to Vernon Avenue.

HERMAN A. METZ,  
Comptroller.

City of New York, March 3, 1908. (1665)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 4 to 18, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named street and place in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. BARRY STREET—OPENING, from Leggett to Longwood Avenues. Confirmed February 19, 1908; entered March 3, 1908. 24TH WARD, SECTION 12.

SUMMIT PLACE—OPENING, from Heath to Boston Avenues. Confirmed January 25, 1908; entered March 3, 1908.

HERMAN A. METZ,  
Comptroller.

City of New York, March 3, 1908. (1624)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 19 to April 2, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. EAST 149TH STREET—PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS, between Mott Avenue and the approach to the bridge over the Harlem River. 23D WARD, SECTION 10. FOX STREET—PAVING AND CURBING, from Prospect Avenue to Avenue St. John. 24TH WARD, SECTION 11. EAST 182D STREET—SEWER, between Arthur and Belmont Avenues.

HERMAN A. METZ,  
Comptroller.

City of New York, March 17, 1908. (2018)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of March 18 to April 1, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

1ST WARD, SECTION 1. WASHINGTON STREET—REPAIRING SIDEWALK opposite No. 53. WEST STREET—REPAIRING SIDEWALK, in front of No. 61. 8TH WARD, SECTION 1. WOOSTER STREET—REPAIRING SIDEWALK, in front of Nos. 6, 8 and 10. 8TH WARD, SECTION 2. PRINCE STREET—REPAIRING SIDEWALK, in front of Nos. 155 to 159. PRINCE STREET—REPAIRING SIDEWALK, in front of No. 181. 9TH WARD, SECTION 2. GREENWICH STREET—REPAIRING SIDEWALK, in front of Nos. 733 and 735. WASHINGTON STREET—REPAIRING SIDEWALK, in front of Nos. 609 to 613. 11TH WARD, SECTION 2. ATTORNEY STREET—REPAIRING SIDEWALK, in front of Nos. 124 and 126. ATTORNEY STREET—REPAIRING SIDEWALK, in front of No. 152. 10TH & DRYDOCK STREETS—REPAIRING SIDEWALK, at the northeast corner. EAST 10TH STREET—REPAIRING SIDEWALK, in front of Nos. 454 to 464. EAST 11TH STREET—REPAIRING SIDEWALK, in front of No. 606. EAST 12TH STREET—REPAIRING SIDEWALK, in front of No. 535. 15TH WARD, SECTION 2. BOWERY—REPAIRING SIDEWALK, in front of No. 338. WASHINGTON SQUARE SOUTH—REPAIRING SIDEWALK, in front of No. 63. 16TH WARD, SECTION 3. 9TH AVENUE—REPAIRING SIDEWALK, in front of Nos. 70 and 72. 17TH WARD, SECTION 2. AVENUE A—REPAIRING SIDEWALK, in front of No. 203. EAST 14TH STREET—REPAIRING SIDEWALK, in front of No. 214. 18TH WARD, SECTION 3. EAST 14TH STREET—REPAIRING SIDEWALK, in front of No. 331. EAST 14TH STREET—REPAIRING SIDEWALK, in front of No. 521. 14TH STREET AND AVENUE B—REPAIRING SIDEWALK, at the northeast corner. EAST 18TH STREET—REPAIRING SIDEWALK, in front of No. 133. 20TH WARD, SECTION 3. WEST 28TH STREET—REPAIRING SIDEWALK, in front of Nos. 210 and 212. WEST 37TH STREET—REPAIRING SIDEWALK, opposite No. 425. 19TH WARD, SECTION 5. EAST 76TH STREET—REPAIRING SIDEWALK, in front of Nos. 506 to 510. EAST 81ST STREET—REPAIRING SIDEWALK, in front of Nos. 155 to 159. 12TH WARD, SECTION 5. EAST 86TH STREET—REPAIRING SIDEWALK, opposite No. 501. 3D AVENUE—REPAIRING SIDEWALK, in front of No. 1674. 12TH WARD, SECTION 6. 2D AVENUE—REPAIRING SIDEWALK, in front of Nos. 2081 and 2083. 2D AVENUE—REPAIRING SIDEWALK, in front of No. 2101. LEXINGTON AVENUE—REPAIRING SIDEWALK, in front of No. 1588. LEXINGTON AVENUE—REPAIRING SIDEWALK, in front of No. 1702. LEXINGTON AVENUE—REPAIRING SIDEWALK, in front of No. 1895. PARK AVENUE AND 10TH STREET—REPAIRING SIDEWALK, at the northeast corner. EAST 116TH STREET—REPAIRING SIDEWALK, in front of No. 91. EAST 117TH STREET—REPAIRING SIDEWALK, in front of No. 226. EAST 117TH STREET—REPAIRING SIDEWALK, in front of No. 169. 11TH STREET AND 3D AVENUE—REPAIRING SIDEWALK at the northwest corner. EAST 118TH STREET—REPAIRING SIDEWALK, in front of No. 159. EAST 125TH STREET—REPAIRING SIDEWALK, in front of No. 166 to 178. EAST 125TH STREET—REPAIRING SIDEWALK, in front of No. 213. EAST 125TH STREET—REPAIRING SIDEWALK, in front of Nos. 217 to 223. EAST 125TH STREET—REPAIRING SIDEWALK, in front of Nos. 251 to 257. 126TH STREET AND LEXINGTON AVENUE—REPAIRING SIDEWALK, at the northwest corner. 127TH STREET AND PARK AVENUE—REPAIRING SIDEWALK, on the southeast corner. EAST 128TH STREET—REPAIRING SIDEWALK, in front of Nos. 170 and 172. 12TH WARD, SECTION 7. 8TH AVENUE—REPAIRING SIDE-

WALK, in front of Nos. 2053 and 2055. 143D STREET—FLAGGING AND REFLAGGING, on south side, beginning at a point 80 feet east of Amsterdam Avenue and running thence easterly to Convent Avenue. 153D STREET—REPAIRING SIDEWALK, on south side, commencing 125 feet west of 8th Avenue and running to Bradhurst Avenue. 12TH WARD, SECTION 8. WEST 182D STREET—REPAIRING SIDEWALK in front of Nos. 526 to 530. 213TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from 10th Avenue to the Harlem River.

HERMAN A. METZ,  
Comptroller.

City of New York, March 17, 1908. (2030)

### PUBLIC NOTICES.

The City of New York, Department of Taxes and Assessments, Main Office, Borough of Manhattan, Hall of Records, January 19, 1908.

NOTICE IS HEREBY GIVEN, as required by the Greater New York Charter, that the books called "The Annual Record of the Assessed Valuation of Real and Personal Estate of the Boroughs of Manhattan, The Bronx, Brooklyn, Queens and Richmond," comprising The City of New York, will be open for public inspection, examination and correction on the second Monday of January, and will remain open up to and including the 21st day of March, 1908.

During the time that the books are open for public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessed valuation of real or personal estate to have the same corrected.

In the Borough of Manhattan, at the main office of the Department of Taxes and Assessments, Hall of Records, No. 31 Chambers street.

In the Borough of The Bronx, at the office of the Department, Municipal Building, One Hundred and Seventy-seventh street and Third Avenue.

In the Borough of Brooklyn, at the office of the Department, Municipal Building.

In the Borough of Queens, at the office of the Department, Hackett Building, Jackson Avenue and Fifth Street, Long Island City.

In the Borough of Richmond, at the office of the Department, Borough Hall, New Brighton, Staten Island.

Corporations in all the boroughs must make application only at the main office in the Borough of Manhattan.

Applications in relation to the assessed valuation of personal estate must be made by the person assessed at the office of the Department in the borough where such person resides, and in case of a non-resident carrying on business in The City of New York at the office of the Department of the borough where such place of business is located, between the hours of 10 A. M. and 2 P. M., except on Saturday, when all applications must be made between 10 A. M. and 12 noon.

LAWSON PURDY,  
President;

FRANK RAYMOND,  
NICHOLAS MULLER,  
JAMES H. TULLY,  
CHAS. PUTZEL,  
THOMAS L. HAMILTON,  
HUGH HASTINGS,  
Comptrollers of Taxes and Assessments

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

#### BOROUGH OF MANHATTAN.

List 9495, No. 1. Regulating, grading, curbing and flagging Haven avenue, from the south side of West One Hundred and Seventieth street to a point 464.31 feet northerly.

List 9518, No. 2. Regulating, grading, curbing, recurring the new street on the west side of the Hall of Records, from Reade street to Chambers street; laying the necessary bridge-stones.

#### BOROUGH OF THE BRONX.

List 9490, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and building fences in East One Hundred and Sixty-third street, between Sherman Avenue and the Grand Boulevard and Concourse.

List 9491, No. 4. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in East One Hundred and Seventy-second street, between Boston road and Southern boulevard.

List 9504, No. 5. Sewer in Parkside place, between East Two Hundred and Seventh street and the summit about 325 feet east of Two Hundred and Seventh street.

List 9505, No. 6. Sewer in Perry avenue, between East Two Hundred and East Two Hundred and First streets.

List 9560, No. 7. Sewer in East One Hundred and Fortieth street, between the end of the existing sewer west of Cypress avenue and Cypress avenue.

List 9641, No. 8. Regulating, grading and flagging East One Hundred and Thirty-seventh street, from Third Avenue to Rider avenue.

List 9642, No. 9. Placing guard rail in front of lots on the east side of Third Avenue, 238 feet

PUBLIC NOTICES.

south of One Hundred and Seventy-fifth street; filling in and repairing sidewalks where necessary.

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...

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, March 19, 1908.

NOTICE IS HEREBY GIVEN, in accordance with section 432 of the Charter of The City of New York, that a petition signed by property owners and residents of the Harlem District for Local Improvements, requesting the paving with asphalt block pavement on concrete foundation, curbing and recurbing of West One Hundred and Forty-first street, from Lenox avenue eastward to Fifth avenue, has been filed in this office...

JOHN F. AHEARN, President.

ADVERTISED LEGAL SALES.

(Continued from page 519.) March 24.

- 75th st, No 167, n s, 210 n w 3d av, 20x102.2, 4-sty stone front tenement. 1st av, No 1374, e s, 52.2 n 73d st, 25x87, 5-sty stone front tenement and store. Sheriff's sale of all right, title, &c, which Lazarus Spero had on Nov 16, 1907, or since. Hays & Hershfield, att'ys, 115 Broadway; Thomas F Foley, sheriff. By Joseph P Day. 145th st, n s, 100 w 7th av, 50x99.11, vacant. The Mutual Life Ins Co of N Y agt Fleischmann Realty Co et al; Action No 1; James McKeen, att'y, 55 Cedar st; Edmond E Wise, ref. (Amt due, \$22,610.42; taxes, &c, \$3,145.47) Mort recorded Jan. 9, 1906. By D Phoenix Ingraham. 145th st, n s, 150 w 7th av, 40x99.11, vacant. Same agt same; Action No 2; same att'y; Alfred A Cook, ref. (Amt due, \$18,109.19; taxes, &c, \$3,415.47.) Mort recorded Jan 9, 1906. By D Phoenix Ingraham. 145th st, n s, 190 w 7th av, 40x99.11, vacant. Same agt same; Action No 3; same att'y; Wilbur Larremore, ref. (Amt due, \$18,109.19; taxes, &c, \$3,415.47.) Mort recorded Jan 9, 1906. By D Phoenix Ingraham. 40th st, No 204, s s, 114.6 w 7th av, 14.3x98.9, 4-sty brk tenement. James R Neely agt Eliz-

HERBERT A. SHERMAN REAL ESTATE AUCTIONEER, BROKER, APPRAISER, AGENT.

OFFICES, GROUND FLOOR, ASTOR BUILDING 9 PINE STREET ST. PAUL BUILDING, 220 BROADWAY 532 FIFTH AVENUE, Cor 44th St Private Telephone Wire Connecting All Offices.

- abeth Angles et al; Sanford S Gowdey, att'y, 52 Broadway; Daniel F Cohalan, ref. (Partition.) By Joseph P Day. Rivington st, No 310, on map, part of 308 and 312, n s, 43.7 e Lewis st, 19.2x100, part 6-sty brk tenement and store. City Real Estate Co agt Herman Haar et al; Harold Swain, att'y, 175 Broadway; John J Halpin, ref. (Amt due, \$11,073.68; taxes, &c, \$266.74.) Mort recorded Feb. 6, 1906. By Joseph P Day. Tiffany st, w s, 356.3 n 165th st, 90x100, vacant. The Twelfth Ward Bank of the City of N Y agt Ida L Alexander et al; E L Barnard, att'y, 271 Broadway; Denis A Spellissy, ref. (Amt due, \$10,672.33; taxes, &c, \$550.) Mort recorded Feb 7, 1905. By Bryan L Kennelly. 125th st, No 102, s s, 70 e Park av, 30x99.11, 6-sty brk tenement. Jacob Marx agt Leontine A Marx et al; Parker & Ernst, att'ys, 35 Nassau st; James W Hyde, ref. (Amt due, \$10,751.48; taxes, &c, \$694.59; sub to a first mort of \$26,500.) Mort recorded June 28, 1905. By Joseph P Day. Longwood av n s, whole front between Beck Beck st and Fox sts, 200x100, vacant. Fox st Geo F Johnson agt Maurice S Konheim et al; Ferris & Roeser, att'ys, 34 Pine st; Warren Leslie, ref. (Amt due, \$52,814.28; taxes, &c, \$5,161.93.) Mort recorded Jan 19, 1905. By L J Phillips & Co. 77th st, Nos 307 to 311, n s, 75 e 2d av, 50x102.2, 6-sty brk tenement and store. Pincus Lowenfeld et al agt Samuel L Wallenstein et al; Arnstein & Levy, att'ys, 128 Broadway; Frank T Fitzgerald, ref. (Amt due, \$9,586.87; taxes, &c, \$334.11.) Mort recorded March 13, 1907. By Joseph P Day.

March 25. Southern Boulevard n w cor Av St John, 100x Av St John 105, vacant. Lawyers Title Ins & Trust Co agt John McGrath et al; Philip S Dean, att'y, 37 Liberty st; Isaac Fromme, ref. (Amt due, \$16,298.33; taxes, &c, \$3,828.87.) Mort recorded Dec 15, 1904. By Joseph P Day.

171st st, No 442, old No 706, s s, 25 e Park av, 25x90, 4-sty brk tenement. Wm J Diamond agt Benjamin Silberstein et al; Hyman Cohen, att'y, 150 Nassau st; Arthur Johns, ref. (Amt due, \$6,868.46; taxes, &c, \$275; sub to a mort of \$10,000.) Mort recorded Nov 21, 1905. By Sam Marx.

Grand st, Nos 494 to 498, n s, 50 w Sheriff st, 50x80, 5 and 6-sty brk cracker bakery. Thomas Sealy agt S B Clark, Inc.; Reed & Pallister, att'ys, 280 Broadway; J Bottomly, ref. (Amt due, \$11,079.19; taxes, &c, \$1,353.43.) Mort recorded Oct 1, 1906. By D Phoenix Ingraham.

102d st, No 324 s s, 250 w 1st av, 24.11x100.11, 5-sty brk tenement. Annie Maguire agt Joseph Louis et al; Harry M Goldberg, att'y, 309 Broadway; Arthur Hurst, ref. (Amt due, \$5,735.88; taxes, &c, \$351.14.) Mort recorded Aug 18, 1905. By Joseph P Day.

165th st, No 474, s s, 180.5 e Amsterdam av, runs s 99.8 x e 19.6 x n 43.11 x e — x n 56.6 x w 20.2 to beg, 2-sty frame dwelling. John Murray et al agt Geo H Epstein et al; Geo B Hayes, att'y, 31 Nassau st; Max S Levine, ref. (Amt due, \$8,026.55; taxes, &c, \$210.) Mort recorded June 2, 1905. By James L Wells.

26th st, No 332, s s, 425 e 9th av, 25x98.9, 3-sty brk tenement and store with 1-sty extension. Agnes F Ulrey agt Andrew Logan et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Edward Browne, ref. (Amt due, \$2,296.16; taxes, &c, \$77.16.) Mort recorded June 15, 1905. By Peter F Meyer.

Allen st, No 80, e s, 112.4 s Broome st, 24.10x 87.6x25x87.6, 6-sty brk tenement and store. Moses J Cohen agt Gussie Fleck, individual and as admrtx et al; Goldfogle, Cohn & Lind, att'ys, 271 Broadway; Carlisle Norwood, ref. (Partition.) By Joseph P Day.

March 26. Lenox av, No 620 n e cor 141st st, 99.11x150, 141st st, Nos 75 to 79 three 6-sty brk tenements, stores on av. Annie Hoffman et al agt Meyer Frank et al; Harry M Goldberg, att'y, 309 Broadway; Lawrence Cohen, ref. (Amt due, \$20,891.53; taxes, &c, \$1,930.48.) Mort recorded Oct 19, 1906. By Sam Marx.

Houston st, Nos 172 to 178 n e cor 1st av, 92x1st av, No 2 25.4x88.5x25.10, 4-sty brk tenement and store. William Prager agt Samuel Van Benschoten et al; Bowers & Sands, att'ys, 31 Nassau st; Hugh R Garden, ref. (Partition.) By Joseph P Day.

217th st, s s, 180.3 e White Plains road, 200x114.3, Wakefield. John T Bradley agt Frank Wolf et al; Arthur H Wadick, att'y; Warren Leslie, ref. (Partition.) By Joseph P Day.

Bainbridge av, No 2953, w s, 220.4 n 200th st, 25x111.5x25x111.3, 2-sty frame dwelling. Fanny Zurnieden agt Emil Lang et al; Dutton & Kilsheimer, att'ys, 203 Broadway; Robert H Hibbard, ref. (Amt due, \$2,204.02; taxes, &c, \$—; sub to a first mort of \$7,000.) Mort recorded April 30, 1907. By Herbert A Sherman.

March 27. Front st, No 36, n s, abt 45 w Coenties slip, 28.6x67x28.8x—, 5-sty brk loft and store building. Sheriff's sale of all right, title, &c, which Norman A Lawlor had on Oct 15, 1907, or since. Foster & Cunningham, att'ys, 32 Liberty st; Thomas F Foley, sheriff. By Joseph P Day.

96th st, Nos 323 to 335, n s, 225 w West End av, runs n 100.11 x w 75 x s 5.11 x w 58.11 x n 5.11 x w 41 x s 100.11 x e 175 to beg, 3-sty brk tenement and store and 1-sty brk stable, vacant. Joseph M Lesser as trustee agt Anabel Lyons et al; Theodore Long, att'y, 140 Nassau st; Edward Browne, ref. (Amt due, \$7,598.75; taxes, &c, \$1,623.31.) Mort recorded June 1, 1907. By Peter F Meyer.

March 28 and 30. No Legal Sales advertised for these days.

REAL ESTATE RECORDS

Key to abbreviations: 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty. 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having

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

CONVEYANCES

March 13, 14, 16, 17, 18 and 19. (No. 12.) BOROUGH OF MANHATTAN.

- Bedford st, No 27 (21), w s, abt 25 s Downing st, 19.9x75x19.11x75. Bedford st, No 25 (19), w s, abt 43 s Downing st, 19.9x75x19.11x75. two 4-sty brk tenements, store in No 27. Michael Ciruzzi to Pauline wife of Michael Ciruzzi. Mort \$20,100. Mar 17. Mar 18, 1908. 2:528—38 and 39. A \$12,000—\$17,000. Broad st, No 91 s e cor Stone st, 10.6x20.6x13.10x20.3, vacant. Stone st Leonard Weill to Charles Weill. 1-3 part. Mt \$11,000. Mar 3. Mar 19, 1908. 1:29—12. A \$15,000—\$15,000. other consid and 100 Broome st, Nos 16 and 18 n e cor Mangin st, 50x75, 6-sty brk Mangin st, No 20 tenement and store. Edw F Eberle to Charles Wendt. C a G. All liens. Feb 26. Mar 13, 1908. 2:322—60. A \$20,000—\$60,000. nom

- Broome st, Nos 67 to 69, on map Nos 65 and 67 s w cor Cannon Cannon st, No 19 st, 50.4x56, two 4-sty brk tenements and stores. Louis A Valente to Jacob T Hildebrant. Morts \$40,000. Sept 7, 1907. Mar 17, 1908. 2:331—43. A \$25,000—\$35,000. other consid and 100 Broome st, No 402, n s, 25.4 e Marion st, 25.3x75.3x24.10x71.4, 3-sty brk tenement and store. George Thum to The City of New York. Mar 13. Mar 14, 1908. 2:481—42. A \$17,500—\$18,500. 40,000 Centre st, Nos 43 and 45 w s, 54.5 s Pearl st, 40.9x32.8 to Lafayette st, Nos 15 and 17 e s Lafayette st (Elm) x45.3x47.4 to beginning, two 3-sty brk office and store buildings. Walter Bowne to Irwin M Huebsch. B & S. Mar 12. Mar 17, 1908. 1:155—34. A \$35,000—\$42,000. other consid and 100 Chrystie st, No 18, e s, 75 n Bayard st, 25.1x100.3x25x100.3, 5-sty brk tenement and store. Moses H Weinstein to The City of New York. Mar 17, 1908. 1:291—2. A \$17,000—\$35,000. 44,000 Chrystie st, No 5, w s, 75.3 s w Bayard st, 25x148, 5-sty brk tenement and store and 4-sty brk tenement in rear. Morris Kalman to Rose Kalman. Mort \$45,000. Mar 19, 1908. 1:289—23. A \$24,000—\$42,000. other consid and 100 Delancey st, No 258, n s, 75.1 w Columbia st, 24.11x99.9x25x99.9, 5-sty brk tenement and store. Party 1st part to Bertha Stevane, 1/2 part.

Delancey st, No 260, n s, 50.2 w Columbia st, 24.11x99.9x25x99.9, 5-sty brk tenement and store.  
Party 2d part to Albert Stevane, 1/2 part.  
Deed of mutual PARTITION. Albert Stevane party of 1st part and Bertha Stevane party of 2d party each with the other. Morts \$36,500. Mar 17, 1908. 2:335-32 and 33. A \$36,000-  
\$74,000. other consid and 100

Delancey st, n s, as proposed, at s s of No 164 Elizabeth st at point 29.8 s e Elizabeth st, runs e along s s of No 164 Elizabeth st, 68.7 x s 11.7 to n s extension of Delancey st x w 69.3 to beginning, formerly known as No 144 Elizabeth st, which was left after the extension of Delancey st, gore, part 5-sty brk tenement. Release mort. The Trust Company of America to Edwin S Kassing. Mar 16. Mar 19, 1908. 2:478-11. A \$  
\$-\$. 5,000

Same property. Edwin S Kassing to Louis J Ullman. Mar 16. Mar 19, 1908. 2:478. other consid and 100

Dutch st, No 7, w s, 113.11 n John st, runs w 74.9 x n 0.8 x w 25.11 x n 24.8 x e 101.1 to st, x s 24.3 to beginning, 5-sty brk loft and store building. All title. 1:78-26. A \$19,900-  
\$34,500.

80th st, No 324, s s, 239 w West End av, runs s 64.2 x w 24.6 x n 26.8 x e 0.6 x n 37.6 to st, x e 24 to beginning, 5-sty stone front dwelling. All title. 4:1244-25. A \$12,000-\$31,000.

Westchester av | n w s, 176 s w Forest av, late Concord av,  
Jackson av, No 724 | runs n w 86.8 to Jackson av, x n 148.3 x e  
Forest av, No 723 | 175 to Forest av, late Concord av, x s 46.2  
to Westchester av, x n w 176 to beginning, 1 and 2-sty brk  
stores and hall, all of this.  
Harry A Murphy to Carrie A Murphy. Feb 13. Mar 16, 1908.  
10:2645. nom

East Broadway, No 247, s s, abt 138.6 w Montgomery st, 23x  
87.6.  
East Broadway, No 249, s s, 115.3 w Montgomery st, 23.3x75,  
two 4-sty brk tenements.  
Maximillian M Davidoff to Christina Funken. Mort \$52,000. Mar  
14, 1908. 1:286-26 and 27. A \$35,000-\$52,000.  
other consid and 100

Elizabeth st, No 230, e s, 94.4 n Prince st, 20x93.3x20x91.1, 4-sty  
brk tenement and store, all of.  
16th st, No 512, s s, 195.6 e Av A, 25x103.3, 4-sty brk tenement  
and store and 3-sty brk tenement and store. 1/2 part.  
Salvatore Pati to Pasquale Pati. All liens. Mar 16. Mar 19,  
1908. 2:507-3. A \$11,500-\$13,500; 3:973-50. A \$8,000-  
\$15,000. 100

Emerson st | e 1, at east cor lot 134, runs s e 65 x s w 100 x n  
Nichols pl | w 65 x s w 50 x s 85.10 to Nichols pl, x w and s w  
181.4 x n w 248.6 x n e 289.3 x s e 247 to beginning, being lots  
134, 135, 510, 511 and 512 on map (No 725), part 3d of Dyck-  
man Homestead, except as follows:  
Nichols pl, n w s, at line bet lots 512 and 513, runs — 248.6 x n e  
15.8 x s e 252.10 to pl, x s w 15.1 to beginning.  
Bolton road, e s, and being lot 9 on map Samuel Thomson lying  
east of road leading from Kingsbridge to mansion late of Samuel  
Thomson, now of Abraham R Van Nest, the part conveyed  
bounded as follows: South by e 1 of 210th st, e by lands of Dyck-  
man, w by e s of road leading from Kingsbridge road, as afore-  
said and n by line 200 n of n s of 210th st, contains about 2  
acres, excepts that part of lot 9 lying east of said road and  
bounded as follows, begins at n line land DeWitt C Hays and n  
line Harriet W Hays at e s of said road, and runs s e 405.6 to  
lands of Dyckman, x s w 3.2 x n w 405.6 to road, x n e 2.9 to  
beginning; also land lying s of and adj above and begins at e 1  
of Hill road, running between lands hereby conveyed and land  
conveyed by Van Dyke to Lowery, which point would be inter-  
sected by s line if extended of the above parcel, runs e — to  
land of Dyckman, x s — to land of Willett and w — to e 1 Hill  
road, x n — to beginning.

Emerson st, n w s, at n e s lot 134, runs n w 222 to land Samuel  
Thomson, x n e 50 x s e 221 to st, x s w 50 to beginning, being  
lot 133 on said map (No 725), as above.

Emerson st, w s, 50 n e from south end of said st, runs n w along  
line bet lots 133 and 132, 221 x n e 3.9 x s e 220.10 to st, x  
s w 3.9 to beginning, being the south part lot 132 on said map  
No 725.  
Simeon J Drake et al TRUSTEES DeWitt C Hays to Cornelius  
Kahlen. Jan 24. Mar 13, 1908. 8:2255-224, 327 to 342, 406,  
471, and part lot 344. A \$49,000-\$56,000. other consid and 100

Emerson st, e s, 788.11 s w Prescott av, runs n along st x 100 x  
e 217.5 to w s Nichols pl x s w on curve 217.6 to n s lot 509 x  
w 100.1 x n 100 x w 40 to beginning. David H Stein to John  
J O'Rourke, Jr. Mort \$12,000. Mar 18. Mar 19, 1908. 8:  
2255-406, 410 and 467. A \$6,400-\$6,400.  
other consid and 100

Same property. John J O'Rourke, Jr. to The Realty Syndicate, a  
corp'n. Mort \$14,000. Mar 18. Mar 19, 1908. 8:2255.  
other consid and 100

Essex st, No 136, e s, 100 n Rivington st, 25x100, 6-sty brk tenement  
and store and 6-sty brk tenement in rear. Mendel Dia-  
mondston to Harris Schwartz. 1/2 part. All title. Mort \$32,000.  
Mar 12. Mar 14, 1908. 2:354-3. A \$20,000-\$34,000.  
other consid and 100

Essex st, No 109, w s, abt 178 n Delancey st, 25x87.6, 5-sty brk  
tenement and store. Max Manes et al to Sidney H Weinberg.  
All liens. Feb 18. Mar 19, 1908. 2:410-59. A \$20,000-\$30,-  
000. nom

Essex st, No 11, w s, abt 175 s Hester st, 25x87.6, 5-sty brk tenement  
and store. Jacob Levin to Abraham Halprin. 1/2 part.  
All title. Mort \$39,000. Mar 12. Mar 13, 1908. 1:297-24.  
A \$25,000-\$40,000. other consid and 100

Hamilton pl, No 61 | s e cor 140th st, runs e 59.6 x s 99.11  
139th st | x w 50 x s 99.11 to n s 139th st x w  
140th st | 94.3 to e s Hamilton pl x n 217.1 (?)  
to beginning, two 6-sty brk tenements, except  
Hamilton pl, No 51 | n e cor 139th st, 108.6x51.10x99.11x94.3, 6-  
139th st | sty brk tenement.  
Release mort. Joseph Axelrod to West Side Construction Co.  
Mar 18, 1908. 7:2071. nom

Hamilton pl, Nos 51 to 61 | s e cor 140th st, runs e 59.6 x s 99.11  
139th st | x w 50 x s 99.11 to n s 139th st, x w  
140th st | 94.3 to e s Hamilton pl, x n 217.1 to  
beginning, two 6-sty brk tenements, except  
Hamilton pl, No 61 | s e cor 140th st, 108.6x101.10x99.11x59.6,  
140th st |  
Release mort. Jacob Axelrod to Joseph H Davis. Mar 18. Mar  
19, 1908. 7:2071-15. A \$22,000-\$-\$. nom

Henry st, Nos 278 to 282, s s, 42.4 e Gouverneur st, 63.6x73.6x63x  
73.8, 3-sty frame and brk front tenem't, 3-sty brk tenem't and 2-  
sty brk tenem't with 3-sty brk tenem't in rear. Kotzen Realty  
Co to Louis Segman, Jacob Bernardik and Louis Aronovitz. B  
& S and correction deed. Mar 14. Mar 17, 1908. 1:267-12 to  
14. A \$27,000-\$33,000. nom

Henry st, No 294, s s, 95.3 e Scammel st, 24x95x24x94.10, 5-sty  
brk tenement and store. Abraham Halprin to Jacob Levin. 1/2  
part. Mort \$23,900. Mar 12. Mar 13, 1908. 1:267-73. A  
\$13,000-\$22,000. other consid and 100

John st, Nos 85 and 87 | n e s, at n w s Gold st, 41.5x100.6x44.6x  
Gold st, No 27 | 97.6, 5-sty brk loft and store building.  
Seth S Terry to James Gibson, Jr. of Pawling, Dutchess Co, N Y.  
C a G. Mort \$100,000. Mar 12. Mar 13, 1908. 1:77-1. A  
\$104,800-\$130,000. nom

Madison st, No 142, s s, 263.2 e Market st, 25x100.11, 5-sty brk  
tenement and store. George Kaplan to the City of N Y. Nov  
1, 1907. Mar 19, 1908. 1:274-30. A \$16,000-\$34,000. 46,000

Same property. Same to same. C a G. Nov 1, 1907. Mar 19,  
1908. 1:274. nom

Maiden lane, No 57, p s, 87.2 w William st, 25.7x90.4x24.10x93,  
4-sty brk restaurant. James Gibson, Jr. to Seth S Terry, of Mont-  
clair, N J. C a G. Mort \$110,000. Mar 12. Mar 13, 1908.  
1:67-11. A \$81,000-\$110,000. nom

Madison st, No 178, s s, abt 240 e Pike st, 25.1x100, 4-sty brk  
tenement and store and 4-sty brk tenement in rear. Jonas  
Kantrowitz to Sarah Kantrowitz. 1-3 part. Mort \$31,500.  
Mar 14. Mar 17, 1908. 1:272-36. A \$18,000-\$23,000.  
other consid and 100

Monroe st, No 82, s s, 59.5 e Pike st, 27.4x100.9x27.6x101, 6-sty  
brk tenement and store. Israel Gutfarb and Bertha his wife to  
Bertha Gutfarb. Mort \$40,750. Mar 3. Mar 18, 1908. 1:255  
-54. A \$17,000-\$40,000. other consid and 100

Norfolk st, No 155, w s, 50 s Stanton st, 25x100, 6-sty brk tenement  
and store. Samuel Simon et al to Lewis Barnett. Mort  
\$37,000. Mar 16, 1908. 2:354-20. A \$19,000-\$39,000.  
other consid and 100

Orchard st, No 86, e s, 22.9 s Broome st, 21x60, 3-sty brk tenement  
and store. Lena Natelsohn widow to Nathan Natelson and  
Ethel Levy EXRS Isaac Natelsohn. Q C. Sept 11, 1907. Mar  
16, 1908. 2:408-9. A \$9,000-\$13,000. nom

St Marks pl, No 5 | n s, 98 e 3d av, runs n 64.2 x w 0.6 x n 11.3  
8th st | x e 3.10 x n 15.6 x e 0.8 x n 6.6 x n e 24.6  
x s 109.10 to st, x w 24 to beginning, 6-sty brk tenement and  
store. 2:464-58. A \$18,000-\$38,000.

3d av, Nos 25 and 27 (21 and 23), e s, 30 n 8th st, or St Marks  
pl, 40.1x74, with rights to alley adj 6 and 7-sty brk building  
and stores. 2:464-3. A \$30,000-\$60,000.

St Marks pl, No 3, n s, 74 e 3d av, 24x75.4x24x75, 4-sty stone  
front building and store. 2:464-59. A \$16,000-\$24,000.

Stanton st, Nos 36 and 36 1/2, n s, 92.6 e Chrystie st, 58x100, two  
6-sty brk tenements and stores. 2:422-31. A \$50,000-\$100,-  
000.

1st st E, No 58, n s, 225.1 w 1st av, runs w 24.9 x n 144.7 x s e  
50.2 x s 38.2 x w 25 x s 100 to beginning, with all title to strip  
adj on west 0.4 1/2 x 144.7 x 0.5 x 144.7, 7-sty brk tenement and store.  
2:443-48. A \$26,000-\$60,000.

1st st E, Nos 64 to 68, n s, 100 w 1st av, runs n 125.4 x n w  
100.11 x s 38.2 x e 25 x s 100 to st, x e 75 to beginning, three  
7-sty brk tenements and stores. 2:443-41 to 45. A \$72,000-  
\$166,000.

Chrystie st, Nos 135 and 137, w s, 143 n Broome st, 46.8x100, two  
6-sty brk tenements and stores. 2:424-29. A \$37,000-\$77,-  
000.

Rivington st, Nos 136 and 138, n s, 56 e Norfolk st, runs n 78 x e  
22.1 x n 22 x e 22.1 x s 100 to st, x w 44.2 to beginning, 7-sty  
brk tenement and store. 2:354-77. A \$32,000-\$65,000.

2d st E, No 240, n e s, abt 245 w Av C, 24.9x105.10, 6-sty brk  
tenement and store. 2:385-50. A \$16,000-\$40,000.

10th st E, Nos 256 and 258, s s, 128.8 e 1st av, 43.4x92.3x44x92.3,  
6-sty brk tenement. 2:437-10. A \$27,000-\$62,000.

Elizabeth st, Nos 287 and 289, w s, 67.2 n Houston st, 40.9x83.5x  
41.9x83.11, two 6-sty brk tenements and stores. 2:521-54. A  
\$21,000-\$48,000.

Elizabeth st, No 295, w s, 162 n Houston st, 27x81.11x27x82.8,  
6-sty brk tenement and store. 2:521-49. A \$14,000-\$34,000.

Elizabeth st, No 293, w s, 135 n Houston st, 27x82.8x27x83.1,  
6-sty brk tenement and store. 2:521-51. A \$14,000-\$34,000.

3d st E, No 318, s s, 112 w Av D, runs s 75 x e 19 x s 31 x w 67.8  
x n 31 x e 22.6 x n 75 to st, x e 26.2 to beginning, 6-sty brk  
tenement and store. 2:372-32. A \$25,000-\$55,000.

10th st E, Nos 355 to 363, n s, 168 e Av B, 125x94.9, five 6-sty  
brk tenements and stores. 2:393-53 to 58. A \$75,000-\$185,-  
000.

81st st W, No 7, n s, 148.9 w Central Park West, 26.3x104.4,  
4-sty and basement stone front dwelling. 4:1195-26. A \$38,-  
000-\$68,000.  
Wm A Prentice to Brevoort Prentice, the intent being to con-  
vey all right, title and int in estate whereof Augustus B Prentice  
died seized. Q C. Mar 7. Mar 14, 1908. other consid and 100

St Marks pl, No 76 | s s, 100 w 1st av, 25x97.6, 5-sty brk tenement.  
8th st | William Schultz et al EXRS. &c. Nicholas  
Schultz to John J Gibbs. Mar 17. Mar 18, 1908. 2:449-27.  
A \$18,000-\$36,000. 38,000

Washington Terrace, No 11, e s, 88.9 s 186th st, 17.9x62.6.  
Washington Terrace, No 17, e s, 142 s 186th st, 19x62.6.  
two 3-sty brk dwellings.  
Chas C McMichael to Thos J Meehen. All liens. Mar 12. Mar  
13, 1908. 8:2156-44 1/4 and 45 1/4. A \$2,000-\$12,000. nom

Waverly pl, No 208, w s, 75.4 n Charles st, 19.8x50.2, 3-sty frame  
dwelling. Mary A McGuire to Callahan estate. B & S. Jan  
29. Mar 16, 1908. 2:612-24. A \$5,000-\$5,500.  
other consid and 100

4th st E, No 145, n s, 137.11 e 1st av, 25x96.2, 5-sty brk tenement  
and store. Samuel Kamlet et al to Nathan Sachs. Mort  
\$25,500. Mar 15. Mar 17, 1908. 2:432-52. A \$15,000-  
\$22,000. other consid and 100

6th st E, No 746, s s, 155 w Av D, 22x97, 3-sty brk tenement.  
Michael Kramer to Chone Jaffe. Mort \$14,000. Mar 17, 1908.  
2:375-32. A \$10,000-\$13,000. other consid and 100

9th st E, n s, 125 e 5th av, strip 0.6x92.3.  
9th st E, n s, 124.6 e 5th av, strip 0.6x92.3.  
Deed and agreement as to party wall, &c. Wm G Beatty et al  
with Silvie Lord and Frances L Seymour. Nov 2, 1907. Mar 13,  
1908. 2:567. nom

11th st E, No 508, s s, 120.6 e Av A, runs e 29 x s 94.8 x w 54  
x n 19.8 x e 25 x n 75 to beginning, 5-sty brk tenement and  
store and 4-sty brk tenement in rear.



11th st E, No 504, s s, 94.6 s e Av A, 26x75, 4-sty brk tenement and stores.

11th st E, No 510, s s, 149.5 e Av A, 21x74.10, 4-sty brk tenement and stores. Reuben Satenstein to Mamie Sheindelmann, of Brooklyn. 1/2 part. Feb 12, Mar 19, 1908. 2:404-6 to 9. A \$31,000-\$58,000. nom

12th st W, Nos 82 and 84, s s, 65.6 e 6th av, runs e 43.4 x s 103.3 x w 39.9 x n 16.4 x n w 3.7 x n 84.8 to beginning, except strip between w s of above and a line 0.4 east therefrom, 6-sty brk tenement. Abraham Gabriel to Lizzie Wallace, of Brooklyn. Mt \$114,900. Mar 13. Mar 14, 1908. 2:575-13. A \$50,000-\$130,000. other consid and 100

13th st E, No 444, s s, abt 100 w Av A, 24.3x103.3, 6-sty brk tenement and store. Cristoforo Zuccaro to Giovanni Parisi. Mort \$37,500. Mar 10. Mar 18, 1908. 2:440-30. A \$14,000-\$36,000. other consid and 100

13th st E, No 354. 1st av, No 213. Consent to window in rear of No 354 East 13th st. Daniel Donovan EXR, &c, James Hodgins to Ellen Reilly. Mar 4. Mar 18, 1908. 2:454.

13th st E, Nos 424 and 426, s s, 318.4 w Av A, 40.4x103.3, 6-sty brk tenement and store. Release mort. Giovanni Maccarone and ano to Chas, Isidor and Walter Wanderman. Mar 16, 1908. 2:440-21. A \$-\$. 6,933.33

13th st E, Nos 424 and 426, s s, 318.4 w Av A, 40.4x103.3, 6-sty brk tenement and store. Release mort. Harris Mandelbaum and ano to Charles, Isidor and Walter Wanderman. Mar 16, 1908. 2:440-21. A \$-\$. other consid and 100

Same property. Release mort. Meyer Vesell to same. Mar 13. Mar 16, 1908. 2:440. 2,500

Same property. Release mort. St Lukes Hospital to same. Mar 12. Mar 16, 1908. 2:440. 25,000

17th st E, No 245, n s, 83 w 2d av, 33x92. Interior strip in rear of above, 33x4. 4-sty brk dwelling. Sarah M F wife of Sidney Webster to said Sidney Webster. Mar 9. Mar 17, 1908. 3:898-25. A \$24,000-\$45,000. nom

19th st W, No 347, n s, 265.7 e 9th av, 21.10x63.10, 3-sty brk dwelling. Elizabeth wife of Samuel Putnam to Nora A wife of Thos E Garvey. Mar 16. Mar 17, 1908. 3:743-15. A \$8,500-\$11,000. other consid and 100

20th st E, No 208, s w s, 478 n w 2d av, 22x92, 1 and 2-sty brk building. James W Gerard to Mary D wife of James W Gerard 1-3 part. All title. C a G. Mar 16. Mar 17, 1908. 3:900-52. A \$10,500-\$14,000. gift

24th st W, No 51, n s, 155 e 6th av, 19.6x98.9, 4-sty stone front building and store with 1-sty brk extension. Wm J Kelly to Edmund Coffin. Mort \$35,000. Mar 16. Mar 17, 1908. 3:826-11. A \$32,000-\$39,000. nom

26th st W, No 247, n s, 175 e 8th av, 25x98.9, 5-sty stone front tenement. Sarah J Bailey to Zaidie E and Florence L Bailey. B & S. All liens. May 21, 1904. Mar 19, 1908. 3:776-11. A \$12,000-\$30,000. nom

26th st W, No 245, n s, 200 e 8th av, 14x98.9x12.2x98.9, 2-sty brk building. 26th st W, Nos 241 and 243, n s, 214 e 8th av, runs n 98.9 x e 24.10 x s 0.9 x e 24.10 x s 98.9 to st, x w 49.9 to beginning, 4 and 5-sty brk tenements and 3-sty frame tenement in rear of No 243. Jefferson M Levy to Josephine Mullee. Mort \$57,000. Mar 14. Mar 16, 1908. 3:776-12 to 14. A \$29,500-\$39,000. other consid and 100

27th st W, Nos 30 and 32, s s, 291.6 e 6th av, 33.6x98.9, two 4-sty stone front dwellings. Samuel G Hess to Henry Leerburger. 1/2 part. Mort \$70,000. Mar 11. Mar 13, 1908. 3:828-65 and 66. A \$72,000-\$80,000. other consid and 100

27th st W, Nos 30 and 32, s s, 291.6 e 6th av, 33.6x98.9, two 4-sty stone front dwellings. Bernhard Klingenstein to Henry Leerburger. Mort \$70,000. Mar 11. Mar 13, 1908. 3:828-65 and 66. A \$72,000-\$80,000. other consid and 100

34th st W, No 11, n s, 300 w 5th av, 25x126.6, also an easement or right of way 12 ft wide and extending from w s of rear of above lot and runs w 50 and extending from rear of w s 2d lot west of about 71 to 35th st, the e s of which is 363 w 5th av, 5-sty stone front building and store and 2-sty brk building in rear. Theo J Ackerman et al TRUSTEES Warren Ackerman to Robt S Smith. All liens. Nov 11, 1907. Mar 13, 1908. 3:836-25. A \$230,000-\$242,000. 360,000

36th st W, No 453, n s, 72 e 10th av, 28x98.9, 6-sty brk tenement and store. FORECLOS. Feb 14, 1908. Frank C Avery ref to Annie Weinstein. Mort \$28,000. Mar 11. Mar 16, 1908. 3:734-5. A \$9,000-P \$25,000. 9,500

37th st E, No 137, n s, 100 e Lexington av, 20x98.9, 4-sty stone front dwelling. Margaretta C Spedden to Wilfred J Worcester. Mar 17, 1908. 3:893-27. A \$20,000-\$32,000. other consid and 100

37th st E, No 107, n s, 126 e Park av, 21x98.9, 4-sty stone front dwelling. Rebecca S Jacobus et al EXRS, &c, Samuel M Jacobus to Thomas Hill. Mar 11. Mar 19, 1908. 3:893-8. A \$35,500-\$43,000. 60,000

Same property. Thomas Hill to James Renwick and Chalmers Wood as TRUSTEES for Meta R Sedgwick will Henry B Renwick. C a G. Mort \$30,000. Mar 11. Mar 19, 1908. 3:893. 60,000

39th st E, No 146, s s, 175 w 3d av, 25x84.10x25.3x88.6, 5-sty brk tenement and 2-sty brk building in rear. Denis M Gallo to Jacob Goldstein. Mort \$20,000. May 23, 1905. Re-recorded from June 7, 1905. Mar 17, 1908. 3:894-55. A \$24,000-\$30,000. other consid and 100

Same property. Jacob Goldstein to Wm B Nisbet, of Ardsley on the Hudson, N Y. Mort \$20,000. Mar 16, 1908. Mar 17, 1908. 3:894. other consid and 100

40th st W, No 412, s s, 156.8 w 9th av, 18.4x98.9, 4-sty brk tenement. Daniel F Mahony to Morris Weinstein and Harry Fischel. Mort \$7,000. Mar 14. Mar 16, 1908. 3:737-45. A \$6,000-\$8,000. other consid and 100

42d st E, No 349 | n e cor Prospect pl, 58x17.1, 4-sty stone Prospect pl, No 45 | front tenement and store. Clara Glauber to Margt T Johnston. Mort \$17,100. Mar 12. Mar 13, 1908. 5:1335-22. A \$6,000-\$8,500. other consid and 100

43d st W, No 519, n s, 275 w 10th av, 25x100.5, 3-sty frame tenement and store and 3-sty frame tenement in rear. Rosa Kear to Sarah A Kear. All liens. Mar 13, 1908. 4:1072-21. A \$7,000-\$7,500. nom

45th st W, No 605, n s, 100 w 11th av, 25x100.5, 4-sty brk tenement. Eliza J Ryan HEIR Hugh J Gallagher to Terence F Gallagher. 1-8 part. All title. B & S. Feb 27. Mar 14, 1908. 4:1093-28. A \$7,000-\$7,500. nom

46th st W, No 422, s s, 325 w 9th av, 25x100.4, 4-sty brk tenement and 3-sty brk tenement in rear. James McCarthy to Alfred T Hoevet. Mort \$6,000. Mar 19, 1908. 4:1055-46. A \$10,000-\$12,000. other consid and 100

51st st E, No 349, n s, 125 w 1st av, 25x103.5, 5-sty brk tenement. Rachel wife of Morris Jacoby to Gussie wife of Isaac Geringer. Mort \$10,000. Mar 16, 1908. 5:1344-21. A \$10,000-\$22,000. nom

56th st E, No 349, n s, 100 w 1st av, 39.4x124.2x39.5x121.6, part 5-sty brk building. Sam Golding to Hopkins Holding Co. Mar 16. Mar 17, 1908. 5:1349-assessed with lot 14. other consid and 100

56th st E, No 54, s s, 81.6 e Madison av, 18.6x89.6, 4-sty and basement stone front dwelling. Emma B Richardson to Solomon C Powell. Mort \$47,000. Mar 16. Mar 17, 1908. 5:1291-49. A \$35,000-\$45,000. other consid and 100

56th st W, No 352, s s, 160 e 9th av, 30x100.5, 5-sty brk tenement. Harry Angelo to Louis D'Angelo. Mort \$33,750. Mar 16. Mar 18, 1908. 4:1046-60. A \$20,000-\$37,000. 100

57th st E, No 212, s s, 135 e 3d av, 18.9x100.4, 4-sty brk tenement. Geo R Bourne to Wm A Ewing and John J Clancy. Mt \$15,000. July 30, 1907. Mar 17, 1908. 5:1330-43. A \$9,000-\$15,000. nom

60th st W, No 215, n s, 225 w Amsterdam av, 25x100.5, 5-sty brk tenement. Victoria M Cavagnaro and ano to Cesare Bianchi for life and thereafter to Eduardo A, Alfredo G, Enrico S, and Felicina Bianchi his children. Mar 11. Mar 13, 1908. 4:1152-23. A \$6,000-\$15,000. nom

62d st W, No 224, s s, 350 w Amsterdam av, 25x100.5, 5-sty brk tenement. Samuel Kaniuk to Anna Behan. Mort \$19,400. Mar 13. Mar 14, 1908. 4:1153-47. A \$6,000-\$15,000. other consid and 100

62d st W, No 224, s s, 350 w Amsterdam av, 25x100.5, 5-sty brk tenement. Anna Behan to Marjorie G Singer. Mort \$19,400. Mar 17, 1908. 4:1153-47. A \$6,000-\$15,000. other consid and 100

64th st E, No 228, s s, 205 w 2d av, 25x100.5, 6-sty brk tenement. Chone Jaffe to Lena Kramer. Mort \$30,500. Mar 17, 1908. 5:1418-33. A \$12,000-\$32,500. other consid and 100

68th st W, Nos 222 to 228, s s, 325 w Amsterdam av, 100x100.5, 5-sty brk stable. James Butler to James Butler, a corpn. Mar 2. Mar 16, 1908. 4:1159-46 to 48. A \$32,000-\$52,000. nom

72d st E, No 318, s s, 166.8 e 2d av, 16.8x102.2, 3-sty stone front dwelling. Franziska Hlavac to Joseph Hlavac, Jr. Mort \$8,000. April 3, 1907. Mar 13, 1908. 5:1446-45 1/2. A \$6,500-\$10,000. nom

72d st E, No 316, s s, 150 e 2d av, 16.8x102.2, 3-sty stone front dwelling. FORECLOS. Feb 11, 1908. Joseph P Morrissey ref to Felix Hirsch. Mort \$8,000. Feb 19. Mar 13, 1908. 5:1446-46. A \$6,500-\$10,000. 10,000

Same property. Felix Hirsch to Ignatius Rice. B & S. All liens. Mar 11. Mar 13, 1908. 5:1446. nom

72d st W, No 34, s s, abt 300 e Columbus av, -x-, 4-sty and basement stone front dwelling.

69th st W, No 248, s s, abt 228 e West End av, -x-, 3-sty brk stable. Francis P Fernald (by will) to Sarah E Fernald. Nov 1, 1906. Mar 14, 1908. 4:1124-52. A \$45,000-\$90,000; 4:1160-55. A \$9,500-\$19,000.

79th st W, No 102, s s, 18.6 w Columbus av, 17x76.8, 4-sty and basement stone front dwelling. Mary C Schwab to Abraham Ruth. Mort \$18,000. Mar 17. Mar 19, 1908. 4:1150-34 1/2. A \$15,000-\$20,000. other consid and 100

79th st W, No 102, s s, 18.6 w Columbus av, 17x76.8, 4-sty and basement stone front dwelling. John J White to Abraham Ruth. Q C. Mort \$18,000. Mar 17. Mar 19, 1908. 4:1150-34 1/2. A \$15,000-\$20,000. other consid and 100

86th st W, s s, 100 e Columbus av, 25x102.2, 4-sty stone front dwelling. Central Building Impt and Investment Co to Sarah Harris. April 17, 1907. (Re-recorded from April 17, 1907). Mar 16, 1908. 4:1199-60. A \$-\$. other consid and 100

86th st W, No 38, s s, 525 w Central Park West, 25x102.2, 5-sty stone front dwelling. Release mort. Stephen C Clark to Wm H Hall, Jr. Mar 10. Mar 16, 1908. 4:1199-54. A \$-\$. nom

Same property. Wm H Hall, Jr, to Thos T Eckert. Mar 14. Mar 16, 1908. 4:1199. other consid and 100

88th st W, No 120, s s, 178 w Columbus av, 15.6x100.8, 3-sty and basement brk dwelling. John B Tyler et al to Julia R, Mary E and Frances M Tyler. Q C. Mar 10. Mar 19, 1908. 4:1218-39 1/2. A \$7,500-\$15,000. nom

Same property. Sidney W Tyler to same. Q C. Mar 12. Mar 19, 1908. 4:1218. nom

Same property. Julia R Tyler et al to Millicent T Roelker. Mar 16. Mar 19, 1908. 4:1218. other consid and 100

91st st E, No 314, s s, 225 e 2d av, 25x100.8, 5-sty brk tenement. Morris Erde and ano to Abraham Nadelberg. Mort \$21,875. Mar 12. Mar 14, 1908. 5:1553-43. A \$8,000-\$21,000. other consid and 100

92d st E, No 8, on map No 6, s s, 140 e 5th av, 18x100 and all title to strip in rear, 18x0.8 1/2, 4-sty stone front dwelling. Emily L Landon to Toch Realty Co. Mort \$44,000. Mar 14. Mar 16, 1908. 5:1503-67. A \$36,000-\$45,000. nom

94th st W, No 133, n s, 446 e Amsterdam av, 16x100.8, 3-sty and basement stone front dwelling. Katie A Morehouse to Francis Dedek. Mort \$16,000 and taxes. Mar 16. Mar 17, 1908. 4:1225-19. A \$8,000-\$13,000. 100

95th st E, Nos 324 and 326, s s, 250 w 1st av, 50x100.8, 1-sty brk and frame building. FORECLOS. Mar 12, 1908. Alfred Steckler ref to Alfred H Ackers. Mort \$10,000. Mar 17, 1908. 5:1557-37 and 38. A \$14,000-\$14,000. \$4,000 over and above mort of 10,000

96th st W, Nos 145 to 149, n s, 90 e Amsterdam av, runs n 80.7 x e 10 x n 20.4 x e 50 x s 100.11 to st, x w 60 to beginning, three 5-sty stone front tenements. Christian Hafers EXR, &c, Louis Fessler to Hermann F Jaeger. Mort \$43,000. Mar 11. Mar 17, 1908. 7:1851-5 to 6. A \$28,000-\$56,000. 75,000

Same property. Release dower. Augusta Fessler widow to same. Mar 17, 1908. 7:1851. nom

99th st E, Nos 54 and 56, on map No 54, s s, 150 e Madison av, 37.3x100.11.

99th st E, Nos 62 and 64, on map No 60, s s, 225 e Madison av, 37.6x100.11. two 6-sty brk tenements and stores. Joseph Shenk to Minnie Shenk. All liens. Mar 17, 1908. 6:1604-42 and 45. A \$28,000-\$94,000. nom

100th st E, No 405, n s, 100 e 1st av, 37.1x100.11, 6-sty brk tenement and store. Hannah Cohen to Jacob R Schiff. Mort \$40,000. Jan 2. Mar 17, 1908. 6:1694-6. A \$7,500-\$42,000. other consid and 100

- 101st st E, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tenement and store. Annie Craddock to Marjorie G Singer. Mort \$20,000. Mar 17, 1908. 6:1673-10. A \$6,000-\$27,000.  
other consid and 100
- 101st st E, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tenement and store. FORECLOS, Mar 12, 1908. Millard H Ellison ref to Annie Craddock. Mort \$20,000. Mar 14. Mar 16, 1908. 6:1673-10. A \$6,000-\$27,000.  
\$7,000 over and above mort for \$20,000
- 103d st E, No 63, n s, 195 e Madison av, 25x100.11, 5-sty stone front tenement. William Weinstock to Irving Bachrach and Isaac Schmeidler. Mort \$18,000. Mar 9. Mar 13, 1908. 6:1609-29. A \$10,000-\$19,000.  
100
- 104th st E, No 168, s s, 250 w 3d av, 25x100.11, 4-sty stone front tenement. Benj R Ferkin to Florence Burgess, of Denver, Colo. ½ part. All title. Mort \$14,000. Mar 16. Mar 19, 1908. 6:1631-47. A \$10,000-\$14,000.  
other consid and 100
- 105th st W, No 105, n s, 100 w Columbus av, 25x100.11, 5-sty brk tenement. Proctor Realty Operating and Impt Co to Jessie M Proctor. Mort \$21,000. Mar 11. Mar 13, 1908. 7:1860-28. A \$11,000-\$20,000.  
100
- 107th st W, Nos 209 and 211, n s, 225 w Amsterdam av, 75x100.11, two 5-sty brk tenements. Edwin H Peck et al to Kate wife Edw M Maguire. Mort \$64,000. Feb 27. Mar 18, 1908. 7:1879-21 and 23. A \$36,000-\$94,000.  
other consid and 100
- 110th st E, No 80, s s, 108 w Park av, 21x100.11, 2-sty frame dwelling. Chas A Person to Sand Realty Co. Mort \$9,000. Mar 10. Mar 13, 1908. 6:1615-41. A \$9,000-\$9,500.  
100
- 110th st E, No 16, s s, 125 w Madison av, 25x100.11, 5-sty brk tenement and store. Pearl Weil to Arthur H Sanders. B & S. and C a G. All liens. Feb 21. Mar 19, 1908. 6:1615-61. A \$13,000-\$26,000.  
nom
- 110th st E, No 10, s s, 202 w Madison av, 26x100.11, 5-sty brk tenement. Jennie Reichman to Arthur H Sanders. B & S. All liens. Feb 21. Mar 19, 1908. 6:1615-64. A \$13,500-\$27,000.  
nom
- 110th st E, No 18, s s, 100 w Madison av, 25x100.11, 5-sty brk tenement and store. Elmer C Van Duyn to Arthur H Sanders. B & S and C a G. All liens. Mar 7. Mar 19, 1908. 6:1615-60. A \$13,000-\$26,000.  
nom
- 110th st E, No 12, s s, 176 w Madison av, 26x100.11, 5-sty brk tenement. Sarah Cohen to Arthur H Sanders. B & S. All liens. Feb 21. Mar 19, 1908. 6:1615-63. A \$13,500-\$27,000.  
nom
- 110th st E, No 12, s s, 176 w Madison av, 26x100.11, 5-sty brk tenement. Jennie Reichman to Sarah Cohen. B & S. Mar 19, 1908. 6:1615-63. A \$13,500-\$27,000.  
nom
- 110th st E, No 14, s s, 150 w Madison av, 26x100.11, 5-sty brk tenement. Wm Seidman to Arthur H Sanders. All liens. Feb 21. Mar 19, 1908. 6:1615-62. A \$13,500-\$27,000.  
nom
- 110th st E, Nos 10 to 18, s s, 100 w Madison av, 128x100.11, five 5-sty brk tenements, stores in Nos 16 and 18. Adam Wiener to Marianne Rosenzweig. Mort \$162,500 and all liens. Oct 14, 1907. Mar 19, 1908. 6:1615-60 to 64. A \$66,500-\$133,000.  
other consid and 100
- 111th st W, No 29, n s, 449 w 5th av, 30x100.11, 5-sty brk tenement. Samuel Kaplan et al to Rose Spektorsky. Mort \$32,000. Mar 16. Mar 18, 1908. 6:1595-19. A \$15,500-\$32,000.  
other consid and 100
- 112th st W, No 52, s s, 100 e Lenox av, 75x100.11, 7-sty brk tenement. Harry Aronson to DeLeon Realty Co, a corpn. Mts \$118,000. Mar 17. Mar 19, 1908. 6:1595-65. A \$39,000-\$160,000.  
other consid and 100
- 113th st W, No 33, n s, 338 w 5th av, 16x100.11, 3-sty and basement brk dwelling. James E Wilkinson to James E Wilkinson, Jr. Mort \$7,000. May 15, 1906. Mar 19, 1908. 6:1597-24. A \$7,500-\$8,500.  
nom
- 113th E, No 20, s s, 281.3 e 5th av, 18.9x100.11, 5-sty brk tenement. Samuel Portman to Martin C Wright. ½ right, title and interest. Mar 13, 1908. 6:1618-61. A \$8,500-\$15,000.  
other consid and 100
- 114th st E, No 85, n s, 30 w Park av, 25x100.11, 5-sty brk tenement and store. Joseph Barrett to Rose Oser. ½ part. Mort \$23,750. Dec 12, 1907. Mar 19, 1908. 6:1620-34. A \$10,000-\$19,000.  
100
- 114th st E, No 350, s s, 125 w 1st av, 25x100.10, 6-sty brk tenement and store. Enrico Viggiani to Domenico Vuono. Mort \$28,500. Mar 9. Mar 17, 1908. 6:1685-34. A \$6,000-\$29,000.  
nom
- 115th st E, Nos 125 to 129, n s, 242.8 e Park av, 43.7x100.11, 6-sty brk tenement and store. Penco Realty Co to Mary Ehrmann. Mort \$47,500. Mar 16. Mar 18, 1908. 6:1643-12. A \$17,500-\$37,000.  
other consid and 100
- 115th st E, Nos 125 to 129, n s, 242.8 e Park av, 43.7x100.11. |  
115th st E, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11. |  
two 6-sty brk tenements and stores. |  
Empire City Woodworking Co to Penco Realty Co, a corpn. |  
Q C. Mar 2. Mar 18, 1908. 6:1643-9 and 12. A \$35,000-\$P |  
\$74,000. |  
other consid and 100
- 115th st E, Nos 121 and 123, n s, 198.10 e Park av, 43.10x100.11, |  
6-sty brk tenement and store. Penco Realty Co to Jennie Matz. |  
Mort \$37,500. Mar 16. Mar 19, 1908. 6:1643-10. A \$17,500 |  
-P \$37,000. |  
other consid and 100
- 115th st E, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11, 6- |  
sty brk tenement and stores. Penco Realty Co to Etta Matz. |  
Mort \$37,500. Mar 16. Mar 19, 1908. 6:1643-8. A \$17,500- |  
P \$37,000. |  
other consid and 100
- 115th st W, No 121, n s, 250 w Lenox av, 25x100.11, 5-sty stone |  
front tenement. Adolph Rudman to Ewdokie Halporn. Mort |  
\$20,000. Mar 18. Mar 19, 1908. 7:1825-21. A \$11,000-\$27- |  
000. |  
other consid and 100
- 117th st W, No 273, n s, 150 e 8th av, 25x100.11, 5-sty brk tenement |  
and store. Alex M Schwartz et al to Ida H Cohn. Mort |  
\$25,000. Mar 17. Mar 18, 1908. 7:1923-7. A \$11,000-\$21- |  
000. |  
other consid and 100
- 118th st W, No 73, n s, 185 e Lenox av, 20.6x100.11, 5-sty brk |  
tenement. Amsterdam Holding Co to Bernhard A Buge. Mort |  
\$19,500. Mar 16. Mar 18, 1908. 6:1717-9. A \$9,700-\$23,000. |  
other consid and 100
- 118th st E, No 402, on map No 400, s s, 75 e 1st av, 18.8x75.7x |  
18.7x75.7, 3-sty brk loft and store building. Chas C Watkins, |  
Jr. to Estelle E Watkins. Mort \$8,500. Mar 11. Mar 17, 1908. |  
6:1711-45½. A \$3,000-\$9,000. |  
other consid and 100
- 118th st E, Nos 231 and 233, n s, 231 w 2d av, 29x100.10, except |  
strip, 0.2x29 adj on west, 6-sty brk tenement and store. Joseph |  
McEvoy to Annie Towns. Mort \$37,500. Mar 12. Mar 13, |  
1908. 6:1783-15. A \$8,000-\$36,000. |  
other consid and 100
- 118th st E, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty |  
brk tenement. Asher Davis to Benjamin Davis. Mort \$51,000. |  
Jan 31. Mar 19, 1908. 6:1645-59. A \$16,000-\$51,000. |  
other consid and 100
- 119th st E, No 540, s s, 480.1 e Pleasant av, 17.10x100.11, 3-sty |  
stone front dwelling. Wm Ebling to Ebling Realty Co, a corpn. |  
Mar 14. Mar 19, 1908. 6:1815-33. A \$3,000-\$5,000. |  
nom
- 119th st E, Nos 341 and 343, n s, 175 w 1st av, 50x½ block, 6- |  
sty brk tenement and store. Abraham Lazinski et al to Mary |  
Glassheim. Mort \$63,400. Mar 12. Mar 16, 1908. 6:1796-19. |  
A \$12,500-\$50,000. |  
other consid and 100
- 120th st W, No 302, s s, 100 w 8th av, 25x100.11, 3-sty brk stable. |  
James Butler to James Butler, a corpn. Mort \$7,000. Mar |  
2. Mar 16, 1908. 7:1946-37. A \$10,000-\$15,000. |  
nom
- 120th st E, No 302, s s, 80 e 2d av, 20x100.11, vacant. Chas C |  
Watkins, Jr. to Estelle E Watkins. Mort \$2,500. Mar 11. Mar |  
17, 1908. 6:1796-51½. A \$5,000-\$5,000. |  
other consid and 100
- 120th st E, Nos 341 and 343, n s, 187.6 w 1st av, 37.6x100.11, 6- |  
sty brk tenement. Max Monfried to Isidor Tachna. All liens. |  
Mar 18. Mar 19, 1908. 6:1797-18. A \$9,000-\$43,000. |  
other consid and 100
- 121st st W, Nos 309 and 311, n s, 145 e Manhattan av, 50x100.11, |  
two 5-sty stone front tenements. Charles Steiger and ano to |  
Peter J Cassidy. C a G. Mort \$51,000. Jan 24, 1908. Mar |  
18, 1908. 7:1948-24 and 25. A \$21,000-\$48,000. |  
nom
- 122d st E, No 417, n s, 221.3 e 1st av, 16.8x100.11, 3-sty stone |  
front dwelling. Charles C Watkins, Jr. to Estelle E Watkins. |  
Mar 11. Mort \$6,000. Mar 17, 1908. 6:1810-9½. A \$3,300 |  
-\$6,500. |  
other consid and 100
- 123d st W, No 523, n s, 266.10 w Amsterdam av, 33.2x100.11, |  
5-sty brk tenement. FORECLOS, Mar 16, 1908. Joseph P Mor- |  
rissey ref to Max Stern and Eli Younghem. Mort \$28,000. |  
Mar 17, 1908. 7:1978-21. A \$13,500-\$32,000. |  
12,400
- 125th st E, No 228, s s, 330 e 3d av, 25x100.11, 1-sty frame store. |  
Harry Fischel and ano to Danl F Mahony. Mort \$10,500. Mar |  
11. Mar 17, 1908. 6:1789-36. A \$13,000-\$13,000. |  
other consid and 100
- 127th st W, Nos 105 and 107, n s, 150 w Lenox av, 50x99.11, two |  
5-sty brk tenements and stores and 2-sty brk stable in rear. |  
Jacob Chaimowitz to Thomas Carroll. Mort \$22,820. Mar 13. |  
Mar 14, 1908. 7:1912-24. A \$22,000-\$40,000. |  
other consid and 100
- 127th st E, Nos 224 and 226, s s, 280 w 2d av, 50x99.11, two 5- |  
sty brk tenements. Etta Forgotston to Union Exchange Bank, |  
a corpn. B & S. Mort \$32,000. Mar 13. Mar 14, 1908. 6:1791 |  
-36 and 37. A \$12,000-\$40,000. |  
nom
- 127th st E, No 59, n s, 128 e Madison av, 18x99.11, 3-sty stone |  
front dwelling. Lewis W Wright to Kate Perissi. B & S. Mort |  
\$7,500. Feb 25. Mar 17, 1908. 6:1752-26. A \$6,000-\$9- |  
500. |  
other consid and 100
- 127th st E, No 59, n s, 128 e Madison av, 18x99.11, 3-sty stone |  
front dwelling. Henry E Stevens, Jr. to Lewis W Wright. Mt |  
\$7,500. Mar 16. Mar 17, 1908. 6:1752-26. A \$6,000-\$9,500. |  
nom
- 127th st W, Nos 28 and 30, s s, 335 w 5th av, 50x99.11, 6-sty brk |  
tenement. Simon Wiener to Jacob Wiener. ½ right, title and |  
interest. Mar 17. Mar 18, 1908. 6:1724-50. A \$21,000-\$80- |  
000. |  
other consid and 100
- 127th st W, No 26, s s, 310 w 5th av, 25x99.11, 3-sty frame dwell- |  
ing. Simon Wiener to Jacob Wiener. ¼ right, title and inter- |  
est. Mar 17. Mar 18, 1908. 6:1724-49. A \$10,000-\$11,000. |  
other consid and 100
- 129th st E, No 109, n s, 140 e Park av, 25x99.11, 4-sty brk tenement |  
and store. Mary O'Donnell to Lizzie Wallace. Mort \$12- |  
750. Dec 5, 1907. Mar 14, 1908. 6:1778-7. A \$6,500-\$12- |  
000. |  
nom
- Same property. Lizzie Wallace to Abraham Gabriel. C a G. Mort |  
\$12,750, and all liens. Mar 13. Mar 14, 1908. 6:1778. |  
nom
- 130th st W, Nos 44 to 62, s s, 85 e Lenox av, 250x99.11, ten 3- |  
sty brk dwellings. 6:1727-59 to 68. A \$100,000-\$145,000. |  
14th st W, Nos 253 to 257, n s, 93.6 e 8th av, 72.6x103.1, three |  
4-sty brk dwellings. 3:764-7 to 9. A \$54,000-\$66,000. |  
4th st E, No 161, n s, 250 w Av A, 25x96.2, 4-sty brk tenement |  
and store. 2:432-44. A \$15,000-\$21,000. |  
Revocation of trust. Douglas Robinson and ano as TRUSTEES |  
to Sarah S Collier widow. Feb 27. Mar 19, 1908. 1:95, 2: |  
432-629, 3:764, 6:1727-1754. |  
nom
- 133d st E, Nos 27 and 29, n s, 287.6 e 5th av, 37.6x99.11, two |  
2-sty brk dwellings. Benj Nieberg to Louis Nieberg and Michl |  
H Eisman, of Susquehanna Depot, Pa. Mar 16. All liens. Mar |  
17, 1908. 6:1758-12 and 13. A \$9,000-\$12,000. |  
nom
- 134th st E, No 21, n s, 325 e 5th av, 25x99.11, 5-sty brk tenement. |  
Jacob Braun to Simon Sturm. ½ part. Mort \$18,000. |  
Mar 17, 1907. Mar 17, 1908. 6:1759-14. A \$6,000-\$22,000. |  
100
- 134th st W, No 123, n s, 350 w Lenox av, runs n 99.11 x w 11.8 |  
x s w 16.6 x s 90 to st, x e 25 to beginning, 5-sty stone front |  
tenement. Alonzo N Dewey to Margt A Laphy, of Luzerne Co, |  
Pa. Mort \$20,000. Mar 17, 1908. 7:1919-17. A \$9,800- |  
\$19,000. |  
other consid and 100
- 134th st W, No 121, n s, 325 w Lenox av, 25x99.11. |  
134th st W, No 123, n s, 350 w Lenox av, runs n 99.11 x w 11.8 |  
x s w 16.6 x s 90 to st, x e 25 to beginning, two 5-sty stone |  
front tenements. |  
Nora M Hannon to Alonzo N Dewey, of New Haven, Conn. Mts |  
\$34,500. Mar 7. Mar 14, 1908. 7:1919-17 and 18. A \$19,800 |  
-\$38,000. |  
other consid and 100
- 134th st W, No 121, n s, 325 w Lenox av, 25x99.11, 5-sty stone |  
front tenement. Alonzo N Dewey to Wm R Robbins. Mort |  
\$20,500. Mar 7. Mar 16, 1908. 7:1919-18. A \$10,000-\$19- |  
000. |  
other consid and 100
- 135th st W, No 308, s s, 125 w 8th av, 25x99.11, 5-sty brk tenement. |  
Irving Bachrach to William Weinstock. All liens. Mar |  
17. Mar 18, 1908. 7:1959-49. A \$10,000-\$19,000. |  
100
- 136th st W, Nos 620 to 626, s s, 287.6 w Broadway, 87.6x99.11, |  
two 5-sty brk tenements. Release mort. John A Philbrick to |  
Domenico La Sala. Feb 28. Mar 19, 1908. 7:2002-93 and 95. |  
A \$35,000-\$100,000. |  
nom
- Same property. Domenico La Sala to Celia Uhlfelder and Emma |  
Weinberg. Mort \$113,000. Feb 28. Mar 19, 1908. 7:2002. |  
other consid and 100
- 143d st W, Nos 110 and 112, s s, 183.4 w Lenox av, 41.8x99.11, |  
6-sty brk tenement. Fannie Goldberg and ano to Fannie Litten- |  
berg. Mort \$51,000. Mar 16. Mar 17, 1908. 7:2011-42. |  
A \$15,000-\$52,000. |  
nom
- 147th st W, s s, 100 w 7th av, 125x99.11, vacant. Leonard Weill |  
to Charles Weill. 1-3 part. Mort \$43,500. Mar 17. Mar 19, |  
1908. 7:2032-38 to 42. A \$35,000-\$35,000. |  
other consid and 100
- 147th st W, Nos 303 and 305, n s, 75 w 8th av, 50x99.11, two 5- |  
sty brk tenements. Harry M Stoff to Hayman Stoff. Mort \$36- |  
000. Nov 25, 1905. Mar 13, 1908. 7:2045-47 and 48. A \$9- |  
000-\$23,000. |  
other consid and 100

- 149th st W, Nos 305 and 307, n s, 100 w 8th av, 50x99.11, 6-sty brk tenement. Anna L Nilsson to Marjorie G Singer. Mort \$53,000. Mar 16. Mar 17, 1908. 7:2045-86. A \$10,000-\$55,000. other consid and 100
- 150th st W, Nos 308 and 310, s s, 150 w 8th av, 50x99.11, 6-sty brk tenement. FORECLOS, Feb 28, 1908. Chas J Leslie referee to John L Williams. Mort \$8,500. Mar 18, 1908. 7:2045-100. A \$5,000-P \$20,000. 25,000 over and above encumbrances
- 150th st W, Nos 304 and 306, s s, 100 w 8th av, 50x99.11, 6-sty brk tenement. FORECLOS, Feb 28, 1908. Chas J Leslie referee to John L Williams. Mort \$8,500. Mar 18, 1908. 7:2045-98. A \$5,000-P \$20,000. 15,000 over and above encumbrances
- 152d st W, No 621, n s, 250 w Broadway, 50.10x99.11, 2-sty frame dwelling and vacant. The Junction Realty Co to Louis A Mitchell. Mort \$12,500. Mar 13, 1908. 7:2099-20 and 21. A \$12,000-\$15,000. nom
- 159th st W, No 515, n s, 173 w Amsterdam av, 27x99.11, 5-sty brk tenement. Rose H Frey to Thomas Shirlaw and Catherine his wife, tenants by entirety, both of Weehawken, N J. Mort \$24,000. Mar 16, 1908. 8:2118-46. A \$8,800-\$26,000. other consid and 100
- 171st st W, s s, 100 w Amsterdam av, 175x95, four 5-sty brk tenements. FORECLOS, Mar 18, 1908. Elek J Ludvig ref to Charles Garfiel and Isidore Moll. Mort \$150,000. Mar 18. Mar 19, 1908. 8:2127-37 to 43. A \$35,200-P \$80,000. 7,000
- Same property. Charles Garfiel et al to One Hundred and Seventy-first Street Realty Co, a corpn. Mort \$150,000 and all liens. Mar 18. Mar 19, 1908. 8:2127. 40,000
- 172d st W, s s, 125 w Amsterdam av, 145x95, three 5-sty brk tenements. Charles Garfiel et al to One Hundred and Seventy-first Street Realty Company, a corpn. All liens. Mar 17, 1908. 8:2128-38 to 42. A \$30,000-P \$54,000. 30,000
- 175th st W, n s, 138.9 w Amsterdam av, 43.9x99.11, 5-sty brk tenement. FORECLOS, Feb 27, 1908. Abraham Stern ref to Samuel G Hess. Mort \$37,500. Mar 12. Mar 19, 1908. 8:2132-70. A \$11,500-\$36,000. 20,000
- 177th st W, n s, 100 w Audubon av, 150x94.11, vacant. Rebecca Cohn to Sadie Reich. Mort \$33,000 and all liens. Mar 16. Mar 17, 1908. 8:2133-84. A \$——\$. other consid and 100
- 179th st W, Nos 506 and 508, s s, 150 w Amsterdam av, 50x100, 5-sty brk tenement. Sol L Kaye to Daniel F Mahoney. Mort \$55,000. Mar 16, 1908. 8:2152-12. A \$——\$. other consid and 100
- 179th st W, No 523, n s, 47.6 e Audubon av, 15.6x75, 2-sty brk dwelling. Gertrude A Pierce to Union Real Estate Co. Dec 3, 1907. Mar 19, 1908. 8:2152-60½. A \$3,800-\$6,500. other consid and 100
- 181st st W, s s, 75 e Wadsworth av, runs s 100 x e 25 x s 19.6 x e 75 x n 119.6 to st, x w 100 to beginning, vacant. Abraham Ruth to John J White. Mort \$54,000. Mar 17. Mar 19, 1908. 8:2162-58 to 60. A \$47,000-\$47,000. other consid and 100
- Av A, No 1018, e s, 50.5 n 55th st, 25x79.8, 5-sty brk tenement. Charles Shapiro to Benj M Gruenstein. Mort \$20,050. Mar 5. Mar 14, 1908. 5:1371-49. A \$8,000-\$18,000. other consid and 100
- Av D, Nos 55 and 57 s w cor 5th st, 41x80, two 5 and one 5th st, Nos 750 and 752 2-sty brk tenements and stores. Leo Lessler to Mary Stutz. B & S and C a G. Mort \$45,000. Mar 13. Mar 17, 1908. 2:374-33 and 34. A \$27,500-\$44,000. other consid and 100
- Amsterdam av, No 783, e s, 25.2 n 98th st, 25x80, 5-sty brk tenement and store. Isidor H Alexander to Chas O Renken. Mort \$27,500. Mar 16. Mar 18, 1908. 7:1853-2. A \$14,500-\$24,000. 100
- Same property. Chas O Renken to Meta K Renken. Mort \$27,500. Mar 16. Mar 18, 1908. 7:1853. other consid and 100
- Bowery, No 119 (107), e s, abt 100 s Grand st, 25x100, 3-sty frame brk front tenement and store with 1-sty frame extension. Mary A McGuire to Callahan Estate, a corpn. B & S. Jan 29. Mar 16, 1908. 1:304-13. A \$28,000-\$30,000. other consid and 100
- Bowery, No 138, w s, abt 180 n Grand st, 25x100, 3-sty brk loft and store building. Mary A McGuire to Callahan estate, a corpn. B & S. Jan 29. Mar 16, 1908. 2:470-57. A \$24,000-\$29,000. other consid and 100
- Bowery, Nos 140 and 140½, on map No 140, w s, 103.7 s Broome st, 26.10x97.9x26.2x95.3, 2-sty brk tenement and store with 1-sty brk extension. Mary A McGuire to Callahan Estate, a corpn. B & S. Jan 29. Mar 16, 1908. 2:470-55 and 56. A \$24,000-\$27,000. other consid and 100
- Bowery, No 142, w s, 77.8 s Broome st, 26.4x100.5x26.1x96.11, 3-sty brk loft and store building with 1-sty brk extension. Mary A McGuire to Callahan Estate, a corpn. B & S. Jan 29. Mar 16, 1908. 2:470-53 and 54. A \$24,000-\$28,000. nom
- Bowery, No 220, w s, abt 130 s Prince st, 25x100, 2-sty brk loft and store building. Mary A McGuire to Callahan Estate, a corpn. B & S. Jan 29. Mar 16, 1908. 2:492-25. A \$24,000-\$24,500. other consid and 100
- Broadway, No 3800 n e cor 158th st, 99.11x125, 6-sty brk tenement and store. Hudson Realty Co to Charles and Fred Hirschhorn. Mort \$240,000. Mar 16, 1908. 8:2117-1. A \$48,000-\$. other consid and 100
- Broadway, No 1365, w s, 43.5 s 37th st, 22x93.8x20.7x86.1, 6-sty brk hotel. Deed of trust. Isabella Loring to Daniel A Loring, Sr. in trust. 1-3 part. All liens. Feb 27. Mar 16, 1908. 3:812-55. A \$135,000-\$160,000. nom
- Broadway n e cor 180th st, 25.6x99.11x25x105, vacant. Emanuel 180th st | Heilner et al to Morris Mayer. ¼ part. B & S. Mort \$14,000. Mar 19, 1908. 8:2163-44. A \$14,000-\$14,000. other consid and 100
- Broadway s e cor 147th st, 99.11x100, vacant. Mary Ehrmann to 147th st | Penco Realty Co. Mort \$75,000. Mar 16. Mar 18, 1908. 7:2078-60 to 64. A \$82,000-\$82,000. other consid and 100
- Buena Vista av, n e cor 173d st and being west ½ of private lane or road 16 ft wide, lying e of and extending s e from e s of Buena Vista av (on map No 1065), adj land conveyed by Martin to McCormick by deed recorded July 11, 1890, and is therein referred to in 3d and 4th courses with all title to so much of said road on west end of lot 9 on map of Isaac P Martin, near Fort Washington which was formerly or is now used by entrance gate and fence of lot 11 on said map -x-. Jeanette H Francis EXTRX Isaac P Martin to Joseph Hamerslag. Mar 4. Mar 14, 1908. 8:2139-part lot 425. 150
- Convent av, No 292, w s, 59.11 s 142d st, 20x100, 3-sty stone front dwelling. William Cumming to Louisa Loughen. Mort \$16,500. Mar 11. Mar 16, 1908. 7:2058-16. A \$6,000-\$15,000. other consid and 100
- Edgecombe av, No 48 n e cor 137th st, 20x68, 3-sty brk dwell- 137th st | ing. N Y Life Ins Co to Charles Schenck. Mar 11. Mar 16, 1908. 7:2041-1. A \$6,400-\$18,000. 18,000
- Greenwich av, No 21 s w cor 10th st, 26.2x66.4x44x60.2, 3-sty 10th st, No 128 | brk tenement and store. Martha A Marshall widow to Maud I and Mabel V Marshall, all of Brooklyn. Party 1st part reserves life estate. Mar 6. Mar 13, 1908. 2:-610-53. A \$20,000-\$25,000. nom
- Lenox av, No 519 s w cor 136th st, 24.11x75, 5-sty brk tenement 136th st, No 100 | and store. Jacob Wiener to Simon Wiener. ½ right, title and interest. Mort \$41,000. Mar 17. Mar 18, 1908. 7:1920-36. A \$20,000-\$38,000. other consid and 100
- Lexox av, No 361 n w cor 128th st, 24.11x75, 5-sty brk tenement 128th st, No 101 | and store. Jacob Wiener to Simon Wiener. ½ right, title and interest. Mar 17. Mar 18, 1908. 7:1913-29. A \$24,000-\$40,000. other consid and 100
- Lexington av, No 1500, w s, 25.11 s 97th st, 25x80, 5-sty brk tenement and store. Benj Kutcher et al to Solomon Lederman. Mort \$22,650. Mar 10. Mar 18, 1908. 6:1624-58. A \$10,000-\$16,500. 100
- Lexington av, Nos 1630 to 1636 n w cor 103d st, 100.11x30, 4-103d st | sty brk tenement and store. Israel Wolchok to Samuel Jaffe. Mort \$27,000. Mar 14. Mar 16, 1908. 6:1631-16. A \$22,000-\$35,000. other consid and 100
- Madison av, No 1925, e s, 40.6 s 124th st, 20x80, 3-sty stone front dwelling. Abraham Marks to Annie wife of Abraham Marks. B & S and C a G. (?) 1907. Mar 13, 1908. 6:1748-76. A \$11,000-\$15,500. nom
- Madison av, No 1925, e s, 40.6 s 124th st, 20x80. Agreement and declaration, &c, by party 1st part that she holds said property in trust. Annie Marks with Abraham Marks her husband. Mar 20, 1907. Mar 13, 1908. 6:1748.
- Park av, No 1546, w s, 75.11 s 112th st, 25x78.9, 5-sty stone front tenement. Jennie Rabinowitz and ano to Arnold Adler and Simon Frank. Mort \$11,000. Mar 16. Mar 17, 1908. 6:1617-37. A \$7,000-\$14,000. other consid and 100
- Park av, Nos 1515 to 1521 n e cor 110th st, 100.11x35, 6-sty brk 110th st, Nos 101 and 103 | tenement and stores. Louis Karfunkle to Lulu Banford. Mort \$73,000. Mar 17. Mar 18, 1908. 6:1638-1. A \$20,000-\$55,000. other consid and 100
- Park av, No 1747, on map No 1647, e s, 64.11 s 117th st, 18x63.4, 2-sty brk dwelling.
- 117th st, No 102, s s, 15.10 e Park av, 15.10x64.11, 3-sty brk dwelling. Chas C Watkins Jr to Estelle E Watkins. Mort \$12,000. Mar 11. Mar 17, 1908. 6:1644-71 and 69b. A \$7,500-\$8,500. other consid and 100
- Riverside Drive, No 3, e s, 103.5 s 73d st, 37x97x21.6x95.3, 5-sty stone front dwelling. Gordon S P Kleeberg to William Guggenheim. B & S and C a G. Mort \$30,000. Jan 4. Mar 17, 1908. 4:1184-1. A \$40,000-\$80,000. other consid and 100
- Riverside Drive, No 410 n e cor 113th st, 52.7x98.7x50.11x85.3, 113th st | vacant. Virginia Potter to Hugo S Mack. All liens. Feb 1. Mar 13, 1908. 7:1895-39 and 40. A \$52,000-\$52,000. other consid and 100
- Riverside Drive n e cor 136th st, 102.5x122.10x99.11x145.8, vacant. Harry Matz to Penco Realty Co, a corpn. Mort \$56,000. Mar 16. Mar 19, 1908. 7:2002-69. A \$50,000-\$50,000. other consid and 100
- Riverside Drive n e cor 119th st, 50x90.
- 119th st
- Claremont av n w cor 120th st, runs w 53.6 x n 115.4 x e 54.5 120th st | to w s of av at point 330 s 122d st, x s — to beginning, vacant. John J White, Jr, to Lucy A Morris, of London Eng; May W White, of Litchfield, Conn; Violetta W Delafield, N Y, and Alain C White, of Litchfield, Conn. 1-5 part. Mar 18. Mar 19, 1908. 7:1991-assessed with lots 1 and 13. 100
- St Nicholas av, No 943, w s, abt 47 n 157th st, 31.1x82.7x30x90.10 deed reads
- Plot begins 45 n 157th st and 150 e Amsterdam av, runs e 90.10 to w s St Nicholas av, x n 31.1 x w 82.7 x s 30 to beginning, 5-sty brk tenement. Toeh Realty Co to Emily L Landon. Mort \$26,750. Mar 16, 1908. 8:2108-67. A \$11,000-\$29,000. nom
- St Nicholas av, Nos 448 and 450, s e cor 133d st, -x-.
- St Nicholas av, e s, 101 s 133d st, -x-.
- St Nicholas av, e s, adj above on south, -x-.
- Sewer agreement, &c. Ratcliffe Hicks owner of 1st parcel and Rosina Feuchtwanger owner of 2d parcel with the Realty Co of N Y owners of 3d parcel. Jan 6, 1903. Mar 13, 1908. 7:1958.
- St Nicholas av, No 173, w s, 32.3 s 119th st, 22.9x107x19.5x95.1, 5-sty brk tenement. Frances C MacIntyre to Bernard M Roche. Mort \$18,000. Mar 16. Mar 17, 1908. 7:1924-53. A \$9,500-\$18,000. other consid and 100
- West End av, No 222, e s, 17 n 70th st, 16x70, 3-sty and basement stone front dwelling. Russell E Burke to Mary B Burke. Mort \$8,000. Mar 16. Mar 17, 1908. 4:1162-1½. A \$6,000-\$13,000. other consid and 100
- Same property. Charlrick Realty Co to Russell E Burke. Mort \$8,000. Mar 16. Mar 17, 1908. 4:1162. other consid and 100
- 1st av, No 875 s w cor 49th st, 25.5x100, 5-sty brk 49th st, Nos 346½ and 348 | tenement and store and 2-sty brk tenement and store in st. Isaac Israelson to Lillian Herst. All liens. Mar 17, 1908. 5:1341-30. A \$18,000-\$33,000. other consid and 100
- 1st av, Nos 1023 to 1031 n w cor 56th st, 114.8x100, six 5-sty 56th st, Nos 351 and 353 | brk tenements, stores on av. Max Strunsky to Isaac Lipschitz. Mort \$148,000. Mar 16. Mar 18, 1908. 5:1349-22½ to 27. A \$62,000-\$126,500. nom
- 1st av, No 989, w s, 41 n 54th st, runs n 20 x w 68 x s 0.7 x w 12 x s 20 x e 12 x n 0.7 x e 68 to beginning, 4-sty brk tenement and store. Chas J Kroehle et al to Paul Kuhnhardt. Mort \$7,500. Mar 6. Mar 13, 1908. 5:1347-24½. A \$8,000-\$11,000. nom
- 1st av, Nos 1941 and 1943, w s, 80.11 s 100th st, 40x100, 6-sty brk tenement and store. FORECLOS, Mar 18, 1908. Charles Firestone ref to Sender Jarmulowsky. Mort \$31,000. Mar 19, 1908. 6:1671-27. A \$13,000-P \$47,000. 10,000
- 1st av, Nos 1344 and 1346 n e cor 72d st, 51.2x113.
- 18, 1908. 5:1349-22½ to 27. A \$62,000-\$126,500. nom
- 72d st, Nos 401 and 403 |
- 1st av, No 1348, e s, 51.2 n 72d st, 25.6x113. five 5-sty stone front tenements and stores on av. Wm Ebling to Ebling Realty Co, a corpn. Mort \$50,000. Mar 14, 1908. Mar 19, 1908. 5:1467-1 to 3, 4½ and 4½. A \$53,000-\$106,000. nom
- 1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 and 17 and 6.1 x w 99.1 to beginning, 3-sty brk tenement. Alex P Kaplan to Kassel Kaplan. Mort \$18,000 and all liens. Mar 18. Mar 19, 1908. 2:429-8. A \$15,000-\$20,000. other consid and 100

2d av, Nos 934 to 940 | s e cor 50th st, 80x21, 4 and 5-sty brk tenements and stores. Joseph Kreinik to Samuel Levy. Mort \$24,800. Mar 5. Mar 16, 1908. 5:1342-53. A \$20,000-\$28,000. other consid and 100
2d av, Nos 2461 to 2467 | n w cor 126th st, 99.11x100, three 126th st, Nos 249 to 253 | 6-sty brk tenements and stores. FORECLOS. Nov 14, 1907. Wm Klein ref to Sarah Meryash. Mort, &c. \$120,287.98. Nov 16, 1907. Mar 13, 1908. 6:1791-21. A \$42,000-\$140,000. 121,000
2d av, No 2149, w s, 75.10 s 111th st, 25x79, 4-sty brk tenement and store. Elias Nitzberg to Vincenzo Manfredi. Mort \$12,000. Mar 12. Mar 17, 1908. 6:1660-25. A \$8,500-\$16,000. other consid and 100
2d av, No 741, w s, 49.4 s 40th st, 24.8x— with building adj on south. Party wall agreement, &c. Louise S Wilson, of Noroton, Conn, with Peter F Kane. Jan 27, 1907. Mar 17, 1908. 3:920. nom
2d av, No 2334, e s, 40.11 s 120th st, 20x80, 4-sty brk tenement and store. Chas C Watkins, Jr, to Estelle E Watkins. Mort \$8,000. Mar 11. Mar 17, 1908. 6:1796-52½. A \$6,500-\$11,000. other consid and 100
3d av, No 809, e s, 40 s 50th st, 20x60, 3-sty brk tenement and store. Stephen H Jackson to Reinhard H Luthin. Mort \$8,000. Mar 16. Mar 17, 1908. 5:1323-48½. A \$10,000-\$13,000. other consid and 100
3d av, No 1791, e s, 100.11 s 100th st, 25.2x105, 5-sty brk tenement and store. Israel Wolchok to Samuel Jaffe. All liens. Mar 14. Mar 16, 1908. 6:1649-4. A \$14,000-\$25,000. other consid and 100
5th av, No 2190, w s, 24.11 s 134th st, 25x85, 5-sty brk tenement and store. Joseph Shenk to Minnie Shenk. All liens. Mar 17, 1908. 6:1731-39. A \$12,000-\$24,000. nom
5th av, No 1349, e s, 75.8 s 113th st, 25x100, 6-sty brk tenement and store. Wm Bachrach et al to Sand Realty Co. Mort \$31,000. Mar 10. Mar 13, 1908. 6:1618-71. A \$18,000-\$38,000. 100
8th av, No 2202, e s, 25.11 s 119th st, 25x80, 5-sty brk tenement and store. Julia Crohn and ano to Jacob Mertens. Mort \$24,000. Mar 13. Mar 18, 1908. 7:1924-62. A \$15,000-\$24,000. other consid and 100
8th av, No 831 | n w cor 50th st, 23.5x80, 4-sty brk tenement 50th st, No 301 | and stores. Samuel Swift HEIR Francis H Davies to Julien T Davies, of Great River, Suffolk Co, N Y. 1-10 part. All title. Q C. Mar 16. Mar 19, 1908. 4:1041-29. A \$39,000-\$43,000. nom
9th av, Nos 492 and 494, e s, 74.1 n 37th st, 49.4x100, 5 and 7-sty brk tenements and stores. Mort \$18,000.
38th st, Nos 323 and 325, n s, 450 e 9th av, 54x98.9, two 4-sty brk tenements and stores with 1-sty frame extensions. Mort \$25,000.
8th av, No 606, e s, 49.5 n 39th st, 24.4x100, 5-sty brk tenement and store. Mort \$35,000. Louis Steets to Christina Schweitzer. Mar 17. Mar 19, 1908. 3:761-4 and 67. A \$32,000-\$49,000; 3:762-20 and 21. A \$22,500-\$36,500; 3:789-4. A \$38,000-\$56,000. nom
9th av, Nos 492 and 494, e s, 74.1 n 37th st, 49.4x100, 5 and 7-sty brk tenements and stores. 3:761-4 and 67. A \$32,000-\$49,000. Mort \$18,000.
38th st, Nos 323 and 325, n s, 450 e 9th av, 54x98.9, two 4-sty brk tenements and stores, with 1-sty frame extensions. 3:762-20 and 21. A \$22,500-\$36,500. Mort \$25,000.
8th av, No 606, e s, 49.5 n 39th st, 24.4x100, 5-sty brk tenement and store. 3:789-4. A \$38,000-\$56,000. Mort \$35,000. Christina Schweitzer to Louis Steets. Mar 17. Mar 19, 1908. nom
Interior strip at c l block bet 56th and 57th sts and 250 w 6th av, runs n 0.5 x w 20 x s 0.5 x e 20 to beginning. Richard S Treacy to Geo E Coleman. Q C. Mar 6. Mar 13, 1908. 4:1009. nom

MISCELLANEOUS.

Exemplified copy of last will of Ralph L Anderton. Sept 26, 1904. Mar 14, 1908.
Power of attorney to relase morts, &c. Cornelia G Chapin to John H Judge. Mar 14. Mar 18, 1908.
Power of attorney. Augustus C Gurnee of Bar Harbor, Maine, to Wm N Cromwell et al. July 11, 1904. Mar 16, 1908.
Power of attorney. Max Erlanger to Louis Wechsler. April 27, 1907. Mar 16, 1908.
Power of attorney. Annie Steinberg to Pasech Steinberg. Mar 18. Mar 19, 1908.
Power of attorney. Sarah E Bedell to Chas S Bedell. April 29, 1907. Mar 13, 1908.
Power of attorney. Virgil R Gazzo to Louis Steckler. Dec 18, 1906. Mar 13, 1908.

BOROUGH OF THE BRONX.

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

\*Birch st, w s, 200 n Boston Post road, 50x100.
\*Birch st, e s, 135 n Boston Post road, 25x100.
Birch st, e s, 235 n Boston Post road, 25x100.
Cedar st, w s, abt 90 n Boston Post road, 25x100. Seneca Park, Westchester. Charles C Watkins, Jr, to Estelle E Watkins. Mort \$2,300. Mar 11. Mar 17, 1908. other consid and 100
Burnet st, s s, 95.2 e Barry st, 25x100, vacant. Ernest F Roedder to Caroline H Kayser. Mar 16. Mar 17, 1908. 10:2737. 100
Fairmount pl, s s, 76 n Southern Boulevard, 75x124.8x75.1x 129.5, vacant. Tremont Avenue Land Co to Harry G Hecht. All liens. Mar 17. Mar 18, 1908. 11:2959. other consid and 100
Hall pl, w s, 299.11 s 167th st, 44x113.9x46.5x117.9, vacant. Jacob Mendelsohn et al to Peter Sinnott. Mort \$3,000. Mar 14. Mar 16, 1908. 10:2691. nom
Holt pl, s s, at s e s of "The Drive" or Reservoir Oval E, 72.10x 75x79.3x44.1, vacant. Margaret Wolfe to Abbie S Hodgetts, Borough of Queens. Feb 28. Mar 19, 1908. 12:3343. other consid and 100
\*Poplar st, n s, abt 763 e Bear Swamp road, 50x100x68x101 and being lots 33 and 34 partition map of Wells and ano vs Storer et al. FORECLOS. Dec 19, 1907. J Addison Young ref to Sophie Bonhagen. Jan 24. Mar 17, 1908. 1,025
\*Wright st, w s, and being lots 86 and 87 map 107 lots Hudson Park. Bridget O'B Sullivan to Thos J McDonough. Mar 6. Mar 17, 1908. nom
\*6th st n s | 120 w Tremont av, 100x216 to 6th st, Unionport. 7th st, s s | sub to of city for streets through said property. Chas C Watkins, Jr, to Estelle E Watkins. Mort \$2,000. Mar 11. Mar 17, 1908. other consid and 100
134th st, No 383, n s, 81.8 w Willis av, 24.9x100, 5-sty brk tenement. Herman M Schaap to Morris Gintzler and Louis S Lewkowitz. ½ part. All liens. Mar 16. Mar 17, 1908. 9:2297. other consid and 100

136th st, No 615 (879), n s, 750 w Home av, also 445 e St Anns av, 25x100, 4-sty brk tenement. Hermen Siegel to Yetta wife of Hermen Siegel. ½ part. All title. All liens. Mar 10. Mar 14, 1908. 9:2565. nom
138th st, No 598, s s, 514.5 w Cypress av, 37.6x100, 5-sty brk tenement and store. Manhattan Window Shade Co to Rose Brown. Mort \$40,000. Mar 17. Mar 18, 1908. 10:2550. other consid and 100
141st st, No 360, s s, 306 e Alexander av, 25x100, 3-sty frame dwelling. Mary Daly to Ellen Drury. Mar 2. Mar 13, 1908. 9:2303. other consid and 100
148th st, No 247, n s, 200 w Morris av, 25x106.6, 3-sty brk tenement. Bathgate av, No 2159, w s, 62.6 n 181st st, 18.9x94.5, 2-sty frame dwelling. Nellie M Kelleher to Anne V Daly. Mort \$4,250. Dec 7, 1907. Mar 19, 1908. 9:2337; 11:3049. other consid and 100
152d st | s s, 154 e Robbins av, runs s 70.10 x e 46 to w s Concord av | Concord av, x n 70.10 to 152d st, x w 46 to beginning, vacant. Robbins av, s e s, 100 n e Fox st, 25x104, vacant. Max Monfried to Samuel Brener. All liens. Mar 18. Mar 19, 1908. 10:2642 and 2643. 100
156th st, Nos 1011 to 1015 | n e cor Fox st, 85x100, two 5-sty brk Fox st | tenements, stores on cor. Thomas Cunningham et al to Sandow Realty Co, a corpn. Mort \$50,000 and all liens. Mar 14. Mar 18, 1908. 10:2720. nom
157th st, n s, in block bet Melrose av and Elton av and being lot 220, map Melrose, 50x100. Richard F Magan to John T Magan. Mar 2. Mar 13, 1908. 9:2379. nom
159th st, No 381 (633), n e s, 300 e Courtlandt av, 25x100, 1-sty frame dwelling. CONTRACT. Mary Andreas with Joseph Theiss. Mort \$3,500. Jan 15. Mar 18, 1908. 9:2406. 4,500
165th st, No 860 (1030), s s, 55.5 w Stebbins av, 18.3x91, 3-sty frame tenement. Ella Graybill wife of and James E Graybill to Josephine H Jenny. Mort \$6,000. Mar 16. Mar 17, 1908. 10:2690. nom
165th st, Nos 830 to 836, s s, 91.5 w Prospect av, 60x94.11, three 2-sty frame dwellings. Mark Blumenthal to Clara Blumenthal. Mort \$—. Mar 19, 1908. 10:2678. other consid and 100
167th st, s s, 69.1 e Stebbins av, runs s w 161.8 x e 52.1 x n e 146.11 to st, x n w 50 to beginning, vacant. Max Cohen et al to Asher Cohen. B & S and C a G. Mar 2. Mar 19, 1908. 10:2691. other consid and 100
169th st, No 911, n e s, 152.4 n w Fox st, runs n e 65.7 x n 25 x n w 6.4 x s w 83.6 to 169th st, x s e 20.7 to beginning, 3-sty frame tenement and store. Amelia Harris to Anastasia Vogel. Mar 12. Mort \$6,900. Mar 13, 1908. 10:2719. other consid and 100
170th st, s s, 67.10 e Lind av, 25x98.4x25x100.3, vacant. Antonio Bibbo to Vincent Martire. Mort \$682. Mar 9. Mar 13, 1908. 9:2532 and 2534. nom
\*174th st, w s, 356 s Gleason av, 25x100. Morris Blumenfeld to Mary Mann. Feb 27. Mar 17, 1908. nom
177th st, s s, 185.9 s e Jerome av, late Central av, 25x125, 2-sty brk dwelling. Russell Realty & Impt Co to Jennie Tackney. All title. Mar 17. Mar 18, 1908. 11:2852. nom
182d st, No 538, s s, 85.7 e Bathgate av, 15x80, 2-sty frame dwelling. Chas F Whittaker to Chas F Grow. Mort \$2,000. Mar 14. Mar 16, 1908. 11:3048. other consid and 100
182d st | s w cor Daly av, 75x112x77x101.1, vacant. Adamant Daly av | Real Estate Co to John A Steinmetz. Mort \$7,000. Mar 16, 1908. 11:3125. 100
188th st, n s, 809.2 e Tee Taw av, 25x104.5x25x100.4, vacant. Release mort. N Y Life Ins and Trust Co TRUSTEE Moses De Voe to Thos F Murray. Mar 13. Mar 16, 1908. 11:3219. 543.75
Same property. Thos F Murray to Maria Galardi. Mar 12. Mar 16, 1908. 11:3219. nom
\*215th st, s s, 279.6 e Barnes av, 25x194, Wakefield. Martha A Smith to Sarah Seymour. Mort \$500. Feb 23, 1907. Mar 13, 1908. 100
\*218th st, s s, 231 e White Plains road, 50x114, Wakefield. Release mort. Eliz A Diller to A Shatzkin & Sons, a corpn. Mar 18. Mar 19, 1908. 1,500
\*Same property. A Shatzkin & Sons to Luigi Farano. Mort \$1,700. Mar 18. Mar 19, 1908. other consid and 100
\*227th st, s s, 105 e 4th av, 50x114, Williamsbridge. Florence L Sick to Martha M Youngs. Oct 16, 1907. Mar 18, 1908. nom
\*232d st, late 18th st, s s, 105 w 5th av, 35x114, Wakefield. Chas A Rosenthal to Walter J May. Q C. Correction deed. Mar 11. Mar 13, 1908. nom
\*234th st, late | n s, 99 w Old White Plains road, runs n 20th av | — x e — to old s s White Plains road Old White Plains road | x s e — x s — to av x w 25 to beginning, Wakefield. PARTITION, Feb 4, 1908. Rufus B Cowing referee to Katy Bristovich. Mar 12. Mar 18, 1908. 1,550
\*234th st, late 20th av, n s, 99 w Old White Plains road, 25x114, Wakefield. PARTITION, Feb 4, 1908. Same to same. Mar 12. Mar 18, 1908. 750
234th st | n s, 575.4 e Verio av, 50x200 to s s 235th st, vacant. 235th st. William Ebling to Ebling Realty Co, a corpn. Mar 14. Mar 19, 1908. 12:3400. nom
239th st, No 232 (3d av), s s, 300 e 3d st, now Kepler av, 40x 100, 2-sty frame dwelling and vacant. Wilhelmina Lischke widow to Helena Scherr. Mort \$3,000. Mar 17, 1908. 12:-3379. nom
Anderson av, w s, 200 s 164th st, 75x100, vacant. Wm G Ver Planck to Wm H Young, of Poughkeepsie, N Y. B & S. Mar 13, 1908. 9:2507. other consid and 100
Andrews av, e s, 464 n 183d st, runs e 4.9 x w 5.2 to av, x n 2.1 to beginning, gore. Fredk W Rubien to Wm D Peck. Mar 6. Mar 13, 1908. 11:3218. nom
\*Bear Swamp road, s s, at stone monument at intersection of e boundary line of the Van Nest freight yard of Harlem River and Portchester R R Co with n s of right of way of said R R Co, runs n e about 31 x e about 185 to w s Bear Swamp road, x s w about 216 to beginning, being parcel 5 in supreme court action. Harlem River & Portchester R R Co vs Rafael R Govin et al. Release mort. Annie R Daily EXTRX Geo Daily to Harlem River & Portchester R R Co. Nov 9, 1905. Mar 13, 1908. nom
Briggs av, No 2657, w s, 125 n 194th st, 23.4x72.5x23.5x69.11, 2-sty frame dwelling. William H Wright & Son, a corpn, to G Richard Muhlauf. Mort \$4,000. Mar 12. Mar 13, 1908. 12:3300. other consid and 100
Bathgate av, No 1816, e s, 53.5 n 175th st, 50x100, 2-sty frame dwelling and vacant. Myron W Cuddeback to Georgie M Cuddeback. Mort \$9,500. Mar 17. Mar 18, 1908. 11:2922. other consid and 100

Brook av, No 1310, e s, 158.3 n 169th st, 43x100.6, 6-sty brk tenement. Morts \$40,650 and all liens.

Brook av, No 1390, e s, 114.8 n 170th st, 48x100.8, 1 and 2-sty frame dwellings. Morts \$5,250 and all liens.

David Greenfeld et al to Sandow Realty Co. Mar 14. Mar 18. 1908. 11:2894-2896. nom

\*Bear Swamp road, s s, at east line of the Van Nest freight yard of H R & Portchester R R Co with the n line of the right of way of said company, runs n e 31 x e on curve 185 x s e along w s Bear Swamp road, 30 x s w 216 to beginning, contains abt 5,050 sq ft. Arthur A Whitcombe to Harlem River & Portchester R R Co. All title. Q C. Dec 2, 1905. Mar 13, 1908. 300

Brook av, Nos 1337 to 1343, w s, 91.8 s Anna pl, 83.3x90, two 6-sty brk tenements, stores in Nos 1341 and 1343. Manhattan Mortgage Co to R & W Realty Co, a corpn. Mar 13. Mar 14. 1908. 11:2893. other consid and 100

Belmont av, Nos 2139 and 2141, w s, 167.11 n 181st st, 35.9x86.2x 35.9x85.9, two 2-sty frame dwellings. Augusta Levy to Lillie Schaman. All liens. Feb 25. Mar 14, 1908. 11:3082. nom

Bathgate av, No 1816, e s, 53.5 n 175th st, 50x100, 2-sty frame dwelling and vacant. Edw G Whitaker ref to Myron W Cuddeback. B & S. Mar 2. Mar 16, 1908. 11:2923. 10,500

Brook av | e s, 303.3 s 167th st, deed reads part lot 155 map Mill Brook | Morrisania, begins at s e line of lot 155, 149 ft n e from s e cor lot 155, runs s w 25 x n w 131 to c l Mill Brook, x n e 25 x s e 131 to beginning, except part for opening Brook av, vacant. John E Bullwinkel to Victor Tolf and Gustaf T Lindahl. All liens. Mar 5. Mar 14, 1908. 9:2392. nom

Brook av, No 436, e s, 24.11 s 145th st, 24.11x75, 4-sty brk tenement and store. Jacob Zitrin to Charles Singer. Mort \$12,000. Mar 16. Mar 17, 1908. 9:2271. other consid and 100

Bryant av, No 1496, e s, 125 s 172d st, 25x100, 3-sty brk dwelling. Peter Sinnott to Samuel Roberts. Morts \$10,000. Mar 16. Mar 17, 1908. 11:3000. nom

Bathgate av, No 1810 | n e cor 175th st, 53.5x100, 2-sty frame 175th st | dwelling and vacant. Release mort. Harlem Savings Bank to Edwin Bedell and J Emmet McCracken EXRS Wm A Bedell. Mar 10. Mar 17, 1908. 11:2923. other consid and 100

Broadway | e s, 94.1 s 231st st, 70.6 to Station st, x78.5, 1-sty Station st | frame hall and vacant. Edwin K Martin to Penn Realty Co, a corpn. Mort \$3,000. Mar 18. Mar 19, 1908. 12:-3266. other consid and 100

Crotona av, No 1980 (Franklin) av | s e cor 178th st, 25x96.1, 2-178th st, No 700 | sty frame dwelling. James D Rogers to Wm G Mulligan. All liens. June 26, 1906. Mar 19, 1908. 11:3092. nom

Crimmins av, Nos 321 and 323, w s, 143.11 n 141st st, 47.11x80, 5-sty brk tenement. The Realty Syndicate to Max Arndtstein. Morts \$41,250. Mar 18. Mar 19, 1908. 8:2255. nom

Crimmins av, Nos 325 and 327, w s, 191.10 n 141st st, 47.10x80, 5-sty brk tenement. The Realty Syndicate to David H Stein, Esther Blumenthal and Annie Wilson. Morts \$41,250. Mar 18. Mar 19, 1908. 8:2255. nom

Cypress av | e cor 141st st, 91.6x120, vacant. Simon Uhlfelder 141st st | et al to Domenico La Sala. Mort \$15,500. Feb 28. Mar 19, 1908. 10:2567 and 2568. other consid and 100

Corlear av (Two Rod road, also Water or Ackerman st), No 3124, e s, 221.6 s 232d st, 25x127, 2-sty frame dwelling. William Driscoll to Katie Sedlacek. Mort \$3,500. Mar 17, 1908. 13:-3403. other consid and 100

Clay av, No 1062, e s, 330 n 165th st, 27x80, 2 and 3-sty brk dwelling. Jonas King to Benjamin Friedman. All liens. Mar 17. Mar 18, 1908. 9:2425. nom

\*City Island av (Main st), e s, at s line Scofield estate, 100x100. Mervin R Baxter to Henry B Nevins. Mort \$1,000. Mar 11. Mar 13, 1908. other consid and 100

\*Dudley av, n s, 25 w George st, 100x100, Westchester. Robert Bellingham to Delia Bellingham. Q C. Mar 16. Mar 17, 1908. other consid and 100

\*Edison av, w s, 144.4 n Middletown road, 25x95, Tremont Terrace. Frank S Beavis to Frank Cammarano. Morts \$685.66. Mar 13. Mar 18, 1908. other consid and 100

Eagle av, No 681, w s, 454.8 s 156th st, 19.11x99.5, 3-sty frame tenement. Ferdinand Wegner to Leonhard Hanfmann and Margaretha his wife tenants by entirety. Mort \$5,500. Mar 14. Mar 16, 1908. 10:2617. nom

\*Elliott av, w s, 200 s Elizabeth st, 50x125, Olinville. Mary T and Walter J M Donovan HEIRS Timothy Donovan to Thomas McGrath. B & S. Correction deed. Mar 12. Mar 13, 1908. nom

Gerard av | n e cor 168th st, new lines (1890), runs e 14.6 to e s 168th st | of av, as laid out in 1888, x n 41 x w 21.10 to av, x s 40.1 to beginning, vacant. The City of N Y to James A Deering and J Romaine Brown. Feb 18. Mar 13, 1908. 9:2481. 1,088.44

\*Hill av, w s, 450 s Jefferson av, 25x100. Land Co A of Edenswald to Marcus Rosenthal, of Brooklyn. Mar 13. Mar 16, 1908. nom

\*Hill av, w s, 475 s Jefferson av, 25x100. Land Co A of Edenswald to Isaac Greenwald. Mar 13. Mar 16, 1908. nom

Hughes av | n w cor 178th st, 101.4x28x101.3x28, 3-sty frame tenement. Ferdinand Frankel to Sadie Goldman. Mort \$6,500. Mar 14. Mar 18, 1908. 11:3068. other consid and 100

Longfellow av, No 1312, e s, 75 n Freeman st, 25x96.4x25.5x91.5, 2-sty frame dwelling. Susan A Connolly to Conrad Baer. Mort \$4,000. Mar 17. Mar 18, 1908. 11:3007. nom

\*Lawrence av | e s, 100 n Railroad av, 25x200 to w s Main av, Main av | Pelham Park. Wm H Bissell to Abbott P Brush, of Greenwich, Conn. Q C. Mar 13, 1908. nom

Leggett w, n s, at w s land Harlem River & Portchester R R, and — e Whitlock av, runs w 26.3 x n e 117 x s w 25.4 to said R R, x s e 112.8 to beginning, vacant. Release mort. Rafael R Govin to Charles Derleth Co, a corpn. Feb 19, 1906. Mar 13. 1908. 10:2730. 2,320

Same property. Charles Derleth Co, a corpn, to Harlem River & Portchester R R Co. Q C. Mar 12, 1906. Mar 13, 1908. 10:-2730. 2,320

Marion av | n e cor Dorothea pl, 50x98, with all title to land Dorothea pl | bet old and new lines of av, vacant. James H Young to Hugh I Young. B & S. Mort \$6,000 and all liens. Mar 11. Mar 14, 1908. 12:3275. nom

Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty brk tenement. Abraham Orently to Emanuel Kapelsohn. Morts \$9,000 and all liens. Mar 19, 1908. 9:2437. other consid and 100

Macombs road, n w cor 175th st, 25.9x81.4x41.4x66.11. Featherbed lane, s s, 48.6 w Nelson av, 24.3x110x24.2x113.6. vacant. John F Kaiser to Richard R Maslen. Mort \$3,025. Mar 9. Mar 19, 1908. 11:2874. other consid and 100

\*Morris Park av, s s, 45 e Washington st, 50x100, Westchester. Gustav Kupsa et al to Geo Hauser. Mort \$7,500. Mar 16. Mar 17, 1908. other consid and 100

\*Morris Park av, s s, 45 e Washington st, 50x100. George Hauser to Gustav Kupsa. Mort \$7,500 and all liens. Mar 16, Mar 17, 1908. other consid and 100

Morris av, No 1997, w s, 20 s 179th st, 20x80, 2-sty brk dwelling. August Jacob to Louis C Marquart. Mort \$7,000. Mar 16, 1908. 11:2808. other consid and 100

Morris av (2d av), w s, 275 s Walnut st, 25x100, except part for av, vacant. Fredericka McConnell to Annie Franke. Mar 14. Mar 16, 1908. 11:2820. other consid and 100

Same property. Annie Franke to Fredericka Lemiem. Mar 14. Mar 16, 1908. 11:2820. other consid and 100

Mapes av, No 2042 | n e cor 179th st, 102.11x24x103x24, two 3-179th st, No 801 | sty frame tenements and stores. John A Steinmetz et al to Adamant Real Estate Co, a corpn. Mort \$11,000. Mar 12. Mar 16, 1908. 11:3108. other consid and 100

\*Pier av | s e cor Emily st, 100x168.11x117.7x230.9, Westchester. Emily st | Charles Whealen to Henry and Herman Becker. Mort \$3,500. Mar 18. Mar 19, 1908. other consid and 100

Perry av, s s, 101.11 w 201st st, 50x38.9x51.7x51.5, vacant. Louis E Van Norman to C Brainerd Fox. April 22, 1907. Mar 17, 1908. 12:3292. other consid and 100

Prospect av, No 591, w s, 155 n 150th st, 20x100, 4-sty brk tenement. Caroline H wife of Henry Kayser to Katharina Roeder. Mort \$9,750. Mar 16. Mar 17, 1908. 10:2674. other consid and 100

\*Pilgrim av, e s, 225 s Tremont road, 25x95, Tremont terrace. Gilbert H Wildman to Delphis Gauvin. B & S and C a G. Mort \$900. Oct 26. Mar 13, 1908. other consid and 100

Park av, e s, 50 n 171st st, 50x100, vacant. Frank Starkman to Arthur Knox. Mort \$4,500. May 12, 1905. Mar 14, 1908. 11:-2903. nom

\*Park av | e s, 190 s 1st st, runs s 250 x e 180 to w s White Plains road | White Plains or Old Boston road, x n e 52 x w 88 x n 200 x w 100 to beginning, Olinville. Carlos P Tucker to Edwin S and Fredk C Cabot, joint tenants. Mort \$13,000. Nov 12. Mar 13, 1908. other consid and 100

Prospect av, No 2319, w s, 216.8 n 183d st, 16.8x95, 2-sty brk dwelling. Chas F Dilberger to Helene Wegner. Mort \$6,000. Mar 17. Mar 18, 1908. 11:3102. other consid and 100

Plympton av, w s, 233 s Featherbed lane, 25x81x25.3x78, vacant. Jennie H Galbraith to Michael J Dowd. Mort \$450. Mar 9. Mar 12, 1908. 11:2875. Corrects error in last issue, when location was 208 s Featherbed lane. other consid and 100

Ryer av, w s, abt 143 s 183d st, 75.4x75.6x75x66.8, vacant. Release mort. Eva B Dundon TRUSTEE Arthur H Dundon to Louis S Eickwort. Mar 10. Mar 18, 1908. 11:3158. nom

Southern Boulevard, w s, 232.6 n 181st st, 26.8x111.11x25x121.2, 3-sty frame tenement. Bertha Hoffman and ano to Robert Jordan. Mort \$14,000 and all liens. Mar 13, 1908. 11:3111. nom

Southern Boulevard, w s, 206.3 n 181st st, 26.3x121.2x25x129.2, Bertha Hoffman and ano to Estelle E Gehorsam. Mort \$14,000 and all liens. Mar 13, 1908. 11:3111. nom

Southern Boulevard, w s, 180.5 n 181st st, 25.10x129.2x25x135.10, Bertha Hoffman and ano to Ralph House. Mort \$14,000 and all liens. Mar 13, 1908. 11:3111. nom

Southern Boulevard, w s, 259.2 n 181st st, 26.9x102.5x25x111.11, Bertha Hoffman and ano to Vito Russo. Mort \$14,000 and all liens. Mar 13, 1908. 11:3111. nom

Southern Boulevard, w s, 259.2 n 181st st, 26.9x102.5x25x111.11, vacant. Vito Russo to Edna Bergman. Morts \$17,000 on this and other property and all liens. Mar 14. Mar 16, 1908. 11:-3111. nom

Southern Boulevard, w s, 336 n 187th st, 36x—. Pelham av, n s, 50 w Hoffman st, 50x93. Order of adjudication of Universal Cement Brick and Block Co, bankrupt, and order approving bond for \$20,000 of Henry E Hein as trustee in said matter. Dec 10, 1907. Mar 18, 1908. 11:-3115; 12:3273.

Sedgwick av, w s, and being lots 23 to 27 parcel 36 map subdivision estate Wm B Ogden at Highbridge (Filed May 24, 1907) vacant. Richard R Maslen to John F Kaiser. Mort \$3,954. Mar 16. Mar 19, 1908. 11:2882. other consid and 100

Sedgwick av, w s. — s Kingsbridge road, 75x108.6x75.4x115.2, and being lots 47, 48 and 49 block 3237 map No 1187 of Kingsbridge Real Estate Co the Bailey estate at Kingsbridge, vacant. Release mort. Ernst Thalman et al temporary recvrs of Knickerbocker Trust Co to Kingsbridge Real Estate Co. Mar 12. Mar 13, 1908. 11:3237. 2,400

Same property. Release mort. Same to same. Mar 12. Mar 13, 1908. 11:3237. 4,600

Same property. Kingsbridge Real Estate Co to Fordham Realty Co. July 10, 1907. Mar 13, 1908. 11:3237. other consid and 100

Sherman av, No 949, w s, 115.10 n 163d st, 20.10x100, 2 and 3-sty brk dwelling. Gesine Reinecke to Johanna Ludwig EXTRX Andrew Ludwig. Mort \$7,500. Mar 12. Mar 14, 1908. 9:2455. other consid and 100

Summit av, No 973, w s, 870 s 165th st, 29.3x95, 4-sty brk tenement. Release mort. N Y Trust Co to Kemp-Jones Realty Co., a corpn. Mar 18, 1908. 9:2523. other consid and 1,000

Same property. Kemp-Jones Realty Co to Fredk H Haupt and Katharina his wife joint tenants. Mar 18, 1908. 9:2523. other consid and 100

Tinton av | n w cor 160th st, 145.3x120, vacant. Theodore Kieval 160th st | to McKinley Realty and Construction Co. Mort \$32,500. Mar 13, 1908. 10:2657. other consid and 100

\*Tilden av, w s, 78.8 n 216th st, 29.4x91.7x39.1x68.8, Laconia Park. Thomas W Murray, Jr, to Harriet L Sonneborn. Mort \$425. Dec 24. Mar 13, 1908. other consid and 100

Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11, vacant. FORECLOS, Feb 13, 1908. Michael J Mulqueen ref to Max Cohen and Emanuel Glauber. Mar 13. Mar 14, 1908. 10:2653. 6,000

Union av | s w cor 158th st, runs w 113.11 x s 50 x e 101.5 Westchester av | to Westchester av, x n e 18.6 to w s Union av, 158th st | x n 36.3 to beginning, 6-sty brk tenement and store. Max H Newman to Joseph Hahn. Morts \$82,000. Feb 27. Mar 16, 1908. 10:2655. other consid and 100

\*White Plains road, n e cor 3d av, 114x131, Wakefield. James Butler to James Butler, a corpn. Mort \$7,200. Dec 24, 1907. Mar 16, 1908. nom

\*Willet (Park) av, w s, 125.2 n 2d st, 24.10x99.8, Olinville. C Albert Wingert to Eleanor J Phelan. Mort \$2,500. Mar 16. Mar 17, 1908. other consid and 100

Webster av | s e cor St Pauls pl, 26.2x100x32x100.2, 4-sty brk St Pauls pl | tenement and store. Benjamin Nieberg to Max Axlerod. B & S. All liens. Mar 16. Mar 17, 1908. 11:2896. nom

Woodlawn road, No 3201, w s, 319.4 s Van Courtlandt av, 25x100, 2-sty frame dwelling. Jane Bellingham to Delia Bellingham. Q C. Sept 28, 1907. Mar 17, 1908. 12:3335.

\*West Farms road | s e cor Bronx Park av, 106.5x143.2 to 178th st, Bronx Park av | x100x104, with all title to lands in West Farms 178th st | road, Bronx Park av and East 178th st. Myron W Cuddeback to Charles Brogan. 1-3 part. Morts \$11,500. July 12, 1905. Mar 19, 1908. nom

Westchester av, Nos 874 to 880 | s w cor Trinity av, runs s 129.3 Trinity av | to Terrace pl, x w 53.10 x s w Terrace pl | 136.4 x n 186.5 to s s Westchester av, x e 153.11 to beginning, except part for sts, 1 and 2-sty brk and frame buildings and vacant. Wm Ebling to Ebling Realty Co. Mar 14, 1908. 10:2623. nom

Wales av | s e cor 152d st, runs s 295 to n s 151st st, x e 200 to 151st st | w s Tinton av, x n 45 x w 100 x n 150 x e 100 to w s 152d st | Tinton av, x n 100 to 152d st, x w 200 to beginning, Tinton av | vacant. FORECLOS, Dec 10, 1907. Henry Waldman ref to Theo J Chabot. Feb 28. Mar 19, 1908. 10:2653. 5,000

Washington av, No 1115, w s, 268.10 n 166th st, 16x93, 4-sty brk tenement. Mary Timble to Bertha Zelinka. Mort \$10,000. Mar 12, 1908. 9:2388. other consid and 100

Webster av, e s, 25 n Anna pl, 50x90, 1-sty frame building in rear and vacant. Adolf Mandel to Arnold Stern. Mort \$6,500. Mar 12, 1908. 11:2893. other consid and 100

3d av, No 3353, w s, abt 145 n 165th st, 25x111.6x25x109.6, 1 and 3-sty frame store. James Butler to James Butler, a corpn. Mort \$9,000. Dec 24, 1907. Mar 16, 1908. 9:2370. nom

3d av, w s, 108.2 n 175th st, 50x104, vacant. FORECLOS, Mar 10, 1908. Frank Hendrick ref to John W Cornish. Mar 14. Mar 19, 1908. 11:2923. 11,000

3d av, No 4475, late Fordham av, n w s, 710 s w 3d av, late Kingsbridge road, 74.6x100. Fordham av, n w s, strip in front of above between above land and n w s 3d av, 74.6x3, said premises together being 74.6x103 and being 67.9 n 182d st and 3d av. 2-sty frame dwelling and vacant. Louis Hubener et al to David Mudge. Mort \$13,000. Mar 10, Mar 14, 1908. 11:3051. other consid and 100

3d av, No 2807 | n w s, 30.6 s w 148th st, late Mott st, old 148th st, No 370 | lines, runs s w 25.6 x n w 70 x s w 25 x n w 12 x n e 45 to s w s 148th st, late Mott st, x s e 22.2 x s w 10.9 x s e 80.3 to beginning, 3-sty brk store and 3-sty frame tenement and store in st. Robert Bellingham to Delia Bellingham. Q C. Mar 16. Mar 17, 1908. 9:2327. other consid and 100

\*4th av, s e cor 228th st, 23.8x105, Wakefield. Flora W Hayes to Ella B and James Henry. Mort \$3,500. Mar 16. Mar 17, 1908. 100

\*Land Harlem River & Portchester R R Co, n s, 102.3 s w Taylor st, runs n w 29.4 x — 100 to st, x s e 50.11 x — 102.3 to beginning. Annie Carney to Harlem River & Portchester R R Co. Q C. Mar 29, 1906. Mar 13, 1908. nom

Lot begins 464 n 183d st and 4.9 e Andrews av, runs e 95.3 x n 42 x w 104.1 to beginning, gore, vacant. Wm D Peck to Frederick W and Anna K Rubien, as tenants by entirety. Mar 6. Mar 13, 1908. 11:3218. nom

\*Lot 212 map (No 426) of building lots, near Williamsbridge Station. Release mort. Mark Lurie to Fulgenzio D'Andrea. Jan 30. Mar 17, 1908. 100

\*Lot 207a map (No 426) of building lots near Williamsbridge Station. Release mort. Mark Lurie to Francesco and Antonino Filloremo. Feb 15. Mar 17, 1908. 200

\*Lot 190 same map. Release mort. Same to Giuseppe Campanella. Feb 15. Mar 17, 1908. 100

\*Lot 191 same map. Release mort. Same to Francesco S Morabito. Feb 15. Mar 17, 1908. 100

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.

March 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Ann st, Nos 7 and 9, stores, &c ..... | Ann st, No 11, part of store ..... | Frederick Frisch to Max Garfunkel; 6 3-12 years, from Feb 1, 1907. Mar 17, 1908. 1:90.....6,000

Gansevoort st, No 10, s s, 149 w 4th st, 25x94.6. Subordination of lease to mort. Theodore Ficke with Sarah J Gleason. Mar 10. Mar 17, 1908. 2:627.....nom

Broadway, No 42, booth W on Broadway floor. The Forty-Two Broadway Co to Marcus M Plechner; 5 years, from May 1, 1908. Mar 19, 1908. 1:22.....2,500  
 Columbus av, No 721. Assign lease. William Oehmke to Henry Sievertsen. Mar 8. Mar 18, 1908. 4:1209..... nom  
 Columbus av, No 800, n w cor 99th st. Assign lease. James D Freeman to Dudley McGovern. Mar 16. Mar 17, 1908. 7:1854..... nom  
 Same property. Assign lease. Dudley McGovern to Arthur Jost. Mar 16. Mar 17, 1908. 7:1854..... nom  
 Lenox av, n e cor 125th st, runs e 85 x n 99.11 x w 25 x s 25.1 x w 60 to e s Lenox av, x s 74.10 to beginning. Consent to assign lease. Alicia Realty Co to Wm F Norton and John J Mooney. Mar 17, 1908. 6:1723..... nom  
 Same property. Assign lease. Wm F Norton and John J Mooney to The Dion Realty Co. All title. Mort \$20,000. Mar 11. Mar 17, 1908. 6:1723..... nom  
 Park row, No 183, store. Wm I Fox GUARDIAN and agent to Meyer Solomon; 4 years, from May 1, 1908. Mar 14, 1908. 1:118.....900  
 1st av, No 1586, south store, &c. Wilhelmina F Gessing to Morris Rotter; 5 years, from May 1, 1908. Mar 14, 1908. 5:1562.....564  
 1st av, No 1438, north store, &c. Abraham Littman to Meyer Shanoff; 1 year, from May 1, 1908 (2 years renewal). Mar 13, 1908. 5:1469.....690  
 1st av, No 2201. Assign lease. Angelo R Palladino to Maria Giannanco. All title. Feb 25. Mar 13, 1908. 6:1684.....375  
 1st av, n e cor 115th st, store. Frank Garofalo to Domenico Di Dario; 5 2-12 years, from Mar 1, 1908. Mar 17, 1908. 6:1709.....1,800  
 1st av, No 2416. Assign lease. Joseph Leone to Maria Larento. Mort \$1,740. Mar 17, 1908. 6:1811..... nom  
 2d av, No 1233, w s, bet 64th and 65th sts, all. Consent to assign lease by Abraham B Cox and ano parties of the 1st part from Barbara Gutoff parties of the 2d part to William F Crockett parties of the 3d part. Mar 17, 1908. 5:1419..... nom  
 Same property. Assign lease. Barbara Gutoff to William F Crockett. Mort \$2,000. Mar 17, 1908. 5:1419..... nom  
 2d av, No 985. Assign lease. Patrick J Ryan to Thomas Kavanagh. Mar 2. Mar 18, 1908. 5:1326..... nom  
 2d av, No 1421, store, &c. Julia Aichele to Cath M Campbell; 5 years, from May 1, 1908. Mar 13, 1908. 5:1429.....1,200  
 2d av, No 2401. Assign lease. Phillip Sheridan to Alice Sheridan. Feb 26. Mar 16, 1908. 6:1788..... nom  
 3d av, n w s, 23 n e 18th st, 23x100, the lot. Hamilton Fish Corp to Rosalie Sussman; 21 years, from May 1, 1908. Mar 16, 1908. 3:874..... taxes, &c, and 1,750  
 3d av, No 39. Assign lease. Frank Martocci to Rubsam & Horrmann Brewing Co. Mar 16. Mar 18, 1908. 2:465..... nom  
 5th av, No 290, w s, 74.1 n 30th st, 24.8x125, all. Isabel C wife of Stephen E Nash to Irving E Raymond, of Stamford, Conn; 21 years, from May 1, 1906 (with renewals). Mar 17, 1908. 3:832..... taxes, &c, and 17,500  
 5th av, No 427, n e cor 38th st, store and basement. Emma S Siebrecht to Henry A and Henry A, Jr, Siebrecht; from Jan 2, 1908, to Aug 1, 1924. Mar 16, 1908. 3:868.....10,000 to 12,000  
 6th av, No 257, all. Chas J Schmitt to Isaac Offer; 5 1-12 yrs, from April 1, 1908; 2 years renewal at \$7,500 and \$8,000. Mar 17, 1908. 3:792.....6,500 to 7,500  
 7th av, No 387, store floor, &c. Michl Swick to Adolph Schmidt; 3 years, from May 1, 1908. Mar 18, 1908. 3:897.....960  
 8th av, No 2353, store, &c. J G Wm Greeff to Herman Heinrich; 5 years, from May 1, 1905. Mar 18, 1908. 7:1953.....1,800 and 2,000  
 8th av, No 2074, store, &c. Lillie Bauml to David Steigerwald and ano; 3 1-12 years, from April 1, 1908. Mar 16, 1908. 7:1828.....2,000 and 2,075  
 8th av, No 157, all. Robert Blackburn to Wm T Lins; 5 years, from May 1, 1908. Mar 19, 1908. 3:741.....1,800  
 8th av, s e cor 21st st, 25x57.3, the ground. Casimir de R Moore to Anne S Johnson ADMRX Rebecca Farrington; 21 years, from May 1, 1908. Mar 14, 1908. 3:770..... taxes, &c, and 1,400  
 9th av, No 735, 4-sty building. Annie K Shedd to Louis Grunig, Jr; 3 years, from May 1, 1908. Mar 14, 1908. 4:1059.....1,800  
 9th av, No 152, store, &c. A L Bloodgood to Philip Cantor; 5 yrs, from May 1, 1908. Mar 16, 1908. 3:743.....576  
 9th av, No 90, store and sheds in rear with right of way to 16th st. Caroline Keller to Andrew W Michel; 3 years, from May 1, 1908. Mar 16, 1908. 3:740.....2,000

BOROUGH OF THE BRONX.

153d st, old No 512 East, east store, &c. Margt McKeon to Peter Baranoski; 5 years, from Feb 1, 1908. Mar 19, 1908. 9:2412.....168  
 156th st, n e cor Fox st, store. Frank Starkman to Salvatore Angino; 5 5-12 years, from Dec 1, 1907. Mar 16, 1908. 10:2720.....540 to 720  
 Same property. Assign lease. Salvatore Angino to Guiseppina Palermo. All title. Nov 26, 1907. Mar 16, 1908. 10:2720..... nom  
 184th st, No 699 East, n e cor Washington av. Assign lease. Beny Rowahl to Edward Anderson. Mort \$1,500. Mar 19, 1908. 11:3053..... nom  
 184th st, No 591 East, store. Civite Marciano to Victor Netti; 3 years, from May 1, 1908. Mar 18, 1908. 11:3065.....420  
 \*Castle Hill av, n w cor Havemeyer av, Unionport, store, &c. Caroline Mussig to Henry Osterholt; 3 years, from May 1, 1908. Mar 16, 1908.....744 and 840  
 Prospect av, s e cor 163d st, store, &c. Bernhard Heister to Jacob Wachtel; 5 years, from May 1, 1908. Mar 17, 1908. 10:2690.....900 to 1,400  
 Southern Boulevard, No 176 (976), north store. Peter Biege to Sylvester McDonald; 3 years, from May 1, 1908. Mar 13, 1908. 10:2564.....300  
 St Anns av, No 139..... nom  
 134th st, No 553 East..... nom  
 Assign lease. John Anderson to John D Haase. Mort \$5,822.25. Mar 16. Mar 17, 1908. 9:2262..... nom  
 Same property. Re-assign lease. John D Haase to John Anderson. Mar 17, 1908. 9:2262..... nom  
 St Anns av, No 158..... nom  
 135th st, No 842 East..... nom  
 Assign lease. John Jackson to John D Haase. Mar 12. Mar 13, 1908. 10:2547..... nom  
 Same property. Re-assign lease. John D Haase to John Jackson. Mar 13, 1908. 10:2547..... nom  
 Tremont av, n w cor Park av, —. Subordination of lease to mort. The Bronx Safe Deposit Co and Wm A Waite with Lawyers Title Ins and Trust Co. Mar 13. Mar 16, 1908. 11:3027..... nom

Union av, No 1009, store, &c. Henry Battenfeld to George Brandau; 3 years, from May 1, 1908. Mar 19, 1908. 10:2669.....312  
 Union av, No 859, store, &c. Richard Koppen to Adam Mandler; 2 years, from May 1, 1908. Mar 18, 1908. 10:2667.....600  
 Washington av, No 875. Assign lease. Frank E Henderson to Fred Johnson. Feb 20. Mar 17, 1908. 9:2382..... nom  
 Washington av, No 1294, store. Miriam De Vos to Henry New-schafer; 3 years, from May 1, 1908. Mar 13, 1908. 11:2910.....540  
 Westchester av, e s, 88 n 156th st, runs n e 50 x s e 94.10 x s 30.4 to n s 156th st, x s w 47.7 x n w 89.4 to beginning, all. Frederick Johnson to the Nicoland Amusement Co; 10 4-12 yrs, from May 1, 1908. Mar 17, 1908. 10:2676.. taxes, &c, and 1,800  
 3d av, Nos 3220 to 3224, e s, 167.10 s 163d st, 58.9x120.11x58.4x 113.3, store and basement. Anthony Cuneo to Nicoland Amusement Co; 5 years, from May 1, 1908; 5 years renewal at \$5,400. Mar 17, 1908. 10:2620.....4,150 to 5,000  
 3d av, No 4428..... nom  
 184th st, Nos 563 and 565 East } at junction of 3d av and n e s Belmont pl, or 184th st, all. John Dimmig to Samuel Besthoff; 5 years, from May 1, 1908. Mar 13, 1908. 11:3054.....1,200 to 1,440  
 3d av, No 3387, n w cor 166th st, store. Chas F Levy and ano to P M Jennings; 5 years, from Mar 1, 1908. Mar 18, 1908. 9:2371.....1,500 and 1,800

MORTGAGES

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

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

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

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

March 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Anselmi, Ernesto and John to Julia Coddington as trustee for Emily M Coddington. 106th st, No 309, n s, 175 e 2d av, 25x100.11. Mar 14, 3 years, 5 1/2%. Mar 16, 1908. 6:1678. 12,000  
 Same to Henry Elias Brewing Co. Same property. Prior mort \$12,000. Mar 16, 1908, due, &c, as per bond. 6:1678. 4,000  
 Amsterdam Holding Co and Louis and Rebecca Meryash with John Norton. 156th st, Nos 531 to 545, n s, 200 e Broadway, 275x99.11. Agreement that mechanics lien filed on or about Oct 1, 1907, shall be paid in installments, &c. Feb 17. Mar 14, 1908. 8:2115. nom  
 Axelrod, Jacob with TITLE GUARANTEE AND TRUST CO. Hamilton pl, No 51, n e cor 139th st, 108.6x51.10x99.11x94.3. Subordination agreement. Mar 18. Mar 19, 1908. 7:2071. nom  
 Abeles, Emil with Solomon Plaut. 17th st, No 421 East. Two extension mortg. Mar 18. Mar 19, 1908. 3:949. nom  
 Axelrod, Jacob with Kate and Benjamin Mordecai trustees, &c, Allen L Mordecai. Hamilton pl, No 61, s e cor 140th st, 108.6x101.10x99.11x59.6. Subordination agreement. Mar 18, 1908. 7:2071. nom  
 American Ice Co to U S Trust Co of N Y trustee. 91st st, n s, 5.3 e Av A, runs e 179.2 to w s Marginal st, x n 101 to original high water line East River, x e s e and n — to point 153.1 e Av A and 129 n 91st st, x w 196.3 to beginning; all title to land to c 191st st, in front of above; also all title to land under water East River in front of and adj above (prior mort \$20,000.); East st, e s, extending from s s Rivington st, 200 ft south with all wharfage, cranes, &c.; also land in Kings, Queens, Nassau, Putnam, Dutchess, Rensselaer, Albany, Ulster, Greene and Columbia counties, N Y. Mortgage or deed of trust. Mar 2, 5 years, 6%. Mar 16, 1908. 5:1588; 2:319. gold bonds 500,000  
 Same to same. Same property. Certificate as to above mort. Mar 12. Mar 16, 1908. 5:1588; 2:319.  
 Bohland, Chas H, of Boro of Bronx, N Y, Arthur Alkier, of Brooklyn, N Y, and Saml D Davis, of Borough of Manhattan to Fredk A O Schwarz. West End av, Nos 149 and 151, w s, 80.5 n 66th st, 40x100. Mar 18, 1908, 3 years, 5 1/2%, until Mar 18, 1909, and 6% thereafter. 4:1178. 29,000  
 Bohland, Chas H, of Borough of Bronx, N Y, Arthur Alkier, of Brooklyn, N Y, and Saml D Davis, of Borough of Manhattan, N Y, to Robt G Mead, Jr, trustee, Gertrude Mead et al. West End av, Nos 141 and 143, n w cor 66th st, No 301, 40.5x100. Mar 18, 1908, 5 years, 5 1/2%. 4:1178. 38,000  
 Berrent, Abraham to Harry Cohen. 119th st, No 4, s s, 85 e 5th av, 25x50. Prior mort \$14,000. Mar 17, due Sept 17, 1910, 6%. Mar 18, 1908. 6:1745. 2,000  
 Berliant, Maria wife of Joseph Berliant to Independent Order Brith Abraham of the U S of America, a corpn, for the benefit of the Reserve Fund and ano. 3d st, No 73, n s, 350 e 2d av, 25x96.2x25x96.2. Mar 18, 5 years, 5%. Mar 19, 1908. 2:445. 28,000  
 Boardman, Albert B to Louis M Howland admr Wm E Howland. 53d st, No 40, s s, 320.2 e 6th av, 25x100.5. Jan 14, due Jan 1, 1910, 5%. Mar 19, 1908. 5:1268. 45,000  
 Bullowa, Emilie M with Nathan Schweitzer. 64th st, No 230, s s, 180 w 2d av, 25x100.5. Extension mort. Mar 12. Mar 13, 1908. 5:1418. nom  
 Buchrer, Auguste to Chas Buchner. 93d st, Nos 58 and 60, s s, 120 e Madison av, 2 lots, each 25x100.8. Two mortg, each \$2,000. Two prior mortg \$30,000 each. Mar 7, due Sept 1, 1909, 6%. Mar 13, 1908. 5:1504. 4,000  
 Burke, Anthony to A Hupfels Sons. West st, Nos 221 and 222. Saloon lease. Feb 19, demand, 6%. Mar 17, 1908. 1:185. 3,000  
 Bowling Green Storage and Van Co, a corpn, to Chas A Moran as trustee. 65th st, Nos 248 and 250, s s, 175 e West End av, 50x100.5. Certificate of mortgage for \$20,000 at 7%. Nov 1, 1907. Mar 17, 1908. 4:1156.  
 Boschen, Ottilie M to Anna M von Zedlitz. 154th st, No 416, s s, 170.7 w St Nicholas av, 18.9x99.11. Mar 16, 5 years, 5%. Mar 17, 1908. 7:2068. 12,000

# HECLA IRON WORKS

## Architectural Bronze

### AND

# IRON WORK

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

- Brentano, Jennie with Clara Elumenthal. 119th st, No 71, n s, 265 e Lenox av, 18x100.11. Extension agreement at interest increased from 4½ to 5%. Mar 4, 1908. 6:1718. nom
- Ciruzzi, Michael to Bronx Investment Co. Bedford st, No 25, w s, 44.9 s Downing st, 19.9x75x19.11x75. Prior mort \$6,000. Mar 16, 1908, 2 years, 6%. 2:528. 2,500
- Same to Fannie H Talcott. Same property. Mar 16, 1908, 3 yrs, 5½%. 2:528. 6,000
- Same to Rena Sulzberger. Same property. Prior mort \$9,500. Mar 16, 1908, installs, 6%. 2:528. 200
- Same and Henrietta Katz and Sarah H Talcott with Bronx Investment Co. Same property. Subordination agreement. Mar 14, 1908, 1908. 2:528. nom
- Ciruzzi, Michael to Rena Sulzberger. Bedford st, No 27, w s, 25 s Downing st, 19.9x75x19.11x75. Prior mort \$— Mar 16, 1908, installs, 6%. 2:528. 400
- Chopak, Paul and Jacob Froelich to Wm W Underhill trustee Abraham S Underhill. Suffolk st, Nos 147 and 149, s w cor Stanton st, No 149. Extension mort at increased interest from 4½ to 5%. Feb 16, Mar 16, 1908. 2:354. nom
- Cohen, Moses to AMERICAN SAVINGS BANK. 100th st, Nos 14 and 16, s s, 125 w Central Park West, 40x100.11. Mar 16, 1908, 5 years, 5½%. 7:1835. 38,000
- Clinton, Emily de Silver with Frances Wallach. 2d av, No 991, w s, 75.5 n 52d st, 24.9x100x24.11x100. Extension mort. Mar 10, Mar 16, 1908. 5:1326. nom
- CITIZENS SAVINGS BANK with David Stein and Morris Samowitz. Stanton st, No 318. Extension agreement at interest increased from 4½ to 5%. Mar 3, Mar 14, 1908. 2:330. nom
- Carroll, Wm A to Dora Seibert. 8th av, No 2660, Store lease. Mar 11, installs, 6%. Mar 14, 1908. 7:2027. 400
- Cannon, Edna P with Henrietta K Hawes. 122d st, No 131 West. Extension mort at increased interest from 4½ to 5%. Feb 1, Mar 14, 1908. 7:1907. nom
- Charlton Contract Co to Mary S Croxson. Charlton st, Nos 108 and 110, s s, 78 e Greenwich st, runs s 30 x w 3 x s 20 x e 25 x s 50 x e 24 x n 100 x w 45.9 to beginning. Mar 19, 1908, due Sept 19, 1908, 6%. 2:597. 7,250
- Same to same. Same property. Consent to above mort. Mar 19, 1908. 2:597. —
- Same to same. Same property. Certificate as to above mort. Mar 19, 1908. 2:597. —
- Same and James H Cruikshank with same. Same property. Subordination agreement. Mar 19, 1908. 2:597. nom
- Charlton Contract Co and Alex W Fraser and Geo Macdonald with same. Same property. Subordination mort. Mar 19, 1908. 2:597. nom
- Corsun, Isaac to TITLE GUARANTEE AND TRUST CO. 1st av, No 2349, w s, 50.5 n 120th st, 25.2x100. Mar 19, 1908, due, &c, as per bond. 6:1797. 18,000
- Caruso, Carmela wife of Antonio to Luigi Rossi. Mott st, No 118, e s, 45.5 n Hester st, runs e 27 x n 9.8 x e 17 x n 17.4 x w 16.10 x w 27 to Mott st, x s 27.1 to beginning; also plot begins at e l of a party wall standing ½ on said lot and ½ on lot adj known as No 118 Mott st and distant 72.6 n Hester st, runs n 27.6 x e 43.4 x s 26.5 x w 16.10 x n 0.6 to beginning. Prior mort \$24,000. Mar 19, 1908, 1 year, 6%. 1:230. 1,100
- Corduke, Cath V wife of Danl J to EMIGRANT INDUST SAVINGS BANK. 30th st, No 237, n s, 210 w 2d av, 20x98.9. Mar 18, 1908, 3 years, 5%. 3:911. 9,000
- Cohn, Ida H to Alexander M Schwartz. 117th st, No 273, n s, 150 e 8th av, 25x100.11. P M. Mar 17, installs, 6%. Mar 18, 1908. 7:1923. notes 1,950
- Cassagne, Louis with Gustav Falk. Amsterdam av, No 969, e s, 75.9 s 108th st, 25.2x100x25x96.11 n s. Subordination agreement. Mar 17, Mar 18, 1908. 7:1862. nom
- Davis, Saml I with Moritz Hilder. 85th st, No 28 West. Extension mort. Mar 7, Mar 13, 1908. 4:1198. nom
- Delli, Paoli Alessandro to STATE BANK. Spring st, Nos 170 to 174, s s, 62 e Thompson st, 63.8x66.6x63.6x64.4; Spring st, No 178, s s, 40.2 s e Thompson st, runs s e 21.5 x s w 64.6 x n w 22.3 x n 63.10. Mar 3, 25 months, 6%. Mar 19, 1908. 2:488. Note, 10,000
- Davis, Joseph H to U S LIFE INS CO in City N Y. Hamilton pl, No 51, n e cor 139th st, 108.6x51.10x99.11x94.3. Mar 18, due, &c, as per bond. Mar 19, 1908. 7:2071. 100,000
- Delli, Paoli Alessandro to STATE BANK. Elizabeth st, No 172, e s, 82.10 s Spring st, 18.9x49.10x19.2x49.10; Elizabeth st, No 174, e s, 63.10 s Spring st, 19x49.10x19x49.6. Feb 25, 25 months, 6%. Mar 19, 1908. 2:478. Notes, 10,000
- Donnelly, Wm F to Saml W Jones. 51st st, No 238, s s, 220 e 8th av, 15x100.5. Prior mort \$— Mar 13, demand, 6%. Mar 19, 1908. 4:1023. 1,000
- Davies, Julien T, of Great River, Suffolk Co, N Y, to TITLE GUARANTEE AND TRUST CO. 8th av, No 831, n w cor 50th st, No 301, 23.5x80. Mar 18, due, &c, as per bond. Mar 19, 1908. 4:1041. 33,000
- Dodge, Ida B, of White Plains, N Y, to Geo S Mittendorf. 78th st, No 315, n s, 152 w West End av, 16x100. Mar 16, 3 years, —%. Mar 19, 1908. 4:1186. 19,000
- DuBois, Augustus J with Ruth A Bruce-Brown. 1st av, No 1628, e s, 76.8 s 85th st, 25.6x100x25x100. Extension mort. Mar 10, Mar 18, 1908. 5:1564. nom
- Dewey, Alonzo N, of New Haven, Conn, to Hattie M Hillman. 134th st, No 123, n s, 350 w Lenox av, runs n 99.11 x w 11.8 x s w 16.6 x s 90 to st, x e 25 to beginning. Prior mort \$17,000. Mar 11, due Sept 7, 1908, 6%. Mar 14, 1908. 7:1919. 3,000
- Dewey, Alonzo N, of New Haven, Conn, to Robt J Bailey. 134th st, No 121, n s, 325 w Lenox av, 25x99.11. Prior mort \$17,500. Mar 11, 1 year, 6%. Mar 14, 1908. 7:1919. 3,000
- Dahlgren, Eric B to County Holding Company, a corp. Madison av, No 812, s w cor 68th st, 100.5x20.6. Mar 16, due Mar 17, 1911, 5½%. Mar 17, 1908. 5:1382. 90,000
- Ennis, John W with Florence Rudden. 14th st, No 142, s s, 137.6 w 3d av, 20.10x106.6. Extension mort. Feb 28, Mar 14, 1908. 2:559. nom
- Eisler, Katharine widow and Beta D with BOWERY SAVINGS BANK. 2d av, No 1236. Extension mort. Mar 12, Mar 16, 1908. 5:1439. nom
- Eder, Lizzie wife of James M to Joseph Schur. 125th st, No 536, s s, 279 e Broadway, 27x100.11. Mar 16, 3 years, 5¼%. Mar 17, 1908. 7:1979. 20,000
- Eisler, Katharine widow Morris and Beta D Eisler to BOWERY SAVINGS BANK. 2d av, No 1236, e s, 20 s 65th st, runs e 48 x s 2 x e 16 x s 23 x w 64 to av, x n 25 to beginning. Mar 12, 5 years, 5%. Mar 13, 1908. 5:1439. 2,000
- Ebling Realty Co to Wm Ebling. 1st av, Nos 1344 and 1346, n e cor 72d st, Nos 401 and 403, 51.2x113; 1st av, No 1348, e s, 51.2 n 72d st, 25.6x113. P M. Mar 14, 5 years, 4½%. Mar 19, 1908. 5:1467. 40,000
- Ebling Realty Co, a corp, to William Ebling. 119th st, No 540, s s, 480.1 e Pleasant av, 17.10x100.11. P M. Mar 14, 5 years, 4½%. Mar 19, 1908. 6:1815. 3,000
- Farrell, Katherine G daughter Hannah McGowan and Hannah, Mary and Katherine Farrell granddaughters and devisees Hannah McGowan to Minnie T Brown. 57th st, No 329, n s, 375 w 8th av, 25x100.5. Prior mort \$20,000. Mar 13, 1908, due, &c, as per bond. 4:1048. 6,000
- Frey, Joseph and Leon to August Stegmuller. 11th av, No 504, e s, 98.9 n 39th st, 24.8x100. Mar 12, 3 years, 5%. Mar 13, 1908. 3:711. 14,500
- Farmers Loan and Trust Co with Christian Hafers exr Louis Fessler. 96th st, Nos 145 to 147, n s, 90 e Amsterdam av, 60x100.11 irreg x80.7. Extension mort. Dec 12, 1907. Mar 17, 1908. 7:1851. nom
- Fish, Woolf to Louis Dansky. Cherry st, No 37, s s, abt 78 w Roosevelt st, 17x74.8x17x75.4 w s; Cherry st, No 35, s s, 96 w Roosevelt st. Prior mort \$16,000. Mar 12, due Sept 12, 1908, 6%. Mar 18, 1908. 1:109. 3,000
- Freedman, Joseph to Johanna Bach. West End av, No 54, s e cor 62d st, No 252, 25.5x100. Prior mort \$16,000. Mar 17, 4 yrs. 6%. Mar 18, 1908. 4:1153. 10,000
- Five Thirty East Seventy-Second Street Co to Jonathan Ingersoll. 72d st, Nos 530 and 532, s s, 498 e Av A, 50x102.2. Prior mort \$33,000. Mar 17, due as per bond. Mar 19, 1908. 5:1483. Note, 20,000
- Same to same. Same property. Certificate as to above mort. Mar 19, 1908. 5:1483. —
- Funken, Christina to Maximilian M Davidoff. East Broadway, No 249, s s, 115.3 w Montgomery st, 23.3x75. P M. Prior mort \$25,000. Mar 14, 1908, 3 years, 6%. 1:286. 4,500
- Funken, Christina to Maximilian M Davidoff. East Broadway, No 247, s s, abt 138.6 w Montgomery st, 23x87.6. P M. Prior mort \$27,000. Mar 14, 1908, 3 years, 6%. 1:286. 3,500
- Fritz, Joseph to George Ehret. 31st st, No 147 West. Saloon lease. Mar 13, demand, 6%. Mar 14, 1908. 3:807. 2,500
- Feinberg, Elias and Benj L and Berthold Weil with Mary M Bottome. 120th st, No 58 East. Subordination agreement. Mar 14, Mar 17, 1908. 6:1746. nom
- Feinberg, Elias and Helen D Clark with Mary M Bottome. 120th st, No 58 East. Subordination agreement. Mar 10, Mar 17, 1908. 6:1746. nom
- Fairbairn, Ernest A, of Yonkers, N Y, to Mary D Hass extrix John D Hass. Manhattan st, No 48, s w s, 228.4 n w 125th st, 25 x81. Mar 14, 3 years, 5%. Mar 16, 1908. 7:1966. 20,000
- Fogarty, Annie to Frank J Walgering. Ridge st, No 85, w s, 178.11 s Rivington st, runs s 26 x w 100.5 x n 4.11 x w 25.2 x n 21.1 x e 125 to beginning. Mar 16, 1908, 2 years, 6%. 2:343. 3,000
- Florence Realty and Construction Co to John R Jones. 120th st, Nos 528 to 534, s s, 325 e Pleasant av, 75x100.11. Certificate as to two mortg for \$5,000 each. Mar 2, Mar 16, 1908. 6:1816. —
- Florence Realty and Construction Co a corp and Realty Mortgage Co with John R Jones. 120th st, Nos 520 to 526, s s, 250 e Pleasant av, 75x100.11. Subordination agreement. Feb 28, Mar 16, 1908. 6:1816. nom
- Florence Realty and Construction Co to John R Jones. 120th st, Nos 520 to 526, s s, 250 e Pleasant av, 75x100.11. Certificate as to two mortg for \$5,000 each. Mar 2, Mar 16, 1908. 6:1816. —
- Feinberg, Elias to Mary M Bottome. 120th st, No 58, s s, 148 e Madison av, 27x100.11. Mar 16, 1908, 5 years, 5½%. 6:1746. 23,000
- Frey, Rose H to Louis Weiss. 159th st, No 515, n s, 173 w Amsterdam av, 27x99.11. Prior mort \$17,000. Mar 16, 1908, 1 year, 6%. 8:2118. 7,000
- Geringer, Gussie wife of Isaac to Rachel wife of Morris Jacoby. 51st st, No 349, n s, 125 w 1st av, 25x100.5. P M. Mar 16, 1908, due, &c, as per bond. 5:1344. 13,000
- Galgano, Nicola to Henry Wollman. Thompson st, No 58, e s, abt 108 n Broome st, 18.9x94. Feb 27, due, &c, as per bond. Mar 16, 1908. 2:488. 10,500
- Same to M Montefiore Henschel. Same property. Prior mort \$13,500. Mar 12, due Sept 12, 1908, 6%. Mar 16, 1908. 2:488. 1,200
- Same and Angelo Legniti and Pasquale I Simonelli with Henry Wollman. Same property. Subordination agreement. Feb 26, Mar 16, 1908. 2:488. nom
- Gillen, Emilia E to Edw Stein. 89th st, Nos 170 and 172, s s, 150 e Amsterdam av, 50x100.8. Prior mort \$50,000. Mar 14, 3 years, 6%. Mar 16, 1908. 4:1219. 5,500
- Garvey, Nora A to Eliz Putnam. 19th st, No 347, n s, 265.7 e 9th av, 21.10x63.10. P M. Mar 16, 5 years, 5%. Mar 17, 1908. 3:743. 11,000
- Golding, Sam to Julius Goebel. 56th st, Nos 341 and 343, n s, 139.4 w 1st av, 39.4x126.9x39.5x124.1. Mar 16, due, &c, as per bond. Mar 17, 1908. 5:1349. 38,000
- Same and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 16, Mar 17, 1908. 5:1349. nom
- Golding, Sam and Joseph Golding with same. Same property. Subordination agreement. Mar 16, Mar 17, 1908. 5:1349. nom
- Golding, Sam to LAWYERS TITLE INS AND TRUST CO. 56th st, n s, 296.8 w 1st av, runs n 134.9 x n w 27.7 to e s Old Post road, x w 11.9 x s 136.8 to st, x e 39.4 to beginning. Mar 16, 5 years, 5½%. Mar 17, 1908. 5:1349. 41,000
- Same and Joseph Golding with same. Same property. Subordination agreement. Mar 16, Mar 17, 1908. 5:1349. nom



# THE GEORGE A. JUST COMPANY

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

## IRONWORK FOR BUILDINGS

Golding, Sam and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam to LAWYERS TITLE INS AND TRUST CO. 56th st, n s, 375 w 1st av, runs n 140.5 x s e 18.11 to c 1 Old Post road, x s w — x e 19.9 x s 136.8 to st, x w 39 to beginning. Mar 16, 5 years, 5½%. Mar 17, 1908. 5:1349. 42,000

Same and Joseph Golding with same. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam to Noel B Sanborn et al trustees Isaac G Pearson. 56th st, n s, 257.4 w 1st av, 39.4x134.9x39.5x132.2. Mar 16, due, &c, as per bond. Mar 17, 1908. 5:1349. 41,650

Same and Joseph Golding with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Saml and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam to UNION SQUARE SAVINGS BANK. 56th st, n s, 178.8 w 1st av, 39.4x129.5x39.5x126.9. Mar 16, 5 years, 5½%. Mar 17, 1908. 5:1349. 40,000

Same and Jos Golding with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam to LAWYERS TITLE INS AND TRUST CO. 56th st, n s, 218 w 1st av, 39.4x132.2x39.5x129.5. Mar 16, 5 years, 5½%. Mar 17, 1908. 5:1349. 40,000

Same and Joseph Golding with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Golding, Sam and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

GREENWICH SAVINGS BANK with Lillian E L Otto and Helen and Ann Squire. Ann st, Nos 21 and 23. Extension mort. Mar 10. Mar 14, 1908. 1:90. 3,000

Goodman, Urry, Joseph Cooper and Noel B Sanborn, Wm H Halldane and James K Paulding as trustees Isaac G Pearson with Pincus Lowenfeld and Wm Prager. Suffolk st, No 93, w s, 275.11 s Rivington st, 25.1x100. Subordination agreement. Mar 11. Mar 14, 1908. 2:353. 3,000

Gelb, Isidor to LAWYERS TITLE INS AND TRUST CO. 78th st, No 344, s s, 210 w 1st av, 20x102.2. Mar 13, 1908, 5 years, 5½%. 5:1452. 11 0 30

Gelb, Isidor and Josef Klein with LAWYERS TITLE INS AND TRUST CO. 78th st, No 344 s s, 210 w 1st av, —x—. Subordination agreement. Mar 12. Mar 14, 1908. 5:1452. 3,000

Goldman, Barney to Esther New. 40th st, No 520, s s, 300 w 10th av, 25x98.9. Prior mort \$13,000. Mar 19, 1908, due, &c, as per bond. 3:711. 3,000

Gibbs, John J to BOWERY SAVINGS BANK. St Marks pl, No 76, or 8th st, s s, 100 w 1st av, 25x97.6. P M. Mar 17, 5 years, 5%. Mar 18, 1908. 2:449. 18,000

GREENWICH SAVINGS BANK with Geraldine A Goddard. 57th st, No 52 East. Extension mort. Mar 18, 1908. 5:1292. 3,000

Goodman, David and Marcus to Jules Weil. 1st av, No 1288, e s, 25.1 n 69th st, 25.1x113. Mar 11, due Sept 16, 1909, 6%. Mar 18, 1908. 5:1464. 1,030

Goodman, Urry to Louis Bossert and ano. Division st, Nos 258 and 260, n e cor Ridge st, Nos 2 and 4, runs n 68.6 x e 11.4 x e 9 x n 2.5 x e 20 x s 53.4 to Division st, x w 44.10 to beginning. Prior mort \$72,000. Mar 18, 1908, demand, 6%. 1:315. 4,475

Goddard, Geraldine A to GREENWICH SAVINGS BANK. 57th st, No 52, s s, 72.6 w Park av, runs s 100.5 x w 2.6 x s 33.4 x w 25 x n 133.9 to 57th st, x e 27.6 to beginning. Mar 18, 1908, 3 years, 5%. 5:1292. 10,000

Gibson, James, Jr, of Pawling, N Y, to Seth S Terry. John st, Nos 85 and 87, n e s, at n w cor Gold st, No 27, 41.5x100.6x44.6 x97.6. P M. Mar 12, 5 years, 6%. Mar 13, 1908. 1:77. 50,000

Goodman, Urry to Noel B Sanborn et al trustees Isaac G Pearson. Suffolk st, No 93, w s, 275.11 s Rivington st, 25.1x100. Mar 12, due, &c, as per bond. Mar 13, 1908. 2:353. 34,500

Griffith, Margarette E with Martin C Wright and Saml Portman. 113th st, No 20, s s, 281.3 e 5th av, 18.9x100.11. Extension mort. Mar 3. Mar 13, 1908. 6:1618. 3,000

Hammerstein, S to N & L Hirsch. St Nicholas av, No 169, w s, 86.8 s 119th st, 31.8x142.2x27x123.7. Certificate as to payment of \$1,135 on account of mortgage. Mar 19, 1908. 7:1924. —

Halprin, Abraham to Jacob Levin. Essex st, No 11, w s, abt 175 s Hester st, 25x87.6. Prior mort \$39,000. Mar 12, 7 years, 6%. Mar 13, 1908. 1:297. 7,000

Huebsch, Irwin M to Walter Bowne. Centre st, Nos 43 and 45, w s, 54.5 s Pearl st, 40x32.8 to Lafayette st, Nos 15 and 17, 45.3x47.4. P M. Mar 16, due Jan 2, 1915, 5%. Mar 17, 1908. 1:155. 54,000

Hopkins Holding Co and Jos Golding with LAWYERS TITLE INS AND TRUST CO. 56th st, No 349, n s, 100 w 1st av, 39.5x124.2 x39.5x121.6. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Hopkins Holding Co and Sender Jarmulowsky with same. Subordination agreement. Mar 16. Mar 17, 1908. 5:1349. 3,000

Hopkins Holding Co to LAWYERS TITLE INS AND TRUST CO. 56th st, No 349, n s, 100 w 1st av, 39.4x124.2x39.5x121.6. P M. Mar 16, 5 years, 5½%. Mar 17, 1908. 5:1349. 38,000

Hayman, Louis to Abe Levinson. 103d st, No 75, n s, 53 w Park av, 27x75. Assignment of rents to extent of \$1,000. Feb 1. Mar 17, 1908. 6:1609. 1,000

Hasbrouck, Melinda widow to N Y SAVINGS BANK of City of N Y. Central Park West, No 237, w s, 40.4 s 84th st, 20x98. Mar 13, 1908, due, &c, as per bond. 4:1197. 5,000

Herrmann, Sophia to Christopher Keim and ano. 11th av, No 686, e s, 25 n 49th st, 25x60. Mar 18, due, &c, as per bond. Mar 19, 1908. 4:1078. 5,000

Hoebet, Alfred T to James McCarthy. 46th st, No 422, s s, 325 w 9th av, 25x100.4. P M. Prior mort \$6,000. Mar 19, 1908, 5 years, 6%. 4:1055. 6,000

Same to same. Same property. Mar 19, 1908, 3 years, —%. 4:1055. Notes, 3,000

Halporn, Ewdokie to Adolph Rudman. 115th st, No 121, n s 250 w Lenox av, 25x100.11. P M. Prior mort \$20,000. Mar 15, 5 years, 6%. Mar 19, 1908. 7:1825. 4,500

Hill, Thomas to Rebecca S Jacobus et al exrs, &c, Saml M Jacobus. 37th st, No 107, n s, 126 e Park av, 21x98.9. P M. Mar 11, 3 years, 5%. Mar 19, 1908. 3:893. 30,000

Herrmann, Jennie wife of and Henry S to Scholle Brothers, a co-partnership. 80th st, No 54, s s, 162 e Madison av, 18x102.2. Mar 18, 1908, due April 1, 1913, 4½%. 5:1491. 20,000

Hewins, Sheldon W and Charles R Wight as exrs Mary A Wood with H S H Tuller. 130th st, No 220 West. Extension mort. Dec 23. Mar 18, 1908. 7:1935. 3,000

Haake, Emma C to Gustav Falk. Amsterdam av, No 969, e s, 75.9 s w 108th st, runs s w 25.2 x s e 100 x n e 14.4 x n 11.3 x n w 96.11 to beginning. Mar 17, due, &c, as per bond. Mar 18, 1908. 7:1862. 27,000

Jacobs, Benj and Philip Ritter to LAWYERS TITLE INS AND TRUST CO. 89th st, No 225, n s, 200 w 2d av, 25x100.8. Mar 11, 5 years, 5½%. Mar 17, 1908. 5:1535. 18,000

Same and Anna C Wiener with same. Same property. Subordination agreement. Mar 12. Mar 17, 1908. 5:1535. 3,000

Jaeger, Hermann F to Christian Hafers exr Louis Fessler. 96th st, Nos 145 to 149, n s, 90 e Amsterdam av, runs n 80.7 x e 10 x n 20.4 x e 50 x s 100.11 to st, x w 60 to beginning. P M. Mar 11, 3 years, 6%. Mar 17, 1908. 7:1851. 12,000

Jaffe, Chone to Jacob Rieger. 6th st, No 746, s s, 155 w Av D, 22x97. P M. Prior mort \$14,000. Mar 17, 1908, due Mar 17, 1910, 6%. 2:375. 2,500

Jaffe, Chone to Amelia Wiegand. 6th st, No 746, s s, 145 w Av D, 20x97; Rivington st, No 247, s s, 25.3 w Sheriff st, 24.9x57. Mar 17, due May 1, 1911, 6%. Mar 18, 1908. 2:375-338. 1,500

Jackson, Isidore and Abraham Stera to Frances C W Hartley. Macdougall st, No 22½, e s, 153.3 s Prince st, 25x100. Subordination agreement. Mar 12. Mar 13, 1908. 2:504. 3,000

Jacobson, Israel to Henry S Brightman. Market st, No 87, w s, 40.6 s Cherry st, 20x51. Prior mort \$7,500. Mar 16, 1908, due Dec 17, 1909, 6%. 1:250. 2,000

Jacobson, Israel to Emma Orth and ano. Market st or slip, No 87, w s, 40.6 s Cherry st, 20x51. Mar 2, 3 years, 5½%. Mar 16, 1908. 1:250. 7,500

Kahlen, Cornelius to Simeon J Drake et al trustees DeWitt C Hays. Emerson st, e l at e cor lot 134, runs s e 65 x s w 100 x n w 65 x s w 50 x s 85.10 to Nichols pl, x w and s w 181.4 x n w 248.6 x n e 289.3 x s e 247 to beginning, being lots 134, 135, 510, 511 and 512 map No 725 part 3d of Dyckman Homestead, except as follows: Nichols pl, n w s, at line bet lots 512 and 513, runs — 248.6 x n e 15.8 x s e 252.10 to pl, x s w 15.1 to beginning, lot 9 map Saml Thomson lying east of road leading from Kingsbridge to mansion late of Saml Thomson now Abraham R Van Nest, the part conveyed bounded as follows: South by c 1 210th st, e by lands Dyckman, w by e s road leading from Kingsbridge road as aforesaid and n by line 200 n of n s 210th st, contains about 2 acres, except that part of lot 9 lying e of said road and bounded as follows: Begins at n line land De Witt C Hays and n line land Harriet W Hays at e s said road and runs s e 405.6 to lands Dyckman, x s w 3.2 x n w 405.6 to road, x n e 2.9 to beginning; also land lying s of and adj above and begins at c 1 Hill road running between lands hereby conveyed and land conveyed by Van Dyke to Lowery which point would be intersected by s line if extended of above parcel, runs e — to land Dyckman x s — to land of Willett, x w — to c 1 Hill road, x n — to beginning; Emerson st, n w s, at n e s lot 134, runs n w 222 to land Saml Thomson, x n e 50 x s e 221 to st, x s w 50 to beginning, lot 133 on said map (No 725) as above; Emerson st, w s, 50 n e from s end of said st, runs n w along line between lots 133 and 132, 221 x n e 3.9 x s e 220.10 to st, x s w 3.9 to beginning, being the s part of lot 132 (map No 725). P M. Mar 2, due, &c, as per bond. Mar 13, 1908. 8:2255. 70,000

Keary, Charles individ and as exr Patrick J Keary and Charles Keary, Annie E Carroll, Fanny Lawlor and Margt K Hoff as trustees Patrick J Keary to Nellie E Church. 90th st, No 4, s s, 125 w Central Park West, 19x100.8. Mar 12, 3 years, 5%. Mar 17, 1908. 4:1203. 18,000

Kreinik, Joseph with Moses T Pyne. 2d av, Nos 934 to 940, s e cor 50th st, No 300, 80x21. Extension mort at increased interest from 4½ to 5%. Feb 18. Mar 16, 1908. 5:1342. 3,000

KINGSTON SAVINGS BANK with Rachel Schwartzkopf. Amsterdam av, Nos 1296 and 1298, s w cor 124th st, No 500, 40.11x 100. Extension agreement at interest increased from 5% to 5½%. Mar 4. Mar 16, 1908. 7:1978. 3,000

Kuh, Moses Alexander and Millard F and Carrie Nauheim to HUDSON CITY SAVINGS INST. 6th av, No 879, w s, 75.4 s 50th st, 25x100. Prior mort \$14,000. Mar 18, due, &c, as per bond. Mar 19, 1908. 4:1002. 16,000

Klingenburg, Robert G to Geo A Rath. Hudson st, No 81. Leasehold. Prior mort \$10,000. April 4, 1907, demand, —%. Mar 17, 1908. 1:180. 7,000

Kaplan, Alexander P to TITLE GUARANTEE AND TRUST CO. 1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 x n 6.1 x w 99.1 to beginning. Mar 18, 1908, due, &c, as per bond. 2:429. 15,000

Levy, Moses and Moses Davis to Frances C W Hartley. Macdougall st, No 22½, e s, 153.3 s Prince st, 25x100. Mar 13, 1908, 5 years, 5½%. 2:504. 23,000

Levy, Abraham with Solomon Plaut. 15th st, No 431 East. Extension mort. Mar 17, 1908. 3:947. 3,000

Lipschitz, Isaac with Max Strunsky. 1st av, Nos 1023 to 1031, n w cor 56th st, Nos 351 and 353, 114.8x100. Agreement as to payment of \$20,000 within 1 year from Mar 16, 1908. Mar 18, 1908. 5:1349. 3,000

LAWYERS TITLE INS AND TRUST CO with John H Coursen. Amsterdam av, Nos 1284 and 1286, w s, 40.11 n 123d st, 40x 100. Extension mort. Mar 11. Mar 17, 1908. 7:1978. 3,000

LAWYERS TITLE INS AND TRUST CO with Moses Sahlein. 5th av, No 534, w s, 50.11 n 44th st, 24.6x100. Extension mort. Mar 16. Mar 18, 1908. 5:1260. 3,000

# LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

**STRUCTURAL STEEL  
AND  
ORNAMENTAL IRON**  
Office, 1959 Park Ave., CORNER  
132d ST.

- Laun, John to LAWYERS TITLE INS AND TRUST CO. 12th st, No 28, s s, 325 w 5th av, 20x87.9. Mar 19, 1908, 5 years, 5%. 15,000
- 2:575.
- Same and Louise Thorwelle with same. Same property. Subordination agreement. Mar 16. Mar 19, 1908. 2:575. nom
- Lawyers Mortgage Co with Morris Punch. Clinton st, No 244, e s, 70.9 n Cherry st, 30.1x71.8x29.7x71.8. Extension mort at increased interest from 5 to 5½%. Mar 2. Mar 13, 1908. 1:258. nom
- Levere, Rose to Nursery & Childs Hospital, a corpn. 2d av, No 1882, e s, 26.6 n 97th st, 25.1x74. Mar 12, 3 years, 5½%. Mar 14, 1908. 6:1669. 10,000
- Same and Francis H Ross with same. Same property. Subordination agreement. Mar 13. Mar 14, 1908. 6:1669. nom
- Levere, Rose to Henry Sanders et al trustees of Wendel Philip's Lodge No 365, K of P. 2d av, No 1886, e s, 76.8 n 97th st, 25.1 x74. Mar 12, 5 years, 5½%. Mar 14, 1908. 6:1669. 10,000
- Same and Francis H Ross with same. Same property. Subordination agreement. Mar 13. Mar 14, 1908. 6:1669. nom
- Littman, Abraham to Meyer Shanoff. 1st av, No 1438, e s, 51 s 75th st, 25.6x88. Prior mort \$14,000. Mar 13, 1908, 3 years, 6%. 5:1469. 4,500
- Levere, Rose to Harlan F Stone as trustee for Marion S Buckler will David Stevenson. 2d av, No 1884, e s, 51.7 n 97th st, 25.1 x74. Mar 13, 5 years, 5½%. Mar 14, 1908. 6:1669. 10,000
- Same and Francis H Ross with same. Same property. Subordination agreement. Mar 14, 1908. 6:1669. nom
- Larchan, Rebecca with Saml Gross and Davis Eisler. 2d st, No 252, n s, 72.9 w Av C, 52.3x106; 2d st, No 256, n s, abt 50 w Av C, 20x60.3. Extension mort. Mar 16, 1908. 2:385. nom
- Lowen, Chas to Braender Building and Construction Co. Broadway, n e cor 147th st, 99.11x125. Certificate as to payment of \$17,500 on account of mortgage. Mar 2. Mar 16, 1908. 7:2079.
- Lawrence, Joseph W as trustee Bryan Lawrence with Ella A Peters. Spring st, No 302. Extension mort at increased interest from 5 to 5½%. Feb 21. Mar 16, 1908. 2:594. nom
- Lazinsk, Celia and Esther Lengel with Abraham Lazinsk and Jos Lengel. 119th st, Nos 341 and 343 East. Extension mort. Jan 20. Mar 16, 1908. 6:1796. nom
- Lipman, Saml with Emily H Akin. 123d st, No 239, n s, 380 e 3d av, 25x100.11. Extension mort. Mar 2. Mar 14, 1908. 6:1788. nom
- Leissner, Edward by Edw A Kolb his atty to Fredk Nix. 61st st, No 328 East. Receipt for payment of \$600 on account of mortgage. Mar 17. Mar 18, 1908. 5:1435.
- Meagher, Lizzie and Henry J Scheuber with Laura E Newcomb. 138th st, No 642, s s, 320 e 12th av, 15x99.11. Subordination agreement. Mar 16. 1908. 7:2086. nom
- Meagher, Lizzie to Laura E Newcomb. 138th st, No 642, s s, 320 e 12th av, 15x99.11. Mar 16, 1908, 3 years, —%. 7:2086. gold, 6,000
- Manfredi, Vincenzo to Elias Nitzberg. 2d av, No 2149, w s, 75.10 s 111th st, 25x79. Prior mort \$12,000. Mar 13, 4 years, 6%. Mar 17, 1908. 6:1660. 2,500
- Meyer, Margarethe to BOWERY SAVINGS BANK. Park av, No 1165, e s, 82 n 92d st, 18.8x88.6. Mar 17, 1908, 5 years, 5%. 5:1521. 6,000
- Meersse, Diedrich to TITLE GUARANTEE AND TRUST CO. Lenox av, No 551, s w cor 138th st, No 100, 25x75. Mar 16. due, &c, as per bond. Mar 17, 1908. 7:2006. 25,000
- Mendelson, Celia and Sidney Jones with LAWYERS TITLE INS AND TRUST CO. 5th st, No 331 East. Subordination agreement. Mar 12. Mar 13, 1908. 2:447. nom
- Mendelson, Celia and Sigmund Fodor with LAWYERS TITLE INS AND TRUST CO. 5th st, No 331 East. Subordination agreement. Mar 11. Mar 13, 1908. 2:447. nom
- Maccarone, Giovanni with Verona de Cordova. 11th st, No 332 East. Subordination agreement. Mar 10. Mar 13, 1908. 2:452. nom
- Meryash, Sarah to Henry H Jackson et al. 2d av, Nos 2461 to 2467, n w cor 126th st, Nos 249 to 253, 99.11x100. Feb 13, due, &c, as per bond. Mar 13, 1908. 6:1791. 3,602
- Mury, Joseph with August Stegmüller. 11th av, No 504. Subordination agreement. Mar 12. Mar 13, 1908. 3:711. nom
- Maguire, Kate wife of Edw M to Edwin H Peck. 107th st, Nos 209 and 211, n s, 225 w Amsterdam av, 2 lots, each 37.6x100.11. Two P M morts, each \$10,500. Two prior morts, \$32,000. Mar 18, 1908, 3 years, 6%. 7:1879. 21,000
- Mertens, Jacob to Julia Crohn and ano. 8th av, No 2202, e s, 25.11 s 119th st, 25x80. P M. Prior mort \$24,000. Mar 17, 2 yrs, —%. Mar 18, 1908. 7:1924. 3,000
- Michael, Jacob E with John Raskovich. 9th av, No 573, w s, 78.9 s 42d st, 20x100. Subordination agreement. Feb 28. Mar 18, 1908. 4:1051. nom
- McQuaid, Mary T to Sali Klein. 24th st, No 234, s s, 146.11 w 2d av, 24.2x98.9. Prior mort \$—. Mar 19, 1908, 1 year, 6%. 3:904. 3,500
- McMichael, Jacob E with Wm McKee. 9th av, No 571, w s, 98.9 s 42d st, 20x100. Subordination agreement. Feb 28. Mar 19, 1908. 4:1051. nom
- McCrossin, Edw J with Douglass W Mabee. Broadway, No 1448, e s, 30.11 s 41st st, runs s 22.11 x e 78.9 x s 22 x e 20 x s 24.8 x e 59.9 x n 98.9 to 41st st, Nos 130 to 136, x w 79.9 x s 30 x w 84.11 to beginning; Broadway, No 1450, s e cor 41st st, No 138, 31.2x84.11x30x93.9. Subordination agreement. Mar 17. Mar 18, 1908. 4:933. nom
- Moss, Joseph to Ellen H Cotheal. 36th st, Nos 263 and 265, n s, 150.11 e 8th av, 33.8x98.9. Mar 18, 3 years, 5%. Mar 19, 1908. 3:786. 15,000
- Mulligan, Wm to Fiederick Schluter. 105th st, No 155, n s, 77 e Lexington av, 18x100.11x18x110.11. Prior mort \$—. Mar 19, 1908. 18 months, 6%. 6:1633. 1,500
- Marks, Max with Joseph Sonntag. 44th st, No 245 East. Extension mort. Mar 13. Mar 14, 1908. 5:1318. nom
- Neeson, Robt D to Frank Watts. Cooper st, n s, 200 w Hawthorne st, 50x200 to Seaman av, Mar 18, due, &c, as per bond. Mar 19, 1908. 8:2239. 1,450
- Same to same. Same property. Mar 18, due, &c, as per bond. Mar 19, 1908. 8:2239. 1,000
- Same to same. Same property. Mar 18, due, &c, as per bond. 1,925
- Mar 19, 1908. 8:2239.
- Same to same. Same property. Mar 18, due, &c, as per bond. 2,025
- Mar 19, 1908. 8:2239.
- O'Rourke, John J, Jr, to Max Arndtstein. Emerson st, e s, lots 136 to 143 and 190 to 193 map 80 acres known as part No 3 of Dyckman Homestead property, runs n 100 x e 217.5 to Nichols pl, x s w 217.6 x w 100.1 x n 100 x w 40 to beginning. P M. Mar 18, 2 years, 6%. Mar 19, 1908. 8:2255. 2,000
- O'Brien, Wm R with John S Bussing and Chas Steiger. 121st st, No 309, n s, 170 e Manhattan av, 25x100.11. Extension mort, &c. Mar 12. Mar 18, 1908. 7:1948. nom
- Otto, Lillian E L and Helen and Ann Squire to GREENWICH SAVINGS BANK. Ann st, Nos 21 and 23, n e s, at s e s Theatre alley, 35.4x69.1x32.8x74. Mar 10, 3 years, 5%. Mar 13, 1908. 1:90. 5,000
- O'Beirne, Mary C to Luke D Stapleton. 20th st, No 238, s s, 144 w 2d av, 22x92. Mar 16, 1 year, 6%. Mar 17, 1908. 3:-900. 8,000
- O'Connor, Wm to David McClure and ano trustees Brian McKenney. Madison av, No 2101, n e cor 132d st, 19.11x80. Mar 11, 1 year, 5%. Mar 17, 1908. 6:1757. 3,000
- Pechter, Moses to Belle G Bernheimer et al as extrx, &c, Jacob S Bernheimer. Pitt st, e s, 57 s Rivington st, 43x49.10. Mar 16, 3 years, 5½%. Mar 17, 1908. 2:338. 32,000
- Same and Carrie Levy with same. Same property. Subordination agreement. Mar 16. Mar 17, 1908. 2:338. nom
- Poggioriale, Ciro to Verona de Cordova. 11th st, No 332, s s, 175 w 1st av, 25x94.10. Mar 13, 1908, due, &c, as per bond. 2:452. 23,000
- Plath, Ernst F also known as Ernest or Ernest F Plath to N Y LIFE INS AND TRUST CO. Park row, Nos 151 to 155, s s, 59.9 w Pearl st, 57.10x75x57.10x75. Mar 13, 1908, 5 years, 5%. 1:119. 35,000
- Penco Realty Co to J Charles Weschler. 115th st, Nos 125 to 129, n s, 242.8 e Park av, 43.7x100.11. Prior mort \$37,500. Mar 16, 5 years, 6%. Mar 18, 1908. 6:1643. 10,000
- Same to same. Same property. Certificate as to above mort. Mar 16. Mar 18, 1908. 6:1643.
- Pati, Pasquale to STATE BANK. 16th st, No 512, s s, 195.6 e Av A, 25x103.3; Elizabeth st, No 230, e s, 94.4 n Prince st, 20x90.3x 20x91.1; Elizabeth st, No 240, e s, abt 202 n Prince st, 20x87.9. Mar 16, 6 months, 6%. Mar 19, 1908. 3:973-2:507. Notes, 20,000
- Perry, J W to Potter and Foubister. 37th st, Nos 6 and 8 East. Assignment of rents to secure unpaid balance on contract for alterations (recorded under both Morts and Cons). Nov 13, 1907. Mar 19, 1908. 3:866.
- Penco Realty Co to Noel B Sanborn et al trustees Isaac G Pearson. 115th st, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11. Mar 18, due, &c, as per bond. Mar 19, 1908. 6:1643. 37,500
- Same to same. Same property. Certificate as to above mort. Mar 18. Mar 19, 1908. 6:1643.
- Rusk, Mary to Altana F L Hedges. 35th st, No 166, s s, 60 e 7th av, 18x67.3x18.10x72.9. Mar 16, 1908, due July 1, 1913, 5½%. 3:810. 6,000
- Rontalto, Giuseppe to Kips Bay Brewing and Malting Co. Elizabeth st, No 233. Saloon lease. Mar 10, demand, 6%. Mar 16, 1908. 2:508. 650
- Roelker, Millicent wife of Alfred of Brooklyn, N Y to Kathleen G Turle. 88th st, No 120, s s, 178 w Columbus av, 15.6x100.8. P M. Mar 16, due April 1, 1911, 5½%. Mar 19, 1908. 4:1218. 14,000
- Roses, Jacob to Benj B Johnston. 2d av, Nos 50 and 52, s e cor 3d st, Nos 40 and 42, 50x40. Mar 18, 3 years, 5½%. Mar 19, 1908. 2:444. 44,000
- Rathgeber, George with Jacob Fippinger and Louise Hellriegel individ and as guardian Philip H Hellriegel. 108th st, No 246, s s, 575 w Amsterdam av, ——. Extension agreement. Mar 13. Mar 17, 1908. 7:1879. nom
- Roche, Bernard M to Frances C MacIntyre. St Nicholas av, No 173, w s, 32.3 s 119th st, 22.9x107x19.5x95.1. P M. Mar 16, 1 year, 6%. Mar 17, 1908. 7:1924. 500
- Roman Catholic Church of St Raphael, a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK. 41st st, Nos 502 to 510, s s, 70 w 10th av, runs s 74.1 x w 30 x s 56.10 x w 64.4 x n w 40.6 x n 11.5 x w 11.1 x n 8.3 x w 15.7 x n 98.9 to st, x e 155 to beginning. Mar 16, 1908, 3 years, 4½%. 4:1069. 75,000
- Rector, &c, of Church of The Incarnation of City New York with Johanna Guiterman. 8th av, No 2121, w s, 50.7 s 115th st, 25.2x100. Extension mort. Mar 18. Mar 19, 1908. 7:1848. nom
- Sill, Harold M, of Philadelphia, Pa, with Emily K Dusches. 54th st, No 357, n s, 100 e 9th av, 25x100.5. Extension mort at increased interest from 4½ to 5%. Mar 2. Mar 16, 1908. 4:-1045. nom
- Sill, Harold M and Thomas H Dougherty, of Philadelphia, Pa, trustee Amelia W Dougherty with Emily K Dusches. 54th st, No 357, n s, 100 e 9th av, 25x100.5. Extension mort at increased interest from 4½ to 5%. Mar 2. Mar 16, 1908. 4:1045. nom
- Schenk, Chas to N Y LIFE INS CO. Edgecombe av, No 48, n e cor 137th st, 20x68. P M. Mar 11, due Jan 1, 1911, 5½%. Mar 16, 1908. 7:2041. 12,500
- Sparling, Frank to John S Huyler. 135th st, No 316, s s, 225.1 w 8th av, runs w 24.11 x s 28.2 x s 72.8 x e 12.11 x n 99.11. Mar 14, 1 year, 5%. Mar 16, 1908. 7:1959. 3,000
- Smith, Eliz E with Philip Eckel and ano. 80th st, No 211 West. Extension mort at increased interest from 4½ to 5%. Mar 18. Mar 19, 1908. 4:1228. nom
- Sphinx Realty Co with May Mayer et al. Lenox av, Nos 60 to 70, n e cor 113th st, 201.10 to 114th st, x125. Extension mort. Mar 13. Mar 18, 1908. 6:1597. nom
- Sloane, T O'Connor with Meyer H and Harris Schonzeit. 2d av, Nos 1986 and 1988. Extension two morts at increased interest from 5 to 5½%. Mar 18, 1908. 6:1674. nom
- Steets, Louis and Catharina to Joseph M Giess and Benj Giessler. 37th st, No 334 West. Certificate as to payment of \$3,500 on account of morts. Jan 10. Mar 13, 1908. 3:760.
- Schweitzer, Nathan and Leopold Hellinger with Emilie M Bullowa. 64th st, No 230 East. Subordination agreement. Mar 12. Mar 13, 1908. 5:1418. nom

# KING'S WINDSOR CEMENT

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Elastic in its nature. can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material  
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Segman, Louis and Jacob Bernardik and Louis Aronovitz to Frances C W Hartley. Henry st, Nos 278 to 282, s s, 42.4 e Gouverneur st, 63.6x73.6x63x73.8. Mar 17, 1908, 3 years, 5½%. 1:267. 56,000  
 Sachs, Nathan to Saml Kamlet et al. 4th st, No 145, n s, 137.11 e 1st av, 25x96.2. P M. Prior mort \$25,000. Mar 16, 6 yrs, 6%. Mar 17, 1908. 2:432. 10,750  
 Simon, Ulrich to Scholle Brothers, a co-partnership. 70th st, No 50, s s, 215 e Columbus av, 23x100.5. Mar 16, due April 1, 1913, 4½%. Mar 17, 1908. 4:1122. 25,000  
 Solinger, Isaac to Noel B Sanborn et al trustees Isaac Green. 6th st, Nos 620, s s, 243 e Av B, 35.6x97. Mar 17, 1908, due, &c, as per bond. 2:388. 40,000  
 Same and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 17, 1908. 2:388. nom  
 Solinger, Isaac to David E Sicher. 6th st, No 624, s s, 278.6 e Av B, 35.6x97. Mar 17, 1908, due, &c, as per bond. 2:388. 40,000  
 Same and Sender Jarmulowsky with same. Same property. Subordination agreement. Mar 17, 1908. 2:388. nom  
 Schleissner, Rosa with Aaron M Janpole and Louis Werner. Amsterdam av, n w cor 187th st, 94.10x100. Extension mort. Mar 14. Mar 16, 1908. 8:2159. nom  
 Tofts, Alexander individ and exr Mary A Tofts to Patrick Burke. 51st st, No 413 West. Receipt for \$5,000 on account of mortgage. Mar 13. Mar 14, 1908. 4:1061. —  
 Tailfer Co, a corpn, to Isabella Jex. 69th st, No 254, s s, 150 e West End av, 25x100.5. Mar 10, 3 years, 5½%. Mar 13, 1908. 4:1160. 12,000  
 Same to same. Same property. Consent to above mort. Mar 9. Mar 13, 1908. 4:1160. —  
 Same to same. Same property. Certificate as to above mort. Mar 9. Mar 13, 1908. 4:1160. —  
 Townsend, Priscilla H to Townsend Wandell. Bank st, No 92, s s, 51.3 e Greenwich st, runs e 19 x s e 66 x w 6 x n or n w 61 to beginning. Prior mort \$1,500. Mar 14, due Nov 3, 1909, 5%. Mar 16, 1908. 2:634. 500  
 Trenkmann, Wilhelmina, of Brooklyn, N Y, to August Trenkmann. Grand st, No 157, s s, 5.8 e Lafayette st, 17.5x55.1x17.1 x55.2. Prior mort \$13,000. Mar 16, 1908, 2 years, 6%. 1:234. 4,000  
 Trenkmann, Wilhelmina to LAWYERS TITLE INS & TRUST CO. Grand st, No 157, s s, 5.8 e Lafayette st, 17.5x55.1x17.1x55.2. 5 years, 5%. Mar 16, 1908. 1:234. 13,000  
 Tomanovich, Jovo to John Raskovich. 9th av, No 573, w s, 78.9 s 42d st, 20x100. Prior mort \$16,000. Mar 2, due, &c, as per bond. Mar 18, 1908. 4:1051. 2,000  
 Tomanovich, Jovo to Wm McKee. 9th av, No 573, w s, 78.9 s 42d st, 20x100. Mar 6, 3 years, 5½%. Mar 18, 1908. 4:1051. 16,000  
 Taylor, Annie E to Anna Woywod. West End av, No 902, e s, 20.11 n 104th st, 20x72. Mar 18, 1908, due, &c, as per bond. 7:1876. 1,500  
 Taylor, Mary E with Eva Nathan. 1st av, No 871, w s, 50.5 s 49th st, 25x100. Extension agreement. Mar 13. Mar 19, 1908. 5:1341. nom  
 Thomson, Nellie to Lucia M Solis-Cohn. 125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. Mar 3, due, &c, as per bond. Mar 18, 1908. 6:1723. 1,000  
 Towns, Mirabeau L. of Brooklyn, N Y, to Douglass W Mabee. Broadway, No 1448, e s, 30.11 s 41st st, runs s 22.11 x e 78.9 x s 22 x e 20 x s 24.8 x e 59.9 x n 98.9 to 41st st, Nos 130 to 136, x w 79.9 x s 30 x w 84.11 to beginning; Broadway, No 1450, s e cor 41st st, No 138, 31.2x84.11x30x93.4. Mar 17, 1908, due April 1, 1908, 6%. 4:993. 35,000  
 TITLE INS CO of N Y with Hannah Feigel. Columbus av, No 463, e s, 26.8 n 82d st, 25.2x100. Extension mort. Mar 16, 1908. 4:1196. nom  
 Ullnick, Abraham L to J Blackburn Miller. Gouverneur st, No 26, e s, 74 s Henry st, 24x104.10x24x105. Mar 17, 1908, 5 yrs, 5½%. 1:267. 23,000  
 Same and Annie Golden with same. Same property. Subordination agreement. Mar 17, 1908. 1:267. nom  
 Ungar, Victoria to Louis Roth. 75th st, No 439, n s, 100 w Av A, 25x102.2. Prior mort \$9,000. Mar 16, due May 1, 1910, 6%. Mar 17, 1908. 5:1470. 1,500  
 Vosseller, Jane E, of Plainfield, N J, and Mary L Ball, of Boro of Manhattan, to Jacob Marx. 134th st, No 229, n s, 283.4 w 7th av, 16.8x99.11. Mar 12, due, &c, as per bond. Mar 16, 1908. 7:1940. 5,000  
 Wirth, Rosa widow with the BOWERY SAVINGS BANK. Horatio st, No 88. Extension agreement at interest increased from 4% to 4½%. Mar 6. Mar 16, 1908. 2:642. nom  
 Wanderman, Charles and Isidor and Walter to Geo Young. 13th st, Nos 424 and 426, s s, 318.4 w Av A, 40.4x103.3. Mar 16, 1908, 8 years, 5½%. 2:440. 45,000  
 Wanderman, Chas, Isidor and Walter and JEFFERSON BANK with Geo Young. 13th st, Nos 424 and 426 East. Subordination agreement. Mar 13. Mar 16, 1908. 2:440. nom  
 Weinstein, Annie to New Amsterdam Realty Co. 36th st, No 453, n s, 72 e 10th av, 28x98.9. Mar 11, 2 years, 6%. Mar 16, 1908. 3:734. 7,600  
 Weaver, Eliz A to Mary A Kaufman. 104th st, No 128, s s, 275 w Columbus av, 20x100.11. Prior mort \$10,500. Mar 16, 1908, 2 years, 6%. 7:1858. 2,000  
 West Side Construction Co to Kate Mordecai individ and ano as trustees Allen L Mordecai. Hamilton pl, No 61, s e cor 140th st, 108.6x101.10x99.11x59.6. Mar 18, 1908, due, &c, as per bond. 7:2071. 100,000  
 Same to same. Same property. Certificate as to above mort. Mar 18, 1908. 7:2071. —  
 Williams, John L to John Healey. 150th st, Nos 308 and 310, s s, 150 w 8th av, 50x99.11. P M. Mar 18, 1908, 3 years, 5½%. 7:2045. 35,000  
 Wexler, Annie with Lena wife of and Arthur A Landsman. 5th st, No 748 East. Extension agreement. Mar 14. Mar 18, 1908. 2:374. nom  
 Wolfsky, Louis to BOWERY SAVINGS BANK. 2d st, No 99, s w s, 74 from s e cor 1st av and 2d st, runs s w 22 x e 1 x s w 22 x s e 24.8 to Orchard lane (closed) x n 44.10 x n w 16.7 to beginning. Mar 16, 1908, 5 years, 5%. 2:429. 2,000

Werson, Leon J and Leah M with Henry F Schwarz. Central Park West, No 390. Extension agreement at interest increased to 5%. Feb 29. Mar 13, 1908. 7:1834. nom  
 Weisman, Louis and Mechel Landesbaum to Lillie Nuhn. 9th st, No 315, n s, 200.2 e 2d av, 24.9x92.3x24.8x92.3. Prior mort \$27,000. Mar 13, due April 1, 1911, 6%. Mar 17, 1908. 2:451. 4,000  
 Wagner, Otto, of New Rochelle, N Y, to EQUITABLE LIFE ASSUR SOC of the U S. 3d av, No 607, e s, 70.9 n 39th st, 28x105. Mar 17, 1908, due Jan 1, 1911, 5%. 3:920. 20,000  
 Zimmerman, Annie to Sigmund Ashner. Sheriff st, No 96, e s, 75 s Stanton st, 25x75. Prior mort \$—. Mar 16, 1908, due Oct 15, 1911, 6%. 2:334. 2,000

### BOROUGH OF THE BRONX.

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

\*Abbatt, Wm, Agnes D, Cornelia B and Caroline A Abbatt heirs, &c, Agnes A Abbatt to Park Mortgage Co. Road from Westchester to Eastchester, w s, adj land Dennis Heddy, contains about 9 acres. Mar 17, 1908, 3 years, 5½%. 21,000  
 Anderson, Adelaire to Herman F C Steen. Arthur av, w s, 75 s 182d st, 25x90. Feb 24, 3 years, 6%. Mar 13, 1908. 11:3063. 600  
 Blumenthal, Mark to Max J Klein and ano. 139th st, No 526, s s, 197.4 e Brook av, 37.6x100; 139th st, Nos 534 and 538, s s, 272.4 e Brook av, 75x100. All title. Mar 10, 6 months, —%. Mar 16, 1908. 9:2266. Note. 2,614.14  
 Bronx Safe Deposit Co to LAWYERS TITLE INS AND TRUST CO. Park av, West, n w cor Triemont av, 96.9x56.11x105.5x57.3. Mar 13, 3 years, 5½%. Mar 16, 1908. 11:3027. 70,000  
 Same to same. Same property. Certificate as to above mort. Mar 13. Mar 16, 1908. 11:3027. —  
 Bates, Louis E and Wm C Oesting, Jr, to Samuel Scholle and LAWYERS TITLE INS AND TRUST CO trustees Abraham Scholle. Stebbins av, e s, 158.9 n Freeman st, 50x126x50x127.2. Mar 19, 1908, 3 years, 5½%. 11:2965. 30,000  
 Bendheim, Adolph M with TITLE GUARANTEE AND TRUST CO. 187th st, s w cor Lorillard pl, runs s 165 x w 100 x s 20 x w 100 to Bathgate av, x n 185 to 187th st, x e 200 to beginning. Subordination of fourteen mortgs to mort for \$3,000. Mar 18, 1908. 11:3055. nom  
 Burghard, Edward M with Theo Wentz. Whitlock av, w s, 550 s Tiffany st, 50x100. Feb 24. Subordination agreement. Mar 13, 1908. 10:2732. nom  
 Burghard, Josephine F with Theo Wentz. Whitlock av, w s, 550 s Tiffany st, 50x100. Subordination agreement. Feb 24. Mar 13, 1908. 10:2732. nom  
 \*Burge, John to Geo Hirsch. 235th st, n s, 255 w 3d st or av, 25x114, Wakefield. Mar 13, 3 years, 5%. Mar 14, 1908. 800  
 \*Bristovich, Katy to Joseph Wadick as trustee. 234th st, late 20th av, n s, 99 w Old White Plains road, runs n — x e — to Old White Plains road x s e — x s — to av x w — to beginning, Wakefield; 234th st, late 20th av, n s, 99 w Old White Plains road, 25x114. P M. Mar 12, 3 years, 6%. Mar 18, 1908. 1,560  
 Crow, Margt L with Rosie Meyer. Valentine av, e s, 466.6 n 180th st, 25x100. Extension agreement at interest increased from 5% to 5½%. Mar 16. Mar 17, 1908. 11:3144. nom  
 Cohen, Max and Emanuel Glauber to American Mortgage Co. Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11. P M. Mar 13, 1 year, 6%. Mar 14, 1908. 10:2653. 5,000  
 Cuddeback, Myron W to Edward S Schaeffler. Bathgate av, No 1816, e s, 53.5 s 175th st, 50x100. P M. Feb 21, 5 years, 5½%. Mar 16, 1908. 11:2923. 7,500  
 Same to Mathilde Kraus. Same property. P M. Prior mort \$7,500. Mar 16, 1908, 1 year, 6%. 11:2923. 1,500  
 Cedar Street Co with Domenico La Sala. Cypress av, s e cor 141st st, 91.6x120. Extension mort. Mar 10. Mar 19, 1908. 10:2567—2568. nom  
 Crompton, Fanny W to Lena Rehm. Bryant av, s e s, abt 50 s w Boston road, 60.10x25.8x62.6x108. Mar 18, 1908, 3 years, 5½%. 11:3004. 600  
 Decker, Anna M to Peter P Decker. Tinton av, w s, 371.10 n 161st st, runs w 100 x s 21.8 x w 69.11 x n 21 x w 100 to e s Forest av, x n 8.4 x e 95 x n 71.6 x e 79.10 x s 70.2 x e 95 to w s Tinton av, x s 8.5 to beginning. Mar 16, 1908, 3 years, 4%. 10:2658. 4,300  
 Ebling Realty Co to Wm Ebling. 234th st (Clinton av), n s, 575.4 e Verio ax, 50x200 to s s 235th st. P M. Mar 14, 5 years, 4½%. Mar 19, 1908. 12:3400. 3,000  
 Ebling Realty Co to Wm Ebling as trustee. 3d av, n w cor 150th st, runs w 121.2 x n 28.10 x e 133.2 to av, x s 31.4 to beginning; 3d av, w s, 31.4 n 150th st, 33x146.1x33.4x133.2. Mortgage of deed of trust. Mar 14, due Mar 15, 1938, 4½%. Mar 19, 1908. 9:2374. gold bonds, \$95,000  
 Same to same. Same property. Certificate as to above mort. Mar 19, 1908. 9:2374. —  
 Ebling Realty Co to Wm Ebling. Westchester av, s w cor Trinity av, runs s 129.3 to Terrace pl, x w 53.10 x s w 136.4 x n 186.5 to Westchester av, x e 153.11 to beginning. P M. Except parts for sts. Mar 14, 5 years, 4½%. Mar 19, 1908. 10:2623. 12,000  
 Erts, Lena and Fredk Kisher with August Ruff. Trinity av, n w cor 165th st, 100x25. Extension mort. Mar 4. Mar 16, 1908. 10:2633. nom  
 Fox, C Brainerd to Frederick P Fox guardian Bruce Morrison. Perry av, s s, 101.11 w 201st st, 50x38.9x51.7x51.5. Mar 11. due Mar 11, 1913, 5%. Mar 17, 1908. 12:3292. 4,358.16  
 Fox, C Brainerd to Fredk P Fox trustee for Bruce Morrison. Perry av, s s, 101.11 w 201st st, 50x38.9x51.7x51.5. Mar 11, 5 years, 5%. Mar 17, 1908. 12:3292. 1,000  
 Frey, Wm J to TITLE GUARANTEE AND TRUST CO. Pelham av, s w s, 50 n w Lorillard pl, runs n w 47.7 x s w 200.7 x s e 97.7 to pl, x n e 100 x n w 50 x n e 100.7 to beginning. Mar 16, due, &c, as per bond. Mar 17, 1908. 11:3059. 9,000  
 Freund, Henry to John G Scharf. Broadway, e s, 99.11 n 231st st, 24.11x59.6x24.4x59. Prior mort \$—. Feb 20, 1 year, 6%. Mar 14, 1908. 12:3267. 1,000

# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

Fordham Realty Co to Central Mortgage Co. Sedgwick av, w s, 585.11 s Kingsbridge av, 37.6x111.10x37.8x115.1. Jan 1, due 6,000  
 Jan 1, 1911, 5 1/2%. Mar 13, 1908. 11:3237.  
 Same to same. Sedgwick av, w s, 623.5 s Kingsbridge av, 37.6x 108.6x37.8x111.10. Jan 1, due Jan 1, 1911, 5 1/2%. Mar 13, 1908. 11:3237. 6,000  
 \*Flood, Frank to Eliz K Dooling. Plot begins 195 e White Plains road at point 595 n along same from Morris Park av, runs w 95 x n 25 x e 95 x s 25 to beginning, with right of way over strip to Morris Park av. Feb 5, 3 years, 6%. Mar 13, 1908. 600  
 \*Farano, Luigi to A Shatzkin & Sons (Inc). 218th st, s s, 231 e White Plains road, 50x114, Wakefield. P M. Mar 18, due Sept 18, 1909, 5 1/2%. Mar 19, 1908. 310  
 Fanelli, Annibale to Raffaele Auletta and ano. Crescent av, s s, 69.5 e Hughes av, mort reads at w s lot 39, runs w 58.11 x s 89.3 x e 45.10 x n 126.5 to beginning. P M. Prior mort \$7,000. June 1, 1907, 2 years, 6%. Mar 13, 1908. 11:3087. 1,000  
 Grow, Charles F to Chas F Whittaker. 182d st, No 538, s s, 85.7 e Bathgate av, 15x80. P M. Prior mort \$2,000. Mar 14, due, &c, as per bond. Mar 16, 1908. 11:3048. 700  
 Guidera, Annie to Katharina Flegenheimer as extrx Katharina Wiedenman. Belmont av, late Cambrelleng av, e s, 95 n 188th st, 74x100. Mar 13, 3 years, 5 1/2%, for first year and 6% thereafter. Mar 17, 1908. 11:3075. 3,000  
 Same and Benedetta Modica and Janny Guidera with same. Same property. Subordination agreement. Mar 14. Mar 17, 1908. 11:3075. nom  
 Gehorsam, Estelle E to Bertha Hoffman and ano. Southern Boulevard, w s, 206.3 n 181st st, 26.3x121.2x25x129.2. P M. Prior mort \$14,000 on this and other property. Mar 13, 1908, 2 years, 6%. 11:3111. 3,000  
 Gleason, Michael to Leopoldina Siebert. Webster av, e s, 108 s 175th st, 37.5x45 to c 1 Mill Brook x40x40. Mar 14, due Jan 1, 1911, 5 1/2%. Mar 18, 1908. 11:2899. 2,000  
 \*Germansky, Max to John F Steeves. 234th st, n s, 105.6 e Carpenter av, 50x114, Wakefield. Mar 16, due June 16, 1908, 6%. Mar 17, 1908. 2,000  
 Horowitz, Joseph to Wm W Elzea. Union av, Nos 691 and 693, w s, 225 n 152d st, 49.9x100. Mar 16, due, &c, as per bond. Mar 17, 1908. 10:2665. 10,000  
 Hanfmann, Leonard to Ferdinand Wegner and ano. Eagle av, No 681, w s, 454.8 s 156th st, 19.11x99.5. P M. Mar 14, installs, 6%. Mar 16, 1908. 10:2617. 2,000  
 Haupt, Frederick H to Kemp-Jones Realty Co. Summit av, No 973, w s, 870 s 165th st, 29.3x95. P M. Mar 18, 1908, 3 yrs, 5 1/2%. 9:2523. 16,000  
 Holly, Augustus F trustee Edward Roche with Gisine and Charles Reinecke. Sherman av, No 945. Extension agreement. Aug 22, 1907. Mar 14, 1908. 9:2455. nom  
 House, Ralph to Bertha Hoffman and ano. Southern Boulevard, w s, 180.5 n 181st st, 25.10x129.2x25x135.10. P M. Prior mort \$14,000 on this and other property. Mar 13, 1908, 2 years, 6%. 11:3111. 3,000  
 Hansen, Matthew J, of Borough of Bronx, N Y, and Henry M Crow, of Brooklyn, N Y, to Emily S Crow. Fox st, w s, 113.7 n 167th st, 50x127.8x50.8x119.3. Mar 19, 1908, 5 years, 6%. 10:2718. 6,000  
 \*Hussey, Ambrose W to Augustina Muller. Hunt av, e s, — s Bronxdale av and being lots 38 and 39 map partition sale Lott G Hunt estate, 50x100. Mar 17, 2 years, 6%. Mar 18, 1908. 600  
 Hutchison, Emma D to Kunegunde E Pfister. Eagle av, w s, 24.6 s 156th st, 19x99.3. Mar 14, due Jan 2, 1909, 6%. Mar 16, 1908. 10:2617. 500  
 Hodgetts, Abbie S, of Borough of Queens, N Y, to Margt Wolfe. Holt pl, s s, at s e s of The Drive or Reservoir Oval East, 72.10 x75x79.3x44.1. P M. Feb 28, due, &c, as per bond. Mar 19, 1908. 12:3343. 1,200  
 Jennings, Annie to Agnes Shott. Westchester av, n w s, 437 n e Prospect av, runs n w 123.4 x n 29.5 x s e 44.2 x n e 19.1 x s e 98.1 to Westchester av, x s w 50.8 to beginning. Prior mort \$8,000. Mar 12, 1 year, 6%. Mar 16, 1908. 10:2690. 2,500  
 Jones, Louis M to Charles E Appleby et al trustees Leonard Appleby. Southern Boulevard, n e cor 139th st, runs e 144.4 x n 100 x w 86.6 to Southern Boulevard, x s w 115.6 to beginning. Mar 18, 3 years, 6%. Mar 19, 1908. 10:2591. 8,000  
 Jordan, Robert to Bertha Hoffman and ano. Southern Boulevard, w s, 232.6 n 181st st, 26.8x111.11x25x121.2. P M. Prior mort \$14,000 on this and other property. Mar 13, 1908, 2 years, 6%. 11:3111. 3,000  
 Jennings, Patrick M to Lion Brewery. 3d av, No 3387. Saloon lease. Feb 14, demand, 6%. Mar 18, 1908. 9:2371. 3,201.12  
 Johnson, Fred to A Hupfels Sons. Washington av, No 875. Saloon lease. Feb 20, demand, 6%. Mar 17, 1908. 9:2382. 1,367.88  
 \*Kupsa, Gustav to Henry Scherf. Morris Park av, s s, 45 e Washington st, 25x100. Prior mort \$4,000. Mar 16, 1 year, 6%. Mar 17, 1908. 1,000  
 \*Same to Albert Von Belling. Morris Park av, s s, 70 e Washington st, 25x100. Prior mort \$3,500. Mar 16, 2 years, 6%. Mar 17, 1908. 1,000  
 Kramer, Bertha wife of and Ferdinand to Alex E Cohen. Southern Boulevard, No 2232, e s, 275 n 167th st, 37.6x100. Prior mort \$9,500. Mar 9, due Sept 9, 1909, 6%. Mar 18, 1908. 10:2745. 1,100  
 Koelsch, Huebner Co to Aaron Brag. 180th st, s s, 132.6 w Park av, West, runs s 49.8 x w 102.4 to e s Webster av, x n 49.7 to 180th st, x e 99.10 to beginning. Prior mort \$42,000. Mar 13, 3 years, 6%. Mar 14, 1908. 11:3029. 10,000  
 Kingston, Geo D to Mary S Todd. 198th st, n e s, 25.11 n w Briggs av, 25.11x90.9x25x84. Mar 13, 5 years, 5 1/2%. Mar 14, 1908. 12:3302. 7,000  
 Same to Richard G Green. 198th st, n e s, 51.9 n w Briggs av, 25.11x97.5x25x90.9. Mar 13, 3 years, 5 1/2%. Mar 14, 1908. 12:3302. 7,000  
 Kasser, Catharine C wife of and John to Julia Brandt. Bathgate av, e s, 64.4 s 180th st, 16.10x70x16.10x69.11. Mar 14, 1908, 3 years, 6%. 11:3045. 3,000  
 \*Kirchacker, Maria to Isaac Butler. Newell av, w s, 125 s Juliana st, 25x206 to e s Bronx River, Olinville. Mar 12, 1 year, 6%. Mar 13, 1908. 300  
 Kelly, Michl J with Chas Massoth. Hughes av, e s, 36 n 183d st, 50x85.3x50x84.7. Subordination of judgment for \$475.35 to mort for \$12,000. Mar 10. Mar 18, 1908. 11:3082. nom  
 Kanzler, Charles to Sophie Presber. 154th st, s s, 225 e Courtlandt av, 25x100. Mar 5, due, &c, as per bond. Mar 16, 1908. 9:2400. 350  
 Lawyers Mortgage Co with Francis A Curry et al trustees Wm O'Gorman for Julia A Nagle. 139th st, No 759, n s, 916.8 e Willis av, old line, 16.8x100. Extension mort. Mar 18. Mar 19, 1908. 9:2284. nom  
 Larkin, John J to Francis M Sweeney. Grand av, w s, 236.2 s 190th st, runs w 106 to e s Croton Aqueduct x s 40 to 188th st x e 106 to av x n 40 to beginning. Mar 14, 3 years, 6%. Mar 16, 1908. 11:3213. 3,000  
 Leader, Isaac Jacob Bloom and Morris Silverman to Eliz K Uppham. Clinton av, No 1832, e s, 224 n 175th st, 30x90.2. Mar 17, 1908, 3 years, 5%. 11:2949. 7,500  
 Leader, Isaac, Jacob Bloom and Morris Silverman to Bronx Investment Co. Clinton av, No 1830, e s, 194 n 175th st, 30x90.2. Mar 17, 1908, 3 years, 5%. 11:2949. 7,500  
 Leader, Isaac and Jacob Bloom and Morris Silverman to Bronx Investment Co. Clinton av, e s, 254 n 175th st, 30x90.2. Mar 17, 1908, 3 years, 5%. 11:2949. 7,000  
 Limbacher, Augusta C to Herman H Moritz exr Carrie C Moritz. Cambreleng av, late Fulton av, e s, 450 n e 188th st, late Bayard st, also 40 n 189th st, as proposed, 50x158.6x50x158.10. Mar 16, 5 years, 6%. Mar 17, 1908. 11:3091. 6,500  
 LAWYERS TITLE INS & TRUST CO with Minnie Huck. Echo pl, No 576, s s, 95 w Anthony av, 20.10x100. Extension mort. Mar 6. Mar 17, 1908. 11:2809. nom  
 \*Lagana, Rosaria and Antonio Rizzo with Wm J Reed. Castle Hill av, w s, 450 s Green lane, 25x105.2. Subordination agreement. Mar 12. Mar 13, 1908. nom  
 \*Lagana, Rosaria to Wm J Reed. Castle Hill av, w s, 450 s Green lane, 25x105.2. Mar 12, 3 years, 6%. Mar 13, 1908. 2,000  
 Levinson, Leo to John Cromwell. Brook av, e s, — n 165th st and at n w s land N Y & Harlem R R Co, runs n 64 x s e 31.3 x s w 55.4 to beginning. Mar 13, 3 years, 6%. Mar 14, 1908. 9:2392. 10,000  
 La Sala, Domenico to John A Philbrick. Cypress av, s e cor 141st st, 91.6x120. Prior mort \$16,000. Mar 16, due Oct 14, 1909, 6%. Mar 19, 1908. 10:2567, 2568. 5,000  
 Same to Simon Uhlfelder and ano. Same property. P M. Feb 28, due Jan 1, 1909, 6%. Mar 19, 1908. 10:2567, 2568. 500  
 \*Lotz, Hattie wife of and Frank to Ella A Gregg. Victor st, w s, 250 s Morris Park av, 15.6x100. Mar 19, 1908, due July 1, 1911, 6%. 2,000  
 Leonhardt, Carl L G to Margareth Braun. Anthony av, w s, 100.3 n Burnside av, 25x100. Certificate as to payment of \$2,500 on account of mort of \$4,500. Extension of time of payment of balance of \$2,000. Mar 13. Mar 16, 1908. 11:3156 and 3161. —  
 Leo Co to GERMANIA LIFE INS CO. Southern Boulevard, e s, 186.10 n Home st, 5 lots, each 30x105. Five morts, each \$18,000. Mar 16, 1908, due, &c, as per bond. 11:2979. 90,000  
 Same to same. Same property. Consent to above morts. Mar 13. Mar 16, 1908. 11:2979. —  
 Same to same. Same property. Certificate as to above mort. Mar 13. Mar 16, 1908. 11:2979. —  
 \*Mayerson, David M to Smith Williamson. 224th st (10th av), n s, 80 w White Plains road, 100x114. Prior mort \$14,100, Wakefield. Mar 14, 1 year, 6%. Mar 16, 1908. 415  
 Marquart, Louis C to August Jacob. Morris av, No 1997, w s, 20 s 179th st, 20x80. P M. Mar 16, 1908, installs, 6%. 11:280s. 1,800  
 Mills, Sophia to TITLE GUARANTEE AND TRUST CO. Bathgate av, s e cor 187th st, runs e 200 to w s Lorillard pl, x s 155 x w 100 x s 25 x w 100 to Bathgate av, x n 184 to beginning, except part for 187th st, Lorillard pl and Bathgate av. Mar 18, 1908, due, &c, as per bond. 11:3055. 3,000  
 \*McGrath, Thomas to Emily Cook. Elliott av, w s, 200 s Elizabeth st, 50x125, Olinville. Mar 5, 3 years, 5 1/2%. Mar 19, 1908. 3,500  
 Meyer (Louis) Realty Co to Jacob Marx. Trinity av, No 757, w s, 209 n 156th st, 39.10x101. April 2, 1906, due Jan 10, 1909, 6%. Re-recorded from April 2, 1906. Mar 14, 1908. 10:2629. 3,000  
 Miller, August with John Piccirillo. Eagle av, No 704. Extension mort at increased interest from 5 to 5 1/2%. Mar 16. Mar 17, 1908. 10:2624. nom  
 \*McCormack, Mary E, of Yonkers, N Y, to R Ross Appleton recvr Cooper Exchange Bank of N Y. Edison av, e s, 95 n Liberty st, 469x—x—100; Liberty st, s e cor Edison av, 200 to Amsterdam av, x94x200x102; Liberty st, s e cor Amsterdam av, 75x63x75x67; Amsterdam av, e s, 67 s Liberty st, 25x— to Pelham road, x27x141; Pelham road, w s, 189 n Liberty st, 70x61x—x—. Mar 16, due April 16, 1908, 6%. Mar 17, 1908. 730  
 Marx, Magdalena to Chas Massoth. Hughes av, e s, 36 n 181st st, 50x85.3x50x84.8. Prior mort \$12,000. Mar 11, due, &c, as per bond. Mar 13, 1908. 11:3082. 500  
 \*Nathan, Marcus to Albert Mamlock. Parker av, No 14, e s, 250 s Lyon av, 25x100. Prior mort \$3,500. Mar 7, 3 years, 6%. Mar 14, 1908. 1,250  
 \*Same to Albert Mamlock. Parker av, No 15, e s, 225 s Lyon av, 25x100. Prior mort \$3,500. Mar 7, 3 years, 6%. Mar 14, 1908. 1,250  
 \*Same to Frances Aronson. Lyon av, e s, 80 n e Grace av, 25x100. Prior mort \$3,500. Mar 7, due Sept 18, 1911, 6%. Mar 14, 1908. 1,250

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Pottberg, Jane to Robert O Kellogg. 170th st, s s, 100.10 w Franklin av, 18.11x125x18.11x125.7. Prior mort \$4,300. Mar 17, due Jan 1, 1909, 6%. Mar 19, 1908. 700

R & W Realty Co to Manhattan Mortgage Co. Brook av, Nos 1337 to 1343, w s, 91.8 s Anna pl, 83.3x90. P M. Mar 13, 1 year, 6%. Mar 14, 1908. 11:2893. 33,000

Same to same. Same property. Mar 13, 1 year, 6%. Mar 14, 1908. 11:2893. 17,000

Same to same. Same property. Certificate as to above mort. Mar 13. Mar 14, 1908. 11:2893. —

Russo, Vito to Bertha Hoffman and ano. Southern Boulevard, w s, 259.2 n 181st st, 26.9x102.5x25x111.11. P M. Prior mort \$14,000 on this and other property. Mar 13, 1908, 2 years, 6%. 11:3111. 3,000

Schmidt, Benj and John Riley to John J Brown. Belmont (Cambreleng) av, e s, 618 s Pelham av, 21.10x100. Mar 12, 3 years, 6%. Mar 13, 1908. 11:3075. 3,000

St Marks Construction Co to Frank A Branda. College av, e s, 92.6 s 166th st, 25.4x100. Prior mort \$— Mar 13, demand. 6%. Mar 14, 1908. 9:2433-2437. 12,000

Schwarze, Julius, Geo and Ferdinand, Ida Schaefer, Hattie Jaeger, Annie Servieri heirs Gertrude Schwarze to Abraham Steurmann. Mohegan av, late Grant av, n w s, 375 s w 180th st, late Samuel st, 22x107x22x110, except part for Mohegan av. Feb 1, 3 years, 6%. Mar 13, 1908. 11:3118. 1,250

Sinnott, Peter to Jacob Mendelsohn and ano. Hall pl, w s, 299.11 s 167th st, 44x113.3x46.5x117.9. P M. Mar 16, due April 1, 1909, 5%. Mar 17, 1908. 10:2691. 3,000

Seymour Realty Company, a corpn, with I Blyn & Sons, a corpn. 151st st, No 660 East. Extension mort. Mar 6. Mar 17, 1908. 9:2374. nom

Singer, Charles to Jacob Zitrin and ano. Brook av, No 436, e s, 24.11 s 145th st, 24.11x75. P M. Prior mort \$12,000. Mar 16, 3 years, 6%. Mar 17, 1908. 9:2271. 3,000

Sedlacek, Katie to Wm Driscoll. Corlear av, No 3124 (Two Rod road), e s, 221.6 s 232d st, runs e 127 to e s av, x n 25 to beginning (?) probable error (see deed). Mar 17, 1908, due June 1, 1909, 6%. 13:3403. 400

Swedish Bethel Methodist Episcopal Church to August Brandes and ano exrs Henry G Peters. Fox st, w s, 91.1 n Home st, 25x 67x26.3x75. Mar 18, 1908, 3 years, 5%. 11:2974. 3,500

Seymour Realty Co with Annibale Fanelli. Crescent av, No 930. Extension mort. Mar 16. Mar 18, 1908. 11:3087. nom

Schulz, Lena to Benj L Benson. Courtlandt av, No 811, w s, 51.6 n 158th st, 25x98. Mar 14, 3 years, 5½%. Mar 18, 1908. 9:2418. 5,500

\*Shatzkin (A) Sons (Inc) to Harris H Uris. 218th st, s s, 231 e White Plains road, 50x114, Wakefield. Mar 18, 3 years, 5½%. Mar 19, 1908. 1,700

\*Same to same. Same property. Certificate as to above mort. Mar 14. Mar 19, 1908. —

\*Schmidt, Wm C, Frederick, Edw I and John and Margt S Seeman and Louise S Hessmer to Lina Koch. 6th st, n s, 305 w Av D, 100x216 to 7th st, Unionport. Declaration as to mortgage dated June 3, 1907. Mar 18, 1908. —

Schwarz, Mathilda E with Annie M Tewers. Union av, No 1073, w s, 130 s 166th st, 20x100. Extension mort. Mar 12. Mar 14, 1908. 10:2670. nom

Tolf, Victor and Gustav T Lindahl to Carolina Mihm. Brook av, e s, 303.3 s 167th st, morts reads plot begins at s e s lot 155 distant 149 n e from s e cor lot 155, runs s w 25 x n w 131 to c 1 Mill Brook, x n e 25 x s e 131 to beginning, except part for Brook av, being part of lot 155 map Morrisania. P M. Mar 5, 3 years, 6%. Mar 14, 1908. 9:2392. 2,000

Same to John E Bullwinkle. Same property. P M. Prior mort \$2,000. Mar 5, 3 years, 5%. Mar 14, 1908. 9:2392. 600

Tolf, Victor and Gustaf T Lindahl to Annie Tolf. Brook av, e s, 303.3 s 167th st, morts reads plot begins at s e s lot 155 distant 149 n e from s e cor lot 155, runs s w 25 x n w 131 to c 1 Mill Brook, x n e 25 x s e 131 to beginning. Prior mort \$2,600. Mar 18, 2 years, 6%. Mar 19, 1908. 9:2392. 900

TITLE GUARANTEE AND TRUST CO with George and Thos C Edgar. Longwood av, n w cor Hewitt pl, runs w 125 x n 100 x e 162.4 to pl, x s 102.6 x s 18.9 to beginning. Declaration as to subordination of mortgage. Mar 9 Mar 16, 1908. 10:2689. —

TITLE GUARANTEE AND TRUST CO with George and Thos C Edgar. Longwood av, n e cor Hewitt pl, runs e 169.9 to Dawson st, x n 107.5 x w 120.7 x n 38.1 x w 100 to pl, x s 96.7. Declaration as to subordination of mort. Mar 9. Mar 16, 1908. 10:2696. —

Vanderpoel, Nannie S with Francis A Curry et al trustees for Julia A Nagle and Wm O'Gorman. 141st st, n s, 719.6 e Willis av, 18.9x100. Extension mort at increased interest from 5% to 6%. Feb 10. Mar 17, 1908. 9:2286. nom

Vanderpoel, Nannie S with Edw M O'Gorman. 141st st, n s, 550 e Willis av, 18.9x100. Extension mort at increased interest from 5% to 6%. Feb 14. Mar 17, 1908. 9:2286. nom

Van Kirk, J Philip, of Belleville, N J, with John H Scudder. Lafayette av, n e cor Faile st, 200 to w s Bryant av, x200. Extension mort. Mar 9. Mar 13, 1908. 10:2764. nom

Whalen, Edward to Jacob S Strahl. 135th st, No 628, s s, 81.6 w Willis av, 25x100. Prior mort \$15,000. Mar 18, 1908, due Sept 18, 1909, 6%. 9:2297. 2,000

Whalen, Edward to Sadie G Shea. 135th st, No 628, s w s, 81.6 w Willis av, 25x100. Mar 18, 1908, 3 years, 5½%. 9:2297. 15,000

Wormser, Jennie to Fred Freiershansen. 163d st, No 410 (668), s s, 75.6 e Melrose av, 37.6x100. Prior mort \$— Mar 17, 1908, due Mar 17, 1911, 6%. 9:2384. 5,000

Wegner, Helene to Chas F Dilberger. Prospect av, w s, 216.8 n 183d st, 16.8x95. P M. Prior mort \$6,000. Mar 17, 1908, 1 year, 6%. 11:3102. 600

Young, Wm H, of Poughkeepsie, N Y, to Edw E Black. 162d st, s w cor Anderson av, 100x116.10x100x109.8. Mar 9, due, &c, as per bond. Mar 18, 1908. 9:2504. 10,000

Yarusso, Mauro to Frederica M Adler. Morris av, s e s, 200 n e 182d st, 25x133.8x25x133.10, except part for av. Prior mort \$4,800. Mar 18, 1908, 1 year, 6%. 11:3171. 5,000

Young, Wm H, of Poughkeepsie, N Y, to Edw E Black. Anderson av, w s, 200 s 164th st, 2 lots, each 37.6x100. 2 P M morts, each \$1,274.70. Feb 28, due, &c, as per bond. Mar 13, 1908. 9:2507. 2,540.0

\*Youngs, Martha M to Mary D Sick. 227th st, late 13th st, s s, 130 e 4th av, 25x114. Mar 17, 5 years, 4%. Mar 18, 1908. 3,500

**JUDGMENTS IN FORECLOSURE SUITS.**

March 12.

3d av, Nos 971 to 975. (Geo B Vanderpoel 58th st, Nos 205 and 207 East) agt Pincus Lowenfeld et al; Man & Man, att'ys; M Linn Bruce, ref. (Amt due, \$87,374.)

Zolette av, s w cor Mapes av, 100x100. Frieda Hart agt James J King; Wm V Goldberg, att'y; Joseph P Morrissey, ref. (Amt due, \$2,850.)

111th st, No 230 East. Leon Tuchman agt Meyer Chenkin et al; Manheim & Manheim, att'ys; Frank T Fitzgerald, ref. (Amt due, \$6,883.)

St Pauls pl, s e cor Washington av, 120.6x140.2 x123.3x140.5. Walter Rukeyser agt Isaac Portman et al; Davis & Kaufman, att'ys; Edward Browne, ref. (Amt due, \$10,051.50.)

March 13.

135th st, n s, 200 e 5th av, 70x99.10. J Sergeant Cram agt Herman Aaron et al; Geo E Weller, att'y; Frederick Durgan, ref. (Amt due, \$26,100.69.)

92d st, n s, 94 e 1st av, 40x100.8.

92d st, n s, 179 e 1st av, 40x100.8.

State Bank agt Harris Kahn; J J & A Lyons, att'ys, Louis Adler, ref. (Amt due, \$18,275.71.)

March 14.

Water st, s e cor Market Slip, 26x80. Samuel Newman agt Amelia Rubinsky et al; Fred O Nelson, Jr, att'y; Walter B Caughlin, ref. (Amt due, \$7,178.72.)

19th st, n s, 216.8 e 4th av, 16.8x70. John A Stewart agt Estate of Thomas J Oakley; Philbin, Beekman & Menken, att'ys; Francis C Huntington, ref. (Amt due, \$6,067.50.)

March 16.

Lots 161 to 164, map of Village of Williamsbridge, Bronx. Catherine Siess agt Raffaella Buongiovanni et al; Hillquitt & Hillquitt, att'ys; Charles Levy, ref. (Amt due, \$825.12.)

Wadsworth av, n e cor 180th st, 119.6x100. North American Mortgage Co agt Tyler Realty & Mortgage Co; Clarence L Westcott, att'y; Arthur J McClure, ref. (Amt due, \$87,403.59.)

March 17.

No Judgments in Foreclosure filed this day.

March 18.

Jennings st, n s, 106.3 w Wilkins pl, 75x100.2x 70.1x100. Solomon Appel agt Abelman Construction Co; Benjamin Berger, att'y; Frank T Fitzgerald, ref. (Amt due, \$10,794.13.)

**LIS PENDENS.**

March 14.

St Marks pl, No 58. Morris Janos et al agt Meyer Berman et al; action to remove encroachment; att'y, S N Tuckman.

Riverside Drive, n e cor 143d st, runs e 65 x n 99.11 x w 60.7 x — to beg. David Steckler et al agt Hawthorne Building Co; action to declare lien; att'ys, Rosenthal, Steckler & Levi.

Broad st, s e cor Beaver st, runs e 112.2 x s 95.10 x w 1.10 x s 6.11 x w 26.6 x n .06 x w 100 x n 99.8 to beg. Hammerstein & Deniville Co agt Consolidated Stock & Petroleum Exchange Building Co et al; action to foreclose mechanics lien; att'y, H H Ritterbusch.

March 16.

Bergen av, s w cor 149th st, 98.5x180.10x irreg. St John Issing agt Crossways Realty Co et al; action to foreclose mechanics lien; att'y, B Berger.

March 17.

Broadway, s w cor 37th st, 43.4x85.7x41.1x71.8. Theodore H Joseph et al agt Daniel I Bradley et al; action to foreclose mechanics' lien; att'ys, Meighan & Necarsulmer.

141st st, No 461 West. Steines, Bunn & Taber Co agt Katharine Van Alstyne; action to foreclose mechanics' lien; att'ys, Reed & Pallister.

Broad st, s e cor Beaver st, runs e 112.2 x s 95.10 x w 1.10 x s 6.11 x w 26.6 x n .06 x w 100 x n 99.8 to beg. Hammerstein & Deniville Co agt Consolidated Stock & Petroleum Exchange Building Co et al; action to foreclose mechanics' lien; att'y, H H Ritterbusch.

3d av, s e cor 169th st, 200x200 and interior parcel of land beg at a point 70 s 169th st and 90 e 3d av, 50x50. Geo J Schnatz agt Keller Smith Co; counter claim, &c; att'ys, Phillips & Avery.

112th st, n s, 102.3 e 7th av, 20.3x100.11. Jacob Kirschner agt Louis Etkin et al; action to set aside transfer of mortgage; att'y, J C Weschler.

Morris av, s e cor 153d st, 50x70.3. Celia Mendelson agt Robert Friedman et al; action to foreclose mechanics lien; att'y, J Gordon.

March 18.

Fulton st, No 94. Chas W Ballard agt Robert B Marten et al; partition; att'y, H F Lawrence.

Watson av, s s, 204.9 e Olmstead av, 24.11x 108.1. Eliza McAuliffe agt Arthur P Walsh et al; action to impress lien; att'y, J M Tully.

Lewis st, No 117. Joseph L B Mayer agt David Feuer; notice of attachment; att'y J Gordon.

March 19.

Lewis st, No 117. Joseph L B Mayer agt David Feuer; amended notice of attachment; att'y, J Gordon.

St Nicholas av, No 728. Milton S Guiterman et al exrs agt Chas A Coutant; notice of levy; att'y, D J Gladstone.

143d st, s s, 275 e Broadway, 100x99.11. Clotilde R Keller et al agt Harold Realty Co et al; action to set aside conveyance; att'ys, Meyer & Phippeau.

7th av, s e cor 113th st, runs w 100 x s 75.11 x e 100 x n 75.11.

112th st, n s, 100 w 7th av, 50x100.11.

Lexington av, n w cor 87th st, 108.8x36.2.

Laura E Mertens agt Frederick W Mertens et al; action to declare conveyance void; att'y, R Foster.

17th st, s s, lots 199 and 200, bet 1st av and Av A, 50x92. Annie L Scheuerman et al agt Geo A Scheuerman et al; partition; att'y, M C Gross.

Madison av, e s, 133.7 s 109th st, 17.4x70. Rosie D Otto agt Augusta Dorn et al; amended action to impress vendee's lien; att'ys, Lese & Connolly.

March 20.

Bryant st, or av, w s, 100 s 172d st, 125x100. Raffael Luongo agt Hyman Davis et al; action to foreclose mechanics lien; att'ys, Appell & Taylor.

Andrews av, e s, 605.7 s 183d st, 50x100. Thos B Bowne & Son Co agt James E Lough et al; action to foreclose mechanics lien; att'y, J Davis.

Audubon av, s w cor 171st st, 95x125. Atlantic Realty Co agt Louis A Solomon et al; action to reform deed; att'ys, Moore, Blecker & Wheeler.

**FORECLOSURE SUITS.**

March 14.

107th st, n s, 258 e Riverside Drive, 17x100.11. Wm F Decker agt B Sherwood Dunn et al; amended; att'ys, Rounds, Hatch, Dillingham & Debevoise.

1st av, s e cor 95th st, 103x—. Francis E Grant et al agt William McGowan et al; att'y, W C De Witt.

March 16.

136th st, s s, 375 w Broadway, 100x99.11. Ernst Thalmann et al agt Transit Realty Co et al; att'y, G W Wickersham.

Intervale av, s e s, intersec e s Kelly st, 57.5x 20.3x irreg. Charles Wahlig et al agt Isaac Brown et al; att'y, G A Euring.

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132d st, s s, 430 w 5th av, 15x99.11. 132d st, No 40 West. Two actions. Frances A B Ward agt Denis Quinn et al; att'ys, Ward, Hayden & Satterlee. Vyse av, Nos 1143, 1153 and 1165. Three actions. Joseph S Marcus agt Silberberg & Saul et al; att'y, H Flugelman. Turnpike rd, e s, adj lands of Thomas Wilson & William Cooper, runs e 178.2 x s 40 x w 171.4 x n 40 to beg. Main st, n e s, adj lands of Frank Gass, runs n e 177.6 x n w 20 x s w 185 x s e 20. Lawrence Atterbury agt Geo H Ehr Gott et al; att'y, J Davis. 46th st, Nos 70 and 72 West. Henry M Rau agt Wm N Heard et al; att'ys, M S & J S Isaacs. Ogden av, e s, 150 n 164th st, 25x70. Almon Gunnison et al trustees agt Ella A Ahearn et al; att'y, W H Good. Prospect av, e s, adj land of William Jex, 295x 403.6x irreg, except parts released. Mary B Dun et al agt Mary R Chisholm et al; amended; att'ys, Alexander & Green. 124th st, No 303 East. 2d av, No 2420. Louis H Harris agt Bernard Gordon et al; att'ys, Wilmer, Canfield & Stone. Anthony av, e s, 259.2 s Prospect pl, 59.2x92.4x irreg. The Estates Settlement Co agt Resht Realty Co et al; att'ys, Carrington & Pierce.

March 17. Home st, s s, 91.9 e Prospect av, 40.2x72.3x irreg. James G Wentz agt Abelman Construction Co et al; att'ys, Boothby, Baldwin & Hardy. Lexington av, No 1657. Chas F Halsted, trustee, agt Abraham Kosower et al; att'y, W H Brearley. 115th st, n s, 134 e 3d av, 18x100.11. Samuel L Zuckerman agt Annie Goodman; att'ys, Arnstein & Levy. Morris av, e s, 110 n 165th st, 20x92.6. Frederick H Pouch et al agt The Middleboro Realty Co et al; att'ys, Dutton & Kilsheimer. West Farms road, s e s, intersec n s 167th st, 118.11x63.2x irreg. Lawyers Title Ins & Trust Co agt Arthur J McEntee et al; att'y, P S Dean. Webster av, e s, 50 s Anna pl, 75x90. Estates Settlement Co agt William Rosenzweig et al; att'ys, Carrington & Pierce. Brook av, w s, whole front between 136th and 137th sts, 200x100. Wm W Collier agt North-western Realty Co et al; att'y, J C Weschler. 133d st, No 36 West. Henry Weissman agt Bernard Oppenheimer et al; att'y, N Schloeder. Columbia st, No 111. Benjamin M Gruenstein agt Mayer D Waldman et al; att'y, J Gordon. 5th av, s e cor 135th st, 99.11x100. 134th st, n s, 415 e 8th av, 40x99.11. Ernst Thalmann et al agt Monson Morris et al; att'y, G W Wickersham. Simpson st, e s, 201.10 n Westchester av, 210 x100. Lawyers Title Ins & Trust Co agt Isidor Robinson et al; att'y, P S Dean. 6th av No 805. Philip Liberman et al agt Simon Kosofsky et al; att'y, L Cohen.

March 18. Washington av, n e cor 167th st, 45x110. Anthony McOwen agt John T Delaney et al; att'y, T E Hamill. 151st st, s s, 150.3 e Morris av, 50x118.5. Nicholas Brady et al agt Giuseppe Landi et al; att'y, M J Kelly. Bathgate av, s w cor 184th st, 35x94.5. William Nelson agt Arch Realty & Construction Co; att'ys, Langbein & Langbein. Jerome av, n w s, intersec e s Macomb's road, runs n e 497.3 to 172d st, x w 332.6 to Inwood av x s w 84.5 x s 16.7 x s 332 to beg. Edw L Woolf et al agt Leicester Realty Co et al; att'y, J A Deering. West Broadway, No 221. Eugene Rihn agt Venezia A Lilley et al; amended; att'y, F B Wood. 52d st, No 110 West. Abner T Bowen agt Raymond S Wood et al; att'ys, Niles & Johnson. Freeman st, s s, 434.5 w Westchester av, 90.11 x100x irreg. Lawyers Title Ins & Trust Co agt Mark H Rogers et al; att'y, P S Dean. Avenue B, s e cor 18th st, 36x100. Isabel A Lee agt Edw N Leavy et al; att'ys, Alexander & Green. Hall pl, s e s, 77.2 s 167th st, 26x32.5x irreg. Frank Chmelik agt Geo B Brooks et al; att'y, H Swain.

March 19. 3d av, e s, 75 s 171st st, 25x100. Athenia L Peabody et al agt Rebecca Boehm et al; att'y, M Williams. Intervale av, s w cor Fox st, runs s 100 x w 100 x n 56.10 x w 115.1 to Beck st, x n 100 x e 230.1. Edwin N Asten agt Moses Greenbaum et al; att'ys, Kendall & Herzog. Spring st, Nos 134 and 136. Wooster st, Nos 84 to 88. The Germania Life Ins Co agt Pauline Gomprecht et al; att'ys, Dulon & Roe. West End av, s w cor 89th st, 23x80. Ernst Thalmann et al agt Cassius M Wicker et al; att'y, G W Wickersham. Anthony av, e s, 259.2 s Prospect pl, 59.2x90. The Estates Settlement Co agt Resht Realty Co et al; amended; att'ys, Carrington & Pierce. 58th st, No 342 East. Bernhard Mayer agt Alexander Schmidt et al; att'y, J Gordon. 58th st, No 340 East. Bernhard Mayer agt Alexander Schmidt et al; att'y, J Gordon. Riverside Drive, No 331. Allan Marquand et al agt Emil Bloch et al; att'y, Robinson, Bidle & Benedict. 137th st, s s, 255 w Broadway, 169.6x99.11. three actions. North American Mortgage Co agt Transit Realty Co et al; att'y, C L Westcott. 54th st, s s, 262.6 e 7th av, 18.9x100.5. Simson Wolf et al agt Alice A Stetler; att'y, S Kohn. Lenox av, No 477. Katharine Marinus admrx agt Abram Friedman et al; att'y, F W Pollock.

March 20. Cherry st, s s, 49.3 e Pike st, 20.8x60x20x60. James Suydam agt Edw A Buskley et al; att'ys, Quackenbush & Adams. Belmont av, w s, lots 124 and 125 map of Ryer Homestead, 50.2x79.4x50x80.7. Eliza O'Kennedy agt William Seidman et al; att'y, J J K O'Kennedy. 104th st, No 206 East. Harris Taschman agt Selma Berger et al; att'y, L Schafran. Av A, No 1413. Regina Katz agt Sydney Wallenstein et al; att'y, A Freyer. 10th st, s s, 231.8 e Av D, 101x92.3x irreg. Pincus Lowenfeld et agt Max Rubin et al; att'ys, Arnstein & Levy. Kingsbridge rd or Broadway, s s, lots 15 and 16 map of part of Dyckman Estate, 12th Ward. Sherman av, w s, 175 n e Isham st, 125x59.6x irreg. Two actions. Geo J Gould et al agt Emil Bloch et al; att'y, D H Taylor.

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. (f) 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.

March. 14 Argenteau, De Mercy or Princess de Montgylon-Wm R Travers .....1,320.72 14\*Altieri, Carmine-Nicholas V Casson et al .....64.41 16 Allen, Samuel-Joseph H Claffey .....472.32 16 Adams, Henrietta-Salvatore Scappaticcio .....98.41 16 Aronson, Solomon-Louis Rudnick .....costs, 69.03 17 Albrowitz, Phillip-City of N Y .....203.50 17\*Allen, Samuel-Wm O Fredenberag et al .....481.88 17 Audley, Francis H-Riley Klotz Mfg Co .....295.27 18\*Acciani, Nicola-Francesco Albano et al .....161.93 19 Adler, Rosalie-Geo W Olvany .....224.41 19 Archer, Allison M-Walter B Manny .....5,667.37 19 the same-the same .....5,087.62 19 the same-the same .....5,087.62 20 Armstrong Paul-David Lindenbarn .....519.65 20 Alexander, Julius-Mary Bosdony .....125.00 21 Bishop, James C-James J Haines .....102.91 14 Beckelman, Harris-Morris Trupin et al .....66.05 14 Baker, Peter-John Gallagher .....222.81 14 Blair, Robert-Geo I Bailey .....costs, 32.41 14 Brown, Alexander H-Agnes G Isbell .....98.59 14 Burdick, Anna C-Katie J Schmidt .....128.81 16 Brownell, Frances S-Frank Cowley .....50.71 16 Bonfisco, Tommaso-Antonio Giordano .....34.51 16 Bennett, Harry N-Valentine Linn et al .....45.26 16 Bair, Alice J-Samuel Mayers .....129.20 16 Blumenthal, Geo A-Edward Petz, Jr .....29.41 16 Beinfeld, Henry-Mitchell Bisher et al .....26.90 16 Beren, Rubin-Samuel L Ornstein .....112.15 16 Briggs, James M-Benjamin A Van Brunt .....46.17 16 Brunswick, Armand-Jacob Friedman .....115.55 16 Bloomingdale, Samuel J-Bernard Keenan .....6,388.95 17 Brickstein, Nathan-City of N Y .....388.11 17 Berman, Leon-Edw B Bruck .....266.00 17 Bell, James W-James D Wolf .....18.56 17 Baldwin, T Frederic-Isaac J Mayer .....214.31 17 the same-the same .....424.11 17 Berkholz, Edw D-Gilbert R Hawes .....963.42 17 Becker, Gustave, adm-Sigmund Epstein .....costs, 118.11 17 Brady, Frank J-Bert K Bloch .....205.50 17 Berman, Regina-Adolph Rothenberg et al .....76.20 17 Barker, Joseph S-Arthur B Fleet et al .....412.10 18 Bremer, Jefferson D, atty-Israel Unterberg .....3,187.72 18 Bender, John P-Becker Paper Box Co .....52.96 18 Buda, Rosario V-Western Sausage & Provision Co .....30.81 18 Bernstein, Abraham-Horace Ingersoll Co .....758.44 18 Bolam, Geo F-Chas B Morris et al .....1,298.22 18 Brooks, Franklin-James Reilly .....costs, 121.53 18 Bestritzky, Jacob-Louis Slominsky .....174.15 18 Brimblich, Adolf-Samuel L Short .....64.41 18 Brainard, Clinton F-Macey Co, possession of property and .....costs, 41.16 18 Berman, Samuel-Estate of Chas A Coe .....145.59 18 Burns, Chas E-Walter J Salomon .....62.11 18 Bauer, John F-Xavier Stuetzle et al .....910.11 18 Boyle, Bernard-Adjustment Corp .....136.33 19 Breen, James A-Robb J Morris .....391.71 19\*Blitzer, Bernard-Royal Bank of N Y .....346.34 19\*Breckler, Joseph-the same .....231.21 19 Birkbahn, Chas D-the same .....96.09 19 Batzar, Samuel-Bessie Libowitz .....74.35 19 Bergamo, Concetta-Francis Morris .....113.57 19 the same-Samuel L Lederer .....42.27 19 Butler, Joshua J-Wm H H Chamberlin .....263.50 19 Balian, Garabid-Henry G Silleck, Jr .....218.72 19 Burdick, Anna C-Morris A Phillips et al .....159.70 19 Bercieux, Emil-Arthur A Clappe .....43.35 19 Beicke, Henry F-N Y City Ry Co .....costs, 107.88 19 Beicke, Emma M-the same .....costs, 107.88 19 Bennett, John I-City of N Y .....213.41 19 Boyle, John-the same .....943.23 19 Berger, Theresa-the same .....193.30

19 Braasch, Chas E-the same .....280.67 19 Breen, David-Michael Hallanan .....67.73 19 Blookee, John-City of N Y .....costs, 213.74 19 Bavareovitz, Morris-the same .....costs, 292.61 19 Bergamo, Concetta or Donna-Samuel L Lederer .....154.83 19 Beecog, Concetta-the same .....154.83 19 Bergamo, Concetta-Francis Morris .....132.17 19 Bottome, Wm B-James R Neely et al .....costs, 108.12 20 Boehmer, Arthur-Chas H Cone .....640.04 20 Bross, Julius-N Y Telephone Co .....40.46 20 Bryant, Henry G-Gustav Deisler et al .....1,842.67 20 Brady, Michael-Wm G Wagner .....34.59 20 Botvinick, Louis-Manhattan Woolen Co .....62.06 20 Battaglia, Joseph-N Y Contracting Co Penn Terminal .....costs, 106.80 20 Barasch, Simon-Mutual Alliance Trust Co of N Y .....335.80 20 Berman, Mike-Max Brooks .....452.08 20 Buesing, Henry-Calleson Motor Co .....possession of property or 267.41 6 Beck, George-Chas F Fisher Lumber Co (Corrects error in issue March 7) .....311.00 14 Cohen, David-David Hartman .....245.40 14\*Colazzi, Alberto-Raffaele Picone .....1,128.72 14 Cohen, Jacob-David Abrahams .....30.41 14 Chorost, Aron-Syracuse Co of N Y .....67.59 14 Camardella, James V-Merchants Exchange Ntl Bank .....6,640.63 14 Clapperton, Walter M-City of N Y .....388.41 14 Cangialosi, Stassi\* R & Victorio-James Foster Miliken et al .....94.41 14 Carlin, John Jr-Henry C Langen .....160.67 16 Cary, H Lansing-James Cauffield .....39.90 16 Chisholm, James R-John H Eberhardt .....31.84 16 Clendennin, Claude F-Samuel P Skinner .....126.85 16 Campbell, Thomas M-Henry F Peake, 44.91 16 Cowing, Edw K-Newman N Lee et al .....100.29 16 Clark, Besse C-Henry W Bell .....109.50 16 Corbin, Edw S-Engel Heller Co .....124.05 16 Canitz, Paul-Herman Alexander .....40.19 16 Cohen, Mary-Arthur R Parsons et al .....69.96 17 Cogle, Patrick-City of N Y .....213.41 17 Cary, Henry L Pres-Van Tassel & Kearney .....333.60 17 Conradson, Conrad M-J Morton Poole Co .....22,285.50 17 Conrad, Felix-Hannah E Forbes .....246.64 17 Cohen, Abe-Bernard H Sandler .....costs, 7.65 17 Caruso, Giovanni-Simon Zinn .....costs, 108.18 18 Cohn, Albert L-Denis C Bossos .....25.01 18 Costello, Mary A-Harry Alexander .....299.22 19 Cobe, Andrew J-Wm H H Chamberlin .....263.50 19 Cilleruello, Restituto-David L Goldberg et al .....142.66 19 Cameron, John-City of N Y .....1,128.05 19 Cappullo, Angelo-the same .....55.57 19 Calhoun, William-the same .....203.50 19 Cashman, Mary B-Frank Gens .....70.00 19 Cappele, Yetta-Morris Gladstone et al .....204.15 19 Cusick, James F-Thomas Lenane .....119.41 19 Cole, Bryan-Laura Rivers .....3,036.88 19 Chess, Louis & Abraham-Louis Minsky .....costs, 69.62 19 Conville, Wm T-Greenwich Printing Co .....266.61 20 Chapin, Henry D-William Hathaway .....150.42 20 Connell, Thomas-Simeon M Barber .....120.31 20 Christ, Fredk-Henry W Koenig .....39.65 20 Crabo, Charles-John R Forbes .....184.05 20 Courakos, Demetrios-N Y Telephone Co .....39.41 14 David, Wm F-Frederick F Lowenfels .....129.15 14 Doering, Richard-Joseph Seeman et al .....64.08 14 Daly, Chas P-City of N Y .....201.80 14 Deery, Patrick J-the same .....203.50 14 Doves, Edwin J-the same .....295.96 14 Daddio, Angelo-the same .....201.80 14 Dyer, George-the same .....213.41 14 Darragh, Henry-the same .....213.41 14 Doxey, William-the same .....213.41 14 Daly, John C-the same .....201.80 14\*Doer, John-James F Miliken et al .....94.41 14 de Montgylon, Princess or De Mercy Argenteau-W R Travers .....1,320.72 16 Drummond, Alonzo J-Wm J Goldbeck .....268.19 16 Dunphy, Richard J, atty-Maurice A Rosenbaum .....108.67 16 Duhan, Morris-Interborough Rapid Transit Co .....70.88 16 Dillingham, Frederick W-John Bosioan .....1,549.78 16 Dutton, Alexander A-Francis D Tandy .....36.15 16 Di Corpo, Vincenzo-N Y Telephone Co .....48.40 16 Davidson, Julius-Joseph Vasselto .....13.74 16 Deegan, Edward and Michael-James Butler, Inc .....995.60 16 Dube, Newman-Max Levy .....442.00 16 Dombeck, George-Walter H Liebman et al .....136.81 16 Dapice, Biaggi-Met St Ry Co .....costs, 87.78 16 Dubina, Anna-Freundschaft Society of City of N Y .....costs, 23.08 17 Dank, Juda and Morris-Harris Brown .....367.00 17 Dodge, Chas C-Yorker Allen et al .....861.01 17 D'Alssio, Antonio-Louis Goodstein .....114.41 17 De Leno, Antonio-Michele Battiloro .....69.11 17 De Vito, John-Henry Tannenbaum et al .....126.81 17 Donohue, James-Margare, Donohue .....125.64 18 Doer, Henry A, Mary M, Alphonse J and Adolph-Clara B Doden .....costs, 108.87 18 Distasio, Orafrio-Kingan Provision Co .....50.40 18 Drought, Daniel J-Louis Lazarowitz .....34.25 18 Dellheim, Sol or Saul-Edw M Kahn .....44.11 18 Davis, Louis K-Dimock & Fink Co .....184.53 18 De Moss, William and Thomas W-Eugene J Flood .....451.07 19 Delancey, Wm H-Benj L M Bates et al .....345.78 19 De Mody, John A-City of N Y .....214.04 19 Dixon, Milton-Stephen J Collins et al .....409.75 19 Doukas, John-Frederick Bischoff .....255.26 19 Davis, James H-People, &c .....500.00 19 Donna, or Decocq, Concetta-Francis Morris .....132.17 19 Donna, Concetta-Samuel L Lederer .....154.83 19 Donna, or Dorocq, Concetta-Francis Morris .....113.57 19 the same-Samuel L Lederer .....42.27

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- 20 Davis, Rose-N Y City Ry Co. costs, 108.88
20 Degnan, James E-Benjamin Altman et al. 377.98
20\*D'Alesio, Antonio-Meridional Real Estate & Construction Co. 127.16
20 Deering, Joseph L-Realty Records Co. 89.72
20 Duino, Paolo-Carmine Celano. 119.72
20 Dombrowsky, Louis-Maurice Summerfield et al. 71.46
20 de Rivera, Henry C-Henry M Israel. 29.41
20 Donenfeld, Simon-Mutual Alliance Trust Co, N Y. 335.80
14 Emery, Frank E-Am School & College Agency. costs, 117.72
16 Eysler, Jacob-N Y City Ry Co. costs, 68.38
16 Ellerd, John-Wm H Luckett. 719.50
16 Ehr Gott, Geo H-Natl Cash Reg Co. 432.03
16 Enright, Christine-Geo Schiffmayer. 71.04
17 Ellis, Mary A-Marion Ludwig. 22.15
19 Eisler, Israel-Royal Bank of N Y. 231.21
19 the same-the same. 346.34
20 Edson, Herman A-Stadler & Stadler. 138.15
20 Ehr Gott, Geo H-Simeon M Barber. 400.16
20 Epstein, Abraham & Beckie-Joseph Litchenberg. 64.65
14 Felt, Abraham-Elbert A Briggs. 60.44
14 Flam, Herman L-Harry Scherl. 179.35
14 Farnham, William-City of N Y. 201.80
16 Friedman, Robert-Joseph Claffy. 472.32
16 Freeman, Samuel-Frank Cowley. 50.71
16 Feinberg, Morris M-Otto Rauch. 546.32
16 Fuhrman, Geo A-Richardson & Boynton Co. 246.07
17 Friedman, Samuel-Louis Lazarowitz. 29.61
17 Fulkeron, Elija-Penn R R Co. 144.91
17 Franklin, Frank M-Meyer Bros Co. 75.15
17 Frolich, Max-Samuel Tornberg. 118.15
17 Friedman, Robert-Wm O Fredenburg et al. 481.88
17 Fischer, Barbara-Thomas K Kernochan. 52.87
17 Foster, Chas J-Alfred C Prentice. 92.68
17 Falvey, John-Rafael H Gerstle. 61.66
17 Finn, Wm E-Vacuum Cleaner Co. 775.41
17 Ficklen, William-J W Gasteiger. 113.20
18 Flood, Eugene J-James Butler. costs, 98.40
18 Fabainich, Mary E admrx-Theodore F Tone. costs, 115.92
19 Felt, Abraham-John Lever. 230.02
19 the same-the same. 317.81
19 Flanagan, Michael-City of N Y. 37.08
19 Farrell, Paul-Nathan Simmons. 170.10
19 Fisher, Robert C-Henry Miller. 15,760.80
19 Flattau, David-People, &c. 500.00
19 Friedman, Harry-Felix Kunster. 163.48
19 Friedman, Bernard, Edward & David S-Jacob Ginsburgh. 2,096.48
19 the same-Louis B Fordan. 1,610.48
20 Felt, Abraham-N J Terra Cotta Co. 529.41
20 Fox, Henry E-Emile Valleville. costs, 69.91
20 Foley, Catherine-Title Ins Co of N Y. 135.00
20 Felch, Frank W-Martine Cantine Co. 179.50
20 Felt, Abraham-Wotherspoon Plaster Mills Ins. 276.91
20 the same-the same. 524.31
20 Flatt, Henry-People &c. 200.00
14 Gillis, Thomas J-Chas H Meyer. 257.80
14 Gardiner, Robert A-City of N Y. 573.32
14 Glickman, Bernard-the same. 388.41
14 Greenberg, Davis-the same. 37.08
14 Grossman, Jacob-City of N Y. 111.05
14 Geise, Emil-the same. 74.07
14 Gislser, John-the same. 37.08
14 Gebhardt, Frederick-the same. 37.08
14 Goldberg, Jacob D-the same. 46.33
14 Greenberg, Joseph J-the same. 388.41
14 Grossman, Adolph admr-Wm W Lesam. 1,400.00
16 Goldstein, Jacob-Isaac Werblin. 73.08
16 Greenbaum, Benjamin-Wm J Matheson & Co, Ltd. 172.91
16 Goldstein, Maurice C-Abraham H Fried. 11.31
16 Gholito, Oresta-Elias Hartman et al. 200.00
16 Glick, Hyman-Joseph H Claffy. 472.32
16 Ghee, John F\* and Geo N-Fiss, Doerr & Carroll Horse Co. 202.25
16 Goldsmith, Allan I-N Ross & Co. 166.16
16 Graves, Frederick R-Robert Rosenfeld et al. 137.59
17 Goetzel, Karl E-Michael H Larendon. 42.50
17 Greenstein, Louis-Benjamin Silverman. 97.53
17 Gottlieb, Wm B-William Rahr's Sons Co. costs, 88.25
17 Gutzler, Gottlieb-McDermott Dairy Co. 121.23
17 Glick, Hyman-Wm O Fredenburg et al. 481.88
17 Goldstein, Abner-Albert A Moers. 49.26
17 Geffy, George-Michael Macsar. 31.63
17 Grosowsky, Max\* and Morris-Harry Shafer. 111.92
18 Goldsmith, David-Artemus Ward et al. 1,580.03
18 Gleitzman, Isaac-Jacob Davis. 211.91
18 Goss, Edward-Frances R Scott. 567.57
19 Greenwald, Daniel-Gotham Attucks Music Co. costs, 150.17
19 Gregson, Montruvita-City of N Y. 52.87
19 Galardi, Thomas-the same. 37.86
20 Giganto, Antonio gdn-N Y City Ry Co. costs, 108.88
20\*Greenberg, Frederick-Allen Lane Co. 562.37
20\*Goldstein, Philip-Maurice Summerfield. 71.46
20 Ghee, John F-Mary Rogers. 533.66
20 the same-Ira J Rogers. 554.41
20 the same-Edw L Brady. 564.41
20 Grau, Fred W-Francis H Leggett & Co. 61.92
20 Gallauer, Edmund-Herman De Vos. 84.70
20 Greenwood, Wm J-People &c. 100.00
20 Grutman, Marx-the same. 200.00
20 Gorotsky, Abraham-Richard A Farrelly. 52.81
20 Ginsberg, Simon & Harris-Abraham Sot-sky. 1,937.23
20 Garry, Samuel-Barned Finkelstein. 117.51
20 Ginsberg, Elias-Jacob O Leffler et al. 166.15
20 Gardner, Chas L-Bert K Bloch. 124.90
14 Heller, Morris-Joseph Krulish. 353.01
14 Hagerty, Arthur B-Thomas Gunn. 88.50
16 Harris, Wm S-Max Hein. 47.17
16 Henderson, William-Gustav J Haase. 171.81
16 Howell, William-Moses Bosveren et al. 71.56
16 Hubbard, Samuel T and Walter C-John Bosoian. 1,549.78
16 Harkins, Frank-N Y City Ry Co. 109.25
16 Hillman, Harry-John Schwenker. cost, 17.72
16 Hartman, Geza-John Wanamaker, N Y. possession of property and costs, 36.10
16 Hart, Chas F-Lewinson & Co. 1,077.08
16 Hodge, Wm J-Augustus L Apelles. 319.78
16 Hoffman, George, adm-Union Dime Savings Bank. costs, 131.99
16 Hawkins, William, gdn-Herman Adelstein et al. costs, 69.07
16 Henschen, John W-Harry R Ferguson et al. 178.17
16 Hill, Robert-Jacob Phillips. 17.67
16 Harris, Aaron-Ignatz Kleinberg et al. 45.61
16 Hirschman, Kathi and Ulrich-Eva Roller. 233.72
16 Hottenroth, Adolph C and Frederick W-Robert Flaherty. costs, 28.97
16 Hagan, Hans-Julius Marx et al. 5,220.74
17 Horowitz, Benjamin-Louis Lazarowitz. 63.40
17 Hurwitz, Abraham-Pierce, Butler & Pierce Mfg Co. 324.44
17 Henderson, Chas A-N Y Cab Co. 181.91
17 Herzfeld, Samuel-Leopold Laubheim. 92.61
17 Hill, Chas A-City of N Y. 37.08
17 Hart, Patrick A or Patrick and Chas F or Charles-Gregor Landes. 608.88
17 Hourihane, Jeremiah, gdn-N Y City Ry Co. costs, 107.88
17 Herman, Israel, Ida, Helen and Meyer-Nathan Thumen. 509.38
17 Howard, Guy L-James De Wolf. 30.16
17 Hubbard, Anna G-Chas W White. costs, 118.20
17 the same-Richard O Lozier. costs, 117.22
17 Harstn, Alfred L-David L Durra. 390.65
17 Hoey, James J-N Y Times Co. costs, 97.75
18 Heller, Louis M-Alfred Michaels. 391.16
18 Hajek, Mary, admx-Barbara Hajek. costs, 32.41
18 Hersh bain, Usher-N Y City Ry Co. costs, 69.38
18 Hamill, Frederick J-Leon Duchemin et al. 1,032.57
18 the same-the same. 1,039.32
18 Hirsch, Jacob-Jared W Bell. (D) 4,034.81
19 Hancel, Morris J-Goodwin & Kintz Co. 61.30
19 Hoffman, Mayer-Charles Garfield et al. (D) 22,110.33
19 Harris, Jack T-Gotham Attucks Music Co. costs, 150.17
19 Hess, Jeffrey-Abraham Bloch. costs, 53.46
19 the same-the same. 12.41
19 Heckler, Jacob-Henry Ulmar. 200.76
19 Houghtalin, Chas M-City of N Y. 388.41
19 Howe, Walter A-the same. 213.41
19 Holt, John T-the same. 213.41
19\*Heller, Jacob-Joseph Ladebaum. 163.78
19 Haines, Chas D-Argus Co. 327.94
20 Hertlein, Christopher E gdn-N Y Central & Hudson R R Co. costs, 143.80
20 Hagenah, Gustav-Benjamin Pritz et al. 146.43
20 Hillman, Ida-Moses Schlansky et al. 274.72
20 Hoffman, Harris-Jacob O Leffler et al. 166.15
20 Hertzberg, Samuel-Morris Ismansky et al. 252.13
20 Hartsborne, James M-Herman Seiffert. 737.46
20\*Herbst, Abraham-Murtha Schmolh Co. 116.36
20 Hammerschmitt, Joseph-Isidor Morson. 67.98
20 Haslam, Ernest G-Bert R Bloch. 71.27
20 Heatley, George-Lawyers Title Ins & Trust Co. 108.52
17 Iamandy, Alexander-Jean Watson. 126.94
19 Inbender, Max-City of N Y. 44.55
19 Imrie, Robert-Lawyers Cooperative Pub Co. 172.77
20 Itskovitz, Eva-Moses Schlansky. 59.72
14 Jaeger, Henry J-Augustus C Bedell. 72.55
16 Jacobs, Morris-City of N Y. 1,000.00
16 Jacobson, George-Max Levy. 442.00
16 Jensen, Christian-Frank Crawford. 441.23
16 Joseph, Charles-John M Boyd. 44.31
17 Jelsik, Julius-John G Ubojicic. 61.31
17 Joseph, Charles-Isaac Stern et al. 149.98
17 Joline, Adrian H, recr-Charles Scherer. 353.91
18 Junghertchen, Henry-Louis Finkelstein. 119.65
18 Jacobson, Ferdinand-Jacob Davis. 211.91
18 Jencen, Julius W-Henrietta S Wallace. 18.31
19 Johnson, Frank L-William & Ullmann. 57.51
19 Jenkins, Edw T-Ike Goldstein. 435.40
19 Jackson, Richard D-City of N Y. 758.22
20 Joline, Adrian H recr-Catherine Morris. 3,608.66
20\*Jursch, Paul-Murtha & Schmolh Co. 116.03
14 Kinsella, Sadie-Edw B Gallaher. 68.50
14\*Kornbluh, Adolph-Warren N Hunford. 36.47
14 Klossk, Isaac-City of N Y. 265.17
14 Kupfersmidt, Joseph-David Hartman. 245.40
14 Karp, Davis-Joseph Krulish. 353.01
14 Kissell, Robert W-Winfield S Bishop et al. 454.26
14 Kuntz, Rosa-Joseph A Kuntz. costs, 66.50
16 Kalishman, Benjamin-Wolf Elias et al. 173.91
16\*Kidd, Alexander B-Harry R Ferguson et al. 178.07
16 Kaufman, Nathan-Arthur B Cahn. 267.47
16 Krinsky, Julius-Abraham Shapiro. 320.34
16 Koffler, Samuel-John Schotter. costs, 74.67
16\*Keidar, Abraham-Samuel L Ornstein. 112.15
17 Klein, Philip-Beckie Levine. 598.04
17 Kossover, Davis-Sarah Helman. 26.65
17 Kassover, Davis-Sarah Helman. 26.65 (D) 434.37
17 Knight, Henry W-Diem & Wing Paper Co. 3,930.80
17 Kenny, Wm G-G F Coshland & Co. 130.22
17 Kovdel, Joseph-Max Pestky. 116.06
17 Keller, Francis M-Carrie Tevan. 27.91
17 Klotz, Morris-Samuel Tornberg. 118.15
17 Katz, Sam-Nathan Thumen. 509.35
17 Kelly, John-Jacob Stahl, Jr & Co. 177.24
17 Kruger, Abraham-Empire House Wrecking Co. 119.41
18 Kavenaugh, Joseph F-Matthew Vierengel. 32.40
19 Kay, Samuel-N Y City Ry Co. costs, 107.88
19 Karosense, Minnie-Rosie Wolk. 194.40
19 Knopf, Isidor-Illustrated Postal Card & Novelty Co. 99.81
19 Krantz, Jacob & Jennie-Felix Kunster. 163.48
19 Krone, Joel-Shulum Kornberg. 112.15
20 Kehr, William-Guiseppe Alfetra. 113.77
20 Kelly, James & Albert-John R Forbes. 484.05
20 Kasten, William-Bert K Bloch. 71.53
20 Kramer, David-Louis Zuckerman. 418.29
20 Kalchein, Henry-Lawyers Title Ins & Trust Co. 211.51
16 Layng, Henry G-Sigmund Steinau et al. 179.41
16 Leiner, Henry-Samuel Mandel. 574.50
17 Lazar, Herman E-City of N Y. 26.74
17 Levy, Simon-Jacob Ganz. costs, 67.47
17 Lee, Wm H-Otto Sampter. 365.40
17 Levins, Matilda-Chas P Hull. 238.49
17 Leopold, Charles-Harry H Meyers. 396.72
17 Langan, Joseph E-Bert K Bloch. 300.99
17 Leipkowitz, Harry H-Herman Shapiro et al. 209.21
17 Levy, Philip-Empire House Wrecking Co. 119.41
18 Lyman, William-Thomas F Howden. 397.91
18 Lithauer, Edward-Solomon Heller et al. 28.73
18 Lipke, Abraham-Jared W Bell. (D) 4,034.81
18 Levin, Louis-the same. (D) 4,034.81
18 Lichtenstein, Solomon-James A Telford. 9,436.41
19 Lipschitz, Eva gdn-City of N Y. costs, 114.81
19 Levy, Abraham-Morris J Marcuson. 184.19
19 Lowenthal, Samuel-City of N Y. 213.41
19 Lagowitz, Samuel-Elias Sobel et al. 42.31
20 Larkin, Matthew B-Weber McLoughlin Co. 231.83
20 Luckner, Gus-Archibald K Meserole. 95.36
20 Landis, James-N Y Telephone Co. 39.41
20 Lowenkopf, Isaac-Socialistic Co-Operative Pub Co. 86.86
20 Lopez, Luis-Charlotte Perez. 117.31
20 Levy, William-Alonzo H Crane. 1,375.00
20 Leberman, Frances-Chas S Wood. 127.55
20 Levine, Michael-Emanuel Von Oermott. 235.06
14 Masulli, Antonio-Raffaele Picone. 1,128.72
14 Mulligan, Joseph T-Marie L Wight. 2,418.00
14 Marchensen, Charles-City of N Y. 35.98
14 Malone, John-the same. 46.41
14 Maxwell, James H-the same. 540.24
14 Middowinck, Morris-Meyer Slotkin et al. costs, 77.68
14 Malakopf, Isaac-Elbert A Briggs. 60.44
14 Mastracchio, Antonio-Nicholas V Cassen. et al. 64.41
14 McKeon, Daniel-City of N Y. 201.80
14 McAfee, Frank-the same. 201.80
14 Murray, William-Victor M Earle. 446.45
16 Mastrobumo, Guiseppe-Antonio Giordano. 49.86
16 Max, Richard D-Western Mantel Co. 81.15
16 Meyer, Joseph L-C J Osborn Co. 102.65
16 Markewich, Samuel-Funk & Wagnalls Co. 59.72
16 Marks, Isadore-People, &c. 1,000.00
16 Manson, Morris-Max Levy. 442.00
16 Moreland, John and Leonard-Ralph Boz-zone. 534.72
16 McKay, George-Harry R Ferguson et al. 178.07
16\*McCabe, John-Henry F Peake. 44.91
16 Meeker, Herman E-Aspell Wholesale Gro-cery Co. 365.30
16\*Muschuk, Sam-Jacob Friedman. 115.55
17 Meyers, Henry H-City of N Y. 213.41
17 Marks, Alfred-the same. 46.05
17 Macklin, John C-the same. 758.22
17 Meissner, John E-the same. 115.25
17 Murray, Anna-Amelia Phye. 65.78
17 McKenna, John G-City of N Y. 1,128.05
17 McCoy, Joseph P-Louis Lazarowitz. 19.75
17 Mellhargy, Malcolm A-Joseph A Dures. 279.61
17 Moore, Thomas K-John C Moore. 64.31
17 Manney, Morris-Louis Barnett. 248.10
17 Maning, Max-Louis Goldstein. 114.41
17 Millsbaugh, Fred-Bert K Bloch. 300.99
17\*Monaghan, Thomas F-Jacob Stahl, Jr, & Co. 177.24
17 McCarthy, Eugene J and Thomas-National Ice Co. 232.83
17 McCann, Ella-Emanuel J S Hart. 85.43
18 Mandel, Arthur C-Lawyers Title Ins & Trust Co. 153.78
18 Miller, Edward, Jr-Newman & Schwien Co. 204.33
18 Maloney, Wm J-Colwell Lead Co. 81.01
18 Mauritz, Bernard H-Beekman Paper & Card Co. 50.42
18 McGovern, John-Annie McGovern. costs, 77.25
18 Mahru, Alter and John-Rudolph Alexan-der et al. 118.11
18 Max, Ezra and William-John J Kelly. 7,208.48
18 McArdle, James-N Y City Ry Co. costs, 70.38
18 Mellen, John and James-Joseph P Smith. 62.65
19 Mondry, Bazili-Cunningham & Kearne Contracting Co. costs, 117.98
19 Moreness, Chas H-City of N Y. 214.04
19 Moore, Harrison B Jr-the same. 943.23
19 Maher, Wm M-the same. 213.41
19 Morris, Melville-Gotham Attucks Music Co. costs, 150.17
19 McGee, Hugh-City of N Y. costs, 123.83
19 Maslin, Jacob C-Lewis Wald. 114.19
19 Manser, Frank-Singer Sewing Machine Co; possession of property and \$31.01 or costs. 223.34
19 May, Amy W-N Y Cab Co. 589.36
19 McCrea, Augustus L-Edwin C Larned. 14,681.63
20 Malakoff, Harry-N J Terra Cotta Co. 529.41
20 Minter, Samuel F-Bristol Door & Lumber Co. 399.53
20 Morris, Andrew R-Caroline Wolfsbruck. 51.05
20 Manchester, Leonard D-Thomas F Lee. 60.31
20 Marcus, Jacob-J E Mergott Co. 274.68
20 Manning, Max-Meridional Real Estate & Construction Co. 127.16

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158-164 WEST 27th STREET, NEW YORK CITY

- 125—72d st, No 521 East. Hull, Grippen & Co agt Bohemian-American Workmen's Gymnastic Ass'n and Eagle Artificial Stone Co. 117.12
- 126—Mott st, Nos 184 to 194. Same agt Henry M Sussman and Eagle Artificial Stone Co. 27.07
- March 16.
- 127—Lexington av, No 1837. Wm C Lemler agt Emma M S Mestanz. 80.00
- 128—Avenue A, No 34. Jacob Seidman agt Bernard Trusch. 137.50
- 129—Division st, No 36. Morris Levin agt Frances Hessberg. 1,600.00
- 130—47th st, s s, 100 e 1st av, 100x100. Benedetto & Forliano agt Schwarzchild & Sulzberger and Edward Weber. 784.00
- 131—92d st, Nos 205 to 211 East. John Turk Sons, Inc, agt Jacob Ruppert and Sarco Fuel Saving & Engineering Co. 249.00
- 132—228th st, n s, 238.4 w 6th av, 33.4x114. Alfred Strouse agt Charles Simmon. 15.00
- 133—8th st, No 54 East. Wolf Gelband agt Carrie Teven and Isaac Lustgarten. 247.50
- 134—47th st, s s, 100 e 1st av, 100x100. Benedetto & Forliano agt Schwarzchild & Sulzberger Co and Edward Weber. 784.00
- 135—Tiffany st, e s, 100 s Dongan st, 100x100. Tiffany st, w s, 100 s Dongan st, 100x100. Schmidt Gas & Electric Fixture Co agt John Doe and James Meehan. 772.00
- 136—Prospect av, No 857. Same agt John Doe and James F Meehan. 76.75
- 137—Hunts Point road, s w cor Lafayette av, 100x100. Same agt same. 830.00
- 138—Park av, No 540. George E Gibson & Co agt 540 Park Avenue Corporation and Herman Probst. 3,222.57
- 139—63d st, No 334 East. Morris Dattner agt Arthur D V Lyons and John Salomon. 23.87
- 140—Hester st, No 55. Harry B Senft agt Reuben Satenstein. 300.00
- 141—239th st, n s, 274 w Blackstone av, 70.5 x117.9. Patrick Stanton agt Matthew F Hatton. 65.20
- March 17.
- 142—Barrow st, No 101. Griffin Roofing Co agt Mrs Mary and Mrs Margaret Hardy. 16.00
- 143—131st st, Nos 152 and 154 West. Patrick J Tague agt Anna B Hahn and Sidney C Rosenberg. 98.00
- 144—133d st, Nos 172 and 174 West. Same agt Helene Stein and Theodore G Stein. 42.35
- 145—151st st, n s, 150 e Broadway, 75x200. William Borea et al agt Norfolk Realty Co and Lowe & Jarrish. 1,500.00
- 146—Bryant av, s e cor Jennings st, 125x100. Carmine Cioffi agt Cabot Investing Co and Isaac Schwartz. 2,200.00
- 147—Morris av, s e cor 153d st, 50x70.3. Hyman Glick et al agt Friedman Realty Co. and Robert Friedman. 5,560.00
- 148—Madison av, n e cor 49th st, 79.6x75. Herbert Lucas agt 49th Street and Madison av and General Building & Construction Co. 1,000.00
- March 18.
- 149—44th st, No 143 West. Nathan Kohlreiter agt Universal Hotel & Restaurant Employees Ass'n and Philip Baum and M Bamon. 232.50
- 150—2d av, No 1920. Harold Young et al agt Matthew Kaicher and Galabuck & Newman. 20.00
- 151—Madison av, No 1603. Same agt Abraham Stone and Altman & Kirshcowitz. 7.50
- 152—60th st, No 106 East. Heineken, Bayne & McCarthy agt James D Voorhees. 3,199.98
- 153—Hughes av, No 2023. Bregman, Rosenberg & Ratner agt John and Magdalena Marx. 143.68
- 154—Hughes av, e s, 36 n 181st st, 50x100. Same agt same. 70.00
- 155—Pearl st, No 534. Thomas J Van Wagener agt Chas J Quackenbush Estate and Haas & Fried, Inc. 99.53
- 156—80th st, No 232 East. Joseph Frank agt Isidore Kaplan and Sigmund Levine. 33.55
- 157—Whitlock av, w s, 250 s Tiffany st, 350x 100. Heil Bros agt Albert Rothermel. 1,936.00
- 158—Pier No 45, North River. Bremner Engineering Co agt Metropolitan Steamship Co. 188.73
- 159—60th st, No 106 East. J A Smithlin agt James D Voorhees and Heineken, Bayne & McCarthy. 1,270.25
- 160—152d st, No 319 East. Harris Epstein agt William Seidmann and Herman Kuepper. 72.64
- March 19.
- 161—Pier No 45, North River. Bremner Engineering Co agt Metropolitan Steamship Co. 188.73
- 162—126th st, No 223 East. George Woehrlé & Son agt G Sekler. 28.00
- 163—40th st, Nos 252 to 262 West. Hull, Grippen & Co agt New York Cab Co and Eagle Artificial Stone Co. 100.99
- 164—Satisfied.
- 165—52d st, No 123 West. Wm J Northridge agt Constance B Ripley and Wm E Burnett. 360.00

- 166—Morris av, s e cor 153d st, 50x70.3. John Lever agt Friedman Realty Co and Robert Friedman. 150.00
- 167—37th st, No 18 West. Geo H Anderson agt Louise C McCreery and August Miller. 2,621.41
- 168—Anthony st, Nos 1744 and 1746. Michaele Morreale agt Resht Realty Co. 275.00
- March 20.
- 169—Hester st, No 55. G B Raymond & Co agt Rubin or Reuben Satenstein. 156.70
- 170—Freeman st, n s, 60 e Chisholm st, 20x100.2. Chas A Celia agt Geo J M Ketter. 12.00
- 171—12th st, No 413 East. Samuel Schuchman agt John A De Bellis and Fisher & Feldman. 30.00
- 172—Belmont av, w s, 279 n 181st st, 50x80. Jacob Miller agt Jacob Levin and Abraham Simpson. 600.00
- 173—1st av, No 1695. Benjamin Barzansky agt Charles Heckler and Patoshky & Co. 37.50
- 174—21st st, Nos 18 and 20 West. Chas A Dunbar agt 21st Street Building & Construction Co and Manhattan Heating & Ventilating Co. 138.00
- 175—27th st, Nos 142 to 146 East. Siegel Plumbing Co agt Edw W Browning and Arthur S Moses & Salo A Horwitz. 125.00

- Cherry st, n w cor Corlears st. Gustave Katz et al agt Morris Fisher et al. (June 4, 1907). 1,365.00
- 116th st, No 122 East. Nathan Zolinsky agt Richard E Burne. (Dec 9, 1907). 50.00
- 30th st, Nos 209 to 215 West. A P Bigelow & Co agt Roman Catholic Church of St John the Baptist et al. (Dec 6, 1907). 175.12
- 217th st, n s, 200 e 6th av, Bronx. Ricciardi Bros agt Patrina Barone et al. (Nov 27, 1907). 85.00
- Rector st, No 2. Daniel Israel agt United States Express Realty Co et al. (Feb 7, 1908). 75.00
- March 18.
- Broadway, Nos 1197 to 1203. Thomas & Betts Co agt Lucy Gilroy et al. (Jan 6, 1908). 86.28
- Lewis st, No 126. Jacob S Glaser agt Cong Bnei Mordeshai Yonokof et al. (Feb 7, 1907). 2,000.00
- Same property. Sternberg Bros agt same. (March 8, 1907). 275.00
- 128th st, No 58 West. Harry Grohman agt Samuel M Rosendorf et al. (March 3, 1908). 28.50
- 27th st, No 235 East. Same agt same. (March 3, 1908). 63.20
- March 19.
- Wall st, No 11. William Klenert agt Estate of Richard Mortimer. (Feb 13, 1908). 373.49
- Elizabeth st, No 122. A Prokopowicz agt N Y Allen et al. (Dec 11, 1907). 85.00
- Prospect av, No 2143. Charles Ymikan agt Veneza Pasquale. (Nov 27, 1907). 30.00
- March 20.
- Elizabeth st, Nos 119 and 121. Nicholas Kessler agt Estate of C W Smith et al. (Dec 21, 1906). 700.00
- Same property. Robert J Mahoney agt same. (Dec 15, 1906). 14,573.38
- Mott st, No 158. Nicholas Kessler agt same. (Dec 21, 1906). 1,300.00
- 109th st, No 167 East. Charles Weiss agt Lena Cohen. (Oct 25, 1907). 300.00
- 163d st, s s, 100 e Broadway. Rosenberg Rappaport Co agt New Era Con Co. (Oct 24, 1907). 125.00
- Lenox av, No 313. John Kingston & Son agt John Doe et al. (Jan 18, 1908). 29.60
- 10th st, No 87 East. Stephen Michael agt Chas G Hunterman et al. (Dec 11, 1907). 51.60
- Freeman st, n s, 60 e Chisholm st. Elias Liess agt Geo J M Ketter. (Feb 8, 1908). 74.00
- 114th st, No 24 East. Ruben Kissler agt Malvina Russon. (Sept 27, 1907). 13.80
- 29th st, Nos 1 to 11 East. Andrew B Foams agt Trustees of Church of Transfiguration et al. (Jan 29, 1908). 638.22
- Morningside av West, n w cor 118th st. Thomas Forman Co agt West Side Construction Co et al. (Mar 19, 1908). 1,063.01

### BUILDING LOAN CONTRACTS.

- March 14.
- Brook av, w s, 91.8 s Anna pl, \$3.3x90. Manhattan Mortgage Co loans R & W Realty Co to erect two 6-sty tenements; 6 payments. 17,000
- March 17.
- Southern Boulevard, e s, 186.10 n Home st, 150x105. Germania Life Ins Co loans The Leo Co to erect a -sty building; 3 payments. 90,000
- Broadway, n e cor Franklin st, 50x150. Metropolitan Life Ins Co loans Louis M and Thomas W Jones to erect 12-sty offices; 11 payments. 700,000
- March 20.
- Charlton st, Nos 108 and 110. Mary S Croxson loans Charlton Contract Co to erect a 6-sty warehouse; 6 payments. 27,250

### SATISFIED MECHANICS' LIENS.

- March 14.
- Cherry st, No 146. J L Engel et al agt Jane Geraghty et al. (Jan 17, 1908). 189.00
- 5th st, No 435 East. Philip Leftitt agt Philip Epstein et al. (Aug 8, 1907). 360.00
- Washington av, s e cor 173d st. Thomas F Devine agt Dacorn Realty Co. (Dec 23, 1907). 618.00
- 136th st, Nos 504 to 510 West. James J Devannee agt Bessie C Clark et al. (Feb 27, 1908). 378.25
- Morton st, No 33. Griffin Roofing Co agt John Doe et al. (Jan 31, 1908). 323.30
- Attorney st, No 175. Henry Essman agt Regina Connor. (June 6, 1907). 175.00
- March 16.
- 136th st, Nos 502 to 510 West. Domenica Bravin agt Bessie C Clark et al. Dec 23, 1907. 401.00
- Houston st, No 253 E. Greater N Y Iron Works agt Isaac Sprung et al. (Jan 18, 1907). 345.00
- Same property. John L Cottor agt same. (Feb 19, 1907). 1,996.03
- 112th st, Nos 534 to 538 West. Rudolph Geismann agt Isaac Kleinfeld et al. (Aug 6, 1907). 1,075.00
- 26th st, Nos 620 to 624 East. Joseph Rosenblum & Co agt Isaac Solinger et al. (Feb 5, 1908). 152.79
- 256th st, n s, 100 w 2d av. Thomas C Edmonds & Co agt Sam Golding. (Feb 8, 1908). 1,953.40
- Same property. Joseph Rosenblum & Co agt same. (Feb 5, 1908). 595.00
- Cherry st, No 345. John L Cottor agt Charles White et al. (Mar 5, 1908). 2,229.34
- Franklin st, Nos 206 and 208. Isaac Moritz agt Fruit Auction Co et al. (Oct 8, 1907). 652.75
- Same property. Charles Appel agt same. (Oct 19, 1907). 429.83
- 179th st, n e cor Creston av. Fiske & Co agt Amalia Pirk. (Feb 4, 1908). 294.00
- March 17.
- Charlton st, Nos 108 and 110. Fiske & Co agt Charlton Contract Co et al. (March 12, 1908). 13.60
- Morton st, No 33. Griffin Roofing Co agt John Doe et al. (Jan 31, 1908). 323.30
- 146th st, s s, 125 e Broadway. Leslie Bros agt Rae Ginsberg et al. (Nov 23, 1907). 400.00

- Discharged by deposit.  
Discharged by bond.  
Discharged by order of Court.

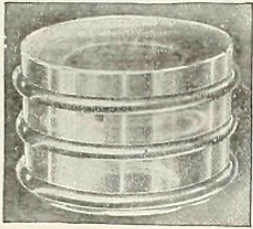
### ATTACHMENTS.

- March 12.
- St Louis Car Co; Chas A Hauck; \$6,077.78; Hamlin & Conklin.
- Western Maryland R R; Bowling Green Trust Co; \$1,003,295.32; Thompson, Vanderpoel & Freedman.
- The Falls Mfg Co; Henry B Dean, surv partner; \$581.54; Davies, Stone & Auerbach.
- Porter Fiber Bottle Co; Vandyck Churchill Co; \$1,004.08; A C Kellogg.
- March 13.
- Harsell, Norman; Leslie C Bruce; \$501.25; J S & H A Wise.
- Wosnitzer, Max; William Hamilton; \$809.01; H Hoelljes.
- March 14.
- Murray, John J; Jacob Froelich; \$7,504.35; C F Birdseye.
- Standard Milk Flour Co; Percival Garretson; \$4,395; Stern, Singer & Barr.
- Platon, L; C V Pustau; \$1,944.24; J P Sheffield.

### CHATTEL MORTGAGES.

- March 13, 14, 16, 17, 18 and 19, 1908.
- AFFECTING REAL ESTATE.
- Banford, L. 101-3 E 110th. A Spiro. Plumbing Fixtures. 450
- London & Bro. N w cor 185th st and Amsterdam av. Colonial C Co. Gas Fixtures. 141
- National Mantel & Looking Glass Co. 504-518 W 136th. B C Clark. Mantels. —
- Same. Same. Same. Same. —
- Perlman & Bernikam, N s 176th st 100 ft w Amsterdam av. Silberstein & Silver. Refrigerators. 762
- Samek, J W. 29th st and Broadway. Roesser & Sommer Co. Gas Fixtures. 57
- Same. Same. Same. Same. 500
- Sloboder, I. 350 E 3d. Union Stove Works. Ranges. 36 at 14.75. 100

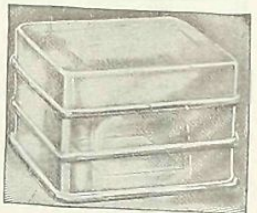




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**New York State.**

(Continued from page 506.)

**EAGLE HARBOR, N. Y.**—The Thos. Crimmins Construction Co., 438-444 East 69th st., Manhattan, has obtained the contract for the barge canal work (contract No. 9) at a figure approximately \$720,000.

**ELLENVILLE, N. Y.**—The large hotel that the Ellenville Hotel Co. is erecting here is nearing completion. The "Wayside Inn," as it will be called, is very conveniently located and is equipped in the most modern manner. The main building will contain about 100 rooms, and the owners, who are building by day's labor, expect to have everything ready for patronage by May 1st.

**ELMIRA, N. Y.**—Contracts were awarded this week to Pulford & Dempsey for extensive additions and alterations to the plant of the American Sales Book Co., 4th st. The manager, A. M. Bovier, has arranged to have work start at once, and it is expected that the enlarged plant will be in operation by early summer.

**FISHKILL, N. Y.**—Dutchess Tool Co. is about to make extensive improvements which will involve a general remodelling of the entire plant. Only part of the work, however, will be done at present.

**GENEVA, N. Y.**—The congregation of the First Methodist Church have had plans prepared by Boyd & Spangler, of Geneva, for a new building which they hope to erect adjoining their present church. Considerable portion of the funds necessary has been secured and it is hoped that work may be started some time during the summer.

**GLENDALE, N. Y.**—Architects Reilly & Steinback, 5th av, Manhattan, have received estimates for the parochial school which the R. C. Church, St. Pancraz, Myrtle av, Glendale, N. Y., will build this spring. Plans provide for a number of class rooms on the first floor and an assembly hall on the second, and the contracts are about to be awarded.

**ELMIRA, N. Y.**—The announcement that Herbert C. Way (tobacco), Richardson blk and Railroad av, Elmira, would build a large factory, is stated by the owner to be very premature, and that it will be months at least before any active steps will be taken.

**LIBERTY, N. Y.**—There is some doubt as to whether it will be possible to proceed at once with the erection of the New Lutheran Church as part of the funds that were donated by Chas. Wurster, of New York, are no longer available, having been deposited in the Williamsburg Trust Co., of Brooklyn, now suspended.

**MALONE, N. Y.**—We are advised that the contract for the school on Raymond st, Malone, of which Henry M. Conant, Malone, is architect, has just been awarded to C. H. Dupree, Malone, N. Y.

**PEEKSKILL, N. Y.**—The recent offer of John M. Tilden, of Peekskill, to contribute \$10,000 for a much-needed addition to the Peekskill Hospital, has aroused the enthusiasm of the Board of Directors, who hope to make arrangements to take advantage of the donation.

**PORT JERVIS, N. Y.**—Local contractors here are estimating on an addition to St. Mary's Asylum. Plans as prepared by Architects Ditmars & Brite, 111 5th av, Manhattan, call for a 2-sty building, 60x24, arranged for use as a chapel and dormitory.

**POUGHKEEPSIE, N. Y.**—A bill has been introduced in the Legislature calling for a new boiler plant to be erected at Poughkeepsie for the State Commission of Lunacy, T. E. McGarr, Secretary, Albany, N. Y. It is expected that the bill will be reported favorably and an appropriation granted.

**SANDY HILL, N. Y.**—The M. E. Church of Sandy Hill, N. Y., Henry A. Barton, Pastor, is considering sketches for a new church to cost about \$30,000. It is expected that work will start early in the summer.

**SARATOGA SPRINGS, N. Y.**—Breeze & Mallory, 432 Broadway, Saratoga Springs, N. Y., are receiving estimates, to be in about March 25th, for a new parish house, built of brick, 1-sty, 127x40 ft., to be erected for the Bethesda Parish House, Rev. Joseph Carey, 5 Franklin Sq., Pastor.

**TAPPAN, N. Y.**—Architect Louis Allender, 926 Broadway, Brooklyn, is making plans for a Masonic Home, which the German Masonic Temple Association, of 200 E. 15th st, Manhattan, will erect this summer.

**UTICA, N. Y.**—The Homestead Aid Association, C. B. Rogers, chairman, First National Bank, Utica, N. Y., is taking bids on an association building 2 stys, brick and stone, 22x80 ft., to be erected at 90 Seneca st. Architects, Agne, Rushmere & Jennison, Arcade, Utica, N. Y.

**BUFFALO, N. Y.**—The committee to select the site for the new University have as yet been unable to agree. A proposition will probably be presented to the Common Council to appropriate funds for the purchase of the site. No architect yet selected.

**New Jersey.**

**POINT PLEASANT, N. J.**—We have just been advised that the contract for the rebuilding of the school has been awarded to Geo. C. Newbury & Son, Point Pleasant, N. J. Plans for the reconstruction were prepared locally and contract was awarded without competition.

**BAYONNE, N. J.**—It was announced during the week that the Board of Education had selected plans of John T. Rowland, Jr., and Frank Eurich (associated), 15 Exchange pl, Jersey City, for the new high school, to cost about \$200,000.

**BAYONNE, N. J.**—It is understood that plans for the office building for Babcock & Wilcox, boiler manufacturers, on East 1st st, will be ready for estimates in a few days. Plans as drawn by Tuthill & Higgins, Jamaica, L. I., provide for a brick building with blue stone trimmings, 2 stys, 70x200.

**EAST ORANGE, N. J.**—Herman Koehler & Co., 845 Broad st, Newark, N. J., are having plans prepared for a reinforced concrete garage, 50x100, 2-stys, by Architect John E. Baker, 838 Broad st, Newark. It is probable that estimates on construction will be taken in about two weeks.

**GUTTENBERG, N. J.**—Board of Education, Geo. B. Barret, Pres., 143 Herman av, Guttenberg, is about ready for estimates for an addition to the Franklin av public school. The addition will contain 12 class rooms and an assembly hall, and will cost approximately \$5,000. Associated architects, Emil Guhl, 19 Charles st, Jersey City, and Joseph Turck, West New York, N. J.

**HACKENSACK, N. J.**—General contract for the school on the Heights was awarded to Wm. S. Whyte, of Main st, Hackensack, at a bid approximating \$44,000. Robert C. Dixon, 148 Bulls Ferry road, Weehawken, N. J., is architect.

**HACKENSACK, N. J.**—Contract for the H. W. Thompson residence, to be built on Essex st, from private plans, has been awarded to Jeremiah Voorhis, Hackensack.

**HOBOKEN, N. J.**—St. Joseph's R. C. Church, Rev. Nicholas Donohue, pastor, Hoboken, N. J., are to erect a new parochial school on the east side of Jackson st, between 1st and Paterson sts. Plans prepared by George C. Brockhaus, Hoboken, call for a brick semi-fireproof building, 4-stys, 75x90, and will contain 12 class-rooms and hall. Estimates are now being received by the architect.

**NEWARK, N. J.**—The Lewis Parker Bldg. & Const. Co., 15 Clinton st, Newark, has started work on alterations and improvements to 857 Broad st, to cost about \$12,000. Plans provide for an additional story, a rear addition 2-stys, 40x98. Architect, Wm. E. Lehman, 738 Broad st, Newark. Owner, Weequahic Cut Glass Co., Sherman av, Newark.

**ORANGE, N. J.**—A special committee of the Board of Education, Frederick G. Temme, chairman, 33 North Centre st, Orange, has been appointed to consider the question of erecting an addition to the Cleveland Street Public School. The appropriation has not yet been secured and architect has not been retained.

**PATERSON, N. J.**—Work has just been started on the new Lodge building for the Elks, to be erected on Ellison st. The association has awarded contract to A. Ver Duin masonry; P. S. Van Kirk Co., carpentry.

**HACKENSACK, N. J.**—There is a well-defined movement on foot which has for its object the erection of a new Y. M. C. A. building. A meeting was recently held to discuss the advisability of such a project, and it was decided to ask the State Secretary, Mr. L. E. Hawkins, to address a meeting to be held in the near future, at which time it is expected that a temporary organization will be effected.

**NEWARK, N. J.**—Department of Public Works Frank F. Bock, City Hall, Newark, is taking estimates on stable building, 2 stys, 34x100, with wing 34x64, built of brick, to be erected at South 8th st and 14th av, from plans by Herman Kreitler, 45 Clinton st, Newark. Building will contain offices, keepers' quarters, together with 24 stalls. Bids close March 26.

**AVON, N. J.**—While the general contractor has not been assigned, we learn that the new St. Elizabeth R. C. Church, to be erected at above location from plans by J. O'Rourke & Sons, Broad and Clinton sts, Newark, N. J., will be built by John Burke, Asbury Park, N. J.

**RAHWAY, N. J.**—Board of Education, Geo. L. Koehler, Pres., at a meeting held a few days ago, considered the advisability of erecting a new 20-room school. Superintendent Brickett and the Commissioners will visit in the near future various schools with a view of securing data of interest to submit to the citizens.

**RAHWAY, N. J.**—Representative Martin has introduced a bill in the Senate at Trenton, appropriating \$4,000 for repairs to the dome of the State Reformatory.

**SOUTH RIVER, N. J.**—The contract for completion of St. Mary's R. C. Church, the Rev. John Soupinski, South River, N. J., has been awarded to M. L. Lisowski of Philadelphia, Pa. Plans for this building were drawn by Henry B. Dagitt, Walnut st, Philadelphia, Pa.

**WEST HOBOKEN, N. J.**—Board of Education of West Hoboken, N. J., Chas. Schmidt, Pres., 383 Palisade av, West Hoboken, N. J., are discussing the question of erecting a new public school, but have not selected an architect or asked for an appropriation.

**MONTCLAIR, N. J.**—Estimates are now being received by Architect A. F. Norris, 150 Nassau st, Manhattan, for a brick veneer and stucco residence 2½ stories, 84x40, to be erected on South Mountain av, near Llewellyn road for Frank N. Soule, to cost about \$20,000.

**NEWARK, N. J.**—Bids have just been received for St. Columbia's R. C. Convent to be erected at Pennsylvania av, and South st, from plans by Kitchell & O'Rourke, 138 Broad st, Newark, N. J. Building will be constructed of brick and stone, 3 stories, 30x48, and cost about \$15,000.

**Government Work**

**Fort Wood, N. Y. H.**—Sealed proposals for the construction of roads and walks at this post will be received April 1. G. C. Burnell, Constructing Q. M.

**Fort Jay, Governor's Island, N. Y. H.**—Sealed proposals will be received March 30 for gymnasium apparatus in post exchange. J. P. Harbeson, Capt. and Q. M.

**U. S. Engineer Office, New London, Conn.**—Sealed proposals for dredging in Connecticut River, Conn., will be received April 1. Harry Taylor, Major of Engineers.

**U. S. Engineer Office, Army Building, New York.**—Sealed proposals for repairing dikes in Rondout Harbor, N. Y., will be received March 24. John G. D. Knight, Colonel of Engineers.

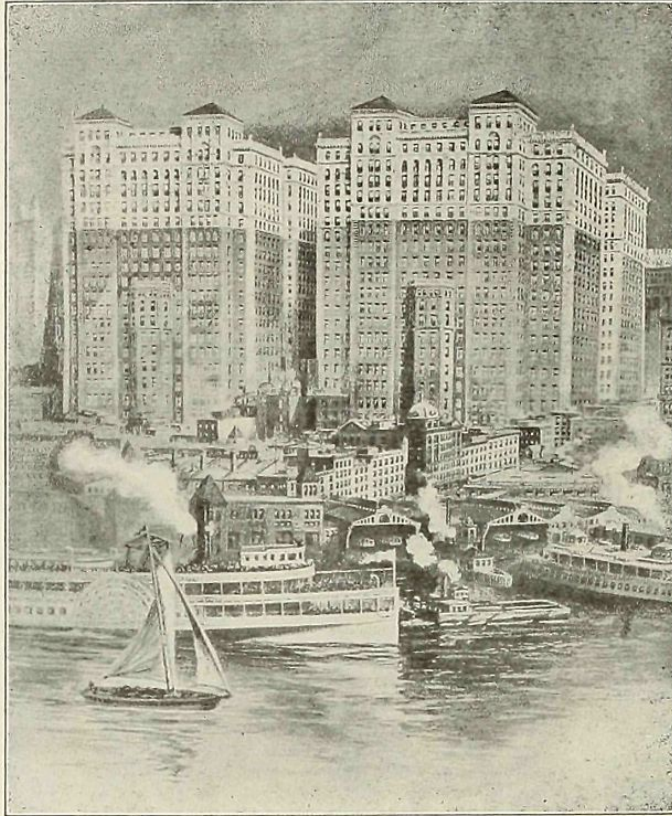
**U. S. Engineer Office, Army Building, 39 Whitehall st, New York.**—Sealed proposals for dredging in Raritan Bay, N. J., will be received April 10. D. W. Lockwood, Col., Engrs.


**U. S. Engineer Office, Army Building, 39 Whitehall st, New York.**—Sealed proposals for dredging in Shrewsbury River, New Jersey, will be received April 7. D. W. Lockwood, Col., Engrs.

**Washington, D. C.**—Sealed proposals will be received the 4th day of April for the construction complete of the U. S. post office at Corning, N. Y. James Knox Taylor, Supervising Architect.

**Washington, D. C.**—Sealed proposals will be received the 15th day of April for the construction (complete) of the U. S. post office at Ithaca, N. Y. James Knox Taylor, Supervising Architect.

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