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THE spring has passed and the summer has come without being witness to any substantial recovery of activity in the real estate market. The total number of conveyances recorded each week remains smaller than the small totals of last year, while the increased ease of the money market has not availed to bring up the amount of money loaned to the level which prevailed during the stringency, of loanable capital in the spring of 1907. Real estate in and around New York is dull as it has not been dull since 1900; but if it is dull, it is not weak, and its continued dullness is only natural. When a business revival takes place real estate gets the benefit of it only after the movement has gained some headway. The recuperative forces making for an economic betterment are first concentrated on the more fluid parts of the business area; and it is only after business men have been making, and workmen have been saving, money for a good many months that real estate becomes active and large amounts of capital are again invested in building. Moreover, it is essential for a wholesome recovery of the real estate market that the renewed prosperity should not be fictitious but should be the result of an actual renewal of the springs of industrial and financial energy. An increase in real estate values and an active building movement cannot be financed without an abundance of loanable capital, and such a fund must be accumulated as a condition of anything more than a sporadic improvement. The real estate and building interests may consequently look with equanimity upon the prospect of a continuation of the present dullness until next winter. After the election is over there is every probability of a renewal of activity in New York real estate—provided, of course, general business has in the meantime somewhat recovered.

IT is very probable that during the coming winter a movement will take place in real estate similar to that which has recently been observed in stocks. The market for real estate in this city is almost as much under the control of professional speculators as is the stock market; and any real estate revival will begin with speculative buying in those parts of the city which seem to offer the best opportunities for profit. Like all speculative movements, this buying will begin a year or two before actual conditions may warrant it, but it is, of course, peculiarly the function of the speculator to anticipate the movement of prices, and to sell out when the course of business makes his anticipations good. There is every reason to believe, consequently, that active speculative buying will begin during the winter and spring of 1909; and the only conditions which might prevent it would be the improbable ones of severe business depression or a tight money market. Neither can there be much doubt as to the parts of the city which will be benefited by this movement. The districts in which there is a chance for an early profit in real estate, are much restricted by the indefinite postponement of the construction of new subways. The Bronx will feel the effects of this delay most severely, but it will also have its effects upon the upper East Side of Manhattan. On the other hand, it is probable not only that there will be a renewal of activity on Washington Heights, but that this renewal will extend along the whole upper line of the existing subway. The Dyckman tract, after having been dormant for four years, will awaken into renewed life, and those parts of the Bronx which are reached by the

subway will continue their development. The alterations that are being made in and about the 96th street station will increase the capacity of the subway very considerably and also enable it to accommodate a considerable increase of population along its route. There can be no doubt, however, that during the next five years the bulk of the increase of New York in population will seek residences on Long Island and New Jersey. When the tunnels now under construction are in full operation, large areas to the east and west of Manhattan will become comparatively much more accessible than they are at present, and it is inevitable that they should reap the benefit of this increased accessibility. But if Long Island and New Jersey will draw population from Manhattan and the Bronx because of their improved means of communication, these same improvements can do nothing but good to the business interests of Manhattan. Distribution of population, when it is brought about by improved means of communication, helps to concentrate business. Five years from now Manhattan merchants will control a larger rather than a smaller proportion of the gross retail business of the city, and this gain will more than offset whatever the borough may lose from the inevitable transfer of certain manufacturing plants to the other boroughs. The great speculative movement of the next few years is likely to take place in those parts of Manhattan which will reap the benefit in business from the improved means of communication with Long Island and New Jersey.

THE Public Service Commission should, at the earliest possible opportunity, resume negotiations with the Interborough Company for the purchase of the tunnel to Long Island City. The Legislature has granted it powers sufficient for the purpose, and there can be no doubt that its purchase is demanded by the public interests of the city. Here is a tunnel which is already built and which could be put into operation a few months after its purchase. Its operation would be a great boon to the residents of Queens, and it could be made almost equally helpful to the business interests of certain parts of Manhattan. There is no way in which a sum of money could be spent upon rapid transit that would bring more and quicker benefit in proportion to its cost to a larger number of people, and it is sincerely to be hoped that the Public Service Commission can reach some fair arrangement with the Interborough Company. Moreover, in case such an arrangement is reached, the tunnel should be extended to some better terminal in Manhattan. If it is not prolonged any further west than it goes at present its value will be enormously diminished. Its terminal should not be any further east than Eighth avenue, and it should be connected so far as possible with the subway stations on 42d street and with the Grand Central Depot. Whether it could follow the line of 42d street at a level deeper than the existing subway, we do not know, but if such a route could not be arranged, it should cross 41st street and be provided with underground connections with important points on 42d street. Then it would reach the heart of the theatrical and amusement district, and would benefit all the restaurants and theatres situated in that vicinity.

THE spending of \$7,000,000 or more upon the tunnel to Long Island City would, however, necessarily bring with it one important consequence. The city cannot afford to appropriate from its small margin of capital \$7,000,000 for this tunnel and \$16,000,000 or more for the Fourth avenue subway in South Brooklyn, and the Board of Estimate will undoubtedly insist upon the abandonment of either one project or the other. The project which should be abandoned is unquestionably the Fourth avenue subway. That subway has been a mistake from the beginning and should never have been laid out, and in making this assertion the Record and Guide is not preoccupied by any special preference for the interest of Manhattan and Bronx compared to the interest of Brooklyn. We have favored the construction of bridges and tunnels to Brooklyn and Queens wherever their construction can be justified by sound economic reasons—and this in spite of the fact that Manhattan real estate pays more than half the cost of these improvements without reaping anything like half the benefit. We should be glad to see the city purchase the Belmont tunnel and construct the combined subway and elevated road, whereby it is proposed to connect the Flatbush avenue station in Brooklyn with Canal street and the Bowery in Manhattan. Such expenditures can be justified by their fruits. But to spend \$16,000,000 or more upon a

subway running through a thinly-settled district which, when it is completed, will be almost exclusively of local benefit, is bad business and is contrary to all precedent. The appropriation of the city's money for such a purpose at a time when there are densely populated districts in Manhattan wholly unprovided with subways, is nothing short of an outrage. Undoubtedly South Brooklyn must in good time be provided with an express service to Manhattan; but the traffic is not dense enough to demand a subway and will not be dense enough for many years. At best, all that should be done for Fourth avenue in Brooklyn is to build a three-track elevated road. That was the kind of improvement given to the Dyckman district in Manhattan, and it is the only kind which can be made to pay. Mr. Bion J. Arnold has recently called attention to the fact that the existing subway in Manhattan has only earned net something over seven per cent. of its cost, whereas an elevated road of similar capacity would have earned fully twenty per cent. of its cost. But if such results are the best that can be accomplished in the densely populated Borough of Manhattan, how can a subway running through a semi-suburb be expected to pay? The city would be obliged not only to build and equip it, but probably to operate it for many years, and in the meantime it would have just so much the less money to spend upon necessary and profitable projects of subway construction.

THE UNEMPLOYED.



OVER-STRAINING at building operations imposes a penalty—which is now being exacted. During the years 1905 and 1906 the organized capacity for construction was enormously multiplied. We have, or did have, in New York at the beginning of this year, an organization equal to producing 250 millions' worth of buildings annually.

Sixty per cent. of that capacity is now unemployed. The visible evidence consists in an over-supply of materials, of workmen, of contractors, and of manufacturing facilities, and also of unrented apartments. The slack is not being taken up very fast. Only a portion of the plans filed and figured on are being built on. The two great classes of building operators—commercial builders and residential builders—have each a reason for not being in a hurry.

Capitalists who have filed plans for large operations have been asked why they do not give out contracts: "Oh, there's no hurry. Wait until we see who's nominated for president."

The head of a prominent firm of building-loan operators said: "Money is easy, but there has been a large over-production of housing accommodations. There are too many vacancies; too much unemployment. Families are moving into smaller apartments, or out of the city."

Operator No. 2. "There is plenty of money now. Builders and loan men are held up by other causes."

At the office of the Consolidated Board of Business Agents calls for mechanics are becoming more frequent, indicating a steady, if slow, improvement. A percentage of the city's unemployed are such as have come here from other places under a misapprehension, and are now departing.

"We do not look for booming times until the presidential nominations are made," said Secretary Tompkins. "Most of our business agents are of this opinion. Money will be more plentiful then for building loans—it is quite easily obtainable now. I notice several new signs offering it in convenient sums."

"The Building Trades have no complaint to make," continued Mr. Tompkins. "We had a number of good years, and all had a chance to lay by something for a rainy day. Those who cry are such as have spent their money as fast as they earned it."

"The present building season is late in getting started. Everything was closed out last fall, and now they are all at the post together waiting for the word. All will want men at the same time—and some may not get enough."

Statistics of the men employed in the building trades are always imperfect. Official records, as those compiled by the State Labor Bureau, can take into account only those organized in unions, whereas in some trades the percentage of non-union men is large. Thus, there are in Greater New York fully 22,000 so-called painters, but only about 9,000 are members of unions. The last annual report of the State Labor Bureau accounted for about 40,000 street laborers in the trades engaged in building—such as masons' and plumbers' laborers, rockmen and excavators—but this number is only a part of those so employed in good times.

The organized men reported in September, 1906, by the unions in Manhattan and the Bronx was 87,000; by the unions in Kings, 17,000; Richmond, 1,000; Queens, 3,000; total, 108,000.

The actual number of mechanics and laborers engaged in building works in the greater city in the year 1906 was unofficially estimated at about 200,000.

A list of the principal trades is given below, together with

the number of men reported (in 1906) as enrolled in trade unions, and the estimated percentage of idleness, as estimated in authoritative quarters.

	Enrolled.	Per cent. Idle.	Total Idle.
Abestos workers	528	50	264
Bricklayers and masons.....	9,924	50	4,962
Building material handlers.....	200	50	100
Caisson and foundation workers.....	700	..	..
Carpenters and joiners.....	15,470	40	6,188
Cement masons	350	40	140
Derrick men and riggers.....	425	25	106
Double drum hoister runners.....	115	25	29
Elevator constructors	1,160	20	232
Electrical workers	3,600	40	1,440
Excavators	16,000	20	6,400
Framers	1,260	..	..
Stone workers	8,000	50	4,000
House shorers	500	75	375
Housesmiths and bridgemen.....	2,500	35	875
Lathers (metal)	600	20	120
Painters	9,000	60	5,400
Parquet floorers	500	50	250
Plasterers	6,100	60	3,660
Plumbers and gas fitters.....	5,000	40	2,000
Roofers	3,000	60	1,800
Steam fitters	2,000	40	800
Tar, felt and waterproofers.....	600	60	360
Tile layers	1,200	20	240
Masons' laborers	16,000	50	8,000
Cement and asphalt laborers.....	1,175	40	470
Rockmen	1,500	40	600
Total .....	.....	42.5	.....

Taking the State figures of 108,000 union men, and the estimated percentage of unemployment as 42.5, the total unemployed is 45,900. Taking 200,000, as the estimated total number of mechanics and laborers, organized and unorganized, depending on building work in the greater city, and 85,000 are idle.

Mr. E. H. Neal, of the Joint District of Carpenters and Joiners notices a slight improvement in every borough except Manhattan. Richmond is in fair shape, as is also Queens. January found fully 60 per cent. of the carpenters idle in the Bronx, and at present there are about 40 per cent. of the Bronx men idle. The Brooklyn Business Agents report their borough as being in bad shape all winter and many men out; but they now see better times ahead.

Further regarding working conditions, Mr. Neal said:

"About 50 per cent. of Manhattan men were idle in January, many more are idle now. This is due to many of the large office buildings being finished simultaneously.

"The loss of membership to our organization has been remarkably small. While many of our younger members have left the city, they still hold their membership in this district.

"Our relations with the manufacturers of metal covered doors and windows have been of mutual benefit to both organizations. The business of these employers having increased fully 50 per cent. since the signing of our first agreement of three years ago.

"The reinforced cement structures throughout the city have kept many of our men busy. Our organization, realizing that reinforced concrete is here to stay, set about getting a working agreement with the Masters' League of Cement Workers.

"At present we have no agreement with the master carpenters, but conditions established by our last agreement are mutually agreed upon, and we have been getting along harmoniously, except with an occasional spat such as is likely to occur in families much smaller than ours.

"Our organizers report business as picking up gradually in the smaller cities. The Albany unions have increased their membership by one hundred since January. About the usual number of employers are reported as having the open shop bee in their bonnets. This, however, does not seem to be dangerously contagious, and but few of our employers here are affected. Those who are, we are satisfied, will soon see the error of their ways and realize that the open shop and the arbitration plan are not running mates."

"THE HOME SEEKERS" is the title of a new and exceedingly attractive book about to be issued by the Home Seekers Architectural Co., 45-49 John st, Manhattan. In this book the company gives illustrations and plans of some fifty bungalows and houses, ranging in cost from \$1,000 up, many, however, being about \$1,000 and \$2,000. The purpose of this company is to provide plans and specifications for bungalows for those who desire suburban homes. In order, however, to secure for their patrons the cost which they believe correct in connection with their plans, the company stands ready to take contracts for the construction of any of their buildings as shown at the price quoted, anywhere within the New York territory. Those interested in home building will find the designs and the numerous articles on home construction of interest and value. Copies can be secured from the office of the company by sending twenty-five cents to cover cost of postage.

BEFORE CLOSING YOUR CONTRACT.—It is not wise to trust entirely to your own judgment in arriving at the real value of a parcel of realty. Consult an agent or appraiser of known ability and pay him a substantial fee for giving you an opinion. Money spent in this manner is never thrown away. An appraisal backed up with an opinion is often the lever that forces a sale.



CONSTRUCTION



GENERAL CONTRACTS VERSUS INDIVIDUAL CONTRACTS

BY ARNE DEHLI, ARCHITECT



HE very thoughtful article by Mr. Geo. C. Nimmons in the January number of the "Architectural Record" was but one of many indications pointing to a general disposition to question the economy and efficiency of current methods of management and of letting contracts in the building trades.

So far, however, I think no practical suggestion has been made of anything better, at least in the way of general methods. As to a complete abolishment of competitive tenders, I think discussion is altogether an idle one. As long as men are willing to estimate and offer proposals in competition, this competitive feature will surely exist. And what is more, if properly managed and safeguarded that feature would seem both satisfactory and unavoidable. The competitive system certainly has been productive of a great many reforms and economies in the building trades, by putting a premium on efficient management and improved methods in manufacturing and handling labor and materials, and as a general proposition work by the day is not so cheap as work by contract.

On the other hand, with better methods of management, giving more attention to details, certain improvements might be made in the manner of inviting tenders, very materially reducing the waste of labor now imposed on contractors. It would therefore seem to follow that the key to the situation is to be found in the methods of management.

The General Situation.

As building construction was formerly carried on, each set of mechanics took hold when the building seemed ready for their particular work, under the management of the architect, and speed of construction was not required, as a rule. But nowadays a building is expected to be finished in a certain space of time, at a cost not to exceed a certain limit, and the building must be equipped for its uses with a great many conveniences and appliances formerly unknown and unheard of. The popular idea to the contrary, notwithstanding the general standard of work, is now much higher than formerly, requiring a much closer supervision and expert guidance, and constructions and appliances have become complicated to such an extent as to make an old-time building plan compare to a modern one much as the drawing of an old-fashioned horse-power threshing machine would to a modern newspaper printing press.

The Problem.

A building is in course of construction, a number of mechanics of different trades are at work shaping and setting materials which have been prepared, more or less, in different shops, often hundreds of miles away, all sets of mechanics and all shops being provided with scale drawings, full size details and specifications, all being subject to shop and field superintendence and acceptance or rejection as to materials and workmanship by the architect or whoever may have been vested with that authority. When we stop to consider the fact that the number of individual contractors and purveyors of materials of a building of no uncommon size, usually run into the scores, then some idea may be gathered as to the magnitude of the task.

Add to this the fact that New York possesses the world's greatest market for building materials, every race and every clime seeking in it an outlet for their products, and we realize at once the importance of expert selection and skillful purchasing of materials of every kind.

Need of Organized Management.

In order to solve the problem described there is need of complete and efficient organized management. On the other hand, the building trades of New York possess facilities of such excellence and magnitude as to render the task of organized management of building construction much simpler and easier than would appear possible at first sight.

The individual organizations existing for doing any kind of work, from excavating, caisson and foundation work, to the finest of decorative work, are so numerous, and the army of men engaged in the building trades is so enormous as to far outdistance anything of its kind ever dreamed of anywhere, and it is led by engineers, experts and men of business who stand as high in their profession and in the community as those of any other branch of business.

This points to a system of individual contracts, upon competition or without, as feasible and economical, dividing the work so as to entirely avoid subletting, and as, in the building trades, the recognized terms are cash each month, leaving only

the expected profit for the last payment, and as, in any event, the individual contractors must find the money for carrying on the work, no financial organization is needed to speak of.

The management needed, therefore, consists of the following units:

1. Draughting office for laying out, setting and anchoring plans, working and shop outlays, for doing, measuring and checking, taking off quantities and doing quantity surveying generally, listing orders for the material yards, mills, shops, etc., estimating and generally all technical work in connection with the execution of work, including also general superintendence and checking the work of the foremen or superintendents in the shops and on the works and furnishing data for certification of payments.

2. A general business office for booking all contracts and orders, inviting tenders, certifying payments, attending to correspondence, payrolls, time sheets, etc.

The Natural Arrangement.

The natural historic and logical arrangement would seem to suggest leaving the entire management with the architect, making him solely responsible to the owner for results.

This would be easy of accomplishment by so extending the staffs of architects' offices as to include the necessary office forces for managing the individual contracts. I believe such a system is by far the cheapest obtainable, because any individual firm organized permanently for a special kind of work and possessing the experience and facilities accumulated from year to year certainly must be assumed to work more cheaply and well than gangs of men picked up for the occasion.

I believe it is also the safest method because the owner has only one individual contractor to reckon with in each case. I believe it is the quickest and most direct because it is a single-headed management.

I believe it is the only one by which the owner can be sure, in all cases, to obtain the terms of a cash purchase for his cash.

I further believe it is, in the last analysis, the only system in line with general experience and policy for this reason, that the management of contracts on behalf of an owner is a fiduciary act of a professional nature. For that reason the protection of professional standards, professional penalties, professional conscience and honor should be thrown around it.

In order to illustrate this point, take the matter of rake-offs and trade discounts. A business man, a contractor, under the necessity of making a profit, is supposed to have the benefit of such. They are made for that very purpose. However, a professional man who accepts a concealed commission of any kind is not only guilty of an unprofessional act, but criminally liable.

Now, I do not mean to insinuate that a contractor cannot be just as honest as an architect. Quite the contrary. The very slight amount of litigation in the building trades point to an exceptionally high standard of integrity, but the contractor's viewpoint is entirely different. I am, of course, discussing the question purely as one of principle.

From this point of view, I can see but one sure way of nullifying the trade discounts and rake-offs for the benefit of the owner, namely, by competitive proposals for individual contracts rendered to the architect or managing head acting in a fiduciary capacity.

Competing firms would naturally figure on the basis of net cost to them, purchasing at the lowest figure obtainable.

In general contracting, there is no way to make sure of this, and if the contractor chooses to pocket trade discounts and rake-offs, he can in most cases do so with absolute impunity, certain not to be detected and possibly even feeling that he is entirely within his rights.

By the method of individual contracts, there is, then, no reason for interfering in any way with trade discounts except in the case of extras, which, as a rule, can be provided for in various ways.

Cost of Management.

As a rough figure, it may be said that the usual 10% now paid to general contractors, probably represents a fair average, but it varies very largely. Probably most of our work, so far, has suffered from a lack of organized management, lack of complete shop details and ample shop and field superintendence.

It will pay in buildings of any considerable size to have a complete management at any cost within reason, and I believe it would stop much waste now unavoidable, an item which alone might pay for the management, and in cases certainly would.

The practice of subletting is due to lack of management at the

fountain head, and certainly has proven both expensive and troublesome.

At an arbitration proceeding for cabinet work in an uptown hotel, some parts of it were found to have been sublet six deep and to carry a profit of 60% or 70%, and subletting, three, four and five deep is of the most common occurrence, and means, of course, accumulated profits of 30%, 40% and 50%.

I said subletting was due to lack of management at the fountain head because this makes it necessary to reduce the number of men to be managed, which again practically divides the work into a certain number of minor general contracts. It must be evident, at a glance, that in this way also very real and important benefits can be derived from a management equipped for dealing directly with every individual manufacturer or contractor doing work with his own men on any special line. There is, of course, a limit to this, as every manufacturer must purchase some parts of his work from other manufacturers. A carpenter, for instance, must purchase his nails, glue, etc. However, there certainly would be a decided saving in cost on this head also, and what is more important still, a management dealing with all shops direct, promptly furnishing them with working outlays and looking after the work, would in itself be conducive to economy, efficiency and speed without regard to the saving of accumulated profits referred to. That the management must avoid the fault of being too costly and cumbersome for its purpose, goes without saying. The aim must always be the simplest and cheapest management capable of yielding results.

Position of the American Institute of Architects.

The position of the Institute on this question is somewhat peculiar. Starting from the fundamental assumption that its members are acting in a purely consulting capacity, it would appear that so far the management of building construction has not formed a theme for discussion at any of the annual conventions.

The policy of most prominent architects, however, seems to have been in favor of doing work by general contract. The only important exception I have been able to find refers to the annual convention at Washington, D. C., in 1906, when a committee report strongly condemnatory of the system of general contracts was adopted—however, without suggesting any substitute for the method of organization condemned.

At the Chicago convention last November a new schedule of charges was passed, but the question of organized building management was not touched upon.

Many of us had hoped that the Institute would thresh out the matter, and regretted the action taken at Washington because it condemned the only method generally practiced without suggesting anything better. At the same time, the conventions of the American Institute of Architects consisting, as they do, of delegates from all parts of the country with rather varied interests and working under different conditions are greatly hampered in dealing with such a subject, and it is probably no more than fair to treat the subject as one yet to be taken up for discussion in spite of the Washington resolution. It is also fair to add that there exists no rule of the Institute which would stand in the way of managing work executed by individual contracts. That the Washington resolution was otherwise justifiable in every way, I think few will question.

Present Methods.

Essentially there are really but two developed methods of organized management of building construction in existence, namely:

1. The method described in the first part of this paper as the Method of Individual Contracts, being the historic one and still in use in parts of Europe and on this side of the Atlantic by a few architects and most of the building operators, who sometimes are architects themselves and sometimes purchase plans and do their own managing.

2. The Method of General Contracts with which the construction company is so nearly alike that one and the same firm frequently operates in both capacities.

The method of general contract has now been in general use for perhaps 50 years or more and has, therefore, received a thorough test.

At the end of that period it stands condemned before the American Institute of Architects, a tribunal the competence and character of which surely no one will question. It is also condemned no less severely by the majority of the individual contractors who have executed the sub-contracts under the general contractors, and who lately, in cases, have carried their disapproval to the length of organized opposition, mainly, as seems to be generally understood, on account of complaints as to promptness of transmitting payments received from owners for sub-contractors' work, and on account of alleged unfair methods of competition. It is generally assumed that such practices have been only too common and that owners have suffered through the fact that, through the operation of general contracts, the credit of a contractor, sometimes none too good, has been virtually substituted for the owner's cash, or, in a word, the owner paid the cash but received the terms of "slow pay" by ordering through the general contractor.

We quote the following from the report of the Fortieth Annual Convention of the A. I. A.:

This setting up of the general contractor has resulted in the great building corporations of the present time. They have been able to force the sub-contractors to a lower price, consequently, they have introduced a lower grade of work, and have succeeded in keeping the architects at arm's length from the man who does the work. . . .

And whereas the former sub-contractors were of considerable importance they are now crowded out, their output is modified, the standard of their work is lowered by price competition, pride of workmanship must give place to a commercial fight for existence, and they are reduced to a condition of despair. They must employ cheaper labor, so they fight with the unions upon issues which they could otherwise easily adjust. Sympathetic strikes occur all along the line where strikes might be confined to one particular trade and the whole matter grows more complex and difficult as we proceed.

We see no reason for supporting a system which is uneconomic, which is disastrous to our business interests, destructive to our professional relations with our clients, and absolutely damning to our art.

The chief objections to the system of general contract, viewed as a method, are as follows:

1. On legal grounds: Undue power acquired by the contractor to injure the owner's credit. In the event of the financial embarrassment or death of the general contractor or disagreements between him and the owner or architect, the contractor controls the sub-contractors, who, however, possess lienable rights in the property, and through this fact acquire a power which might put the owner in a position of having to face the alternative of exactions or an assault on his credit by the filing of liens, and organized tie-ups of the operation.

2. On account of loss of control on the part of the architect acting for the owner.

In the case of individual contractors, a name stands for a certain quality and standard of dealings. The price and value of contractors' work must therefore vary according to the individual firms or sub-contractors whom the general contractor may see fit to employ. In choosing such, he is practically unhampered and enjoys a freedom protected by law. Now, a system which enables one of the contracting parties to render to the other, at his own pleasure, work inferior to that contracted for, or fails to provide easy and effective means for enforcing a contract for a certain definite quantity and quality of work, that surely is neither a good nor a safe system to adopt.

Now, I do not say this is done, as a rule. There are, of course, as many men with consciences in general contracting, as in any other business. I say it can be done and it is done; the great lack of recognized standards of quality in materials and workmanship makes it exceedingly hard to enforce specifications by legal means and juries are supposed to stand uniformly on the contractor's side. By individual contracts, however, the owner is able to weigh the difference in price against the difference in quality and make a choice accordingly.

3. On account of the implied dual nature of management.

The architect representing the owner and the contractor, on a business venture, are managing the building construction, or rather the contractor is managing it, subject to the approval of the architect, who is also to interpret plans and specifications and decide in constructive emergencies.

In cases of mistakes, misunderstandings, accidents and any of the varied "troubles" of which building construction, at least under present conditions, seems to be rather prolific, the routine is from the foreman to the sub-contractor, to the general contractor, to the architect, and back through the same course reversed. In the meanwhile, water is running through the Danube. The dual management cannot appeal to anyone as productive of speed, economy, good work, or smooth running, and even where it works fairly well, a better system should work better.

To these three points I might add a fourth, and no unimportant one at that, that of the relation to the labor unions. General contractors and construction companies are big targets and all the disturbances of late years have centered mainly around them. Yet it is generally understood that they, as a rule, have to be extra lenient and generous, for which, if true, the owner pays as a matter of course.

At any rate, the individual contractor certainly is in a far better position to deal with them and, I think, really does get along with less friction and trouble.

Finally, as a general thing, I do not believe any system will appeal to all men and all circumstances. Personal relations play a big role and almost every case is in a measure a different one.

However, what I am contending for is the importance of ample and well organized management by competent men. The ideal management being that headed by the man who invents the plan, and, therefore, should know all governing conditions best. But in any event, a complete management, a single-headed management and one working on professional lines.

I have omitted the question of estimates and of keeping within the same, as they apply to all methods alike with this difference in favor of an organization headed by the architect, that reliable preliminary estimates would then become a real possibility. There will, of course, always exist gambling on results, charges and fees contingent upon keeping within certain limits, etc., but owners should bear in mind, that, in such cases the other side frequently is in a position to "play with loaded dice," or "bet on a certainty."

THE MAN ON THE STREET.

WE passed under the stern of an American Liner this morning just up from Quarantine. Old Glory flew from her staff aft. A stolid group of sailors standing near seemed only like ferryboat deck hands, but watch them in a storm at sea! This class of men furnish numerous recruits to the building trades, and their sea-training makes them excellent material for cool-headed efficiency.

Amidships were a mass of people, immigrants, some newcomers, others returning to the land of their adoption. Not much stolidity there, all interest. These people were much alive and free for the moment. Hats and handkerchiefs were waved in salute, and as the early morning ferryboats carry rather spontaneous and democratic people—all workers in productive lines as a rule—the salutes were freely returned. Many had possibly been passengers themselves in the past.

Times are not at flood tide now, and these new people coming to this great land will have to put up a hustle. Suppose that our affairs were so adjusted that each could be placed where he belonged rationally—the mechanics on the buildings or in the shops, the farmers on the land—speedily and economically as our private affairs are handled. Could this not be done as wisely as the Ellis Island preventive landing measures are enforced? It's all a matter of adjustment and statecraft, and perfectly possible under our constitution, which in spite of all said against it has proved itself a pretty good working document. Architects, builders and constructors generally might give this a thought. It's just as much up to them as anybody else to start the music.

* * *

If your small boy tries to dissect your alarm clock, don't punish him, but buy him a small tool chest and start him on his way of manual training. If he is active and plays baseball, encourage him and listen to his embryonic fan talk. He is alive. He may be a boy given to reading or asking questions. Supply him with matter for the first and be patient and helpful in the last.

A quiet boy may be just as forceful or more than a noisy one. Is the lightning a greater power than the dew? Look carefully if you see an apathetic streak. It is mental death and danger to your future hopes to make him a plus quantity, either in your own profession or trade or some other for which he may show inclination. If he is imaginative and tells you of things new to you, do not discourage him by pooh-poohing his, to you, unknown land of mental exploration. Look on him as having greater possibilities than you had, and as his mind and body grow help them along understandingly. Thus will we produce sons worthy to assume great responsibilities in the construction field.

"As the twig is bent, so will the tree incline." Watch it closely.

* * *

The management of a commercial building is about as important as its equipment, and more vital to its success as a financial proposition than first-class construction, for an even moderately well-built building efficiently managed may give the wash to an absolutely A-1 structure in which the details of looking after the needs of the tenants are carelessly administered. The hall and elevator service touches the greater number of people, and a brass-buttoned wooden Indian down below may lower the entire status of the building if he cannot appreciate that his nut is a think-box and not a figurehead of a ship.

The service elevators are where real executive work comes in, and the hall-man in charge is as important as a foreman on a building who can keep his material moving in and out and not get into trouble with the copper on the beat, a mixup that is sometimes as expensive as a trip to Coney Island. We have under observation an ideal man in such a situation. He has a military set up, covers a long service medal under his neat uniform coat, answers to the title of "Sergeant," and returns a military salute in kind. His hall is in perfect condition, his cars are ever moving, and he is always on the job. There is much value in military training if you can apply it rightly and not let the brass button business make you chesty.

* * *

Out of London is Clapham Junction. It is the meeting of many lines of track, as its name indicates, and these are more complicated than the yard of our Grand Central Depot. In the switch tower at both places and many others there are quiet men with their hands on levers. They hold scores of lives in their firm grips, and many travelers pass swiftly by unthinking, intent on "getting home" to peace and quiet. It all depends on "the man in the tower." It's a constant matter of life or death, and one small mistake may mean hideous destruction.

In our trades often how much depends on little human or material units. Do we not remember the Ireland Building disaster, where an old well was made to stand responsible as the hidden death-trap for many workmen, and "somebody blundered" is the general verdict when we cannot just place the blame. Verdicts, however, do not bring back dead husbands,

and money damages collected from an indemnity company do not fill the voids of the heart, though they may the purse. An ounce of prevention is worth many tons of cure.

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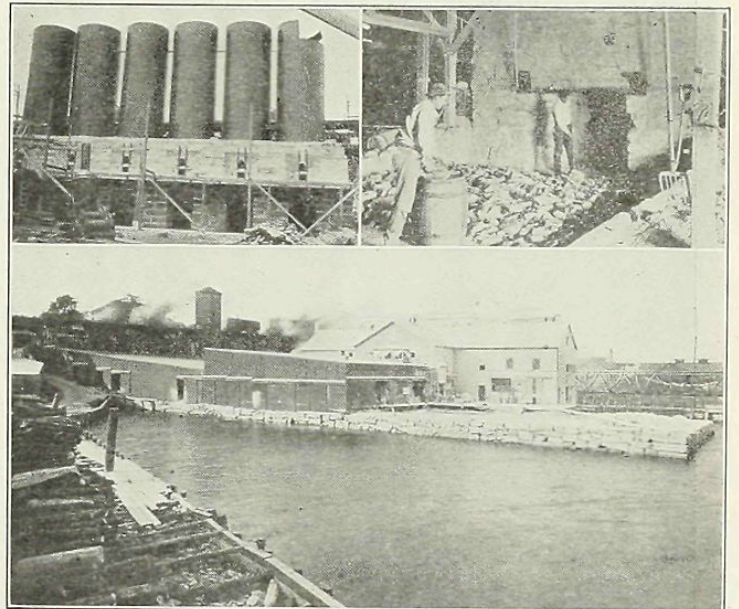
Two deaf-mutes were interchanging ideas at the corner of 22d street and Broadway. Their hands moved in animated conversation and their eyes also. It made me think of how much can be said by a gesture.

Think of the change of millions of securities on our Stock Exchange floor by the fingers of the brokers' hands. Watch a man controlling the hoisting of material on a building. A mistake means some of the boys perhaps going to their long rest. Lynx-eyed is this man. He may be the other fellow some time, and he says to himself, like the Russian peasant or workman: "Have a care, little brother!" both for himself and the others. When you think of it, how careful he is. Compared with the amount of material handled, how small is the death rate. So, I think, our man can truthfully be called a true conservator of life.

He makes me think of the captains on the bridge of Thames steamers years ago. Having no signal bells, the orders went to the engineers by gestures of their hands through a call boy, like an arrow from a bow. Their case was full of lessons for the control of things without speech. Realize, O contractor, that we have one mouth, two ears and ten fingers. Keep moving.

MANUFACTURING PLANT OF THE ROCKLAND-ROCKPORT LIME CO.

The kiln equipment of the Rockland-Rockport Lime Co., of Maine, is very extensive. The company has eighty kilns, with an annual capacity of 3,000,000 bbls. The kilns are situated on the shore front, a distance of two miles from the quarries. The lime rock is transported by the Lime Rock Railroad, a constituent company of the Lime Rock Railroad Co. About thirty cars make a train load. The cars are run up on a trestle to the top of the kilns and a carload of rock is dumped at a time into



WORKS OF THE ROCKLAND-ROCKPORT LIME CO. AT ROCKPORT.

(The picture in the upper left hand corner shows kilns in course of construction. Upper right hand corner, the department for sorting lime. The lower picture shows the hydrating plant.)

the kilns. The kilns are 40 to 60 ft. high, with an inside diameter of 5x7 ft., and hold about 700 bbls. The kilns are kept burning day and night, the men working in 12-hour shifts. Drawing is made every 4 to 6 hours, and the lime is raked over on the hearth, and after being carefully picked over and selected is packed into barrels. Every barrel is filled by weight and the Rockland-Rockport Lime Co. guarantees the weight of every barrel.

The hydrating plant of the Rockland-Rockport Lime Co. is where the Pine Cone Brand is manufactured, and it is one of the largest in the East, its capacity being 100 tons a day.

The lime, which is of the best grade of lump lime, is conveyed from the hearth of the kilns to the vats by belt conveyors, where the process of hydration is carried on.

During the past few years hydrated lime has been used quite extensively in connection with concrete and cement mortars. For this use Pine Cone Hydrated Lime is especially adapted. Concrete, as every one knows, is very porous. Hydrated lime added to the mixture (from 10 to 15 per cent. by the weight to the cement) the lime works through the mixture closing up the pores, thus making the cement waterproof and also increasing the strength and durability. For cement mortars it increases the spreading properties and strength, thus reducing the cost of labor. The New York office of the company is in the Fuller Building.

THE INVASION OF NEW



VILS creep in. They are rarely recognized until the remedy, whatever its nature, must be somewhat severe. This is not philosophy but a prelude to the practical and pressing question: What are we to do to make our growing skyscrapers fit our narrow streets? "There's a reason." It isn't possible to line our narrow streets (built several generations ago for the conditions that prevailed at the time) with twenty, thirty, or forty story buildings. Perhaps we can get along without sunlight and so prove

to-day in New York City than in all the other cities of the world. There is no diminution of their construction. They increase in numbers proportionately every decade and every decade adds about ten stories to their average height. Forty-story building is an accomplished fact, and there is no indication that that altitude marks the highest term of the skyscraper.

Now the question whether we shall continue to build skyscrapers ad infinitum on streets that were laid out originally for buildings of moderate heights is not one, of course, that the builder as such or the real estate owner is especially concerned with. Indeed, his immediate interest may perhaps be strictly opposed to any reformatory or precautionary measures. But the interest of the community is a wider "interest" than any class interest, and it is certainly incumbent upon the municipality to throw the weight of its authority and interest to forward any movement that may be afoot to deal with this condition.

Mr. Ernest Flagg, the well-known architect, has an idea that the 40-story building, more or less, is inevitable, and the way out of our difficulty is to limit the erection of these tower-like structures to so many of them within a given space. There is an invidious element in this idea which is sure to arouse opposition. Limitations, with exceptions, are never popular except with the fellow who is the "exception." This would be a monopolistic method of solving the problem. Between this and absolute limitation, that is a limitation that equally applies to every lot in the city, there does not seem to be any other choice. The problem has been faced and studied by many communities here and in Europe, and all alike have dealt with the difficulty by prohibiting the erection of buildings beyond a certain height and within this limitation, limiting the altitude of buildings in pro-



THE PICTURE IN THE UPPER LEFT HAND CORNER SHOWS WHAT OUR STREETS WERE BUILT FOR; THE LARGER PICTURE ILLUSTRATES THEIR PRESENT USE.

medical science at fault when it declares that darkness and dampness promote the growth of germ life and their attack upon the human system. But one thing is certain: we cannot crowd a given space indefinitely, for if we do, locomotion becomes difficult and tedious and all the operations of transit become uneconomical.

Again, there is the question of water supply, sewerage disposal and the rest. Overcrowding has a great many phases. Each of them presents enormous difficulties and dangers. No one maintains that there is no solution forthcoming, but the fact stare us in the face that no serious attempt is being made to find the solution, yet the city is growing skyward at an exceedingly rapid rate. There are probably more skyscrapers

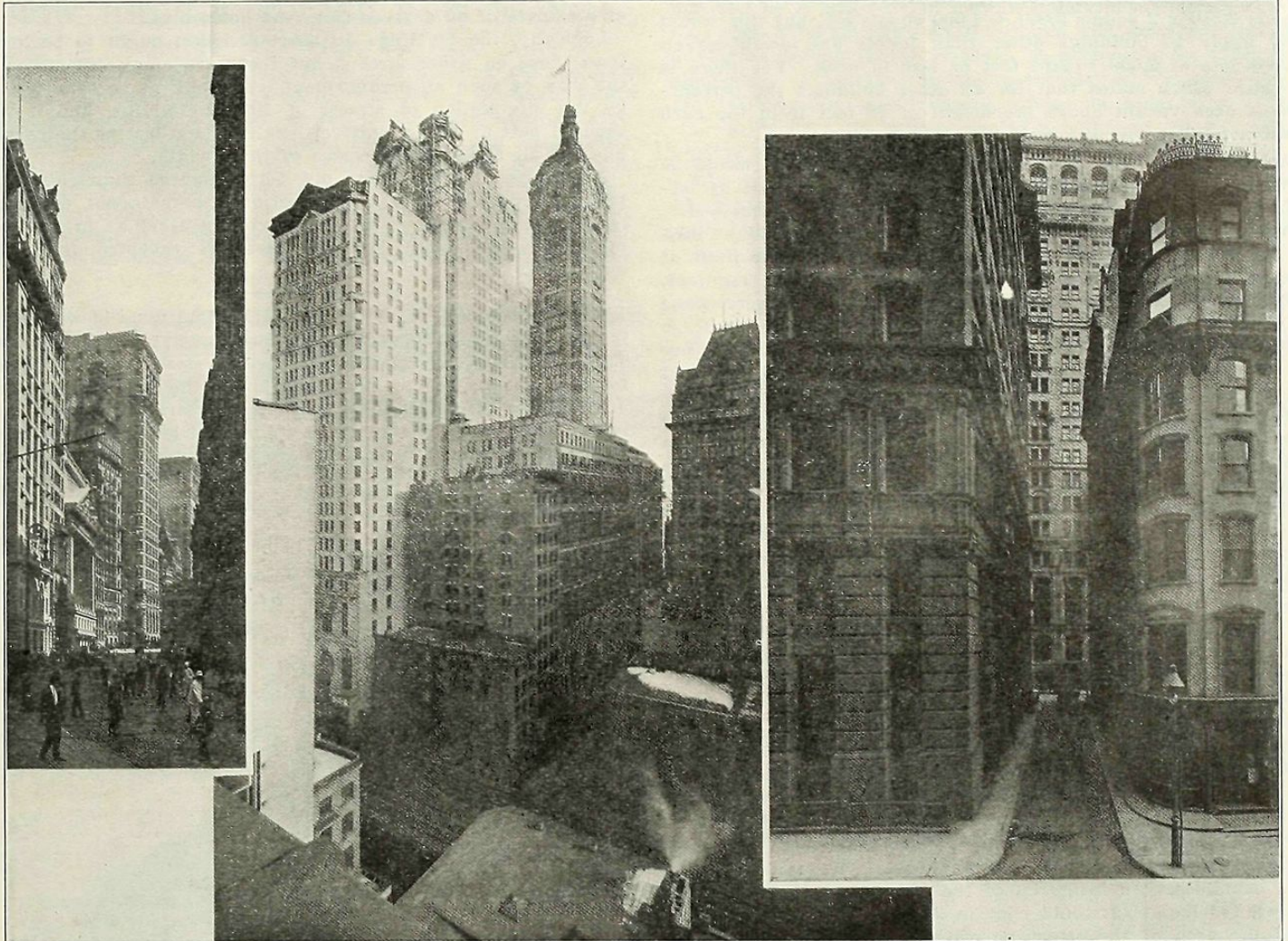
portion to the width of the street upon which they face. A better way, no doubt, may be found by some ingenious mind, but if the discovery is possible, it should be made and applied immediately.

The streets of New York, particularly in the downtown section, are already so crowded that hardly any one can miss foreseeing the intolerable conditions of affairs to which we are rapidly drifting. The streets are already darkened excessively by their own shadows, and a few years hence will be so bad that even London will be in comparison a city of sunlight. The Flatiron Building is only a notorious example of how these tall buildings produce extraordinary draughts and air currents, and these local wind storms in turn are responsible

YORK CITY BY DARKNESS

for the pulmonary troubles that are more common now in New York than ever before. New York has certainly robbed Chicago of its claim to be regarded as the "Windy City," for there isn't any more wind anywhere than one can get on a stormy winter's day in our canyon like streets. In the summer time these closed-in alleyways grow more and more suffocating as building after building is erected.

It is a pity that there is a notion abroad that a city of 40-story buildings is somehow a greater and grander city than one of 10- or 20-story buildings, irrespective of any consideration other than that of mere altitude. No doubt there is an element that startles in any extreme, but surprise is not a final test of the admirable. The question of health is of much more importance to everybody.



THESE PICTURES WERE TAKEN ON A BRIGHT DAY.

A NEW STYLE BUILDING.

WHO WILL BE THE FIRST TO ERECT ONE? ARCHITECTURAL SOCIETIES SUBMIT A PROPOSITION—COMMENTS AND EXPLANATION BY ERNEST FLAGG.



LET us consider that there are one hundred city squares in the section south of Fulton st, which embraces the financial district, where old buildings are giving place to skyscrapers. The business population will be from ten to twenty thousand to a block, if the building rate continues. Even now the streets can scarcely hold them all or the traffic lines convey them. How will it be when the buildings in this one district will be big enough to accommodate a million or more? How about light and ventilation through the gorges?

Consequently, committees of the American Institute and the Society of Beaux Arts Architects have proposed a plan for limiting the height and area of buildings in New York. This plan is quoted below, and is accompanied by comments and explanations from Mr. Ernest Flagg, the Architect of the Singer Building:

Plan for the limitation of the height and area of building for New York is proposed by the committees on the Building Code Revision of the American Institute of Architects and the Society of Beaux Arts Architects:

1. The percentage of area to be left vacant for light and air shall increase progressively as the building increases in height. To ascertain said percentage at any level up to 185 feet, divide twice the square of its distance above the curb by one thousand; but except for buildings other than dwellings or hotels on corner plots containing an area of 2,500 square feet or less, this percentage at any level more than 18 feet above the curb must not fall below 10.
2. Notwithstanding the foregoing, a certain portion of any plot may be built upon to any height. To ascertain this area, add to the area of the plot one-half of the area of the street or

streets opposite the facade or facades of the building and divide by four.

3. An owner of land may, by purchase or otherwise, acquire the rights of adjoining land for the purpose of building above 185 feet in height on his own land over an area proportioned as provided in Part 2 to the combined land area of which he controls the above-mentioned rights. The Superintendent of Buildings shall, upon such agreement having been properly executed and filed, grant the application for such extension of area on which the height may exceed 185 feet, and the right to exceed such height shall thereupon cease on said adjoining land.

4. Except on corner plots, the height of any building at the building line shall not exceed 100 feet above the curb, and for a distance of 30 feet behind the building line no part of the building shall extend in height beyond a plane formed by the building line at the level of 100 feet above the curb and a line normal thereto inclined away from the street at an angle of sixty degrees from the horizontal.

The level of the curb referred to herein shall be taken at the mean level of the curb or curbs opposite the street facade or facades of the building.

The area of the street or streets referred to herein is to be computed in each case by multiplying the width of the streets from building line to building line, but in no case more than 100 feet by the length of the facade along the building line of the lot.

By ERNEST FLAGG.

As light comes from above at an angle which varies with the course of the sun, it is only reasonable that streets, courts, etc., should be wider at the top than at the bottom, and the vacant area should evidently increase more rapidly as the building increases in height.

Formerly it was the custom to build solid masonry walls, which were necessarily in the same perpendicular plane from top to bottom, but now the walls of almost all tall buildings are carried at each story height on girders, and may therefore have offsets and be built in several vertical planes. Thus it becomes perfectly practicable to construct courts or streets wider at the top than at the bottom. The laws of economy and hygiene both suggest such a treatment. To make a court or street as wide at the bottom as at the top is to waste floor space, and to make a court or street wide enough to light

properly only the upper floors is to make the lower stories dark and unwholesome.

The first paragraph provides that the percentage of area to be left vacant for light and air shall increase progressively as the building increases in height.

The percentage to be left vacant is found by dividing twice the square of the distance above the curb by one thousand. Thus, at an elevation of 18 feet, twice the square would be 648, and dividing by one thousand would give about six-tenths of one per cent., or about enough to provide a shaft of sufficient area to ventilate the cellar.

At a height of 50 feet the percentage of area to be left vacant would be 5% of the area of the lot, found as follows: 50×50 equals 2,500 $\times 2$ equals 5,000 $\div 1,000$ equals 5%, but this would only apply to buildings other than hotels and dwellings on corner lots of 2,500 square feet or less in area. For there is a clause which states that for all other buildings the percentage of area vacant above the height of 18 feet from the curb must not fall below 10.

At a height of 100 feet the area to be left vacant would be 20%, but this percentage may, of course, be decreased by offsets at lower levels, according to the rule as above explained.

At 150 feet the percentage to be left vacant would be 45% of the area of the plot, and at 185 feet, the extreme limit of height under this paragraph, about 68½% would be required. But it must always be remembered that this is the percentage at the level stated only, and that the court area may decrease below it. If we take the required area at different levels, say at intervals of 25 feet, we find that the average area required to be left vacant for buildings 185 feet high is less than 30%.

When we consider that the new-law tenements, which are only five or six stories high, are required to have a court area equal to 30% of the area of the plot, and we find by experience that they are but indifferently lighted in districts which are solidly built up with them, it would seem that an average court area of 30% is none too much for buildings 185 feet high. The redeeming feature is, of course, that the light area is so much greater at the top than at the bottom.

But in making this plan the object has been to admit of all the freedom to the individual builder which is consistent with justice to neighboring land owners and the general public good. Therefore, provision is made for covering a greater area than the first paragraph permits of, in places where it can be done in accordance with the principles just stated, and with this object in view, the second paragraph provides that notwithstanding the foregoing a certain portion of any plot may be built on to any height. To ascertain this area, add to the area of the plot one-half the area of the street or streets opposite the facade or facades and divide by four.

As an illustration of how this would work, let us take one or two examples. An inside lot of the ordinary size on a 60-foot street, for instance, would contain 2,500 square feet, and one-half the area of the street opposite the facade would be 750 feet: total, 3,250 feet one-quarter of which gives the area which can be built upon to any height above 185 feet; viz., 815 feet square, and the area left vacant would be 67.4% of the area of the plot.

Upon corners where, by reason of the more open situation there is less need for court area, it is only fair that the builder should have greater liberty than in the case of inside lots, and the plan provides for this automatically, thus:

Assume a corner plot 100x100 feet at the intersection of two streets, one 60 feet wide and one 100 feet wide. To find the area which can be built upon to a greater height than 185 feet, we take the area of the plot, 10,000 square feet, plus one-half the area of the wider street opposite the facade, 5,000 square feet, plus one-half the area of the 60-foot street, 3,000 square feet; making a total of 18,000 square feet, which divided by four gives 4,500 square feet, or 45% as the area that can be built upon to a greater height than 185 feet. Upon a triangular plot like those occupied by the Flatiron and Times buildings, almost the entire area could be covered to a greater height than 185 feet.

The third paragraph is framed to permit of still further liberty to the builder. It provides that an owner may by purchase or otherwise acquire the rights of adjoining land for the purpose of building above 185 feet on his own land over an area proportioned as provided in paragraph 2, to the combined land area of which he controls the above mentioned rights. It was thought that some owners might not care to build above the limit of 185 feet, and others might want to build to a greater height than 185 feet over a larger area than would be allowed under the preceding paragraph, and that therefore this privilege to build higher than 185 feet over a certain percentage of the land might properly be subject to purchase and sale between adjoining land owners, for it evidently makes no great difference as far as public interests are concerned what specific portion of a given block is left vacant if sufficient light and air are provided for buildings and streets.

By this arrangement an owner may withhold his consent and prevent an adjoining owner from building over a greater area than allowed by paragraph 2, in which case the adjoining building could do him no great harm, or, if he receives sufficient compensation, he may permit the adjoining owner to combine his rights with those of his own land and cover a

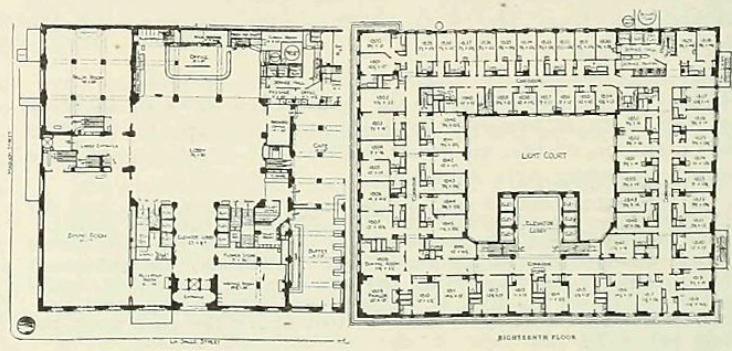
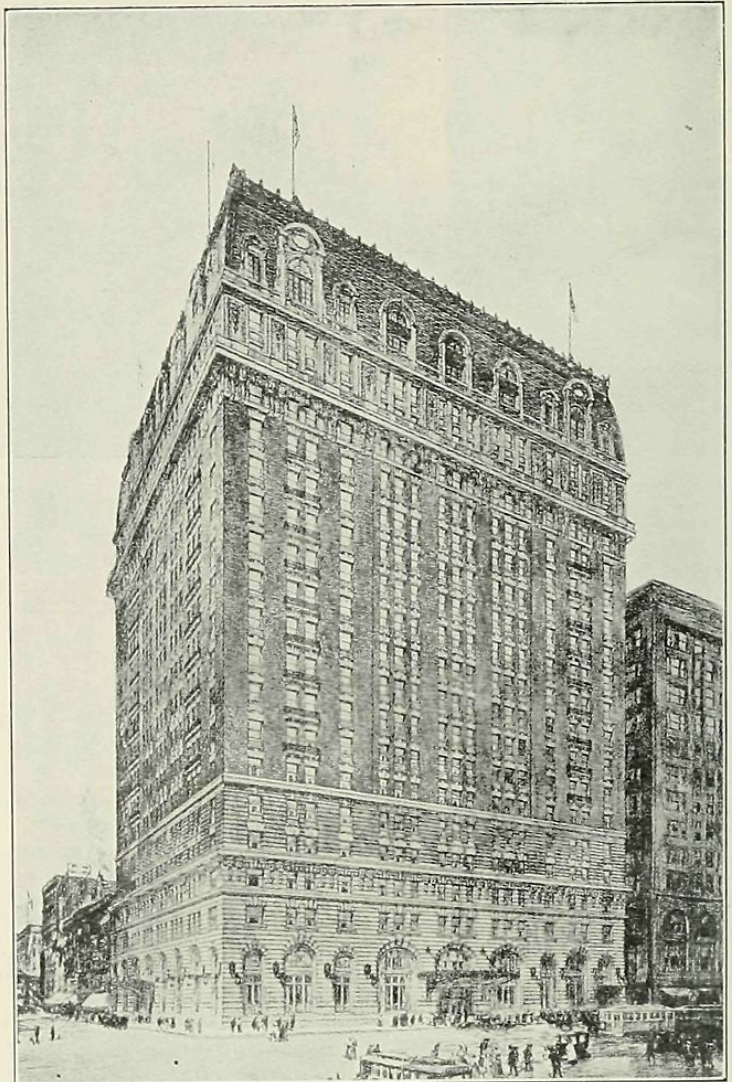
greater area than he otherwise could with a very tall building. He would thus receive compensation for the damage done him, whereas now he is liable to have his light taken without compensation of any kind. Of course, an owner once having parted with these rights, his land would forever be restricted to a building not over 185 feet high.

The fourth clause is intended to provide light for the street. It provides that the height of buildings at the building line shall not exceed 100 feet above the curb, and that for a distance of 30 feet behind the building line no part of the building, except on corner plots, shall extend in height beyond a plane formed by the building line at a level of 100 feet above the curb and a line normal thereto inclined away from the street at an angle of 60 degrees from the horizontal.

Logically, the buildings on narrow streets ought to be lower than those on wider streets, but there are many difficulties in the way of such an arrangement, especially at corners formed by the intersection of streets of different widths, and it was thought best to take a uniform height of 100 feet as the cornice line for all streets irrespective of their width.

As streets at the corners are better lighted than elsewhere, the light coming from two directions, there is not the same reason for an offset at the hundred foot level as in the case of inside plots, and they are therefore excepted from this restriction.

WHY SOME FLATS ARE VACANT.—Bad taste in wall paper is said to be responsible for many vacancies in apartment houses. The plea frequently heard is that artistic designs are too costly for the average apartment. Such is not the case, for the production of wall paper each year is now so large that there is no reason why even for a small sum one need have anything inartistic. Hang good paper, and above all a paper with some character. If you can't handle the job hire some one who can and note the result.



THIS WILL BE CHICAGO'S FINEST HOTEL.

The "La Salle."

From the Western Architect.

Halibird & Roche, Architects.

Geo. A. Fuller Co., Builder.

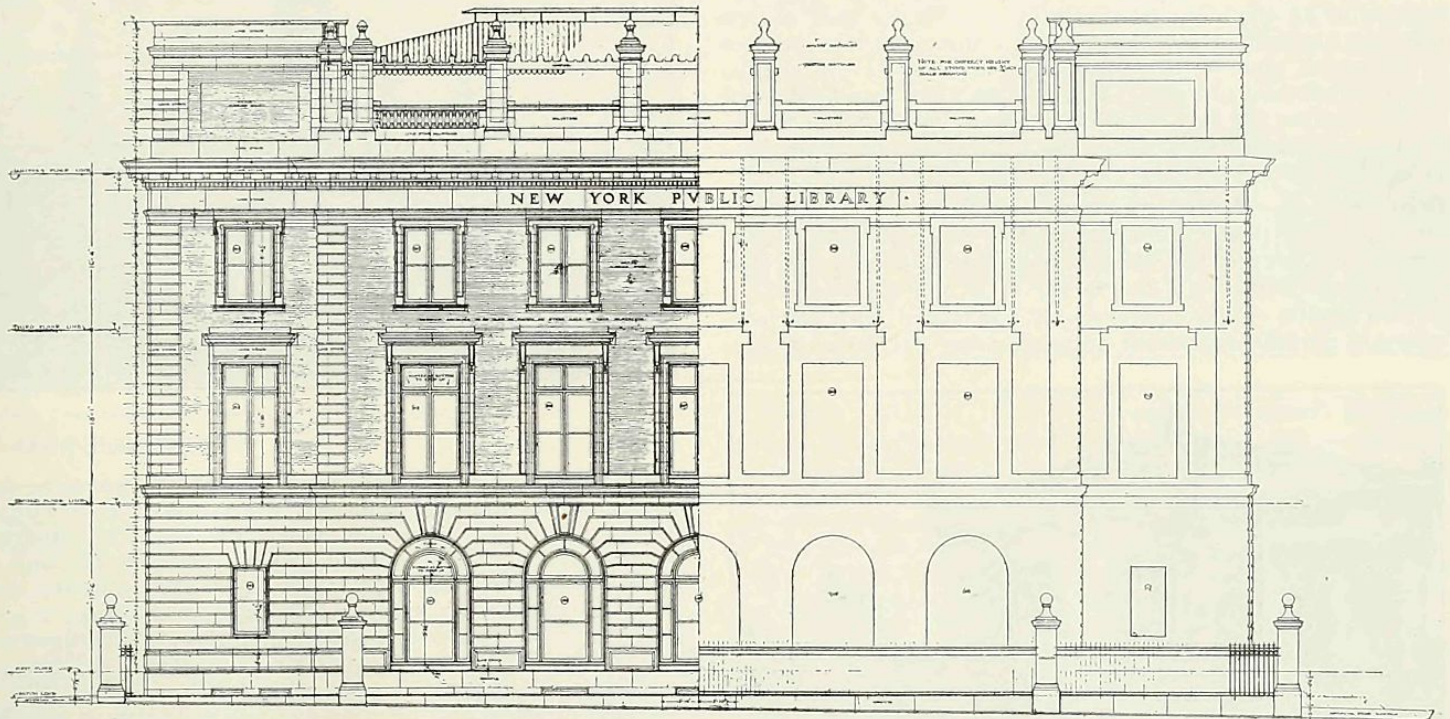
THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

HOW THE NEW SEWARD PARK BRANCH LIBRARY WILL LOOK.

Work on the foundations for the new building for the New York Public Library, illustrated, to be known as the Seward Park Branch, No. 24, and to be erected on the plot of approximately 115x62 ft. on Jefferson st, between Division st and East Broadway, is now well under way. The Jefferson st front of the structure will be the most important and faces on Seward Park; but the two entrances are in wings on East Broadway and Division st. The work room, accession room, staff room, locker room, toilets, etc., are in the wings in the second and

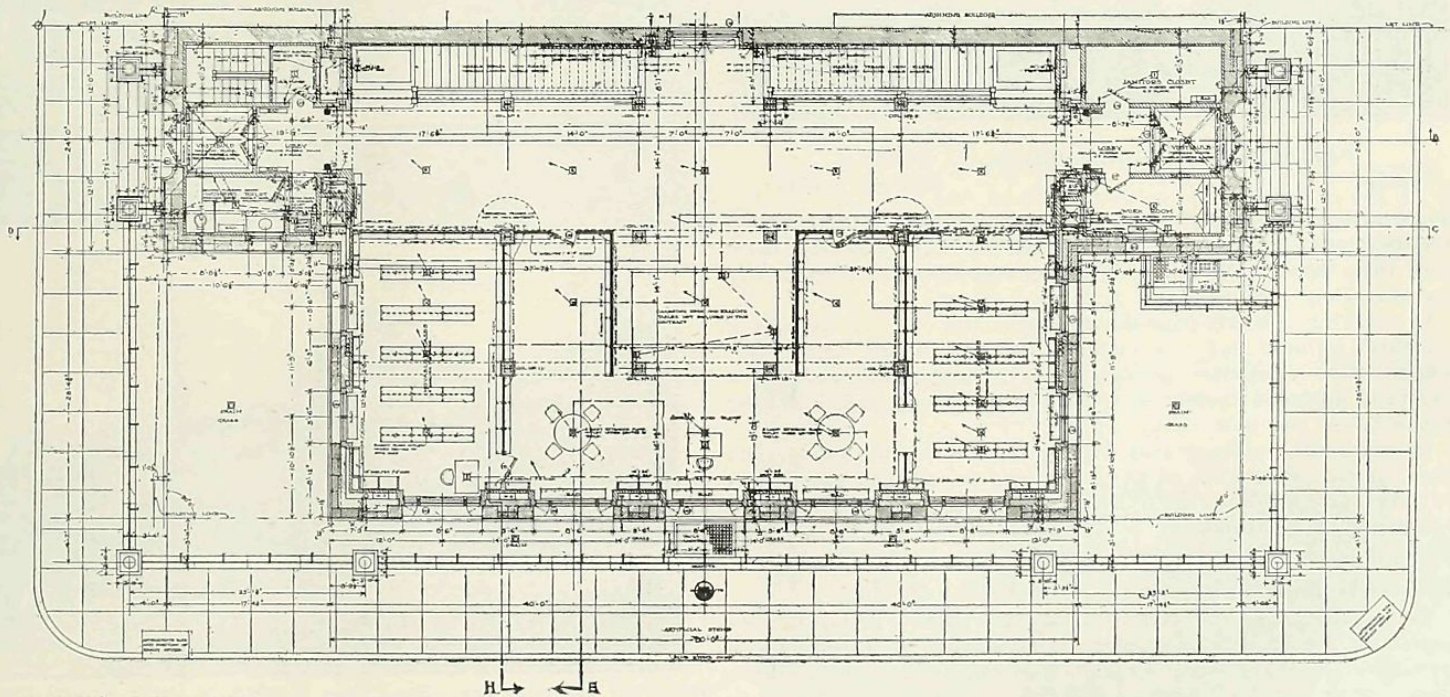
ing will be a large out-of-door reading room, arranged to be well shaded by awnings when required and provided with electric lights for use in the evening. A packing room of generous dimensions is provided in the basement, which also contains the boiler room, coal storage space, machine room, toilets, etc. Rooms for the janitor are in a bulkhead on the roof extending across the east side of the building.

The interior finish will be of quartered white oak with rift grain Georgia pine floors and painted plaster surfaces. The main stairs will be of iron with gray marble treads. The exterior of the building will be laid up in Indiana limestone and



NEW SEWARD PARK BRANCH LIBRARY.

Babb, Cook & Welch, Architects.



GENERAL FLOOR PLAN.

third stories. In this way the whole of the main building in the first, second and third stories is kept unobstructed for the purpose of the library.

The two entrances will be used respectively by adults and by children. The first and third stories are for the circulation and reading rooms of adults, the second story being devoted entirely to the children's department. On the roof of the build-

red brick with a granite basement. The library is one of the largest and most important of the branches yet to be built, serving as it does a very crowded district of the city. Automatic electric booklifts will be furnished by the Otis Elevator Company. Richard Deeves & Son, No. 309 Broadway, have the general contract. Messrs. Babb, Cook & Welch, No. 3 West 29th st, are the architects.

VIENNA: ITS CITY PLAN AND ITS APARTMENTS

AS AN AMERICAN ARCHITECT SAW THEM

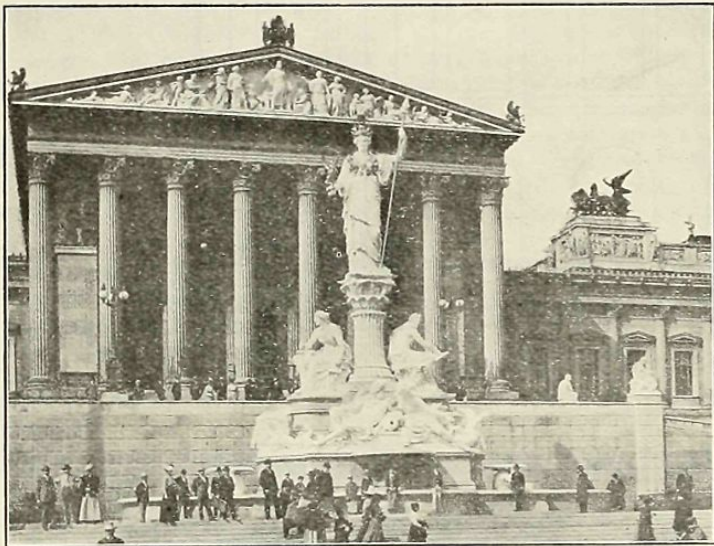
By CHARLES H. ISRAELS

WALKING along the streets of Vienna the visitor finds himself zigzagging in and out along the sidewalks which at varying intervals are drawn back so as to widen the roadway and set the new buildings at a greater distance apart, and he wonders at the municipal regulations which allow such an inconvenient arrangement until he discovers that it is part of a far-seeing scheme which is being put into operation throughout the entire city under the direction of the Stadt-Bau-Amt, which corresponds in a measure to New York's late City Improvement Commission, with the important addition that it is a permanent municipal department, and that its recommendations are approved by the authorities and thereby become part and parcel of the city ordinances, as its members are appointed by the City Council to what is practically a permanent tenure of office.

At its head is Stadt-Bau-Director Berger, who presides over three bureaus, one of which is under the control of an architect, another of an engineer and the third of a lawyer, and each in turn has his staff of assistants. This commission has prepared a permanent plan of the entire city in both its old and its new portions, and in making this plan an effort has been made to standardize the two so as to make a homogeneous whole. Even a cursory examination of the plan of Vienna shows at a glance how well this work is being done.

Reconstructed.—A Modern City.

For the past thirty years this ancient commonwealth, dating back to the days of the Romans, has been undergoing a slow but sure reconstruction, and to-day it is almost completely a modern capital. This improvement was begun with the construction of the magnificent Ring, forming a system of wide



PARIAMENT BUILDING—CENTRAL PORTION.

Vienna. Hansen, Architect.

boulevards encircling the old town on the site of the original fortifications, and the work has progressed so steadily since that time that the Viennese of to-day consider that they live in an absolutely modern city.

In carrying out this plan the streets of the old city have been widened, straightened and made to conform to the newer sections, while adequate circulation has been maintained by a carefully designed system of important radiating streets linking the old and the new town.

In order that nothing may escape the central authority, and that no encroachments of any kind may be allowed which will in any way interfere with the carrying out of this plan, all municipal regulations of every kind applicable to building operations are administered through the Stadt-Bau-Amt.

How It Is Done.

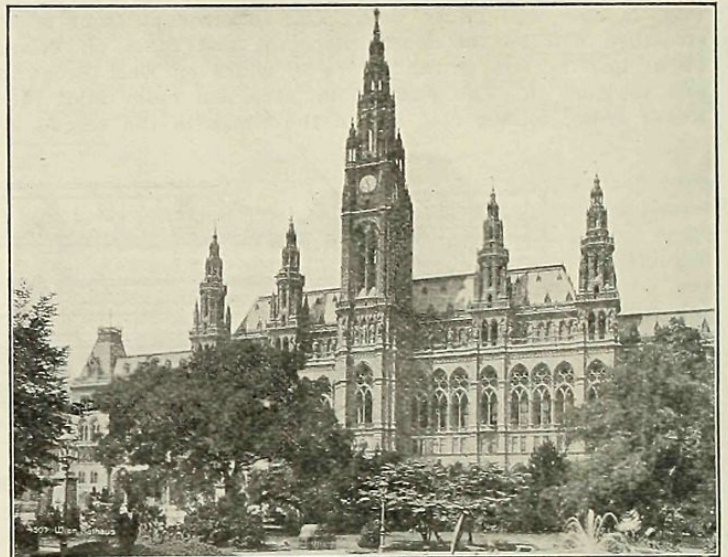
The widening of the streets of the old city is naturally the chief concern of this commission, and in putting its plans into operation it is assisted by the well-sustained policy of the city, which offers substantial inducements to the landowner to tear down his old building and rebuild on the new line.

Taxes bear heavily upon the Viennese landowner. They frequently amount to 35 per cent. and over upon the gross rental of the property, exclusive of the water rent; but let an owner build a new building, so as to conform to the new lines (and he cannot do otherwise if he rebuilds at all), and he is exempt from taxes for periods varying of from twelve to twenty years.

Having placated the owner of the land upon which the new structure is to be built by this substantial bait, his neighbors

are then taken care of by the municipality so that they, too, will lend the proper amount of encouragement to his efforts. For a year prior to an owner declaring his intention to build, the sides of the houses adjoining may be disfigured with painted signs, such as are frequent in American cities, though at all other times these signs are prohibited.

When the landowner decides to build he applies to the Stadt-Bau-Amt for a survey of his lot, and in rebuilding he must conform to the new street lines. Should it be necessary, as is



RATHAUS.

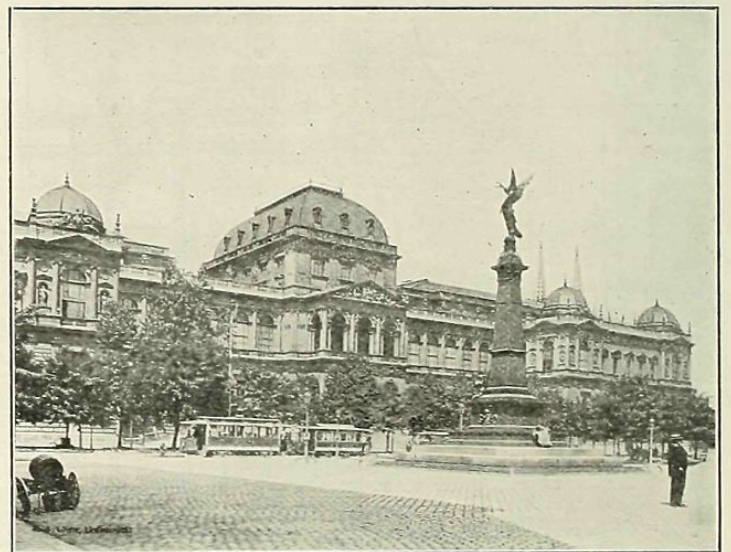
Vienna.

M. Schmidt, Architect.

usually the case, to set back from the old line which he formerly occupied, the city purchases the property at a valuation fixed by the commission; and should the owner be required to bring his new building forward he must purchase the land at a similar valuation, and from these values as fixed by the Stadt-Bau-Amt there is no appeal. This process has been in operation for some twenty-two years, and slowly but surely it is transforming old Vienna, with its narrow and crooked thoroughfares, into new Vienna, with its broad and beautiful avenues, in which tree-planting and foliage is always considered as an essential part of the scheme on all important highways.

To a New Yorker familiar with the purely advisory report of his own City Improvement Commission this method contains a suggestion for a possible realization of our own plans of municipal improvement along the lines of the least resistance.

Men well qualified to speak are of the opinion that one-quarter of a century more will see the last of "Alt Wien,"



THE NEW UNIVERSITY.

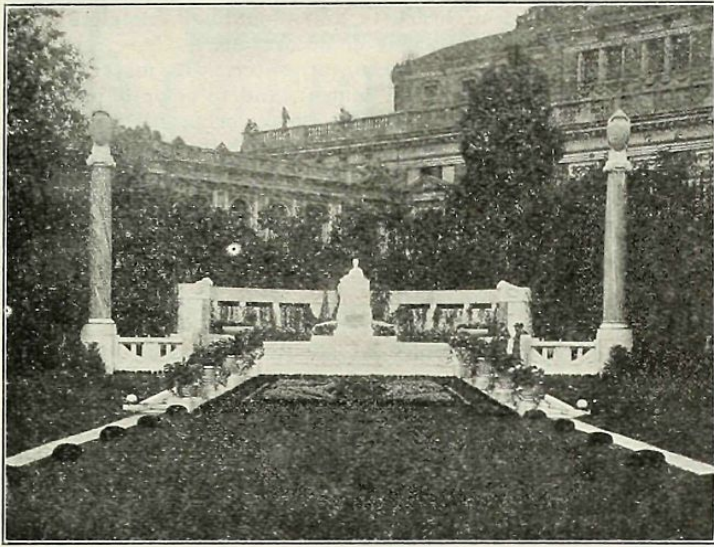
Vienna

Baron Ferstel, Architect.

and with the replanning of the city the line of demarcation between the old and the new town is being practically wiped out and the circulation made quick and easy by the radiating plan.

Proves All the Theories.

As an illustration of the effect of city plan on congestion, Vienna proves all the theories on the subject, as this radiating system has not only eliminated the slums and congested dis-



KAISERIN ELIZABETH MONUMENT.

Vienna.

tricts, but has spread out the population so evenly that it is difficult to find either a distinctly residential or a distinctly business section.

No capital in Europe contains so many important public buildings as are grouped within the area of old Vienna, but with the exception of this section all other portions of the city are of equal importance, and the social and business habits of the people have further contributed to this condition.

The Viennese takes his principal meal in the middle of the day, and it is usual for him to discontinue work entirely for at least two hours for this purpose. During the afternoon the greater part of the population, both men and women, seem to adjourn to the inevitable coffee house, while business is continued until an hour practically synonymous with the opening of the places of amusement. All of this naturally has its effect upon city plan and city architecture, and compels a close geographical relation between the home and the place of business or workshop.



ALBRECHT'S PLATZ.

(Danube Fountain on Ramp, Fischer Hof in center.)

A City of Apartments.

Vienna, like most other European capitals, is a city of apartments; but comparatively few apartments are devoted exclusively to dwelling purposes, and in a large number of houses the offices of business or professional men will be found on the two or three lower floors of the better-class houses, as well as the usual stores in those of the less pretentious type, while only the upper floors are devoted to dwelling purposes. Where the store does not exist this occupancy seems to have had little effect upon exterior design, as the buildings generally have a domestic rather than a commercial appearance, and, in fact, the plan of these lower or business floors is practically the same as that of the upper ones used for domestic purposes.

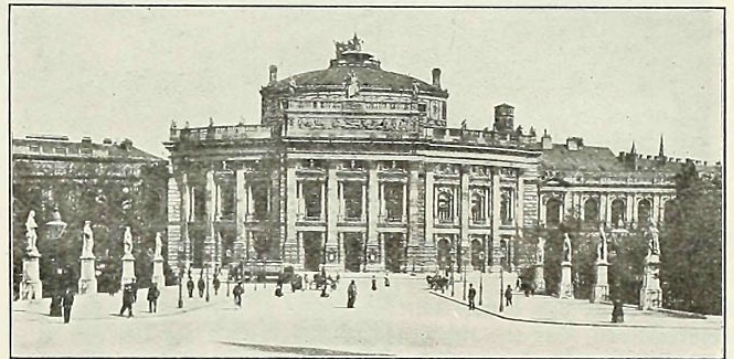
The ground floor, or entresol, has little variation from the well-known type of French apartment, and has its inevitable concierge, but in the apartments themselves an American finds very much that differs from similar construction at home. Large rooms and high ceilings seem to be a "sine qua non" to an extent that would make the New York speculator gasp at the waste of room; but these larger spaces are frequently obtained by the loss of circulation, which would not be tolerated in an American apartment. The main rooms in the apartments of the finer type are frequently 20x30 ft. or over, and fully 12 ft. in height; but on entering the apartment one is frequently compelled to pass through a number of the semi-

public rooms in order to reach the bedrooms, the private hall in the American sense not being considered at all necessary.

As It Seems to Us.

None of the bedrooms are provided with closets, and a necessary part of every room's furniture equipment is a large wardrobe, and in addition thereto in the apartments of the better class a large room is frequently provided to be used exclusively for movable wardrobes holding the clothes of the various members of the family. Interior courts are generally of so large an area that excellent ventilation is obtained in most cases in inside rooms; but the sanitary conditions in the older houses are not by any means up to the standard of American construction, the toilet rooms being frequently very badly ventilated through a small interior shaft, and having decidedly inadequate water supply. The older houses have no bathing facilities at all, but in the houses of the newer type, where bathrooms are provided, these rooms are in proportion to the others, and one frequently finds a bathroom three or four times the dimensions of a similar room in a New York house, and the plumbing fixtures seem quite lost in the amount of space provided.

On account of the varying shapes of the lots, apartment plans are not at all standardized, as they are in our rectangular American cities, and this same condition naturally gives very



HOFBURGTHEATER.

Vienna.

Semper & Hasenauer, Architects.

much better opportunities for interior ventilation than we possess; but, nevertheless, it frequently happens that many of the interior rooms are by no means as well lighted as would be required under the Tenement House Act of New York City.

The elevator has not yet come into very general use in apartment houses, and winding stairs, though broad beyond that which one usually finds in American cities, lead up to the upper floors in connection with halls of similar proportions.

The municipal regulations prevent any building in Vienna going to excessive height, and an apartment house higher than five or six stories is rare. In fact, some recent municipal statistics of the city of Vienna show that there are but four 7-story buildings within the entire city, and none higher.

The Austrian architect is somewhat slowly taking up the Anglo-Saxon habit of using the sliding sash, and the casement window is still in the most universal use; but it has been found so impossible to prevent the sash from transmitting draughts into the house that a municipal regulation compels double sash to be inserted, and in addition thereto one usually finds a long movable pillow between the inner and outer sash to prevent leakage.

The comparative expense of lumber causes the amount of wood which is put in the finish of these apartments by the landlord to be reduced to the minimum. A wainscot is very rare, except as it may be provided by the tenant, and the base itself, even in a room of some pretensions, is rarely over six ft. high, while no picture mouldings are provided.

(Continued on Page 1067.)



STOCK EXCHANGE.

Hansen, Architect.

THE CITY'S NEW FERRY TERMINAL AND OFFICE BUILDING.

The action taken this week by the Board of Estimate and Apportionment authorizes the Commissioner of Docks to award the contract for the Staten Island Ferry terminal, foot of Whitehall st, Borough of Manhattan.

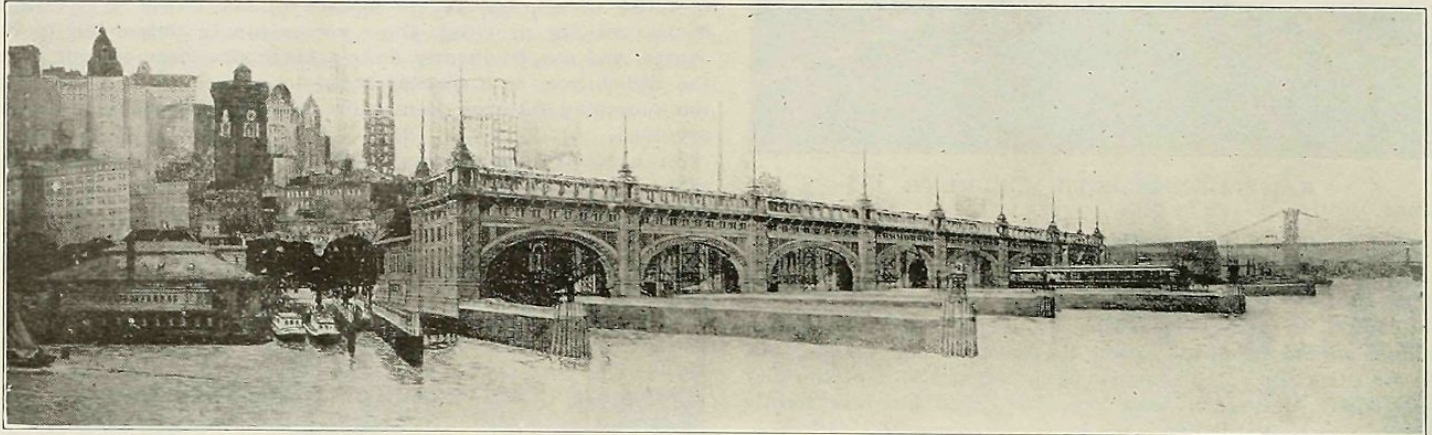
This contract provides for a structure with two slips which forms the westerly section of the Municipal Ferry terminal. The easterly section, consisting of three slips, has been under construction for some time and is to be used as the Manhattan terminal of the 39th Street Ferry, Brooklyn.

The third, or middle section, when acquired by the city, will consist of two slips and furnish terminal facilities for South and Fort Hamilton ferries.

are ornamental stucco and copper panels, while ornamental cast and wrought iron brackets and mouldings complete with tile and terra cotta the scheme of decoration.

For waterproofing the stucco, a waterproof material has been mixed with the sand and cement, and to color it pigments are mixed in, instead of applying the coloring matter to the exterior. The copper is not to be treated in any way. The concrete floor slabs are to be covered with marbleitic blocks in the waiting rooms. The roof forming the recreation pier will be tiled, while a copper roof with standing seams crowns the north and east elevations.

The cost of the completed superstructure will be \$1,500,000. This does not show a greater cost per cubic foot than other modern terminals, which, however, have no revenue-producing features. Work was commenced about a year ago under Mr.



RIVER VIEW MUNICIPAL FERRY TERMINAL.

Snare & Triest Co., Builders.

Walker & Morris, Architects.

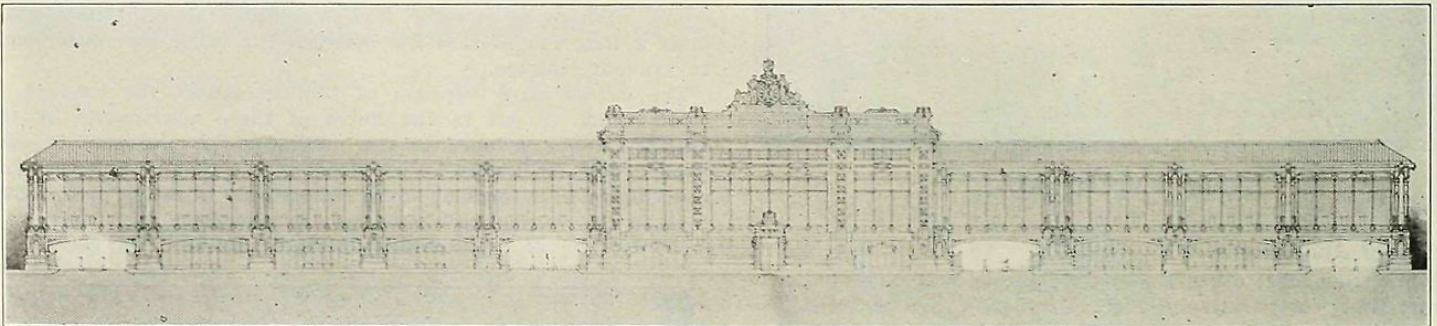
The three sections are shown in the elevator plan. Since the three sections are being built at different times each is complete in itself, but the three are so designed as to form a harmonious whole, so arranged as to be used either as one large terminal or as three separate ones, which future traffic conditions will determine.

The completed structure, therefore, consisting of seven slips, will replace the present terminals of the Staten Island, 39th Street, Fort Hamilton and South ferries, and will be more than 700 feet long. There are three waiting rooms and a driveway on the street level. On the second floor there is practically one immense concourse, subdivided by glass partitions into three waiting rooms, so arranged that they can be operated individually or in connection with each other. The Loggia, 15 feet wide, running along the entire north front on second floor level, will replace the unsightly bridges and passageways at present leading from the elevated road to the ferry houses. Ample and modern smoking rooms, retiring room and toilet room arrangements are provided, and the electrically illuminated signs and automatically controlled gates for the comfort and safety of the public are of the most approved types.

On the third floor over the slips there has been provided 45,000 square feet of office space, equal in area to nearly two

J. A. Bensel, Commissioner of Docks, and is now being continued by his successor, Mr. Allen N. Spooner; Mr. Charles W. Staniford being chief engineer for the department. Messrs. Walker & Morris, 36 East 23d st, are the architects, and Charles Worthington their consulting engineer. The Snare & Triest Company has the general contract for the three westerly slips, and were the lowest bidders for the two easterly slips.

STRUCTURAL STEEL IN BRAZIL.—The possibilities of the trade in steel building materials in Brazil have appealed to a number of the largest American manufacturers of such materials, and there is a well-defined movement to get into the trade in Brazil and South America generally. The nature of inquiries made, however, indicates that there is no proper appreciation of the position of this trade in Brazil at the present time, nor is it likely that it will reach the expectations of many American exporters for some time. Rio de Janeiro has nearly a million people. In spite of the high price of real estate in the central portion nearly all the business houses are three stories, a few are of four, still less of five, and the only two above five stories are those of two newspapers—one of seven and the other of nine stories, the latter being the only building



LAND FRONT ELEVATION—MUNICIPAL FERRY TERMINAL.

Walker & Morris, Architects.

floors of the proposed new Municipal Building. An equal number of square feet of roof space is intended to be given up to public use as a recreation pier. These two features have been worked out at a comparatively low cost to the city. At a rental of \$2 a square foot for the office space, the city would derive an annual income of \$90,000, making it a revenue-producing building. The third floor is reached by elevators and stairways accessible from both the first and second floors, while the recreation pier has separate stairways.

MATERIALS AND CONSTRUCTION.

The building is of fireproof construction, with steel framework and reinforced concrete floor slabs. Every effort has been made in the selection of materials to avoid the cracking of walls and ceilings, and to further insure this result all large surfaces are broken up into panels with metal covered slip joints. Unlike some of the newest terminals, the river front, the steel structural members are left exposed, rather than covered with metal. Between the exposed steel members

in the city built upon a steel frame. Building in Rio de Janeiro, as the representative city of Brazil, so far have consisted altogether of those constructed of stone and those constructed of brick and plastered over to represent stone. Owing to the climate none other than damp-resisting materials can be used. Wood has been out of the question, owing to ravages of white ants and other insects.

MOVING THE BREAD LINE.—On Monday, June 8, the Fleischmann Bakery will move to the northwest corner of Broadway and 11th st. The building occupied by them for thirty-two years will be razed as described some time since in the Record and Guide. Many people have wondered whether the famous "Bread line" would be discontinued when the new quarters were occupied. Mr. Otto F. Fleischmann is convinced of the efficacy of his plan and will continue it. Instead of extending along Broadway, however, it is stated that the line will in the future form along 11th st.

RECENT ACHIEVEMENTS OF THE BUILDER.

AN EXAMPLE OF RAPID CONSTRUCTION.

The illustrations on this page of the new Silversmiths' Building on the north side of Maiden lane, a few doors east of Broadway and running through to John st, tell a story of rapid building. Yet the photographs tell only a part of the achievement, as the photographer was unable to obtain on the plate the wings running through to John st on the rear.

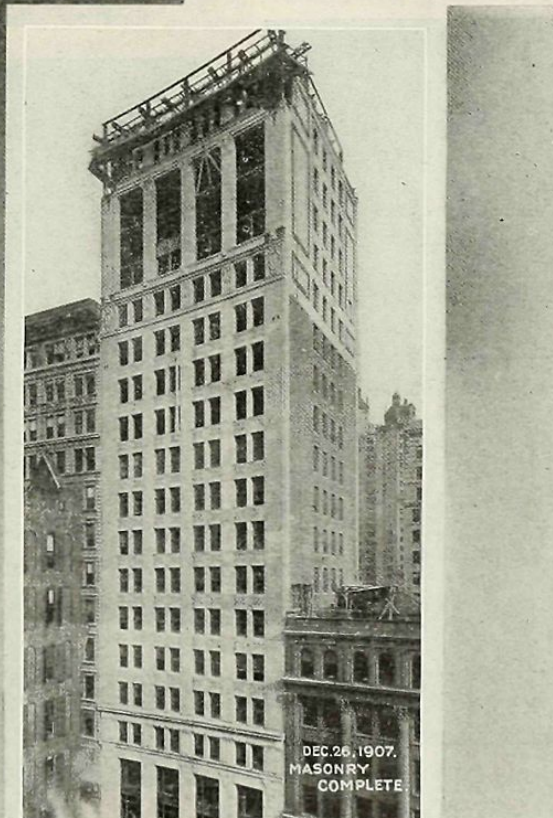
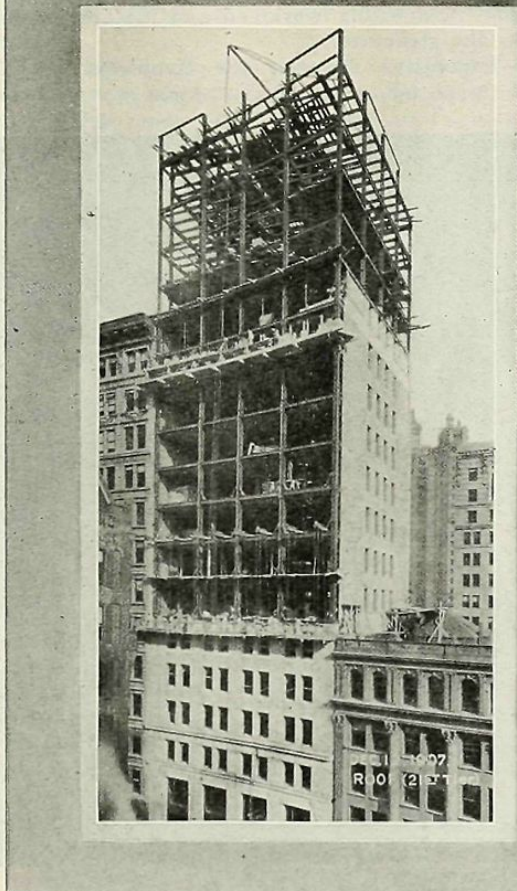
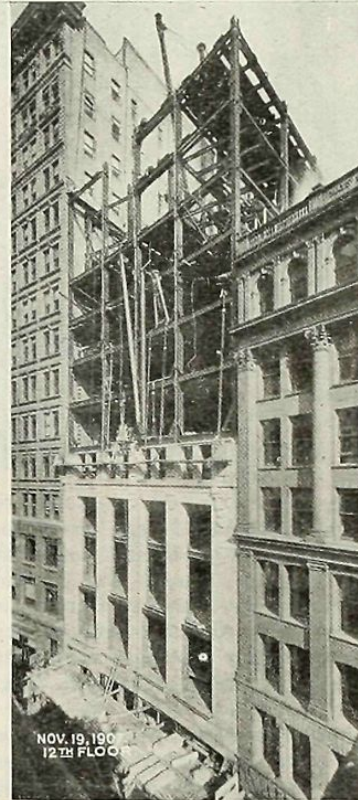
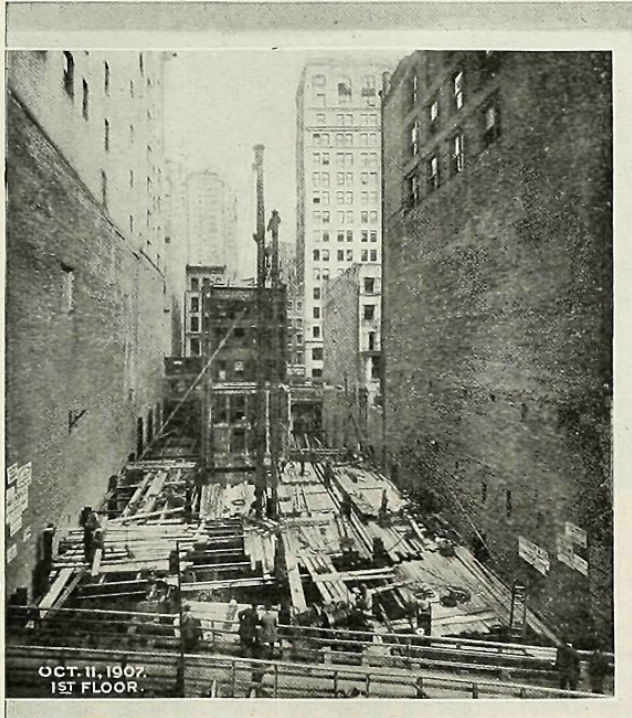
a letter "E," with the short middle member omitted, a small 3-story building in John st being surrounded on three sides by the new work. Another feature which the photographer has not brought out is the concave front on Maiden lane, which peculiarity of the elevation in nowise facilitated the construction. The illustrations cover a period of eleven weeks, from October 11 to December 26, 1907, from the time the first floor beams were on until the building was "topped out."

The progress made between December 12 and 26 in two weeks of winter weather was amazing. The walls of this building are brick and the floors and roof of hollow tile.

Except in the excavation, no overtime work was done on the job, barring some early evening and Saturday afternoon duties of a few laborers in receiving and placing materials.

The Record and Guide endeavored to obtain from the builders some noteworthy data which it would seem should accompany such a rate of progress, but from Mr. Andrew J. Robinson all down the line, the organization was unanimous on the point that the greatest single help in the construction of the building was the continuous and immediate assistance of the architects, Messrs. Clinton & Russell, in quickly deciding any points in doubt. At all times were used an abundance of the most modern appliances which make an up-to-date plant, such as patent scaffolding; adjustable canvas covering, so that the work might progress in any kind of weather; electric hoisting apparatus; the electric light for the short dark winter days, etc.

Mills, yards and factories where material for the job was being manufactured were, with the permission of the proprietors, under the daily inspection of the building concern, who saw that the company's work was receiving the best possible attention, and arranged so that deliveries would dovetail nicely at the site and the material be on hand when wanted. When the contract was made last July the owners asked for the building May 1, 1908; it was tenanted early in April, and the builders say they could have had the building ready for tenants much ahead of this were it not that the division of the space by partitions was left in all cases until actual leases were signed, after which the partitions



THE SILVERSMITHS' BUILDING AS IT WAS IN COURSE OF ERECTION.

A. J. Robinson Co., Builder.

Maiden Lane and John St.

Clinton & Russell, Architects.

The pictures all show the Maiden Lane elevation. The one dated October 11, 1907, shows the first story floor beams in place. On November 16, 1907, the steel work is shown to the 12th story. By December 12, 1907, the 21-story tier of steel work was in place, and on December 26, 1907, the masonry was completed to the roof line. It will be noticed that the plot formed

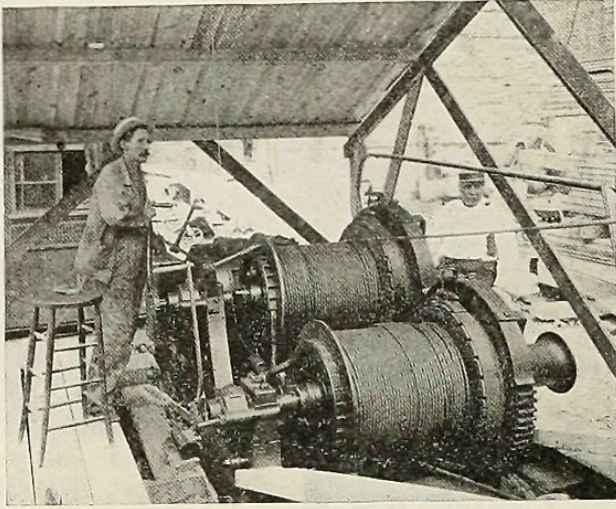
were built and plastered. The electric elevators were installed by the Otis Co. The Maiden Lane Realty Co., 171 Broadway, is the owner of the building. Edward Holbrook, president of the Gorham Co., is president; Harold J. Gross, vice-president, and John S. Holbrook, treasurer. Directors are E. and J. S. Holbrook, B. P. Cheney, G. C. Comstock, S. P. Colt, H. J. Gross, J. E. Fletcher, E. I. Rogers and R. Grinnell.

ELECTRICITY IN MODERN BUILDING OPERATIONS.

IN New York City, where space is at a premium electric power has become invaluable on account of the reduced floor space required, the possibility of direct application of motor to machine, and its flexibility. Other items in its favor are the elimination of dirt, noise and waste, and absence of vibration.

In building construction this form of power is especially favorable because of the portability of electric-driven machines. Wires may be run quickly and easily, and are rarely injured by wear and tear of construction work. This cannot be said of the rigid lines of piping which are usually necessary where

Provision is made in architects' plans for lighting, ventilation, elevator service and water supply throughout a projected building, and it is usually decided nowadays that the electric way is the best because the safest, and in the long run the most economical. Electrical ventilation, not yet as familiar to the general public as other electric conveniences, is effected by means of exhaust fans which draw the vitiated air from

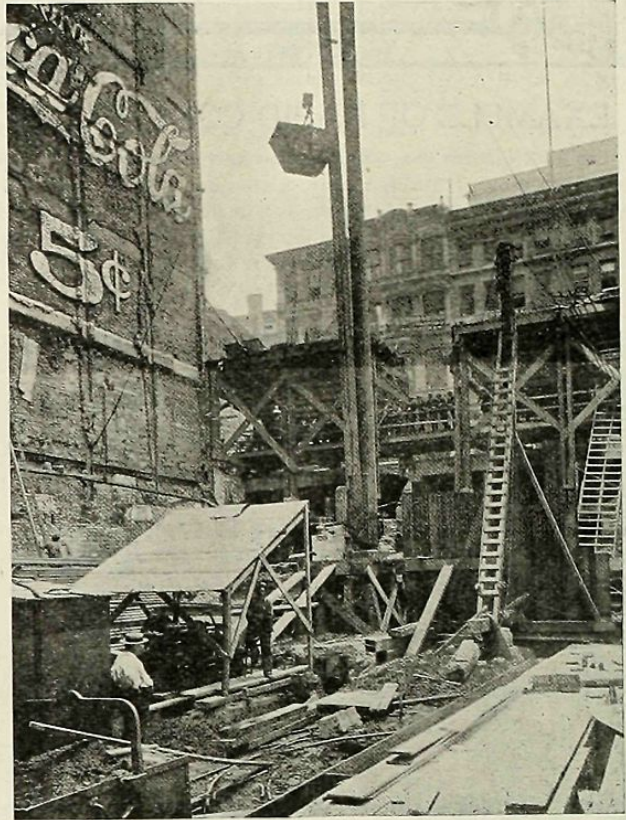


HOIST DRUM.
(Copyright by the New York Edison Co.)

steam or air is used. Leaking joints and line condensation are entirely done away with.

Electric pumps have been a great aid in excavation work where on account of heavy storms or seepage, large quantities of water have collected. The inefficiency of the steam pump and pulsometer is well known. With electric pumps the current consumption is in direct relation to the work done, no more, no less. Skilled attendance is unnecessary, for a watchman can start or stop the pump at intervals during the night, and keep the water down to a minimum even in the wettest kind of an excavation.

The electric hoist has become indispensable in construction work for reasons of economy, absence of vibration and ease of location. It is possible to install an electric hoist at the top



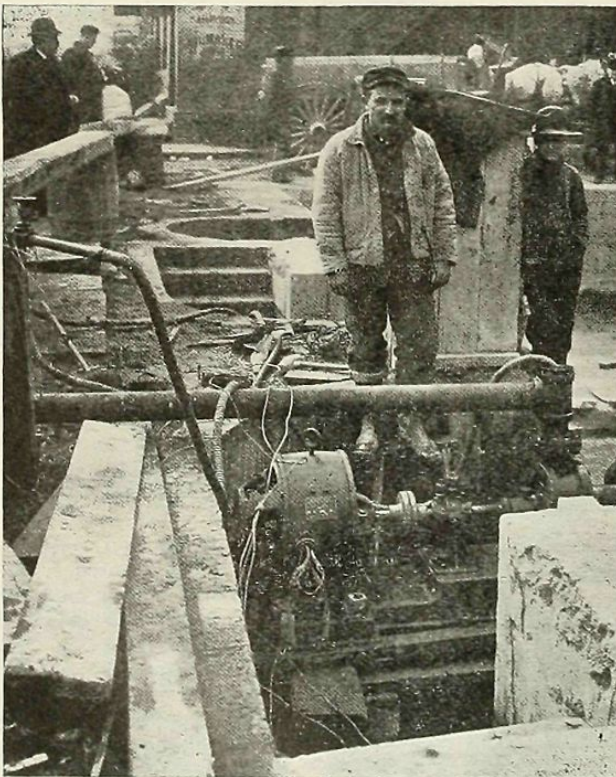
HOIST FOR MATERIAL.
(Copyright by the New York Edison Co.)

crowded rooms, and ordinary electric fans so placed as to induce a constant current of fresh air and to circulate it.

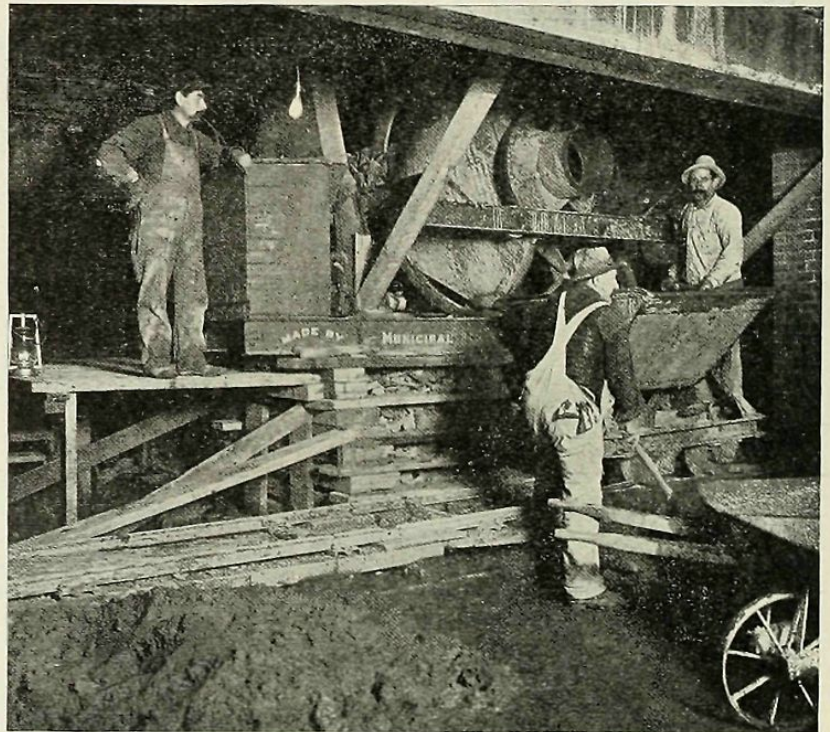
For the water supply there are numerous types of electric pumps, some of which are automatic and require practically no attention.

Elevators are now put in large buildings as soon as there is enough framework up to permit their installation, so that they can be used for transporting workmen and material from floor to floor within the structure.

Whenever it is imperative to rush the completion of a building, the work must be carried on at night as well as



PUMP.
(Copyright by the New York Edison Co.)



CONCRETE MIXER.
(Copyright by the New York Edison Co.)

of a building, no matter what its height. This allows a cable to be used at about one-half the length necessary when hoists must be set on the ground floors near the steam supply or the coal pile.

Concrete mixers may be readily equipped with motors, and when so fitted become a compact and portable unit. Under these conditions the mixer may easily be moved and will materially reduce the cost of mixing by keeping the mixer close to the point where the concrete is to be placed.

during the day, and it is then that electric lighting is most appreciated, for arcs and incandescents may be installed with perfect safety in almost any place or position, no matter what stage construction has reached.

Electrical apparatus, whether applied to the building in course of construction, or installed in the finished structure to provide comforts and conveniences, invariably commends itself to favor by its ease and economy of operation, and above all, its safety.

THE FLOORS OF PUBLIC BUILDINGS.

THE FLOOR is the most abused part of all public buildings and in American architecture it has been also the most neglected. This is due to the fact that this country has been for a long time a land of large forests where timber was cheap and plentiful. The gradual rise in the price of wood and a popular demand for more substantial buildings have united in doing away with the use of wood on the floors of nearly all public buildings. Even in private residences the wooden floor

The reason for this cracking is that the cement in which the marble mosaic or terrazzo is set has to be adulterated with lime, which so weakens the resistance of the cement that it is easily cracked by every expansion and contraction due to the ordinary changes in temperature.

The tile floor can, and should always be set in a pure cement mortar in which no lime is mixed. A properly laid tile or ceramic mosaic floor will outlast the building in which it is placed.

The public buildings in our National Capital at Washington afford excellent examples of the relative value of this flooring material. The floors of the Capitol, for instance, are laid with encaustic tiles which were brought over from England over fifty years ago. These floors are still in such an excellent state of preservation that were it not for the old-fashioned tile patterns one might suppose that they were laid but yesterday. Just south-east of the Capitol is the new building of the Library of Congress, completed only ten years ago at a cost of over six million dollars. The National Library, as it is often called, is admitted to be the most beautiful public building in Washington, and the most beautiful library building in the world. Its interior decoration is almost exclusively of marble, some of which was imported from Italy and other foreign countries. The floors are likewise of marble, marble mosaic, or terrazzo. Although the building is only ten years old, its elaborate marble mosaic and terrazzo floors are already marred by ugly cracks and patches extending in all directions. Even some of the marble tile are cracked and more or less worn. Comparing these floors, which are only ten years old, with the tiled floors of the Capitol, which were laid over half a century ago, one sees at a glance the relative wearing qualities of the tile and the marble mosaic and terrazzo floor.

The Pension Office, which, as the building containing the largest floor area in Washington, ton, has been the scene of numerous Presidential inaugural balls, is covered with the clay tile, and, like the tiled floor of the Capitol, it is still intact.

The Treasury building, on the other hand, has marble floors, or floors made of marble and slate slabs. The floors of this building are in a very bad condition. Many of the marble slabs are cracked, worn and patched, and as marble is a far softer material than slate, the floors in which both materials are used present a surface composed of alternating concave and convex squares. Questioned by some newspaper reporter on the unsatisfactory condition of the marble floors in the public buildings in Washington, the supervising architect of the Treasury declared that not over one per cent. of the original marble floors of the Treasury Department remained in the building.

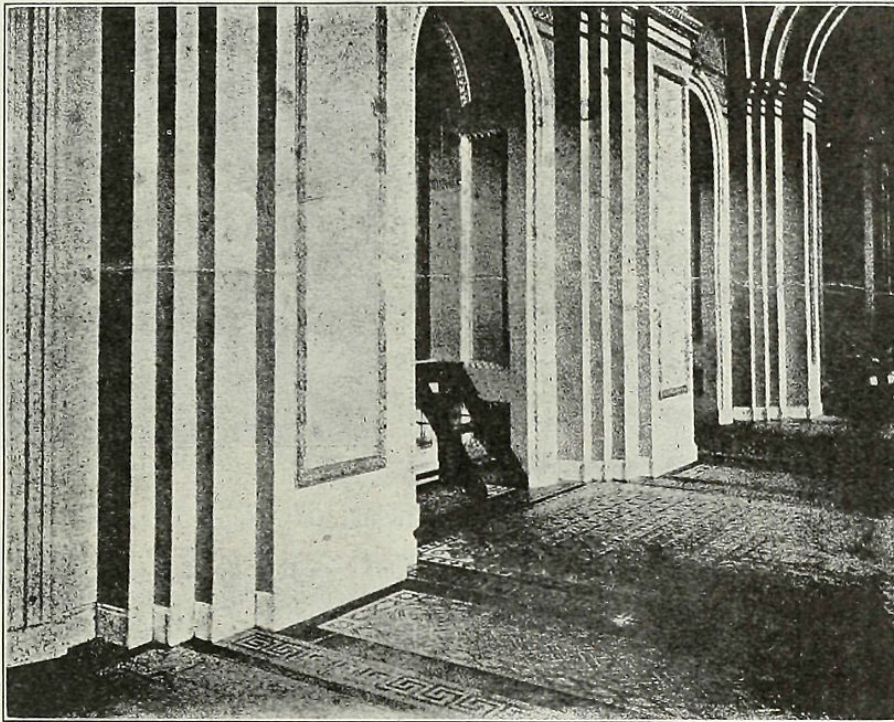


FIG. 1 . TILED FLOOR IN U. S. CAPITOL.

is used less and less in vestibules, porches, bathrooms, kitchens and other parts of the house where the floors are subjected to rough usage.

Nearly all our public buildings of to-day have floors made of inorganic materials. Marble, marble-mosaic, terrazzo, marble and slate, tile, and ceramic mosaic, are the most usual flooring materials. Of the other inorganic flooring materials, tile or ceramic mosaic, which is virtually tile in which the individual pieces are minute, is by far the most satisfactory flooring materials.

Marble is beautiful but too soft for use in floors that are subjected to such traffic. It is easily scratched by the nails of the shoe, which cause the deep indentations noticeable in marble

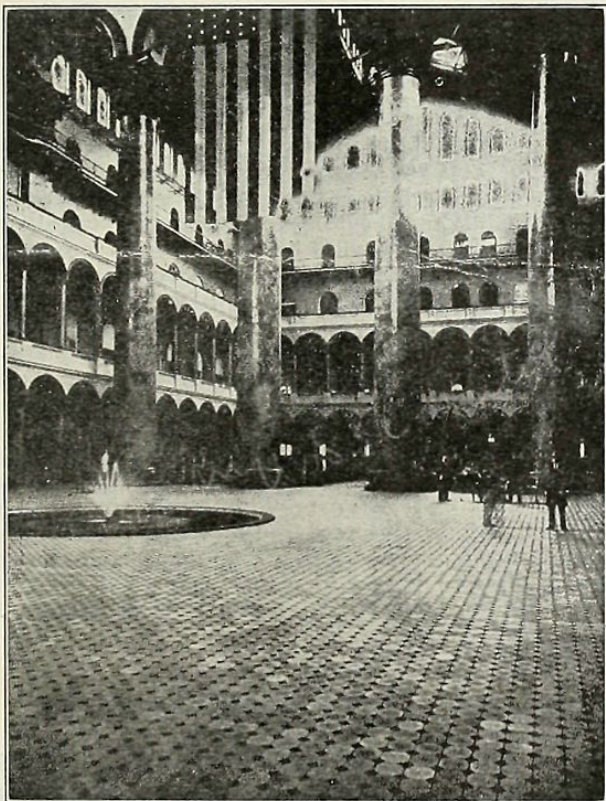


FIG. 2. TILED FLOOR IN U. S. PENSION BUILDING.

steps and in the spaces just in front of ticket offices, news-stands and other places where the traffic on a marble floor is concentrated. The terrazzo floor, which is the cheapest kind of marble mosaic, has the further disadvantage of sometimes cracking. The same holds true to a lesser extent of marble mosaic.

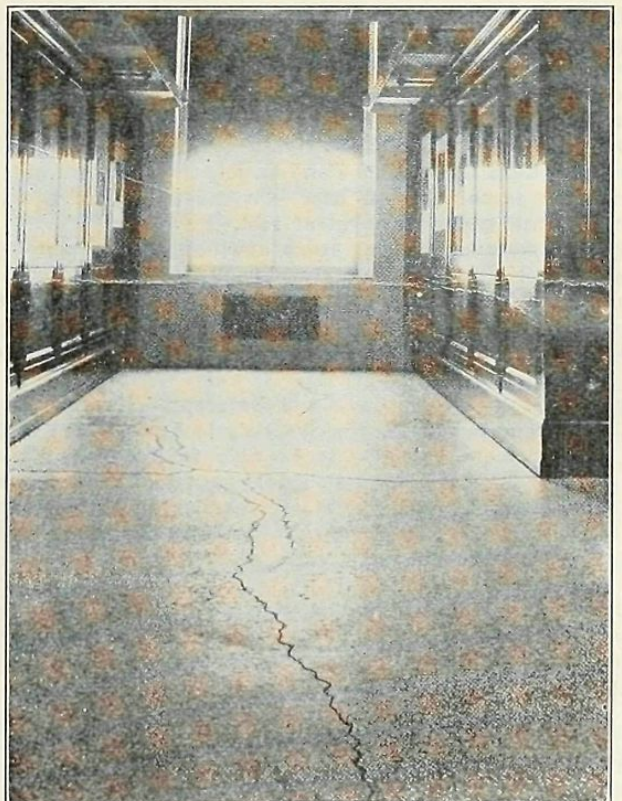


FIG. 3. CRACKS IN TERRAZZO FLOOR, ART ROOM, LIBRARY OF CONGRESS.

The Patent Office has both tiled and marble floors. The tiled floors are in excellent condition, but the marble floors which are subjected to exactly the same use, are cracked, patched and worn. Marble is the most beautiful of all building materials, but

it is too soft for floors that are subjected to much use. This fact has become so evident to those familiar with the public buildings in Washington, that it is doubtful if any which will be erected in the future will be supplied with marble, marble mosaic or terrazzo floor coverings.

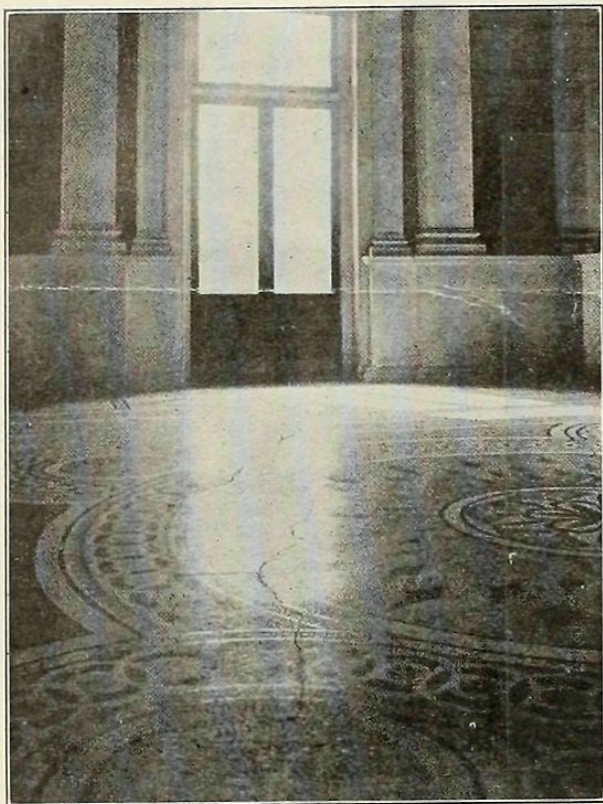


FIG. 4. CRACKS IN MARBLE MOSAIC FLOOR, LIBRARY OF CONGRESS.

Experience is mankind's best teacher and as far as flooring materials are concerned, one of her best lessons in building materials can be learned by the most casual observation of the floors of the public buildings in Washington.

C. J. FOX, Ph. D.

THE TRIP UP THE SINGER TOWER.

The trip to the top of the new Singer tower offers as much interest to the layman as to the engineer.

Successful vertical transportation which has made the "Grand Canyon of Broadway" possible has reached its final development in the battery of high speed Otis Traction Elevators installed in this tower.

The visitor is at once struck on entering the elevator hall of the tower with the exceedingly elaborate signal system which indicates by small electric lamps the exact position of each of the eight cars. It is interesting to follow the upward course of one of the express elevators from the first to the fortieth floor by the flash of the small light as the car passes each floor.

The speed with which these lights come and go in marking the long upward flight makes one anticipate a disagreeably fast rush in the actual upward trip. On the trip itself these disagreeable anticipations are set at rest.

The movement of the car is so absolutely even and steady, the start and stop so absolutely devoid of jerk and wobble so often experienced in the older elevator installations that the second hand of one's watch is the sole indication that the upward flight is being made at the rate of six hundred feet per minute.

The maximum service could not be secured, however, unless it were possible for the starter not only to know where each car is at any moment but also to be able to instantly direct its movements. This is accomplished by a telephone installation, the transmitter of which the starter carries on his coat and he can instantly "plug in" on the line to any car, thus allowing instant communication with each of the elevator men while their cars are in motion.

This signal system and indicator system was installed by the Elevator Supply and Repair Co., under the designs and direction of the Otis Elevator Co., who, of course, were responsible for the success of the entire elevator installation.

The view from the balcony at the forty-first floor will well repay anyone the trouble of securing a permit. The Ramapo Mountains, Long Branch, Great South Bay, the Tappan Zee, are all easily seen. One cannot feel that he knows New York who has not seen the "map of the city at his feet."

After the return trip in the elevator one is reminded of Isaac Walton's sentence, "Undoubtedly God might have made a better berry than the strawberry, but undoubtedly God never did."

Better elevators may come in the future, but they are not here yet.

GROWTH OF AN INSURANCE BUSINESS.

Mr. Wm. T. Ritch, who has been a subscriber for the Record and Guide for twenty-two years, on May 1, took larger quarters in the Townsend Building. Mr. Ritch is one of the foremost men in liability insurance. He is one of the oldest members, in point of service, in the Building Trades Employers' Association. His constant connection and practical knowledge of the building industry has made him a specialist on liability insurance and contractors' bonds to all those allied with the building industry.

Mr. Ritch for many years was a large dealer in granite, and sole proprietor of the Greenwich Stone Quarries, as well as a contractor and expert on sea-wall and retaining-wall construction; but since the death of his father, some years ago, he has devoted all his time and energies to the development of liability insurance, and today, we understand, has the largest clientele of contractors and builders in this country.

Mr. Ritch has a way of his own in attending to his business, to the end that each risk is properly classified and receives his own personal attention. His offices, at 1123 Broadway, are handsome in general appearance and complete in detail. His organization of liability and fire experts is regarded as perfect.

A prominent engineer and contractor of this city, and a well-known member of the Building Trades Employers' Association, in writing to one of our largest contractors, stated: "All of us in the building line have had insurance men look after our liability, bonds, etc., but it was not until my friend Ritch took up this line of work that we really got any service or attention. In other words, if you have any insurance business that you want taken care of, in a square, conscientious, most economical and intelligent manner, Mr. Ritch is the man you are looking for." Similar words come from hundreds of patrons, who always feel the touch of Mr. Ritch's personality.

Through strict attention to business and conscientious work, Mr. Ritch has been appointed special agent of the largest liability and accident insurance company in the world, the Etna of Hartford. His connection with this company is such that his territory extends over the entire United States for contractors' risks. Mr. Ritch is also manager of the Madison Square General Agency of the National Surety Company for all forms of contractors' bonds.

PRINTS FOR RENTING PLANS.

When a new building is finished it frequently is of great assistance to the real estate firm, having charge of the renting, if they can get a limited number of plans of each floor at a moderate price. When thousands of copies are wanted, the requirements are quickly supplied by various firms, but when only twenty-five, fifty or one hundred prints are needed, and the copies should show in jet black ink on a pure white ground, the field for furnishing such prints is rather limited. By this "In-ko-graf" process it is possible to make, at reasonable figures, twenty-five, fifty or one hundred copies directly from the architect's drawings; which, for renting plans, are usually drawn on a scale of one-eighth inch to the foot.

This firm have recently added "In-ko-grafs" to their already extensive variety of sun and electric prints. By the various other blue, black and brown print processes any small quantity, without limit, can be produced from the tracings, but the "In-ko-graf" prints are particularly adapted where from twenty-five to one hundred copies, or more, are desired. Samples of the prints can be had for the asking, by addressing E. G. Soltmann, 125 East 42d st.

A LETTER FROM GEORGE RANGER.

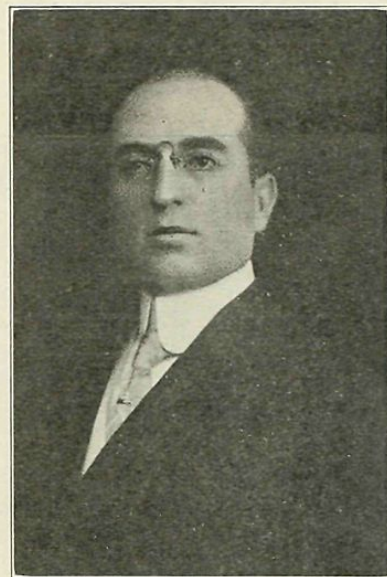
Realty Records Co.:

Gentlemen—I have been a subscriber to your Real Estate Directory since the service was inaugurated, and take pleasure in stating to you that I have found it a great help in my business.

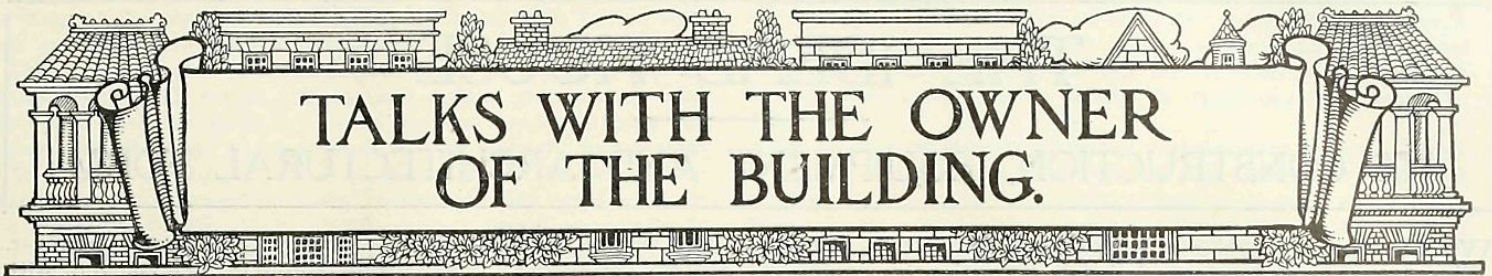
I HAVE MADE A NUMBER OF SALES WHICH I FEEL CONFIDENT WOULD NOT HAVE BEEN CONCLUDED HAD I NOT BEEN A SUBSCRIBER TO THE DIRECTORY.

Very truly yours,

GEORGE RANGER,



WILLIAM T. RITCH.



SECRET OF PLANNING A GOOD HOUSE.

CLEVER THINGS THAT HAVE MADE RANALD H. MACDONALD'S HOUSES SUCCESSFUL.

HOW many people build without any regard to the houses owned by their neighbors? Is it often the case that an architect draws plans without considering whether it harmonizes with those already constructed. Up to a few years ago the "city beautiful" was not taken into consideration. The principal thought was to get as much out of a given property as possible. With the cheaper class of houses this principle, unfortunately, holds good to-day, but the number of vacancies in houses of this character has opened the eyes of many builders. It has been found that this policy is an extremely shortsighted one.

Nothing will be lost if a building adds to the attractiveness of a street, even though the first cost is not the minimum. When the building of the block is completed, the value of all the houses is enhanced, and consequently the added profit is obtained when the holding is disposed of. Besides, tenants are more readily obtainable and the building, consequently, has not so many vacancies as one built on a less generous scale.

There are certain builders who are firm believers in the gaudy; who put plenty of gold leaf and stucco work where it will be seen, and imagine it will attract attention. This may be true of a certain class of tenants, when the house is new, but let the first glitter wear off, the occupants will quickly realize that their entrance hall is no longer attractive, and that they are doing without home comforts that their neighbors are enjoying. They soon find out that only a given amount of money will be spent on a house and that it is better to have a generous portion of it spent inside the apartment rather than in the hallways where the occasional visitor is the only one to see it.

ONE REASON FOR THE SUCCESS OF A PLAYHOUSE.

Ranald H. Macdonald, of 29 West 34th st, said the other day: "I attribute the success of the houses I have built to the fact that I have made them comfortable and always strive to have everything about them in good taste. Take for example, the Hudson Theater. That playhouse is quiet in color, which is restful to the eye of the spectator. This is especially gratifying after the glaring lights on the stage while the act is in progress. The apartment house that I built on Riverside Drive and 86th st has been a success from the start. The rooms are all large and commodious. I have striven to give the tenant more than he can procure elsewhere, and the result of my efforts have been appreciated and the vacancies are few and far between.

"The Hotel Walton, on Columbus av and 70th st, is another example. The exterior of the building is certainly plain, but I consider it in good taste. It is not so expensive as some in the city, but the result of giving people something worth while for their money has borne fruit. I believe there is a waiting list of about forty families desiring to rent suites there.

"There are few builders who look on the practical side of a proposition.

MAKE YOUR ROOMS FIT.

"I will explain a little trick that I put into use with good effect. I have little squares of paper cut out to scale, representing single and double beds, bureaus, tables, chairs and other articles of furniture generally in use.

"When I lay out a bed-chamber, for example, I am very sure that there is enough wall space to accommodate the larger pieces, such as I have just mentioned.

"Quite frequently I have found serious defects in plans. For example, in the house that I am about to build on Riverside Drive in one of the bedrooms the place allotted for the bureau was not large enough, and a portion of it would have come in front of a window. By my system, I found this out in time, so I could alter the plans and overcome the difficulty.

"The secret of a good house is to be practical in everything that you do. Please the tenants, and you may rest assured that the purchaser will be well satisfied."

SATISFYING TENANTS.

IN reply to a question, "What do tenants in office buildings want?" Mr. Clark S. Daley, who is associated with the United States Realty & Improvement Co., said:

"One of the first things that a prospective tenant looks to before renting an office is to see that there is plenty of light. This fact in itself assures sufficient air. It is my experience that people will put up with many inconveniences providing that they can have plenty of natural light. In many instances they will go a long way to get it. I personally consider these

two things as important if not more so than having a building accessible.

"Take for example," continued Mr. Daley, "the Beaver Building. Everyone knows that it is successful. It has always been well rented. Why? Well, for one reason that the offices are well ventilated and are roomy. The building is not centrally located, generally speaking, but still it is well rented.

"Another striking example is the Whitehall Building. There is about 180,000 square feet in this structure. Something over 95 per cent. is occupied. Surely, while you can reach this property, it is not centrally located. Many of the tenants are in the coal business. They have seemed to choose this particular mercantile building for their centre. The average rental obtained in this structure is \$1.75 per square foot.

"Give a man light so that he can see, and air so that he can breathe, and he will overlook many shortcomings."

VIENNA: ITS CITY PLAN AND ITS APARTMENTS.

(Continued from page 1060.)

The sliding doors hung on trolley hangers which one so frequently finds with us are practically non-existent, and large openings are filled with many folded doors, wasting a large amount of room, while many other doors are built in the French fashion, so that the wall covering practically hides them.

Cold and Uncomfortable.

To the average American these apartments are rather cold and uncomfortable, as a steam plant is rarely installed, and most of the rooms are heated by a tall tile stove reaching almost to the ceiling of the room. Hot water supply is not considered essential, and a general system for supplying hot water is practically unknown, most of the bathrooms having fuel heaters, in which a special fire has to be built before obtaining the supply. No self-respecting Viennese family attends to its laundry work in its home, so that washtubs are never found, and the kitchen supply of hot water is only obtained through being heated in vessels on the range or by duplicating the bathroom apparatus.

The electrical equipment, although found in all the houses of the modern type, is far inferior to that usually found in America and usually consists of simple outlets in the walls or ceilings, with few switches or base plugs.

It is the habit of the landlord to provide as little interior finish as possible, and the tenant rents his apartment undecorated and with few, if any, of the fixtures which contribute to the convenience of the average American flat dweller. When the tenant leaves he takes his plumbing fixtures, lighting fixtures and frequently the finishing hardware with him, and all decorations of every kind such as wall covering must be put on at the tenant's expense. This naturally leads to a permanency of occupancy unknown in New York, where the tenant practically makes no investment upon moving into his apartment, and in Vienna leases of apartments of the better class generally run for at least five years.

Notwithstanding the meagre finish provided by the landlord, there are many apartments of the better class decorated with a lavishness quite equal to that found in American cities, but upon inquiry one finds that the tenant has drawn upon his own pocketbook for the decorations, and even for a considerable part of what seems to be the permanent trim, and in connection with this trim it is not unusual to find sofas, sideboards and other pieces of furniture which are usually of a movable character with us, built in with the decorative scheme.

Rents in Vienna average forty to fifty per cent below New York prices, but when a tenant moves into a new apartment of the better class the outlay required to prepare his rooms for occupancy is apt to be so large that he does not feel it necessary to have new decorations every few years, as is the case with the average New Yorker. He is not continually on the move looking for the latest improvements, and when he does change his abode his moving van is apt to look like a wrecker's truck, and he has left nothing but the bare walls behind.

—In the case of Krulewitch against Tenement House Commissioner Edmond J. Butler, tried the past week, Justice Greenbaum refused to grant a mandamus compelling the Commissioner to approve plans for two apartment houses on 145th st. The feature of objection in the plans was an archway over a street court. The tenement law provides that courts must be open from the ground to the sky.

THE IDEAL HOUSE

ITS CONSTRUCTION, EQUIPMENT AND ARCHITECTURAL FORM

WHAT is it that makes a house ideal? In the first place it should be so constructed that it may offer the maximum of resistance to wear and tear and to the elements.

Secondly, the house should be so planned and equipped as to insure good health and comfort.

Thirdly, it should be agreeable to the eye, to the aesthetic sense; it should be of nice proportions and should look suited to its purpose.

Of these three considerations the first is perhaps the most important, because without it the value of the other two is either impaired or entirely destroyed.

The most important part in the structure, or the part that forces itself in our attention first, is the walls. Of what materials and how are they built? Well, we may use combustible material or incombustible material, according to our taste and means. There is wood, which may be treated chemically or stained to prevent its rotting, or to make it fire-resisting. It may then be covered with plaster or cement, the wood being exposed here and there in geometrical patterns. This is known as English half-timbered work. If we choose, we may build the walls of brick, or stone, or of cement and broken stone called "concrete."

Of course some stones are better suited for foundations and base work, while others are to be preferred in the upper parts of the wall for other reasons. Granite, for example, is very useful as a capstone because of its high crushing strength, while it should not be used on the face in preference to other good building stones, because it does not resist fire well on account of its high percentage in water of crystallization. Marble and limestone are used to better advantage in the upper part of the wall, because the surrounding soil would cause objectionable discolorations, while brick and terra cotta are sometimes preferred for the whole wall for their tightness.

It isn't always necessary to employ an expensive face brick or stone to obtain a pleasing effect; a cheap and coarse brick or a field stone will often answer the purpose as well or better.

VENEERED WALLS.

As for the manner of laying up the walls, they may be of the same material all the way through, as in Greek buildings, or they may be of some rough body, as concrete or common brick, covered with some more decorative and expensive brick, stone, or cement, like the Roman buildings. The latter method is now used chiefly because it is cheaper. How are these two parts of the wall to be joined to form a structural unit? In either of two ways: the two materials may either be allowed to overlap in places, "bonded," as it is called, or the union may be effected by means of iron steps called "anchors." But sometimes it is undesirable to have a connection between the body and the veneer of the wall, for instance, in a case where a wall is likely to shrink or to settle considerably. In this case the veneer is apt to be injured. So much for exterior walls.

Now for interior walls and partitions. There are a hundred and one varieties of patented devices that may be used. Hollow tile, terra cotta blocking is much preferred on account of ease of construction as well as for adaptability to receive nails, thus doing away with the use of grounds. Partitions may be roughly separated into four groups: stud and plaster partitions, those in which terra blocks are used, those composed of cement and metal lath and lastly those made of plaster blocks or other compositions. The various patented plaster block partitions set in between angle irons tees or channels come in very handy when the saving of space in a room is of value, as they may be made as thin as two inches. We may, of course, if we absolutely desire to shut off one part of the house from another, build walls similar to the outside or frame walls. But this latter arrangement involves the disadvantage of more or less fixing the plans of the lower stories if the house be more than one story high, for the interior walls must be supported in some way. What about a girder? This immediately brings us to the use of steel as a structural material for the walls.

Problems in construction formerly considered absolutely impossible, e. g., our tall office buildings, have been successfully solved by using steel as the structural material. Towering steel cages have been erected in an incredibly short time, and as rapidly dressed with the enclosing brick and stone, which may either rest on the cage at intervals, as a curtain wall, or it may carry its own weight, as a supporting wall.

Let us now see what we are offered in the way of floors: they may be entirely of wood, or brick and steel, or of concrete and steel, the steel being in the nature of supporting members, such as girders and beams placed at regular intervals and resting either on steel members or directly on the walls. There is another system of floor construction consisting of concrete and steel, in which the steel is disposed as a network through the entire conglomerate. The use of concrete as a building material

dates back to the early Roman times. The Romans, however, did not realize the advantages of reinforcing the concrete with some material possessing greater tensile strength. Or, was it that their architecture, depending chiefly on the arch for its stability, did not make it necessary for them to depend very much on the tensile strength of masonry? Many people are still skeptical as to the value of reinforced concrete construction, but it must be said in justice to its promoters, that some excellent results have been achieved by its use. The system has also been applied to columns and walls with much success, in fact the matter has been taken up to such an extent that the Department of Buildings has recently had to make new laws governing the allowable stresses of the two materials used in this new way. You would naturally ask: What are the advantages of the system?

It is somewhat cheaper than any other form of construction, it is economical of space; a very strong floor can be built of reinforced concrete with a thickness of only about four inches, where twelve inches would not cover the thickness for another construction. So it is evident if a house is of many stories, it would be possible by using reinforced concrete construction to get in an extra story without adding anything to the height of the building. The writer had occasion to see the truth of this statement tested in an apartment house in which the height was by law limited to ninety feet. By the use of reinforced concrete it was possible to obtain a nine story building, whereas eight stories would have been the limit attainable with another type of construction. It is only fair to say, however, that the safety of reinforced concrete construction depends largely on the competency and integrity of the contractor.

Now, having built the walls inside and out, and the floors, let us put on the roof. Here again there is a wide choice of materials and of the ways of putting them together. We may use wooden beams and boards covered with shingles, with tin or copper, or with tar paper and gravel; or we may prefer a more lasting construction of steel members and terra cotta blocks or book tiles; or we may want to use the roof as a promenade, in which case there are many kinds of face brick that are invaluable. Plastic cement and felt in alternate layers also makes a good durable roof. Then there are clay tiles, metal tiles, slate tiles and others. We may fasten the shingles with the ordinary wrought-iron nail, we may prefer a galvanized iron nail because of its non-rusting quality, or we may be willing to pay for the very best copper nail. We may fasten our tiles by nailing them together, or they may be filled in with cement, or soldered.

Now let us for a moment go from the roof to the cellar of our house and let us examine the foundations generally hidden from view, but always of the utmost importance; we may make them of the same material as the walls if we choose, i. e., of brick, of stone or of concrete and steel if our house is very heavy. We may find it most economical of space to use steel grillage foundations, or safest if we employ cantilever steel foundations, or inverted brick arches. Nor are strength and economy of material and expense the only factors that determine the value of the foundations. Good foundations are so designed that the various and isolated parts are equally loaded or nearly so, also that the eccentric stresses shall be properly resisted, for if these very important points of construction be neglected, the house is likely to settle unevenly, show unsightly cracks or even tumble down. Such defects are not infrequent and to them have been traced many catastrophes.

WILL YOU PUT IN AN ELEVATOR?

Having now built the framework and roof of the house, let us design the means of communication between the several tiers; here again we have a choice. If our house consists of many floors we may find elevators very convenient and necessary in case of fire. If we prefer to walk we can get along with staircases alone. The elevator question of to-day offers many solutions; there is the now antiquated slow steam elevator, several kinds of hydraulic systems. One kind forces the water up by steam power, while another achieves its end by means of an electric pump, and a third variety, the Plunger or Direct Lift. This elevator requires boring a hole under the centre of the shaft as deep as the height to which it is proposed to run the elevator.

And lastly, there is the Electric elevator, a most highly developed type of elevator engineering. Hydraulic elevators are often impractical because the pipes take up too much room. The Plunger, however, escapes this criticism and is largely used in consequence. But electric motive power is so cheap and so easy to obtain that we may prefer it for these reasons. Perhaps we have already used electric elevators to hoist our ma-

terials to the upper floors. If we want to dispense with the services of the elevator attendant a car with push button control and automatic stop will answer.

Then there is the question of staircases. Perhaps a moving stairs would be desirable. If we have a fixed staircase of what materials shall we build it? Shall we use wooden strings and treads and risers, or we may think cast or wrought iron strings with marble or slate treads and risers would be better. Or shall we have a concrete stairs reinforced with steel rods for the strings? Safety treads would be very useful, especially in the dark places on the stairs. We may have them of metal let into the treads, or of rubber fastened between metal strips or the treads themselves may be corrugated.

Let us suppose we have completed the necessary structure of the house; the result is perhaps not very beautiful, nor should one care to live in it in this condition. We must heat or cool it, we must light it, we must ventilate it, and we must have plumbing in it.

THE HEATING OF THE HOUSE.

Shall we heat it by furnace? No; a furnace isn't very likely to heat all the rooms equally. Besides, it raises a dust, despite dust flues, whenever the fire is tended. Perhaps steam or hot water would suit us better, but radiators sometimes make such awful noises and leak all over the floor, and you can never get just the right temperature; you either roast with excessive heat, open a window wide and catch a cold, or else you freeze because it takes so long to get up steam, besides radiators and steam pipes are such unsightly objects in a room. But there is the vacuum system which has now been so perfected and cheapened as to make it practicable. It has long been known to heating engineers that water boils at about 98° F., if the atmospheric pressure be removed, i. e., in vacuum. The difficulty has been to produce the vacuum cheaply. Many heating firms are now prepared to install the system at a very reasonable price. But perhaps we shall have to go back to the furnace, the steam or the hot water heater, for these have likewise reached a high stage of perfection. It is possible to maintain a uniform temperature by a system of compressed air regulators or thermostats. It sometimes becomes necessary in very cold weather to introduce artificially into the air the moisture which has been extracted, by heat, from it. This is accomplished by humidostats which act automatically to moisten the air when it reaches a certain degree of dryness.

But, perhaps, on the whole, you may prefer, for hygienic reasons, a system of heating which, instead of supplying heated air to the room heats by indirect radiation the air from out of doors.

KITCHEN, LAUNDRY AND BATH.

For cooking, for the laundry and the bath there is again a great choice of devices and conveniences. Of course we can cook by means of the old coal stove; but gas ranges are so much more convenient, you light them and in a minute the oven is red-hot and you may cook with more convenience, as there are no ashes to be cleaned out every other day. Electric heaters and stoves are very convenient, though they cost more to operate; they are economical of space and easy to manage; you simply push the button, they do the rest. For the bath, the kitchen or the laundry where hot water is often wanted quickly, we have our choice of the various instantaneous and automatic hot-water heaters which may be connected to gas and water supply in any particular part of the house; or the entire house may be supplied from a central apparatus connected directly to the house, gas, and water supply. The advantages of these heaters are many:

In the first place, they are so convenient. You may have hot water in any part of the house at a minute's notice. The instant a hot water faucet is opened, the automatic valve operates, opening the gas supply, and hot water is delivered at once. By shutting off the hot-water faucet you automatically shut off the gas supply to the heater, the fuel expense stops, and you pay only for the hot water you use. These heaters would be welcomed by servants in the laundry during the hot summer.

POINTERS ABOUT LIGHTING.

So much for heating, now for lighting. Sunlight is, of course, let into the house through ordinary glass panes, but there are some parts of the house to which the sun's rays do not penetrate sufficiently to enable one to work comfortably. In such places we ought to have prisms to transmit the light; their use is really an economy; the prisms involve no expense save their cleaning. The possibilities of lighting dark places by the use of prism glass are little realized by the general public; it is the architect and the builder who must impart the fact.

In the matter of artificial light we all realize the necessity of doing something. Here again we may use oil, gas, gasoline, acetylene or electricity. Oil is cheap but not very hygienic, it vitiates the air, and gas is more luminous, especially when incandescent burners are used. If our house be in the country we can manufacture our own gasoline or acetylene gas for lighting. Gasoline is obtainable everywhere in the open market and is economical; with a consumption of about three cubic feet of the gas an hour it is possible to get a fifty candle burner light, while city gas with an hourly consumption of four cubic feet will produce only a sixteen candle power light. Acetylene gas costs about as much as city gas at 80 cents per

thousand, or about three times as much as gasoline, while electric light comes as high as from five to ten times the price of gasoline. But electric light is such a convenience, it is cool in summer, does not pollute the air, it will illuminate dark corners where other lights would be dangerous on account of fire.

Let us now consider a plumbing and drainage system. If we are in the city limits of New York the law compels us to use the back-air or vent system. This system is a good one for the plumber, more material is required, almost double the amount of piping as when anti-siphonic traps are used instead of vent pipes. Besides the single pipe system is more hygienic than the back-air system, for the only barrier between the discharge pipe and the air of the room is a small quantity of water in the "S" shaped trap near the outlet. This water often evaporates rapidly or it syphons out by some action of the vent pipe. Instead of the little tank over each fixture we may have an automatic flushing valve which allows a fixed amount of water (which may be varied to suit different conditions) to flow directly from the roof or attic tank through the bowl, thus doing away with the often foul woodwork and the noise of the water down the flush pipe, and makes an almost noiseless closet. In the bathroom we may also have shower baths, and sitz tubs. They may be of enameled metal or of porcelain.

The floor may be of cement, of terrazzo, of mosaic or of glass tiles. The walls and ceiling may be treated in the same material. Here may be pointed out the desirability of having all fixtures with their fittings so exposed that they may be constantly examined and cleaned. Some of these devices are self-cleaning and ventilating; there is a patented trap, for instance, that has an attachment like a miniature rotary fan driven by a direct-connected turbine water wheel, the whole in one small nickel-plated casting attached to the bowl. The water for the wheel is obtained from the water supply of the closet. The water, after having passed the wheel is returned to the bowl by the same pipe by which the fan exhausts the air from the bowl. The foul air may be driven off to any distance outside of the house.

Ventilation also is very important to the health of the occupants of the house. Shall window ventilators, louvres or artificial means be used? If the rooms are large the latter will perhaps be more satisfactory. We can make the heating system co-operate to ventilate the house. This may be accomplished by a sort of hot-room arrangement maintaining a uniform temperature at all times and introducing the heated air into the room in such a way as to cause a pressure which will force the foul air out through ducts leading to the outside atmosphere. This will give a good system of ventilation as well as a model heating system.

In the laundry a clothes dryer would be a convenient fixture. The clothes could be washed in a machine and be ironed by machinery if desired. The advantage of these devices is great if one happens not to have a large back yard, and there is a lot of clothes to be washed and laundered in a short time.

The house being now as safe and as comfortable as we know how to make it, let us see what can be done toward making it more pleasing to the eye. If we were going to live in it I suppose we should take more interest in interior embellishments than in exterior beauty.

If we are artistically inclined, which we all imagine we are, well chosen simple but effective composition and details will please us; ample passages, well lighted staircases and large rooms are essential. Of course in the decorative treatment our tastes may vary; one person may like simple and homely things, while another may prefer a more ornate and lavish treatment. We may differ on the question of style, but that is only natural, and does not affect the quality of the result so long as we keep to what is reasonable and consistent. If, for instance, we think our house should have an ornate cornice, it would be bad taste and unreasonable to employ tin because it is cheaper and more easily moulded, and could be made to resemble stone. We should cut our coat according to the cloth; if we can't afford to pay for an elaborately carved cornice in stone we should choose some cheaper material and treat it frankly and adopt some other design. The commonest offense against architectural honesty is to treat some cheap and inferior material to resemble something more precious, but we occasionally find some one reversing the order by treating stone as though it were wood.

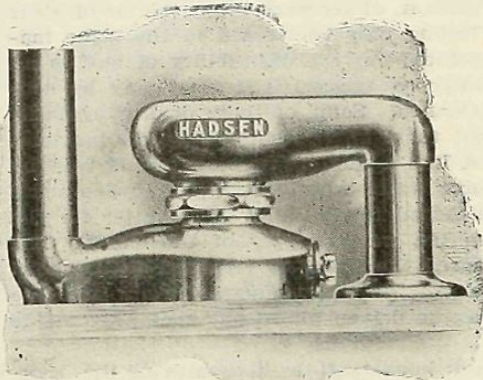
The same theory of reason against sham might be extended to the treatment of the outside of the building in relation to its inside, but with the many restrictions placed upon the architect by the owner, and sometimes by the building laws, it becomes almost impossible for the architect to express honestly artistically on the exterior of the house what exists in its structure. He is compelled to resort to compromise and shams; deep soffits are created when the real walls are only a foot or sixteen inches deep, and incredibly thin lintels carry enormous loads over impossible spans. It is very difficult to say just how far the architect should go in these deceptions; it must remain largely a personal matter. Under existing conditions we shall have to content ourselves if we get a house reasonably well planned, fairly good looking and expressive of its purpose. But there is no excuse for its not being well built, healthy or conveniently equipped with the many patented devices for which this age, and particularly this country, is so noted.

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

TWO GOOD FORMS OF BATH AND BASIN TRAPS.

The Hadsen bath and basin traps put on the market by the Haines, Jones & Cadbury Company, Philadelphia, have been designed by two practical plumbers, men who are familiar with the actual problems and conditions which confront the mechanic in his every-day work.

They include many new and desirable features which will be immediately recognized by the sanitarian.



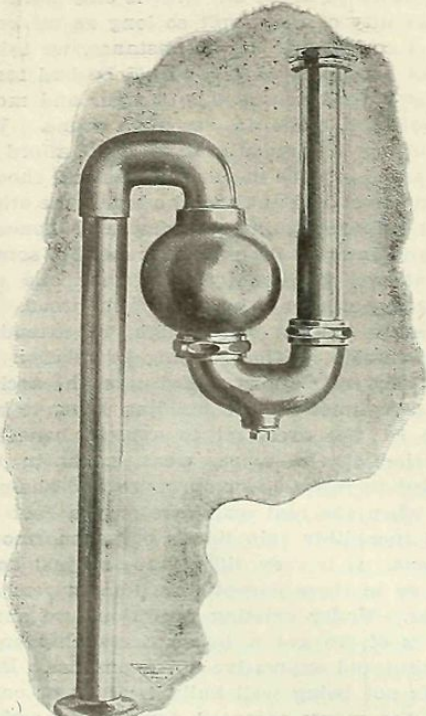
The Hadsen Bath Trap. 1½-inch, Nickel Plated.

The ease and quickness with which they can be put in place make them economical to install. They are manufactured with great care as to material and workmanship.

The inlet pipe is furnished either 1¾ inch or 1½ inch outside diameter to suit varying sizes of bath wastes. 1½ inch always furnished unless otherwise specified.

SOME OF ITS ADVANTAGES.

It is placed above the floor. It connects direct to the bath waste. This frequently saves a long, foul and unsanitary waste pipe, as well as two wiped joints. It is not liable to freeze. Its high level prevents the return flow of sewage from other fixtures connected to the same waste pipe. Can be taken apart for inspection. No weakening of the floor by cutting joists. No floor flange to adjust to floor levels. No interior partitions or ball. The central joint and trap screw

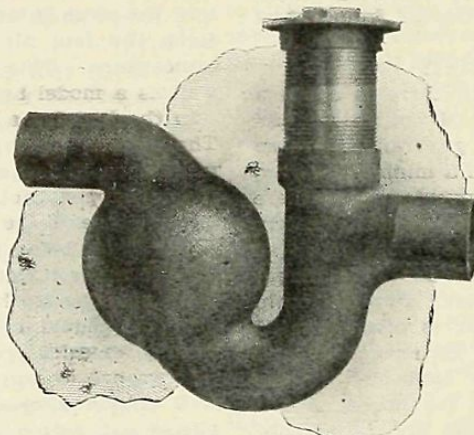


"HAJOCA" BASIN OR SINK TRAP. Sizes 1¼ in., 1½ in.

are covered by the water seal, preventing the leakage of sewer gas. The seal being large rather than deep insures rapid flow through the trap and quick drainage of the bath tub. The swivel center joints allow latitude in roughing-in. The trap is set at the same time as the tube, not with the rough material. It is especially convenient when used with cement floors or "fireproof construction."

The "Hajoca" traps for lavatories, sinks and laundry tubs are also noteworthy in many features.

This trap is absolutely non-siphoning. It has been approved by the health departments of several cities after being subjected to the most severe tests. The body or "globe" of the trap is of sufficient size to hold a large amount of water, and a safe water seal will always remain in the trap, even under the most unfavorable conditions. In addition to the clean-out screw, the trap may be easily taken apart at the joint below the globe, thus giving access to every part for cleaning. The trap has ample adjustment, making it easy to set up, and rendering the accurate location of waste pipes unnecessary. These features, together with its handsome appearance, make the "Hajoca" an ideal trap for every requirement.



"HAJOCA" BATH TRAP.

A distinctive feature of this trap is that the clean-out is on the house side of the seal so that no sewer gas can escape into the bathroom, even if the trap-screw is not screwed up tight. The "Hajoca" is made of cast brass in 1½ inch size, with large globe, like that on the "Hajoca" basin trap, and is non-siphoning. It is easily adjusted to any floor level by varying the length of the nipple.

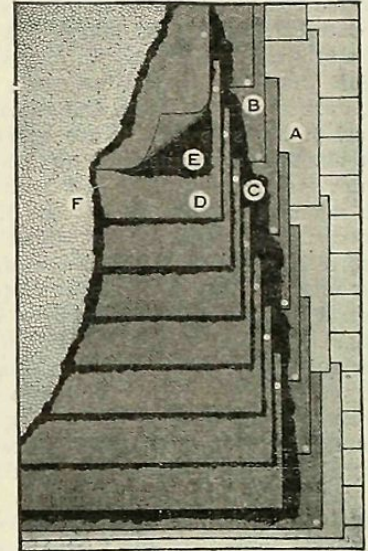
Roofing Guarantees.

An important recent development of the roofing trade has been the guarantee feature. These guarantees have both valuable and misleading features. At its best a roofing guarantee is and must necessarily be only an agreement to repair for a specified period any leaks that may develop. What a buyer wants is a roofing that really protects. A class of roofs that answers this description is, namely, roofs of coal-tar pitch, felt and slag or gravel, laid along the lines of the Barrett specification. Such roofs have been giving good service for over fifty years. It is claimed that a roof laid according to the Barrett specification, although guaranteed for only ten years, will last twenty or thirty years without repairs.

THE BARRETT SPECIFICATION (Over Boards) (To follow description of Roof Sheathing.)

Over the foregoing shall be laid a five (5) ply Coal-Tar Pitch Felt, and Slag or Gravel Roof to be constructed as follows:

The Rosin-Sized Sheathing Paper or Unsaturated Felt to be used shall weigh not less than five (5) pounds per one hundred square feet.



The Tarred Felt shall be Barrett Specification Felt weighing not less than fourteen (14) pounds per one hundred square feet, single thickness.

The Pitch shall be Barrett Specification Coal Tar Pitch distilled direct from American Coal Tar, and there shall be used not less than one hundred and twenty (120) pounds (gross weight) per one hundred square feet of completed roof.

The nailing shall be done with three-penny barbed-wire roofing nails driven through tin disc.

The Slag or Gravel shall be of such a grade that no particles shall exceed five-eighths (5/8) of an inch or be less than one-fourth (1/4) of an inch in size. It shall be dry and free from dust or dirt. In cold weather it must be heated immediately before using. Not less than three hundred (300) pounds of Slag or four hundred (400) pounds of Gravel shall be used per one hundred square feet.

The materials shall be used as follows:

First lay one thickness of Rosin-Sized Sheathing Paper or Unsaturated Felt (A) lapping each sheet one inch over the preceding one, and nailing only so often as may be necessary to hold in place until covered with the Tarred Felt (B), and the nailing may be omitted entirely if practicable.

Over the Rosin-Sized Sheathing or Unsaturated Felt lay two (2) full thicknesses of tarred felt (B), lapping each sheet seventeen (17) inches over the preceding one, and nailing along the exposed edges of the sheets only so often as may be necessary to hold the sheets in place until the remaining Felt can be applied.

Over the entire surface of the Felt thus laid spread a uniform coating of Pitch (C), mopped on. Then lay three (3) full thicknesses of Tarred Felt (D), lapping each sheet twenty-two (22) inches over the preceding one, and nailing, as laid, every three (3) feet, about eight (8) inches from the upper edge.

NOTE.—The above specification is designed for roofs having a pitch not exceeding three (3) inches to the foot.

Acetylene Rules Modified.

NATIONAL BOARD OF FIRE UNDERWRITERS PERMITS INSIDE INSTALLATION OF PERMITTED GENERATORS. ACETYLENE NOW REGARDED A "COMMON ILLUMINANT."

THE rules formulated by the National Board of Fire Underwriters for the acetylene industry have hitherto required outside installation of acetylene generators, and while, as a matter of fact, in by far the largest part of the United States this rule has not been insisted upon, in certain limited sections it has been rigidly enforced.

The existence of a rule prohibiting the installation of an acetylene generator in an insured building was a constant menace and handicap to the industry, and its enforcement in some sections and not in others placed insurance companies in the inconsistent position of insuring property in one State under conditions which it would not accept in another. An investigation by the National Board, as to the exact condition of the industry, disclosed the fact that, in those sections where inside installation had been permitted, acetylene was proving itself to be a safer illuminant than those which it replaced.

The National Board of Fire Underwriters, at its executive committee meeting recently held in New York City, after considering the various favorable reports submitted to it by its various committees, amended the rules covering the installation and use of acetylene generators, by striking out such words as prohibited inside installation under all conditions and substituted the following: "Generators, especially in closely built-up districts, should preferably be placed outside of insured buildings in generator houses constructed and located in compliance with Rule 9."

It will be seen at once that, while the National Board recommends outside installation as being ideal, in place of the absolute prohibition, the rules now mean that in all outlying districts generators may be placed inside, but in closely built-up districts it recommended outside installation as its preference.

Even where outside installation is preferred the rule regarding construction of generator houses has been modified, and where such houses formerly had to be fireproof, constructed of brick and located as far as practicable from other buildings, such houses may now be located adjoining an insured building, and fireproof construction is not required.

It will be seen that the above modifications are radical and are a most favorable indication of the fact that inventive genius and a close adherence to the rules of the National Board of Fire Underwriters have received a deserved recognition.

The acetylene industry has been subject to the rules of the National Board from its inception and has loyally endeavored to meet all insurance requirements, not only in letter but in spirit. The result has been a vast expansion of the industry and a growing safety of the illuminant until the above modifications were deemed warranted by the National Board.

The investigations which were set on foot for the purpose of ascertaining facts brought forth the conclusion that, in view of the fact that the number of acetylene generators installed inside of buildings had very largely increased in the past few years, while, at the same time, the fire records seemed to show that the number of fires ascribed to such installations had, if anything, decreased, the rules of the National Board covering the construction and installation of acetylene apparatus had apparently safe-

guarded the hazard to a very great extent.

The fact was demonstrated that acetylene illumination generally replaces methods which entail an equal if not a greater hazard. Consideration was given to the fact that outside installation of acetylene generators was frequently impracticable on account of climatic conditions.

The facts disclosed by the investigation, made a modification of the rules inevitable, and it was agreed that the time had arrived when the rule as to outside installation might be properly modified so that it would recommend outside location as being the ideal location, yet permitting under proper restrictions the location of the generator inside of an insured building.

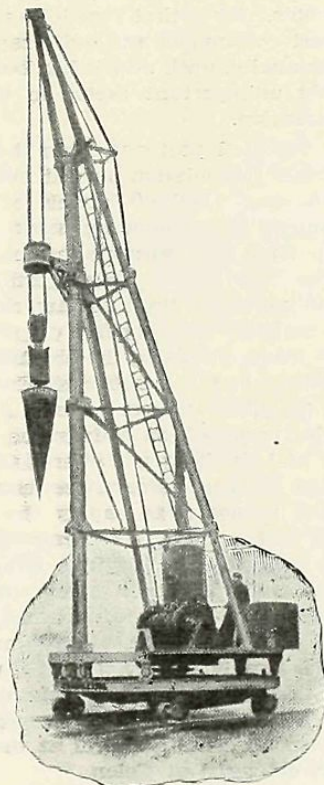
The rules of the National Board are not mandatory, and in some sections of the country the rule regarding outside installation was not followed.

Compressol System of Foundations.

The records of the last fifty years show important progress in all the arts of construction and especially in the process of building foundations. The use of steel for piles, open and pneumatic caissons, and later the concrete pile, all give excellent foundations, as permanent as the structure they carry.

The Compressol System consists in mechanically perforating the ground while compressing it vertically and laterally, then filling the hole obtained with concrete. This concrete is thoroughly tamped, thus obtaining a strong pillar, of dimensions proportioned to the load that has to be supported, and to the soil through which it penetrates.

The design of a foundation in which the "Compressol System" is to be used is very simple. As each pillar can carry from sixty to ninety tons, according to the nature and depth of the strata upon which it is to rest, the location of this pillar is easily determined. The pillars will have to be carried up to the foundation walls and capped with reinforced concrete beams, girders or slabs on which the structural part of the building rests.



DRIVING APPARATUS.

The pillars are constructed mechanically and in a simple way with the following apparatus:

1. A machine similar to a pile-driver which lifts the rammer to the required heights.
2. An automatic fastener, to which the rammer is suspended and by which it is

hoisted to the required height, where it automatically releases its grip and, falling freely, perforates the soil. The fastener is then lowered and again grasps the rammer to repeat the operation until a hole is driven down to good bearing strata.

3. Three different rammers as follows: (a) A perforating rammer of conical form weighing two tons and having a diameter of 2 ft. 10 ins. at the upper base. It falls freely from a height of about 30 ft. with the point directly towards the soil. (b) A tamping rammer of olive shape weighing two tons and having a diameter of 2 ft. 10 ins. at the upper base. It falls from the same height as the perforating rammer, with the point towards the soil. (c) A testing rammer in the form of a truncated cone, weighing one and one-half tons, and having a large base, 2 ft. 8 ins. in diameter. This rammer, contrary to the other two, is suspended by a point.



A COMPLETED PILLAR.

This last named rammer acts as a wedge in falling and compresses the soil laterally. It thus forms a very strong sheeting to the hole and prevents the earth from crumbling down. Should the soil be water-logged, the lateral compression will, in most cases, keep the water out. This can be assisted by the use of a suitable waterproof material. It is only necessary to put a certain amount of clay in the hole after each fall of the rammer, and this will be compressed laterally against the sides of the hole, thus forming a sheeting, which will temporarily prevent the water from welling in.

TAMPING AND FILLING.

The hole, having been perforated to the solid strata, the filling is quickly done. First, boulders are deposited and rammed in by means of the tamping rammer. Then concrete is poured in and also heavily tamped in the same way. Sometimes one layer of concrete will require only one blow of the rammer; sometimes three or four. This depends entirely on the compressibility of the adjacent soil and whether the filling material spreads out laterally or not. It can be seen that automatically a uniform strength of the pillar and a uniform compression of the adjoining soil is obtained, insuring great safety for the foundation. If the pillar goes through a soft strata, the filling material will penetrate it and form an encroachment on the lower and stronger strata, the amount of lateral friction between the pillar and the soil is greatly increased, and this adds to the strength of the construction.

The foundations of the French Government Printing House at Paris were laid after this manner.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

PRICES CURRENT.

BRICK.—Why does not speculative building resume? For two years, ever since the memorable crash in brick foretold the panic, the reason has been—no money. But money is easy again.

Take the word of one of the largest firms of operators that "money is easy," but that there is now another reason for non-building.

"It is simply because there are too many vacancies," said the head of this firm. "There has been an over-production. Large numbers of houses are half vacant, or nearly so. Families are moving into smaller apartments or out of the city, to curtail expenses. There are many out of work. We must fill the houses we have first."

Said another: "Money is easy, but there is no market. Houses of 50-ft. frontage and 5 stories high can be built for five or six thousand dollars less than two years ago. This works out disadvantageously to the builder who has not been able to clean up. To state a case, I loaned \$69,000 on a 50-ft. house that I can reproduce today for \$65,000. You see where the builder comes out."

Then suppose he has not settled in full with his sub-contractors? But that is another story. It has unpleasant features, and some say it is partly a reason why more operations are not started.

The inactivity as manufacturing factors of a number of brick works contributes something to the success of the plan of the Manufacturers' Association to curtail the output, keep down the shipments and store the product until the market improves, which is only a question of time. Advices from up the river state that there is the general idea among manufacturers that if capital is not alarmed by the attitude of the conventions of the two large parties toward social and financial questions, and that if the nominees for President are progressive men and not out-and-out radicals without the saving element of some conservatism in their make-up, that all lines of trade will improve at once. The notion of some is to make brick and hold it so as to be ready to supply the demand when the inevitable turn in the business tide comes.

The controversy over rates on brick is again to be passed upon by the interstate commission. Complaint has been filed by the National Paving Brick Manufacturers' Association, which represents 65 establishments in various parts of the United States, who do 90 per cent. of the brick business of the country, against the Baltimore & Ohio and many other carriers.

The association complains that freight charges on its products have been increased from 10 to 30 per cent., and alleges that the increase is unreasonable, arbitrary and unlawful.

BRICK.	Cargo Lot, Per. M.	
Hudson River Selected.....	.....@	.....
Hudson River Common.....	\$5.00	\$5.50
Hudson River Light Hard.....	.....	.....
Hudson River Pale.....	.....	.....
New Jersey, Hard.....	.....	.....
Croton Point—Brown, f. o. b.....	12.50	.....
Croton Point—Dark and red.....	12.50	.....
Fronts:		
Bufs, No. 1 (delivered at buildings)	21.00	26.00
Greys, various shades & 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	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

CEMENT.—The houses engaged in the metropolitan trade seem to have made up their minds to expect a month of mediocrity and to endure it with as good a

quality of complacency as they can summon. Prices are set at a mark at which they can be maintained, and less than which it would not increase the requirement to offer cement.

Mr. Moyer, of the Vulcanite Company, holds with the general opinion that investors as a body are waiting for the political nominations.

It is estimated in the trade that about two-thirds of the mill, or kiln, capacity in the Eastern sections of the country is being operated at the present time. Ordinarily shipments at this season of the year exceed the current rate of production, but the present mill situation is an exception.

On January 1st of this year there was under construction 87 new kilns in plants that will become factors this year. The number of cement kilns operated in 1907 was 876, a gain of 83 over the preceding year. The average output per kiln in 1907 was 55,691 bbls.

As all the new kilns are 100 ft. or more in length, and as many old kilns are being lengthened, it seems entirely safe to estimate that the average possible output per kiln per year is now considerably over 60,000 bbls. Assuming for convenience that this average is now about 62,000 bbls. per kiln, it will be possible to make Portland cement during the latter part of 1908 at the rate of 5,000,000 bbls. per month, or 60,000,000 bbls. per year. In view of existing financial conditions, however, it would appear probable that the cement production of 1908 will not exceed that of 1907.

On examining the cement statistics for a series of years, it will be seen that the output of Portland cement has so far shown an increase each year, rising from 42,000 bbls. in 1880 to 335,500 bbls. in 1890, to 8,482,020 bbls. in 1900, and to 48,785,390 bbls. in 1907. The natural cement production, on the other hand, reached its maximum in 1899, with an output of 9,868,179 bbls. Since that year it has shown an almost continuous and quite rapid decrease annually, until now it has become a relatively unimportant factor in the cement situation.

After repeated postponements the Isthmian Canal Commission opened proposals for furnishing 4,500,000 barrels of Portland cement for construction work on the Isthmus, the deliveries to begin about December 1 at United States ports, or at Isthmian ports in ships of American or foreign register. Twenty-five proposals in all were made, including the big American corporations and a number of European cement manufacturing concerns. All bidders who proposed to deliver the entire amount at Isthmian ports offered to do so in foreign bottoms. Four American firms submitted proposals to supply the entire amount, and a fifth, the Commonwealth Cement Company, of Virginia, offered its property to the Government on condition that it be paid a royalty of 25 cents a barrel, the plant to revert to the company when the supply necessary had been delivered. On this basis it was claimed the cement would cost the Government not more than 88 cents a barrel at the mill, or \$1.28 delivered at Colon.

Bids of firms offering to supply the entire amount included the following:

Lehigh Portland Cement Company and the Alpha Portland Cement Company, of Allentown, Pa., joint bid, delivered at Colon, \$8,212,500; delivered United States ports, \$6,412,500.

F. J. Duggan, 1133 Broadway, New York, delivered at Colon, \$7,830,000.

Santa Cruz Portland Cement Company, of San Francisco, delivered on dock at Portland, Oregon, \$6,243,750.

Atlas Portland Cement Company, New York City, delivered on dock United States, \$5,355,000.

All the foreign bids were for quantities less than the full amount required. The bids will be sent to the Isthmus of Panama for inspection and report before any awards are made.

CEMENT.

Rosendale, or Natural, in wood, per bbl.@ \$0.95
Portland, Domestic, in cloth* 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	\$1.48@	\$1.53
Alsen (American) Portland.....	1.48	....
Vulcanite	1.53	....
Trowel Portland	1.48	....
Nazareth .....	....	....
Dragon Portland	1.55	....
Atlantic	1.48	....
Dyckerhoff (German) Portland....	2.45	....
Alsen (German) Portland.....	2.35	....

IRON, STEEL, ETC.—Structural mills are running on less than half time. It is considered probable that the prices of structural shapes, including angles, channels and tees, will be reduced, in sympathy with the cut the U. S. Steel Corporation has made in steel bars for delivery up to Oct. 1.

This cut, which was made through the Carnegie Steel Company, makes steel bars 1.40c. Pittsburgh, and small structural shapes, including angles, channels and tees under three-inch, 1.50c., both prices being base with half extras on the steel bar card.

Prices of narrow plates have been shaded \$2 to \$3 per ton for two or three months and it is now claimed that other sizes are being shaded also.

The American Bridge Company booked a total tonnage for May of about 20,000 tons, or about one-third of the total tonnage taken the previous month.

The contract for the Farmers' Loan & Trust Company building, requiring 1,500 tons of steel, will probably be placed in a few days, as well as the 4,000 tons for the extension to the Astor Hotel.

Tenders for 10,000 tons of steel required in the construction of the Educational building at Albany will be received up to June 20, the time for receiving bids having been extended.

Bids for the extension of the County courthouse at Brooklyn were about 30 per cent. greater than the appropriation. It is also understood that bids for school houses in New York City are running 25 per cent. above the estimates.

Tin plate manufacturers report a heavy call for nearly all grades. Mills are running to capacity on rush orders, due to the approach of the canning season. Galvanized plates are also in good request, but black plates are still a little slow.

The United States Cast Iron Pipe & Foundry Company has secured the contract for 20,000 tons cast iron pipe and special castings for the city of Syracuse.

Considerable irregularity prevails in the sheet copper market, and although 18c. is nominally asked for less than full cases, shrewd buyers can obtain concessions.

There has been an increased demand for all classes of material in the steam and plumbing supply lines, mostly all of which was for prompt shipment from jobbers' stocks. Prices in all lines—except soil pipe and fittings—have undergone slight advances.

PIG IRON.

The following are the nominal delivered prices in this district for shipment during the next two months. The outside are the combination asking

prices. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

Northern.	
No. 1 x Jersey City.....	\$16.50@17.00
No. 2 Foundry x Jersey City.....	16.00 16.50
No. 2 Plain	15.50 16.00
Southern.	
No. 1 Foundry, steamship dock....	17.00 17.50
No. 2 Foundry, spot (nominal)....	16.50 17.00
No. 3 Foundry	15.75 16.25

STRUCTURAL.

Beams and Channels, 15-in. and under	1.85	....
Angles	1.84	....
Tees	1.84	1.94
Zees	1.84	....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1 1/2.....	base price	....@ \$2.00
1/4 to 3/8 in.....	1-10c extra	....
2 to 2 1/2 ins.....	2-10c extra	....

FLAT IRON.

1 1/2 to 4 in. x 5/8 to 1 in., base price	2.00
1 1/2 to 4 x 1/4 x 5-16.....	2-10c extra
2 to 4 in. x 1 1/8 to 2 in.....	5-10c extra
4 1/4 to 6 in. x 11-16 to 1 1/2 ins.....	4-10c extra
Norway Bars	3.60 8.75
Norway Shapes	3.75 4.00
Machinery Steel, Iron finish, base	2.10
Soft Steel Bars, base or ordy sizes	2.10
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.

1/4 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 }		
No. 22 }	3.00	3.35
No. 24 }	3.05	3.40
No. 26	3.10	3.45
No. 27	3.20	3.50

NAILS.

Wire Nails, small lots, from store.@	\$2.40
Cut Nails, small lots from store.	2.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11 1/4@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. Open. 22 @ 22 1/2
No. 1.....	19 19 1/2

SPELTER.

Ton lots	5 1/4 6
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TERNE PLATES.

N. B.—The following prices are for 1C 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.:

About 40-lb. coating.....	\$17.10
About 30-lb. coating.....	15.00
About 20-lb. coating.....	13.50
About 15-lb. coating.....	10.70 11.25
About 8-lb. coating, box.....	8.70

PIG LEAD.

Ton lots	4 1/2 4 1/4
Less	4 1/4 5 1/4

ZINC.

Sheet, cask lots.....per lb.	7 1/2
Sheet	8

PREVAILING PRICES ON ROUGH NORTH

LIME.—As the season advances the amount of lime going into building works shows some improvement, but the maximum is still much below what it was in previous years. Prices are nominally unchanged. It is now estimated by a prominent lime dealer that 75 per cent. of the plasterers and bricklayers in Brooklyn are idle.

For the last two or three years several domestic natural-cement plants have been manufacturing and marketing a true hydraulic lime, similar in every technical respect to the well-known French hydraulic lime of Teil.

In 1907 the production of hydraulic lime amounted to 49,769 barrels, valued at \$23,133, as compared with a production in 1906 of 40,800 barrels, valued at \$19,300.

LIMP

500-bbl. lots delivered to the trade in Greater New York.	
Pennsylvania, common, per bbl....	\$0.75@ \$0.80
State common, cargo rate, per bbl. ....	.80 .85
Rockland-Rockport, Com., per bbl.	1.02
Rockland-Rockport, L., per bbl....	1.12
Rockland-Rockport, special, 320 lbs	1.42
Select finish, per 350 lbs., net.....	1.62
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 bbls....	@ \$1.50

LATH.

Eastern Spruce, slab.....	\$3.00@ \$3.25
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LUMBER.—Quotations rule in sympathy with the slack demand. On some items of hardwood prices show little change, but stocks have been accumulating, and intimations are heard that a general readjustment is imminent.

Among carpenters and joiners it is said that business is more moderate in Manhattan that even in January last, but Richmond and Queens are in fair shape, and Brooklyn is improving.

The head of a large outside lumber firm says that the fact about the condition of the lumber business is that it is not so good as it was sixty or ninety days ago, and that the only salvation of maintaining present prices is the curtailment of production:

"The mill operator, who each week reads in the trade papers that business is improving, figures that it is much better for him to continue to manufacture hardwood lumber. This is resulting in over-production, and there is more stock today being offered than there are purchasers for. We had a letter in yesterday's mail from one of our Chicago friends, a man who is interested in the manufacture of lumber in the South, saying that last week his traveling man returned from a trip to Wisconsin, and did not bring back a single order. He goes on to say that during this trip his man visited Racine, Milwaukee, Sheboygan, Fond du Lac, and Oshkosh, and during his trip he met and talked with four salesmen, two from St. Louis, one from Chicago and one from the South, and these five salesmen had sold in one week's time one car of lumber. Taking into consideration that every log cut makes the trees standing in the woods just that much more valuable, it seems to us an insane policy of the hardwood manufacturers to keep on slaughtering their timber, and selling the output for 10 per cent. to 20 per cent. less than it is worth."

The annual convention of the National Hardwood Lumber Association will meet at Milwaukee, Wis., June 11 and 12. The subject of national inspection will be discussed, and the expectation is that the 1905 rates will be re-established.

The semi-annual meeting of the Yellow Pine Manufacturers' Association, George K. Smith, secretary, headquarters St. Louis, Mo., will be held at the Chicago Beach Hotel, on the Lake Front of Chicago, Ill., on July 21 and 22. Railroad and hotel rates will be announced later. A large attendance and interesting meeting are expected.

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.

SPRUCE.

2 inch cargoes	\$16.50@ \$22.00
6 to 9 inch cargoes.....	18.00 19.50
10 to 12 inch cargoes.....	20.00 23.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York. base price, \$19@ \$20 per M.

PINE, YELLOW—Long Leaf.

By Sail.

Building orders, 12-in. & under....	\$23.00@ \$24.00
Building orders, 14-in. and up....	27.00 28.00
Yard orders, ordinary assort.....	23.00
Ship stock, easy schedules.....	27.00 28.00
Ship stock, 40 ft. average.....	37.00 38.00
Heart face siding, 1 and 1 1/4-in....	29.00
1 in. wide boards, heart face.....	36.00
1 1/4 and 1 1/2 in. wide boards.....	40.00
2 in. wide plank, heart face.....	40.00
Kiln dried sap siding, 4-4.....	24.00 25.00
Kiln dried sap siding, 5-4.....	25.00 26.00
Yellow Pine Box Boards (knotty)....	14.00 15.00
Yellow Pine Stepping.....	42.00 45.00

By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING.

OFFICIAL LIST.

"A" or Clear Heart Face rift DM & HBk 13-16 x 2 1/2 counted 1x3.....	\$52.00@ \$54.00
"B" Rift DM & HBk 13-16 x 2 1/2 counted 1 x 3.....	45.00 47.00
"A" Sap Rift DM & HBk 13-16 x 2 1/2 counted 1 x 3.....	42.00 43.00
"B" Sap Rift DM & HBk 13-16 x 2 1/2 counted 1 x 3.....	36.00 37.00
"A" Flat DM & HBk 13-16 x 2 1/2 counted 1 x 3.....	28.00 29.00
"B" Flat DM & HBk 13-16 x 2 1/2 counted 1 x 3.....	25.00 27.00
No. 1 Common DM & HBk 13-16 x 2 1/2 counted 1 x 3.....	20.00 22.00

"A," 13-16 x 3/4, counted 1 x 4..	25.75	....
"B," 13-16 x 3/4, counted 1 x 4....	24.50	....
No. 1 Common, 13-16 x 3/4, counted 1 x 4.....	20.50	....
No. 2 Common, 13-16 x 3/4, counted 1 x 4.....	14.00	....

WHITE PINE.

(Rough or dressed.)

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	\$90.00@ \$93.00
Shelving, No. 1, 1 x 10 in.....	50.50
Shelving, No. 2, 1 x 10 in.....	37.00 39.50
Cutting up, 5-4, 6-4, 8-4, 1st....	58.50 63.50
Cutting up 5-4, 6-4, 8-4, 2ds....	46.50 52.50
No. 2 Dressing Boards, 1 x 12 in.	44.00
No. 1 barn boards, 8-in.....	36.00 37.50
10-in.	36.00 36.00
12-in.	46.00 47.50
No. 2 barn boards, 8-in.....	34.00 35.00
10-in.	36.00 37.00
12-in.	38.00 39.00
No. 3 barn boards, 8-in.....	32.00
10-in.	32.00 34.00
12-in.	34.00 35.00

HARDWOOD FLOORING.

K. D. Bored, End Matched or Butted, Hol. Bk. and Bundled.	
13-16 Oak, 2, 2 1/4 and 2 1/2.	
Clear quartered white oak.....	\$86.00
Select quarter-sawed white oak.....	49.00
Clear quartered red oak.....	76.00
Select quarter-sawed red oak.....	45.00
Clear Plain sawed white oak.....	52.00
Select P. S. white oak.....	42.00
Clear plain sawed red oak.....	50.00
Select P. S. red oak.....	40.00
Common oak, red and white.....	35.00
No. 2 Factory or common oak, red and white	23.00
Plain Oak.	
4 in. 1st and 2ds.....	\$49.00@ \$52.00
5-4, 6-4 and 8-4 in. 1st and 2ds....	53.00 58.00
4 in. Common	36.00 40.00
5-4, 6-4 and 8-4 in. Common.....	40.00 44.00
4-4 in. Culls	24.00 27.00
5-4, 6-4 and 8-4 in. Culls.....	26.00 30.00

SHINGLES.

(New York Lighterage Limits.)

6 x 18 No. 1 Heart Cypress Shingles.....	\$7.50 per M.
6 x 18 No. 1 Primes or A's.....	6.50 per M.
6 x 18 No. 1 Red Cedar.....	\$4.50@ \$4.75

STONE.—No exceptions can be entered for the stone trades against the prevailing delay in the resumption of business. Many contracts are being figured, but not enough work results.

There is much interest in the coming awards for the stone for the Union Theological Seminary buildings and the Hotel Astor enlargement. A. J. Robinson Co. has taken the general contract for the Union Theological Seminary buildings, but has not yet given out the stone contract. The walls of all the buildings will be limestone and granite.

The Harrison Supply Company has patented a marble polishing wheel which is an improvement over the old wheel. It contains seven shoes instead of five. The wheels are made with reversible lugs, which will enable a polisher to fit the wheel to any polishing machine in a very few moments. Carborundum is used exclusively in making the shoes for these wheels, the purpose being to cut rather than to grind the surface and thus prepare for final glossing at a rate of 75 feet or more per hour.

What may be considered to be quite satisfactory results have followed the appeal of the granite manufacturers to the Interstate Commerce Commission for relief from an unfair restriction placed by the railroads regarding minimum shipments of granite, inasmuch as the commission will recommend a reduction of the minimum rating from 40,000 to 36,000 pounds. More than that, Commissioner Prouty will recommend that redress be given the manufacturers for the amounts they have paid over and above the 36,000 minimum since the time when the 40,000 minimum was ordered by the railroads, something like a year ago. The contention of the aggrieved parties was to the effect that some of the cars sent to them for receiving shipments were not large enough to take the 40,000 pounds; yet they (the shippers) were charged at that minimum in any event, which was a manifest injustice.

Fort Slocum, N. Y.—Sealed proposals will be received June 10 for construction, plumbing, steam heating and electric wiring of one administration building and one drill hall and gymnasium. Address Constructing Q. M.

BUILDING OPERATIONS.

Building at Arverne, Long Island.

ARVERNE, L. I.—Messrs. Shampan & Shampan, 772 Broadway, Brooklyn, state that they are now preparing plans for a country residence to be situated at the northeast corner of Amstel boulevard and Clarence av, Arverne, L. I., for Mr. Max Germanski, builder, care of architects. The structure will be designed in Colonial style of architecture, having a hardwood interior. Steam heat, gas and electric combination lighting. Building will stand on a plot 40x100 ft., two stories, basement and attic in height, consisting of fifteen rooms. The Leonard Moody Real Estate Co., of 189 Montague st, Brooklyn, sold this plot for the Somerville Realty Co., and when completed, it will be occupied by a wealthy real estate man of Brooklyn. The same architects are also preparing plans for the same builder for another country residence to be located on the east side of Clarence av, 140 ft. north of Amstel boulevard, Arverne. This building to be designed in the old Dutch style of architecture, the interior to be finished of hardwood trim, to be one of the most modern residences equipped with gas and electric combination lighting, furnace heat, on a plot 40x100 ft., two stories, basement and attic, with a laundry and clothes drying apparatus in the basement. Work will be started at once.

Big Contract for A. J. Robinson Co.

MANHATTAN.—The Andrew J. Robinson Company, No. 123 East 23d st, received on Wednesday of this week the general contract to erect the entire group of buildings for the Union Theological Seminary, comprising a 5-sty administration building, a 6-sty library building and a 7-sty dormitory structure; the chapel, as originally planned, has been left out and will not be erected now. The location is at 120th and 122d sts, Broadway, through to Claremont av. The number of cubic feet included in the entire group is 2,188,500. The wall construction will be of limestone and granite and the cost will be in the neighborhood of \$890,000. The Robinson Co. state that no subcontracts will be issued for about two weeks yet. The architects are Messrs. Allen & Collens, of Boston, Mass., and Louis E. Jallade, No. 1170 Broadway, Manhattan. See issue April 25, 1908.

Ten Cement Dwellings for Westbury, L. I.

WESTBURY, L. I.—Contracts were awarded this week for additional improvements, including grading of streets and laying of sidewalks and curbs by the Westbury Terrace Co., Inc., in their 100-acre development at Westbury, L. I. The work will be done by the McLaughlin-Hannon Construction Co., Inc., 517 Temple Bar Building, Brooklyn. Twenty lots have been sold to individual purchasers during the week for investment and home building purposes, and among the owners of property are many prominent business men. Plans have been prepared by the company for the erection of ten cement dwellings, which will be constructed by the McLaughlin-Hannon Construction Co., to cost from \$4,500 to \$5,550 each.

New Building for John and William Streets.

JOHN ST.—Plans are about to be prepared for the improvement of the property at the northwest corner of John and William sts, a plot about 89.11x123.3 ft. There are to be six stories or more, all for office purposes. The Golden Hill Building Co., No. 76 William st, of which

Henry S. Thompson is president, will erect the building. The site is to be cleared immediately, and the new structure is to be ready for occupancy by May 1, 1909. No contracts have yet been placed for the work. It will be recalled that the Ocean Accident and Guarantee Co., of London, recently announced the proposed erection of a 16-sty insurance building on this site.

Costly Apartment House for Broadway and 110th Street.

BROADWAY.—Plans are now being prepared by William L. Rouse, 11 East 43d st, for the construction of a handsome elevator apartment house to be erected on a plot of 50x180 ft. at the southeast corner of Broadway and 100th st. The Allene Construction Co., which has just completed the apartment house known as "The Allene," No. 310 West 93d st, and Heilner & Wolf, will erect the building.

Large Apartments for Brooklyn.

Harry T. Howell, 3rd av and 149th st, has on the boards plans for four 4-sty brick apartment houses to be erected on the s. e. cor. Eastern Parkway and Nostrand av, Brooklyn, for Herman J. Levy, of 275 Lenox av, Manhattan. Corner house 35.6x90 ft., other three houses 41.6x89 ft.; to have fireproof halls, iron and marble stairs, hot water supply and steam heat, electric lights and all improvements; to cost \$156,000.

Contract for New Banking Institution.

AVENUE B.—General contract was awarded this week to Messrs. Reinhardt Brothers, No. 645 5th av, for the entire erection of the new banking structure which Mr. Hugo Lederer is about to establish at the corner of Avenue B and 4th st. The building will be fireproof, three stories in height, with a facade of light brick and limestone. Messrs. Schwartz & Gross, 347 5th av, are the architects.

Delano & Aldrich Planning a Hospital.

WESTWOOD, CONN.—Messrs. Delano & Aldrich, No. 4 East 39th st, Manhattan, have designed preliminary plans for a new hospital building for the directors of the Waterbury Hospital to be erected at Westwood, Conn. The plans are now under consideration, and nothing definite was decided upon at the last meeting. It is thought that the building will not be erected until next year.

New Twelfth Avenue Loft Building.

12TH AV.—A. V. Porter, architect for the Metropolitan Street Railway Co., has completed plans and is now taking bids for the erection of a five-sty fireproof brick loft building, 50x90 ft. to be situated at Nos. 780-782 Twelfth av, for Mr. T. G. Patterson, of No. 637 West 55th st, and Kingsbridge, N. Y. Work is to be pushed as rapidly as possible.

Plans Ready for N. Y. Press Club.

WILLIAM ST.—Plans are nearing completion by Architect Ernest Greene, 5 Beekman st, for the new office building and club house to be erected at the northwest corner of William and Spruce sts for the New York Press Club. This building will be of granite and limestone, 12-sty, 30x65 ft. See also issue May 16, 1908.

Rumor of New Cliff Street Building.

CLIFF ST.—It was rumored in building circles this week that preliminary plans are being prepared for the construction of a new business building to

be situated in Cliff st. Messrs. Parish & Schroeder, 5 West 31st st, are said to be preparing the plans. No contracts have yet been announced or plans filed.

Park Avenue and 83d Street Improvement.

PARK AV.—Plans are now being prepared for the improvement of the southwest corner of Park av and 83d st with a high-class elevator apartment house, to cover a plot of about 102.2x90 ft. The architect's and owners' names are for the present withheld.

Apartments, Flats and Tenements.

MANHATTAN.—Chas. B. Meyers, 1 Union sq, has prepared plans for changes to the 4-sty flat No. 16 Spring st, owned by John Palmieri, 32 Park Row.

MANHATTAN.—A. H. Blankenstein, 121 Bible House, has prepared plans for interior changes to the 4-sty tenements Nos. 194-196 East 4th st, owned by Jno. Baierlein, 196 East 4th st.

MANHATTAN.—R. W. Pitt, of Stamford, Conn., will make \$8,500 worth of changes to the 4-sty tenement No 405 4th av, for which Thomas W. Lamb, 224 5th av., is planning.

MANHATTAN.—O. L. Spannhake, 233 East 78th st, has prepared plans for \$5,000 worth of changes to the 5-sty tenements Nos. 331-335 East 9th st, for Samuel Schnaper, 860 Lexington av.

MANHATTAN.—L. A. Goldstone, 45 West 34th st, is preparing plans for a 6-sty tenement building, 50x87.1x86.4 ft., for Kittenplan & Rubinger, 220 Broadway, to be erected at Nos. 83-85 Baxter st.

NEWARK, N. J.—Plans have been drawn by William K. Schoenig & Son for a 3-sty frame 3-family flat, which Christian Gockeler will put up at 38 North 13th st. Contracts will be awarded soon.

MANHATTAN.—Robertson & Gammil, 710 East 138th st, will build at the northwest corner of Amsterdam av and 179th st, a 5-sty flat building, 25x90 feet, to cost \$25,000. J. C. Cocker, 2021 5th av, is preparing plans.

NEWARK, N. J.—R. Bottelli, architect, has completed plans for a 3-sty frame 6-family tenement to be built at 367 Littleton av for Samuel Krieger. There will be twenty-four rooms in the building. The owner will be the builder.

WATERBURY, CONN.—F. H. Humphrey, of Waterbury, who recently purchased the Northrop property at the corner of West Main st and Central av, will shortly begin the erection of an apartment house on part of the property.

NEWARK, N. J.—The Union Building Co., Newark, is about to start work on a row of four detached 3-sty frame double flats at 321 to 327 Sussex av. The aggregate cost will be about \$36,000. Peter Charles drew the plans. The owners are the builders.

BROOKLYN.—Charles P. Cannella, 60 Graham av, Brooklyn, has completed plans and Morris Diamant, 164 Harrison av, will take the bids for a 5-sty brick 14-family flat building, with stores, 25x87 ft., to be erected at a cost of \$20,000. Marble wainscoting, tile floors, front to be of brick and limestone trim.

BROOKLYN.—Henry Kapper, 58 Van Siclen av, Brooklyn, is ready to take estimates on all lines of work for one 4-sty brick building, 42x89 ft., 17 families, all improvements, including marble wainscoting, tile floors, to be erected on the south side of Clifton pl, 300 ft. east of Nostrand av, to cost \$25,000. Chas. P. Cannella, 60 Graham av, Brooklyn, is the architect.

Banks.

DANBURY, CONN.—Plans being prepared by Architects P. L. Hooper, 1133 Broadway, Manhattan, and P. N. Sunderland, of Danbury, for the new bank building to be erected by the Savings Bank of Danbury, are now ready for figures. The building will be 45x73 ft., 1-sty, Indiana limestone exterior, with marble trimmings and absolutely fireproof. Interior finish will be of oak and mahogany, marble counters, steam heat, modern plumbing. (See issue May 16.)

Churches.

SOUTH NORWALK, CONN.—It is reported that plans have been drawn for the rebuilding of the Advent Christian Church, on Van Zandt av. Rev. L. F. Reynolds is the pastor in charge.

LYME, CONN.—Plans will be drawn soon for rebuilding the Old Lyme Congregational Church. The new edifice will be built of wood, in a colonial style, and will cost about \$50,000. Miss Florence Griswold, Old Lyme, has the matter in charge.

NORTH PELHAM, N. Y.—Peter Doern, 18 East 42d st, Manhattan, has received the general contract for the new church which St. Catherine's Roman Catholics are to build at North Pelham, wood, 1-sty, 50x63 ft. A. G. C. Fletcher, 1133 Broadway, is the architect.

ALDEN, N. Y.—Morris & Allen, of Buffalo, have obtained the general contract on a church and Sunday school building at Alden, N. Y., for the First Presbyterian Church, Rev. Wm. McGarvey, pastor. Plans by Architect H. Osgood Holland, Buffalo, call for a stone building, 1-sty.

Court Houses.

SCHENECTADY, N. Y.—Architects Weathers and Stoddart of Schenectady, are revising their plans for the new courthouse which will be ready for bids shortly.

FALL RIVER, MASS.—Bids will probably be called for in about two weeks for erecting the proposed courthouse on Rock st. Architects, Louis G. Destremps & Son, 57 N. Main st, Fall River.

JERSEY CITY, N. J.—Figures on the new courthouse in Jersey City are still being taken by the owners, the New County Commission, architect for which is Hugh Robert, 1 Exchange pl, Jersey City.

CANANDAIGUA, N. Y.—Figures will soon be taken on the County courthouse at Canandaigua, architect for which is J. Foster, Rochester, N. Y. These plans consist of remodelling the present courthouse and building additions at either end, the construction to be of brick, steel and concrete.

Dwellings.

SCARSDALE, N. Y.—Figures will soon be taken on a residence at Scarsdale, N. Y., for Madame E. M. Obry, architect of which is J. H. Duncan, 208 5th av, Manhattan.

PLAINFIELD, N. J.—Alex. Milne, of Plainfield, N. J., has obtained the general contract for the residence of Dr. Norman H. Probasco. John P. Benson, 571 Fifth av, Manhattan, is architect.

TARRYTOWN, N. Y.—Contract has been awarded to Henry Houghton, 314 Madison av, Manhattan, for the erection of a new residence for F. M. Spencer, at Tarrytown, from plans by J. F. Bacon.

MANHATTAN.—General contract was awarded to James McWalters, Broadway and 90th st, for the residence alteration at 126 East 65th st, for Alice K. Lord, of Quogue, L. I. Wm. Emerson, 281 Fifth av, has prepared the plans.

MORRIS PLAINS, N. J.—General contract for the Nurses' Home at Morris Plains was awarded to Robert Dalglish, 25 Bank st, Morristown. Plans by Architect Geo. Poole, the State Architect, call for a 3-sty brick building, 30x68.

MANHATTAN.—No contracts have yet been awarded for the 3-sty dwelling, 50x84 feet, which The Franciscan Fathers, 134 West 31st st, will erect at Nos. 133-135 West 31st st, to cost \$40,000. Thomas J. Duff, 407 West 14th st, has plans ready.

WOODCLIFF, N. J.—Eli Benedict, architect, 1947 Broadway, Manhattan, has let the general contract for a 2-family house at Woodcliff, N. J., to John S. Delaney and C. A. Hockanson for Mrs. Frederick Rittstig and Mrs. S. A. Robertson, owners.

BROOKLYN.—Benjamin Sackheim, 354 Grand st, Manhattan, is preparing plans for the construction of fifteen 2-family houses to be constructed of brick trimmed with stone. Each house will be two stories and basement, and will contain eleven rooms and two baths, including all modern improvements. Hardwood trim and finish will be used throughout. Dining rooms will be finished in the Dutch style. The total cost will be about \$75,000. Helfenberg & Arvintz, Nos 343-349 Stagg st, Brooklyn, are the owners. Buildings will be situated in the north and south sides of Midwood st, 300 feet east of Nostrand av, Flatbush, Brooklyn.

Factories and Warehouses.

SCHENECTADY, N. Y.—A large mill, owned by Willis H. Robinson, was destroyed by fire. It will be rebuilt immediately.

PATERSON, N. J.—The Excello Shirt Co., 20 Paterson St., has purchased a site 100x100 ft., at Market and Jersey sts, and will erect a mill. The capacity of the mill will be doubled.

JAMESTOWN, N. Y.—The Golden Furniture Co. has closed a contract for the erection of a new 5-sty building on Jones and Gifford avs, and it is provided that the building shall be ready for occupancy by August 1st.

Halls and Clubs.

CLINTON, MASS.—Peabody & Stearns, of Boston, have about completed plans for a town hall to be erected at Clinton, Mass. To cost \$150,000.

EAST LIBERTY, PA.—Bids will be received in about six weeks for erecting a Y. M. C. A. building here, to cost about \$300,000. Thomas Hannah, Diamond Bank Building, Pittsburgh, is architect.

MANHATTAN.—Work is about to be started remodeling and adding six additional stories to the New York Athletic Club, situated in the south side of 58th st, 100 ft. east of 6th av, at a cost of \$40,000. Geo. K. Thompson, 66 Broadway, has plans ready. No contracts have yet been placed.

GLENBROOK, CONN.—J. W. Smith has received the entire contract to build a clubhouse in Glenbrook for the Glenbrook Club Association. Thomas McAdams will do the mason work, J. F. Dunn the plumbing and hot air heating and the F. S. & C. A. Williamson Co. the electrical work. The plans are by W. A. Ward, of Port Chester, N. Y.

Hospitals and Asylums.

MIDDLEBURGH, N. Y.—The Board of Supervisors of Schoharie County, Wm. J. Holmes, Richmondville, N. Y., Clerk, are taking figures on an almshouse to be built at Middleburgh, N. Y.

CAMBRIDGE, MASS.—The Board of Health has accepted plans of Chas. R. Greco for the proposed hospital for dangerous diseases, to be erected at a total cost of about \$100,000.

WILTON, CONN.—Plans by Architect H. A. Lambert, of Bridgeport, are being figured for an addition and other changes to a sanitarium in Wilton for Dr. Edwin Everett Smith, of that place. The owner is receiving the bids.

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PATERSON, N. J.—The directors of the Paterson Orphan Asylum Assoc. have decided to proceed with the erection of the administration building of the proposed orphanage, to cost \$100,000. Two wings are to be erected later, the cost of these to be \$50,000 additional. Sam'l Rogers, Paterson Saving Inst. Bldg., and Chas. Edwards, Market and Main sts, are the architects.

Hotels.

WASHINGTON, D. C.—W. F. Thomas, Munsey Building, and others, have purchased a site, 170x144 ft., on which it is proposed to erect a hotel and theatre. The former is to be ten stories and basement, of colonial design and contain about 400 rooms. Cost, about \$450,000.

Libraries.

SPRINGFIELD, MASS.—Figures are invited until June 15 to construct a library to cost \$300,000. The structure will be 220x86 ft., of granite, marble and terra cotta and will have two stories and basement, fireproof interior and a marble exterior. Edward L. Tilton, 32 Broadway, Manhattan is architect.

WEST HAVEN, CONN.—Andrew Carnegie has given \$10,000 to the West Haven Improvement Association for the erection of a library building in West Haven. A building committee to secure competitive plans will be appointed at once. Clarence L. Clarke, with Benedict & Pardee, has the matter in charge.

Office and Loft Buildings.

BOSTON, MASS.—The Johns Hopkins Hospital Trustees will erect at South and Water sts, a 5-sty brick and reinforced concrete office building, 108.6x64 ft., which will cost \$70,000. Baldwin & Pennington are the architects.

MANHATTAN.—Plans are ready for the 3-sty loft and office building, 40x18.4x40 ft., which Mrs. Jennie C. Knox, 370 West 120th st, will erect at No. 512 Greenwich st, from plans by Oscar Lowinson, 18-20 East 42d st. No contracts let.

BRIDGEPORT, CONN.—The Horsfall Construction Co., 20 East 42d st, Manhattan, will probably take the entire contract and have full charge of awarding sub-contracts for the proposed post-office building to be erected at the West End, Bridgeport, Conn.

MANHATTAN.—No contracts have yet been awarded for the 8-sty and basement fireproof store building, 28x110 ft., which C. G. Gunthers Sons, 184 5th av, are soon to erect at No. 518 5th av, at a cost of about \$75,000. The facade will be of granite and limestone, with a tile roof, one building on the site will be demolished. Henry G. Trevor, 11 William st, is owner of ground. Plans are by James J. F. Gavigan, 1123 Broadway.

Power Houses.

PRINCETON, N. J.—The power plant of the Princeton University will be enlarged at a cost of \$50,000. A large extension will be erected.

PLEASANTVILLE, N. Y.—Lederle & Provost, 39 West 38th st, Manhattan, have plans under way for the construction of water-works and sewers for Pleasantville. Probable cost, \$50,000.

MANHATTAN.—Work will soon begin on the sub-power station alteration at Nos. 519-521 West 146th st, for the United Electric Light & Power Co., contract for which was awarded this week to Geo. Sykes, 1123 Broadway.

Schools and Colleges.

CHATHAM, N. J.—Citizens of Chatham have voted in favor of erecting a new school building, the cost not to exceed \$48,000.

PERTH AMBOY, N. J.—Sketches have been submitted, but no architect selected

on the new school to be built in Noville st, Perth Amboy, N. J.

CHELSEA, MASS.—Board of Aldermen has passed on an appropriation of \$58,000 for the rebuilding of the Frank B. Fay School on Everett st.

FALL RIVER, MASS.—Board of Aldermen have decided to erect a school in the southeastern section of the city, to cost about \$70,000. Architect not yet selected.

WESTFIELD, N. J.—Figures are being taken on a 2-sty brick and stone school building to be built at Westfield, N. J. Plans were prepared by Architect Wilson Potter, 1 Union sq, Manhattan.

MONTCLAIR, N. J.—Messrs. Van Vleck & Goldsmith, No. 111 5th av, Manhattan, are preparing plans for a new \$90,000 school building to be erected at Montclair. Mr. E. Madison is secretary Board of Education.

FAR ROCKAWAY, L. I.—Plans have been completed by Architects Lehman & O'Kane, Far Rockaway, for a new parochial school to be built at Far Rockaway for the Roman Catholic Church of St. Mary's Star of the Sea.

Theatres.

MANHATTAN.—It is reported that plans are being prepared for interior improvements to the Weber Theatre. The house will probably be made over, the seating capacity enlarged, and the stage increased in size.

BROOKLYN, N. Y.—General contract on the Flatbush av Theatre for the Empire Circuit and Burlesque Co., 1402 Broadway, Manhattan, has been let to Cramp & Co., 36 E 23d st, Manhattan. H. R. Brewster, 116 Nassau st, is the architect.

Bids Opened.

President Bensel of the Board of Water Supply opened bids on Wednesday for the construction of the Rondout siphon of the Catskill water project for which the T. A. Gillespie Company of No. 90 West st., at \$6,290,803, submitted the lowest bid. Four other bids were received as follows: Bradley Construction Co., \$6,414,335; McArthur Brothers Co., \$6,419,173; Degnon Contracting Co., \$6,579,410, and S. Pearson & Co., \$6,787,111.

The President of the Borough of Manhattan, Hon. John F. Ahearn, opened bids for labor and material required for the reconstruction of outlet sewers and appurtenances in 28th and 29th sts, between East River and First av, and in First av, between 28th and 29th sts. Bart Dunn, 444 East 68th st, \$24,495 (low bid). Other bidders were: M. Marrone, 414 East 116th st, Smith & Fitzgeralds, New York Sewer Const. Co. and Joseph Moore.

Bids were opened by the Board of Education, Monday, June 1: No. 1, for the general construction of new P. S. 162, Brooklyn, P. Gallagher, \$257,900 (low bid). Other bidders were: P. J. Brennan & Son, John Kennedy & Son, Peter Guthy, Clarke & Stowe, Wilmarth Building Co., William J. Moran, Inc., James MacArthur, George F. Driscoll, Harry Berry & Co., Thomas McKeown, the Bottsford-Dickenson Co., John Auer & Sons, William Werner, John Kennedy & Co., George Hildebrand. No. 2, for the general construction of additions and alterations in P. S. 30, Bronx, Calumet Construction Co., \$111,643 (low bid). Other bidders were: P. J. Brennan & Son, Thomas Cockerill & Son, Thos. J. Waters, Patrick Sullivan, Thomas McKeown, Guidone & Galardi Co., William Werner, John Kennedy & Co., Harry Berry & Co., Laurence J. Rice, Wilmarth Building Co. No. 3, for the general construction of additions and alterations in P. S. 128, Brooklyn, George F. Driscoll, \$117,700 (low bid). Other bidders were: Charles Cranford, James MacArthur, George Hildebrand, John Kennedy & Co., William Werner, John Auer & Sons, Thomas McKeown, Or-

mond & O'Brien, John F. Reilly, William H. Luth Co., John Kennedy & Son, Harry Berry & Co., Peter Guthy, Richard E. Henningham. No. 4, for installing heating and ventilating apparatus in P. S. 156, Brooklyn, The Baldwin Engineering Co., \$54,932 (low bid). Other bidders were: Frank Robson Co., Inc., E. Rutzler Co., James Curran Mfg. Co., Blake & Williams. No. 5, for erecting fire alarm telegraph connections and installing signal boxes at various schools in Queens, A. Doncourt, \$4,255 (low bid). Other bidders were: Commercial Construction Co., Frederick Pearce Co. No. 6, for improvements and new cottage at P. S. 120, Barren Island, Brooklyn. The lowest bid was submitted by Otto Metz, \$23,993 in amount. The matter was laid over. No. 7, for new fireproof main stairs at P. S. 116 and P. S. 127, Manhattan, P. S. 116, Chas. Cochar, \$2,870 (low bid); P. S. 127, Eagle Iron Works, \$2,781 (low bid). No. 8, for alterations and additions to the electric equipment in P. S. 90, Manhattan, Griffin & Co. submitted the lowest bid.

Contracts Awarded.

MANHATTAN.—Hubert J. Coles, 2120 Broadway, has the contract for interior changes to the 4-sty store and apartment building, No. 139 Lexington av, owned by Guy M. Gest, No. 277 Broadway.

BRONX.—The Calumet Construction Company, 15 East 59th st, has obtained the general contract for the erection of new Public School No. 30 in the Bronx. This building will contain eighteen classrooms.

MANHATTAN.—Messrs. Wakeham & Miller, 1133 Broadway, have received the general contract to erect the new stable at No. 126 West 54th st, for J. T. Pratt, for which Wm. B. Tubby, 81 Fulton st, is the architect.

MANHATTAN.—Thomas D. Conners, 1123 Broadway, has obtained the contract for improvements to No. 5 West 36th st, from plans by George Keister, 11 West 29th st. Catherine Holl, 106 East 30th st, owner.

MANHATTAN.—The Libman Contracting Co., 1968 Broadway, has received contract for extensive alterations, converting the residence at No. 177 Madison av into offices and bachelor apartments for Wm. J. Roome, in accordance with the plans by P. F. Brogan.

MANHATTAN.—Contract has been awarded to Garrit Wright, 421 West 24th st, for changes to No. 305 West 39th st, owned by James S. Lawson, 192 Broadway. New plumbing will be installed. H. E. Osborne, 295 Amherst st, Jamaica, N. Y., is the architect.

MANHATTAN.—Marc Eidlitz & Son, 489 5th av, have received the contract for improvements to the 7-sty store and loft building south side of Astor pl, 150.10 ft. west of Lafayette st, for the O. B. Potter Trust, 71 Broadway, from plans by Francis H. Kimball, 71 Broadway.

MANHATTAN.—Russell W. Smith, 242 East 51st st, has received the contract for extensive interior changes to the 6-sty loft building, Nos. 553-557 West 25th st, owned by the Standard Oil Company, 26 Broadway, from plans by Chas. Gens, Jr., 165 East 88th st. The work is to cost about \$17,000.

BROOKLYN, N. Y.—Peter Guthy, 924 Broadway, Brooklyn, has obtained the general contract for the four market buildings and stable to be erected at the corner of Kings Highway and East 14th st. Plans as prepared by W. H. Gompert, 2102 Broadway, Manhattan, call for a 1-sty brick market building and a stable two stories high.

MANHATTAN.—General contract was awarded this week for the store and office building at Nos. 77-79 Broad st, to the Amsterdam Building Co., of 43 West 27th St. Mr. O. F. S. Zollkoffer, No. 49 West

54th st, is the owner; Westervelt & Austin, the architects, and the Childs Co., the lessee. Plans call for a brick and stone structure, 4 stories, 45x100 ft. Estimated cost, \$15,000.

Estimates Receivable.

By the President of the Borough of Brooklyn, Wednesday, June 10: For labor and material required for constructing sewer in East Eighth st, from Johnson st to Church av, etc., Brooklyn.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, June 10: No. 1, furnishing, delivering and laying water mains and appurtenances in Morningstar, Richmond, Old Stone and Amboy roads, and in Bridge av.

By the Commissioner of Bridges, Thursday, June 11: No. 1, for the electrical equipment of the University Heights Bridge. No. 2, for furnishing and delivering bronze grills, castings, tubing and brass expansion screws and plates to the Williamsburgh Bridge.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, June 10: For furnishing, delivering and installing one hand-operated traveling crane in the high-pressure pumping station located at Gansevoort and West sts, and furnishing, delivering and installing one hand-operated traveling crane in the high-pressure pumping station at Oliver and South sts, Manhattan.

Bids will be received by the Park Board Thursday, June 11: No. 1, for furnishing labor and materials necessary to pave with asphalt tile walks in Prospect Park, Brooklyn. No. 2, for regulating, grading and paving or repaving with asphalt pavement on a concrete foundation the roadway of Prospect Park Plaza, between Soldiers' and Sailors' Arch and Prospect Park; traffic road of Ocean Parkway, between Park Circle and 18th av, Brooklyn.

RIVERTON, N. J.—Edward H. Pancoast, Chairman Highway Commission, will take bids June 18, for furnishing material and the construction of a brick culvert reinforced with a cement coating extending from the southwest corner of Broad St. and Lippincott av to the Pompee Creek, a distance of 1,740 ft., together with a brick catch-basin and six manholes with fittings. Plans at the office of Henry S. Haines, Borough Engr., Temple Building, Camden, N. J.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, June 10: No. 1, for furnishing and delivering cast-iron stop-cock boxes and covers. No. 2, furnishing and delivering sulphate of alumina. No. 3, furnishing and delivering tools, garden implements, etc. No. 4, hauling and laying water mains and appurtenances in the Borough of Brooklyn. No. 5, hauling and laying water mains and appurtenances in Brooklyn. No. 6, furnishing and delivering pipe, pipe fittings, valves, boiler tubes, etc. No. 7, furnishing and delivering supplies for pumping stations, reservoirs and repair yards. No. 8, furnishing and delivering miscellaneous machine tools and machines.

Government Work.

Fort Hamilton, N. Y.—Sealed proposals for the extension of the water and sewer systems will be received June 15. Address Constructing Q. M. at Fort Hamilton, N. Y.

Proposals for Dredging and Filling will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., June 13, for dredging, diking and filling at the naval station, Key West, Fla. R. C. Hollyday, chief of bureau.

Washington, D. C.—Sealed proposals will be received the 30th day of June for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. postoffice at

Meadeville, Pa. James Knox Taylor, supervising architect.

New London, Conn.—Sealed proposals for the construction of one building, including plumbing, heating, electric wiring, etc., quarters for two non-commissioned officers, at Fort H. G. Wright, N. Y., will be received June 15. Address R. McA. Scofield, Maj., Q. M.

Washington, D. C.—Sealed proposals will be received the 9th day of July for the construction complete of the extension to the U. S. postoffice at Springfield, Ohio. Plans at the office of the Custodian at Springfield, Ohio. James Knox Taylor, supervising architect.

The Isthmian Canal Commission will soon call for bids for furnishing 1,000 rolls of bronze wire screenings, 18-mesh, 36 ins. wide, with 106 lin. ft. to the roll; also, 1,000 ft. of crucible cast-steel cable wire, 1½-in., 6 strands and 19 wires; also, 121 gross tons of 33-ft. steel rails, 70-lb., and 5,000 angle bars.

Sealed proposals will be received at Office of Treasurer, Southern Branch, N. H. D. V. S., National Soldiers' Home, Elizabeth City County, Va., until 1.30 p. m., June 16, for labor and materials for installing heating and ventilating system in three barracks, mess hall. John T. Hume, treasurer.

Washington, D. C.—Sealed proposals will be received the 14th day of July for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. postoffice at Sharon, Pa. Plans may be obtained from the Custodian of site at Sharon, Pa. James Knox Taylor, supervising architect.

Brief and Personal.

Money is easy again, real estate operators say.

Carpenter work is improving in every borough except Manhattan.

What excuse will there be when the national nominations are made for not digging in?

There is a rumor in building circles of another mammoth hotel project for upper Manhattan.

Andrew J. Robinson, the well-known builder, is now recovering at his home from a serious illness.

The offices of the J. F. Blanchard Co. in the Flatiron Building have been considerably enlarged on account of the increase in business.

Mr. Arthur Viertel, formerly salesman with the Nason Mfg. Co. of this city, is now with John A. Murray, plumbers' supplies, 625 Sixth av.

Messrs. Robertson & Potter, No. 160 5th av, Manhattan, have working drawings nearly completed for the new dormitory to be erected by Yale University at a cost of about \$125,000.

Chas. A. Hague, 52 Broadway, Manhattan, has been appointed as consulting engineer in connection with contemplated drain work in the Fourth and Fifth wards, at Newark, N. J.

A leaflet and price-list is being sent out by the H. W. Johns-Manville Co., 100 William st, Manhattan, describing the asbestos lead-joint runner for making lead joints in cast-iron gas and water pipes.

Work has begun on the Second Battery Armory, to be erected at 166th st and Franklin av, the Bronx. C. C. Haight, 425 Fifth av, architect, and Guidone & Galardi, 162 East 23d st, general contractors.

The architectural designs by Messrs. McKim, Mead & White, of the new municipal building to be erected at Park Row, Centre and Duane sts, will be exhibited next week at the Museum of Natural History.

Ground was broken Wednesday, June 3, for the new edifice of the Chelsea Methodist Episcopal Church, at 178th st and

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See pages 620-621 Sweet's Index

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Fort Washington av, Washington Heights. Bannister & Schell, 69 Wall st, are the architects.

Mr. W. A. Eaton, of the Stevens-Eaton Co., wholesale lumber merchants, No. 1 Madison av, has sold his stock interests in the corporation to his associates and set up a separate business. He will handle a full line of soft woods and shingles.

At the annual parade of the New York work horses, on Memorial Day, the three entries of Collins, Lavery & Co., dealers in lumber and hardwoods, No. 39 Cortlandt st, succeeded in capturing three ribbons, two medals and two money prizes.

The M. B. Foster Electric Co. has removed to larger quarters at 109 West 26th st, due to the increase in its business. The Foster Co. recently installed on the roof of the Singer Building 25 18-inch searchlights for the purpose of lighting the tower at night.

The annual meeting of the Building Material Men's Club of Newark, N. J., composed of the leading lumber and building material firms in that city and section, will be held at Newark, N. J., on June 9, preceded by a dinner. At this meeting the annual election will be held.

Mr. William J. Wilgus, formerly vice-president of the New York Central & Hudson River R. R., has become president of The Amsterdam Corporation, 165 Broadway, New York City, which has recently been organized for consulting work on special railway problems.

The Fuller Engineering Co., of Allentown, Pa., has taken the contract for designing and constructing the Seaboard Portland Cement Company's new 7,000-bbl. plant, which is to be erected on the property of the latter company near Alsen, N. Y. Between 200 and 300 men are already at work.

The reinforced concrete work on the new Blanchard factory building now in course of construction in Long Island City, is being performed by the Standard Concrete-Steel Company, of 31st and 32d sts and East River. The Fuller Company is general contractor. For description see Record and Guide issue May 30.

The semi-annual meeting of the American Society of Heating and Ventilating Engineers, as we have previously announced, will be held in Niagara Falls, N. Y., on Friday and Saturday, July 24 and 25. Secretary W. M. Mackay announces that arrangements have been made to hold the meeting at the Cataract-International Hotel, and that a rate of \$3 per day and upward on the American plan has been secured.

The Canton Steel Ceiling Co., of 525 West 23d st, has issued a handsome catalogue of their goods showing new designs of metal ceilings in Louis XIV., Greek, Colonial, Gothic, Rococo and Romanesque styles. These goods are of a high-grade character, produce a beautiful effect and suitable for all classes of work. Architects, builders and others in the market for such material will do well to communicate with the company.

The specification book of the Clinton fireproofing system devised by the Clinton Wire Cloth Co., Clinton, Mass., gives details for the construction of reinforced concrete floors with Clinton welded wire. The floor systems described are all approved by the Bureau of Buildings, New York City, the allowable loadings and the factor of safety being specified in each case. The fireproofing department of the company has its office at 1 Madison av, New York, under the management of Mr. Albert Oliver.

The National Fire Proofing Co., Broadway and 23d st, Manhattan, and Chicago, has recently closed contracts for all the terra cotta hollow tile fireproofing for the new 14-story office and store building to be erected on the site of the Fifth Av Hotel,

5th av and 23d st. The order includes 540,000 ft. of partitions, 650,000 ft. of floor arches and 100,000 ft. of covering for columns. Another large contract is that for about 8,000 tons of hollow tile fireproofing for the Cuyahoga County Court House, Cleveland, Ohio.

Professor Walker has been appointed professor of metallurgy and administrative head of the Department of Metallurgy at Columbia University. His duties will begin on July 1, and he will take personal direction of the instruction in non-ferrous and electro-metallurgy and metallurgical design. Professor Howe will continue to deliver his lectures on iron and steel as heretofore. Mr. Walker has had an exceptionally valuable practical experience in all branches of metallurgical work since his graduation from Columbia.

Announcement has been made of the engagement of Miss Edith Lee Wells, daughter of Mr. and Mrs. James L. Wells, to the Reverend Charles C. Harriman. Mr. Harriman is a graduate of Harvard University and was formerly a curate of St. George's Church on 16th st, Manhattan. He is now and has been for the past year the rector of the historic St. Ann's Church of Morrisania on St. Ann's av and 140th st in the Bronx. Miss Wells was educated at the New York Collegiate Institute and Barnard College and has taken great interest in church work in the Bronx.

The second largest masonry arch in the world has recently been completed on a new railway from Klagenfurth to Trieste, in Austria, crossing the Isonzo River at Salcano. The Salcano arch is the main span of a 721.8 ft. bridge consisting of nine small arches, averaging about 40 ft. in span and one large arch of 278.9 ft. and 78 ft. rise. The main arch is of cut stone founded on reinforced-concrete footings backing into solid rock. It is 6.6 ft. thick at the crown and 11.5 ft. at the spring. The 17-ft. roadway, for a single-track railway, is carried to the arch ring by a spandrel arch construction. As we have frequently noted before the largest masonry arch in the world at Plauen, Germany, has a span of 295 ft.

At Atlantic City, N. J., from June 23d to 27th, the eleventh annual meeting of the American Society for Testing Materials will be held. The first meeting will be held in the Hotel Traymore on June 23. The programme for the business session is as follows: Tuesday, 3 p. m., annual report of the executive committee; Tuesday, 3 p. m., annual address by the president on some features of the present steel rail question; Wednesday, 10 a. m., preliminary program and results of tests of steel columns in progress at Watertown Arsenal Wednesday, 3 p. m., on Rails; Thursday, 10 a. m., on Cement and Concrete; Thursday, 8 p. m., on Cement and Concrete, to include an address on the Fireproof Qualities of Concrete by R. F. Tucker; Friday, 10 a. m., on Preservative Coatings and Lubricants; Friday, 3 p. m., on Testing Machines and Apparatus; Saturday, Forest Service Tests to Determine the Influence of Different Methods and Rates of Loading on the Strength and Stiffness of Timber.

Up the Tower.

The tower of the Metropolitan Life Building is so far along in construction that on Wednesday a party of four accompanied the Mayor as far as the thirty-fourth floor, to which the elevators are now running. They were personally conducted by J. B. Clermont, superintendent of the Hedden Construction Co. The fine view was enjoyed and the Mayor posed for several "snaps."

On Friday, President John R. Hege-man, of the Metropolitan Life Insurance Co., was up above showing President

Silas B. Dutcher, of the Hamilton Trust Co., etc., the wonders of the panorama, and incidentally how near his borough is situated to Madison Square Park.

Major Hegeman, his son, has a wonderful pair of field glasses, through which could be seen minute details of buildings on the Hoboken ridge, Statue of Liberty and many other distant points.

Production of Sand-Lime Brick in 1907.

Complete statistics concerning the production of sand-lime brick have been received by the United States Geological Survey, and an advance statement on this industry is now published in order that producers may receive this information at the earliest possible date.

In 1907 there were 94 plants engaged in the manufacture of sand-lime brick, the total value of the product being \$1,225,769. For convenience in comparison, similar figures for the years 1903 to 1907 inclusive are given below.

VALUE OF SAND-LIME BRICK IN THE UNITED STATES, 1903-1907.

Year.	Number of plants.	Value of product.
1903	16	\$155,040
1904	57	463,128
1905	84	972,064
1906	87	1,170,005
1907	94	1,225,769

The little table above covers the entire history of the sand-lime brick industry in this country. It will be seen that the years 1904 and 1905 were marked by a very rapid expansion in the industry, but that 1906 and 1907 show very slight increases in either number of plants, or in total value of the product.

Concrete Institute Organized in Great Britain.

Arthur E. Collins, of Norwich, England, secretary of the Concrete Institute of Great Britain, which was recently organized, sends the Record and Guide particulars of its constitution and membership. The Institute has been formed under the presidency of the Right Hon. the Earl of Plymouth (lately First Commissioner of Works), with Sir Wm. Mather, LL.D., Sir Wm. Preece, K.C.B., and Sir Henry Tanner, I.S.O., as vice-presidents; Mr. Edwin O. Sachs, F.R.S. Ed. as chairman of the executive; Mr. E. P. Wells as Hon. Treasurer, and Mr. Collins as Hon. Secretary.

A list of the Institute's First Council, if representative of the interests concerned, certifies that the society will have the support of the leading men in the field. Sir Henry Tanner is the Principal Architect of H. M. Office of Works. His position in this society will be the chairmanship of the Reinforced Concrete Committee. The chairman of the Executive Committee is Mr. Edwin O. Sachs, who is also chairman of the British Fire Prevention Committee. C. H. Colson is superintendent of civil engineering in the Admiralty. W. T. Hatch is chief engineer of the Metropolitan Asylum Board. W. H. Hunter is chief engineer of the Manchester Ship Canal. Mr. A. Ross is chief engineer of the Great Northern Ry. Secretary Collins is a past president of the Assoc. of Municipal Engineers.

Concrete in its various forms, both plain and reinforced, is playing a very important part in the civil engineering works and building operations of Great Britain, and the Institute is the outcome of a demand among the professional and industrial interests concerned to have some centre for discussion, investigation and research work. The office of the Concrete Institute is at No. 1 Waterloo st, Pall Mall, London.

Outing for Plumbers.

The itinerary of the Boston Club of the New York Master Plumbers' Association has just been announced and as outlined should prove a very interesting and enjoyable trip. The route includes the Thousand Islands, St. Lawrence River, Quebec, Montreal, Lakes George and Champlain and Saratoga. The tour will be under the personal direction of J. P. McCann, who has successfully handled the details of such trips on many previous occasions. The party will start from New York on Sunday, July 12, arriving in Boston next morning, where they will remain until after the convention. Leaving Boston July 17 for Thousand Islands, a trip up the St. Lawrence to Montreal will be made by daylight, running all the rapids, with a constant succession of pleasing views. Sunday, July 19, will be spent at Quebec, returning to Montreal that night. Leaving Montreal on the 20th for Plattsburg, and on the 21st a daylight trip will be made through Lake Champlain and Lake George. That night will be spent at Saratoga, leaving there at 2 p. m., July 22, for New York. The cost of membership in the club is \$75.

Patent Monopolies in Cement Industry.

Washington, June 1.—The report of E. C. Eckel, of the Department of the Interior, on the cement industry, after giving the facts as to production, raw material, etc., which have already been published, has this to say in regard to concentration of interests in the cement industry:

"The Portland cement industry affords a peculiarly interesting example of an important and growing branch of manufacture whose future organization and control is still a matter of uncertainty. Ten or even five years ago the business of making Portland cement in the United States was confined to a number of comparatively small mills, each of which was practically independent. Today there is a noticeable degree of concentration of interest in the industry, and three processes are at work to increase steadily this concentration. Owing to the peculiar character of the industry, the final result is still a matter of much doubt. In an earlier report of this series it was pointed out that it is impossible for any one organization to gain control of the supply of raw materials, so that in this industry the most effective basis for monopoly is not available. The ownership of comprehensive basic patents would afford a peculiarly serviceable type of control, inasmuch as patent monopolies are thoroughly legal in form.

"Setting aside for the moment the possibility of monopoly, it can be said that the three factors which make for concentration of control are: (1) The normal growth of profitable plants; (2) consolidation by stock control; (3) the growth of the patent-holding company.

"Several strong groups of plants connected by stock control rather than by direct ownership are now in existence. Of these the most important is the Iola or Nicholson group, which controls seven plants, mostly in the Kansas district. A second important group is that controlled by Mr. W. J. Dingee and his associates, including plants in California, Washington and Pennsylvania. The Cowhan series of plants located in Michigan, Iowa, Kansas and Texas also require notice in this connection, and a number of smaller examples of 'community of interest' are known to exist.

"Numerous patents have been taken out in connection with various phases of the cement industry, but it is only within the last two years that the patent question has become of the first importance to the cement industry. This recent development is due to the organization and

growth of a great patent-holding corporation.

"Late in 1906 the North American Portland Cement Company was organized, with a capital stock of \$10,000,000, this stock being held by the Atlas, Alpha, American, Lawrence, Lehigh and Vulcanite cement companies. The North American Company took over from the Atlas Portland Cement Company the United States rights to the Hurry and the Seaman patents, which cover certain methods for the burning of pulverized coal in cement kilns. At a later date it acquired the Edison long kiln and the Carpenter patents. The companies now licensed under this system include the six companies which control the North American and also the Whitehall, Northampton, Hexter, Edison, Nazareth, Pennsylvania, Penn-Allen, Catskill, Buckhorn, Phoenix, Bath and Glens Falls Portland cement companies. In January, 1907, these licensed companies organized as the Association of Licensed Cement Manufacturers."

Waterproofing Guarantees.

A roofing guarantee is of value, because the conditions are entirely different. In roofing, the cause of and responsibility for leaks can be easily settled. Seldom, however, is there any recovery had under a waterproofing guarantee.

Edward W. DeKnight, manager of the Hydrex Felt and Engineering Co., of New York, in an address before the Western Society of Engineers at Chicago, said that bonding companies are averse to supporting waterproofing guarantees because of the high risk. It will be found, on close analysis, that bonded guarantees do not, in fact, guarantee. Such, for example, is a bonded guarantee reading, that the structure or surface to which the waterproofing is applied, must remain "sound and stable."

The very purpose of waterproofing is to waterproof the structure or surface in the event of their not remaining "sound and stable." Such a guarantee, of course, means nothing, except that the bonding or other company assumes no risk, but shifts it to the owner of the structure, who himself then guarantees that his structure or wall will not crack or injure the waterproofing.

A case in point is a decision on a waterproofing guarantee by the United States Circuit Court of Appeals, Third Circuit, 144, Federal Report 942. In a contract for the foundation of a building the specifications, after describing the waterproofing materials to be used, stated: "The whole to be made perfectly watertight and guaranteed." On the completion of the foundation it leaked and payment was withheld from the contractor. The contractor contended that he had strictly followed the specifications but was not accountable for the result of the plans. The court upheld the claim of the contractor.

Modern Lighting Systems.

Gasoline lighting has had a large development in the last few years, owing to invention in that line. A gasoline light is not only economical but beautiful. The claim is made that it costs less than any other light. In this system the gasoline is conveyed from the tank to the lamps by means of a hollow wire or brass tubing, about 1/8 in. in diameter.

One of these systems can be installed with one or any number of lamps, yet each lamp is practically an independent plant, each generates its own gas, and it matters not whether you are burning all of the lamps on the system or only one, no gasoline is wasted. Various styles of lamps are made by the Acorn Brass Co., of Chicago: "Sunbeam," "Radiant Home," "Doran" and "Radio," all on hollow-wire systems.

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TESTS OF CONCRETE COLUMNS.

The University of Illinois Engineering Experiment Station has recently issued Bulletin No. 20, Tests of Concrete and Reinforced Concrete Columns, series of 1907, by Professor Arthur N. Talbot. This bulletin records experiments upon concrete and reinforced concrete columns, which have already become quite notable and which will have a marked influence in fixing the standing of certain types of construction.

A feature of reinforced concrete in which engineers and architects are much interested is the column having the concrete hooped or bound with steel bands or spirals. Tests on this form of column reported from France and Germany indicate great strength, but the results have not been considered conclusive and many questions have been raised concerning its applicability to general construction.

Engineers have wanted to know more of the action of this new combination of material. The tests here reported will, therefore, be welcomed by the engineering profession. One of the engineering journals in commenting on the importance of the results of these tests states that they bear on nearly every phase of importance of reinforced concrete columns:

The tests go to show that in hooped columns the steel hooping does not come into action to any great extent before a load equivalent to the ultimate strength of plain concrete, or a little below, is reached, and that up to this point the action of the column is very like one of plain concrete. Beyond this load the column shortens

rapidly and the deformation becomes very marked. The extreme amount of shortening is a great disadvantage. The amount of strength added by the hooping before ultimate failure is reached, is two to three times as much as the effect of an equal amount of longitudinal reinforcement.

A discussion of the French and German experiments is made, and observations on Poisson's ratio and data on the phenomena accompanying tests of plain concrete columns are given. The work of Professor Talbot in reinforced concrete is well known, and this investigation is a further evidence of the importance of the work of the Engineering Experiment Station. The bulletin contains 60 pages.

Copies of this bulletin may be obtained gratis upon application to the Director, Engineering Experiment Station, Urbana, Ill.
L. P. BRECKENRIDGE.

ADVICE TO THE LENDER.—When you have occasion to lend money on bond and mortgage look well to the moral risk. The security may be ample, but the habits of the borrower may make him slow pay and the loan undesirable. An abstract of title should be furnished at the expense of the borrower, completed to the date of the loan. Remember to insist that your lien be guaranteed against the rights of tenants or other parties in possession of the premises not shown on the records. Possession is notice of all the rights of possessor, and an unrecorded deed in the hands of an individual in possession might void a mortgage.

PROJECTED BUILDINGS

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

Catherine st, Nos 17-19, 6-sty brk and stone store and tenement, 54.5x97.4x91.8, slag roof; cost, \$53,000; Morris Shidloosky, 56 E 11th st; ar't, C B Meyers, 1 Union Sq.—218.
Greenwich st, No 512, 3-sty brk and stone loft bldg, 40x18.4 and 40, slag roof; cost, \$4,600; Mrs Jennie C Knox, 370 W 120th st; ar't, Oscar Lowinson, 18-20 E 42d st.—211.

BETWEEN 14TH AND 59TH STREETS.

31st st, Nos 133-135 W, 3-sty and attic brk and stone dwelling, 50 x84, slate and tile roof; cost, \$40,000; The Franciscan Fathers, 134 W 31st st; ar't, Thomas J Duff, 407 W 14th st.—213.
42d st, n s, 40 e Vanderbilt av, 1-sty steel and frame roof and bulk-head over concourse of station, 200x40; cost, \$9,135; N Y C & H R R Co; ar't, G A Harwood, Grand Central Station.—214.
5th av, No 518, 8-sty and basement brk and stone store building, 28x110, tile roof; cost, \$75,000; C G Gunthers Sons, 184 5th av; ar't, James J F Gavigan, 1123 Broadway.—212.

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

110th st, n s, 100 e 7th av, 1-sty brk and stone garage, 100x70, plastic slate roof; cost, \$3,500; Henry Schultz, 1864 7th av; ar't, Wm H Gompert, 2102 Broadway.—215.
Claremont av, e s, 100 n 122d st, 6-sty brk and stone tenement, 100x87, plastic slate roof; cost, \$150,000; Joel Marks, 2310 7th av; ar't, John C Watson, 217 W 125th st.—217.
Claremont av | 5 and 7-sty brk and stone educational and dor-
Broadway | mitory buildings, 453.8x44, slag roof; cost,
120th and 122d sts | \$700,000; Union Theological Seminary, 700
Park av; ar'ts, Allen & Collens, 1170 Broadway.—216.

NORTH OF 125TH STREET.

Broadway, s e cor 162d st, 6-sty brk and stone apartment house, 99.11x90; cost, \$175,000; C M Silverman & Son, 3492 Broadway; ar'ts, Neville & Bagge, 217 W 125th st.—210.

BOROUGH OF THE BRONX.

Canal pl, w s, 389.7 n 138th st, 1-sty frame shed, 35x70; cost, \$500; H v W Bell, Park av and 139th st; ar't, M J Garvin, 3307 3d av.—390.
Magenta st, n w cor Cedar av, 1-sty frame dwelling, 25x25; cost, \$1,500; Salvatore Gentile, 78 Bartholdi st; ar't, L Howard, 1861 Carter av.—374.
Victor st, w s, 395 n Morris Park av, two 2-sty frame dwellings, 21 x50; total cost, \$9,000; Bernard Malone, Wallace av; ar't, Timothy J Kelly, Morris Park av.—378.
Waterloo pl, w s, 195 s 176th st, 2-sty frame dwelling, 21x49; cost, \$7,500; German Construction Co, Lebanon st and Berrian av; ar't, B Ebeling, Walker and Berrian avs.—387.
150th st, n s, 110 e Morris av, two 5-sty brk stores and tenements, 37.6x105.5 each; total cost, \$100,000; Alliegro & Spallone Co, 150th st and Morris av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—375.
155th st, s s, 174.2 w Melrose av, 5-sty brk tenement, 50x88; cost, \$24,000; Thos D Malcolm, 167th st and River av; ar't, M J Garvin, 3307 3d av.—391.
172d st, n s, 75 e Longfellow st, 2-sty brk dwelling, 20x55; cost, \$9,000; Froma Realty Co, Geo Brown, 61 Park Row, pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—384.
175th st, s s, 146.134 w McCombs road, five 3-sty brk tenements, 25 x61 each; total cost, \$45,000; Turner & Holmes, 291 E 161st st; ar'ts, Neville & Bagge, 217 W 125th st.—388.
183d st, No 709, 3-sty frame tenement, 29x60; cost, \$6,700; Emil Ginsburger, 2272 Prospect av, ow'r and ar't.—385.
187th st, s e cor Willman pl, five 2-sty brk dwellings, 19x53 each; total cost, \$32,500; Bathgate Bldg Co, 233 E 78th st; ar't, Otto L Spannake, 233 E 78th st.—369.

187th st, n e cor Willman pl, five 2-sty brk dwellings, one 19x58.6, four 19x53; total cost, \$32,500; Bathgate Bldg Co, 233 E 78th st; ar't, Otto L Spannake, 233 E 78th st.—370.
188th st, s w cor Bathgate av, five 2-sty brk dwelling, one 20x58.6, four 20x53; total cost, \$32,500; Bathgate Bldg Co, 233 E 78th st; ar't, Otto L Spannake, 233 E 78th st.—371.
198th st, s s, 70 w Webster av, 1-sty frame store, 29.6x40; cost, \$1,000; Nellie Sullivan, on premises; ar't, F E Albrecht, Fordham.—392.
217th st, n s, 100 w Paulding av, 2-sty frame dwelling, 20x41; cost, \$4,000; Louis Benninger, 51 St Pauls pl; ar't, W S Bandesson, 2853 Webster av.—372.
261st st, s e cor Tyndall av, 2-sty frame dwelling, 26x61; cost, \$9,000; S P & H S Forster, 45 William st; ar't, E S Child, 17 State st.—389.
Eastchester road, e s, 290 s Seminole st, 2-sty frame dwelling, 22 x52; cost, \$6,000; Dora Schachner, 244 W 16th st; ar't, Hy Nordheim, Boston road and Tremont av.—393.
Findlay av, e s, 131.40 n 169th st, six 2-sty frame dwellings, 21x57 and 20x52; total cost, \$29,000; Thornton Bros Co, 1320 Clay av; ar't, Geo P Crosier, 223d st and White Plains av.—380.
Findlay av, e s, 260.57 n 169th st, six 2-sty frame dwellings, 21x57 and 20x52; total cost, \$29,000; Thornton Bros Co, 1320 Clay av; ar't, Geo P Crosier, 223d st and White Plains av.—381.
Longfellow av, e s, 25 n 172d st, six 2-sty brk dwellings, 20x55; total cost, \$54,000; Froma Realty Co, Geo Brown, 61 Park Row, pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—382.
Lind av, w s, 73 n 169th st, two 2-sty brk dwellings, 25x52; total cost, \$13,000; David Christie, 177 W 95th st; ar't, F A Minuth, 425 5th av.—379.
Longfellow av, e s, 175 n 172d st, 5 2-sty brk dwellings, 20x55 each, total cost, \$45,000; Froma Realty Co, Geo Brown, 61 Park Row, Pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—383.
Parker av, w s, 25 n St Raymonds av, 3-sty frame store and dwelling, 24.8x62; cost, \$9,000; De Carrio & Marcon, 98 Castle Hill av; ar't, Hy Nordheim, Boston road and Tremont av.—394.
Spofford av, n s, 36 w Barretto st, 2-sty frame store and dwelling, 17x40; cost, \$1,000; Jas Clark, 1027 E 136th st; ar't, Chris F Lohse, 627 Eagle av.—376.
Union av, e s, 36.8 s 150th st, 5-sty brk store and tenement, 36.8x78; cost, \$35,000; E M Mestani, 1837 Lexington av; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—377.
Webster av, w s, 250 n 180th st, 5-sty brk tenement, 26x83; cost, \$28,000; Chas Bjorkegren, 2148 Mapes av; ar't, Franz Wolfgang, 535 E 177th st.—373.
Washington av, e s, 110 s 172d st, 6-sty brk tenement, 50x95; cost, \$50,000; Leader & Bloom, 1834 Clinton av; ar't, Chas M Straub, 147 4th av.—386.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Allen st, No 80, partitions, to 6-sty brk and stone bakery and tenement; cost, \$500; Moses J Cohen, 50 Loew av, West Washington Market; ar't, Max Muller, 115 Nassau st.—1133.
Astor pl, s s, 150.10 w Lafayette st, alter staircase, skylights, iron columns, to 7-sty brk and stone store and loft building; cost, \$3,000; O B Potter Trust, 71 Broadway; ar't, Francis H Kimball, 71 Broadway.—1093.
Canal st, Nos 55-57, store fronts, to 5-sty brk and stone tenement; cost, \$800; M Gardner, 69 Canal st; ar't, O Reissmann, 30 1st st.—1128.
Eldridge st, No 38, stairs, to 5-sty brk and stone tenement; cost, \$500; H Spektorsky, 113-115 Leonard st; ar't, O Reissmann, 30 1st st.—1138.
Grand st, No 408, new stairs, store fronts, to 5-sty brk and stone tenement and store; cost, \$800; Estate of A H Brummel, 34 W 33d st; ar't, Herman Horenburger, 122 Bowery.—1101.
Grand st, No 281, store fronts, to 5-sty brk and stone loft and store building; cost, \$600; M Myer, 281 Grand st; ar't, O Reissmann, 30 1st st.—1113.
Hudson st, No 166, alter sash, fireproof passageway, to 4-sty brk and stone store and tenement; cost, \$250; Estate of Catherine Camman, 170 W 59th st; ar't, Thomas W Lamb, 224 5th av.—1130.
Leroy st, No 49, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,200; James Galbraith, 49 Leroy st; ar't, J McDonough, 47 Morton st.—1140.
Ludlow st, No 54 1/2, partitions, toilets, to 3-sty brk and stone tenement; cost, \$250; Helena Schancupp, 157-159 E 72d st; ar'ts, M Zipkes, 353 5th av.—1090.
Mercer st, Nos 165-167, partitions, skylights, toilets, to 5-sty brk and stone lofts; cost, \$500; H Damsky, 165 Mercer st; ar't, Fred Ebeling, 420 E 9th st.—1095.

Mott st, No 110, windows, to 6-sty brk and stone store and tenement; cost, \$100; Angelo Julian, premises; ar'ts, Gross & Kleinberger, Bible House.—1117.

Monroe st, No 87, toilets, partitions, vent shaft, to two 4 and 5-sty brk and stone tenements; cost, \$1,500; Hugh E O'Reilly, Woodmere, L I; ar't, J B Snooks' Sons, 73 Nassau st.—1137.

North Moore st, Nos 61-63, alter columns, beams, to 6-sty brk and stone warehouse; cost, \$2,000; Mrs Annie Brown, D P Chesbro, A E Davidson, ow'rs, care Alex Brown, Jr, 156 5th av; ar'ts, Howard Chapman and M H McGuire, 1123 Broadway.—1114.

Roosevelt st, No 98, partitions, toilet, skylights, to 4-sty brk and stone tenement; cost, \$500; Mrs J Bennings, 45 Cherry st; ar'ts, Bernstein & Bernstein, 24 East 23d st.—1131.

Thompson st, No 85, toilets, windows, to 3-sty brk and stone tenement; cost, \$500; Estate of E M Bailey, 84 William st; ar't, Thomas W Lamb, 224 5th av.—1106.

Washington st, No 10, partitions, toilets, to 4-sty brk and stone tenement; cost, \$300; Abraham Gabriel, 17 Morris st; ar'ts, Ambrosius & Hess, 10 E 42d st.—1096.

1st st, No 97 E, partitions, skylights, toilets, windows, to 5-sty brk and stone tenement and store; cost, \$1,000; Peter Scheverman Estate, 442 E 85th st; ar't, Chas Stegmayer, 168 E 91st st.—1149.

6th st, No 332 E, toilets, partitions, tanks, to 5-sty brk and stone tenement; cost, \$2,000; E A Lohemann, 219 5th st; ar't, Albert L Adams, 217 5th st.—1132.

8th st, No 337 E, windows, to 3-sty brk and stone market and dwelling; cost, \$300; Rebecca Epstein, 337 E 8th st; ar't, Richard Rohl, 128 Bible House.—1119.

10th st, No 64 W, 1-sty brk and stone rear extension, 20.4x40.3, to 3-sty brk and stone store and tenement; cost, \$800; John H Dye, 27 W 11th st; ar't, G A Schellenger, 27 E 21st st.—1111.

10th st, No 559, alter drain pipe, to 1 and 4-sty brk and stone store and tenement; cost, \$75; Catherine O'Brien, 455 W 43d st; ar't, Fred Ebeling, 420 E 9th st.—1144.

12th st, No 346 E, plumbing, windows, partitions, to 4-sty brk and stone tenement; cost, \$1,800; Michael Campis, premises; ar't, Ignatz I Rosenberg, 99 7th st.—1115.

12th st, No 24 W, 3-sty and basement brk and stone rear extension, x10x40.3, girders, columns, partitions, skylights, to 4-sty brk and stone dwelling; cost, \$20,000; Ladies' Christian Union, 49 W 9th st; ar't, A W Hartman, 123 East 23d st.—1134.

16th st, No 111 W, partitions, toilets, store fronts, to 3-sty brk and stone store and tenement; cost, \$3,000; Louise T Baring, Hythe, Southampton, England; ar't, Louis C Maurer, 22 E 21st st.—1143.

17th st, No 205 E, 3-sty and basement brk and stone rear extension, 15.4x33, to 3-sty brk and stone dwelling and offices; cost, \$3,000; A Briganti, 205 E 17th st; ar't, D Briganti, 205 E 17th st.—1100.

21st st, Nos 332-334 E, windows, partitions, to two 5-sty brk and stone tenements; cost, \$1,200; M Schloss, 26 Waverly pl; ar't, O Reissmann, 30 1st st.—1112.

21st st, Nos 328-330 East, windows, partitions, to two 5-sty brk and stone tenements; cost, \$1,200; M Schloss, 26 Waverly pl; ar't, O Reissmann, 30 1st st.—1127.

22d st, Nos 29-31 E, alter floors, new iron columns, beams, to 12-sty brk and stone store and loft building; cost, \$250; Brunswick Realty Co, 114-116 E 28th st; ar't, Frederick C Zobel, 114-116 E 28th st.—1105.

25th st, No 170 W, windows, partitions, to 4-sty brk and stone tenement; cost, \$300; Estate John N Heubner, 2106 Arthur av, Bronx; ar'ts, Thom & Wilson, 1123 Broadway.—1121.

29th st, No 505 W, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$5,000; James A McElhinny, 120 Broadway; ar't, John H Knubel, 318 W 42d st.—1116.

29th st, No 11½ E, 3-sty brk and stone rear extension, 18.6x35.6, to 4-sty brk and stone residence; cost, \$3,500; Estate Walden Pell, 122 E 25th st; ar'ts, Pell & Corbett, 122 E 25th st.—1142.

37th st, No 1 W, partitions, to 4-sty brk and stone store and bachelor apartments; cost, \$8,000; Wesson & Leland, 123 E 79th st; ar'ts, Foster, Gade & Graham, 281 4th av.—1118.

39th st, No 305 W, toilets, windows, to 4-sty front and rear tenement; cost, \$2,000; James S Lawson, 192 Broadway; ar't, H E Osborne, 295 Amherst av, Jamaica, N Y.—1098.

42d st, No 432 W, cut openings, partitions, to 5-sty brk and stone store and tenement; cost, \$2,000; F H Trow, Leonia, N J; ar't, Louis A Sheinart, 944 Stebbins av, Bronx.—1124.

42d st, Nos 426-428 W, toilets, partitions, to two 5-sty brk and stone stores and tenements; cost, \$4,000; F H Trow, Leonia, N J; ar't, Louis A Sheinart, 944 Stebbins av.—1126.

55th st, No 405 E, new entrance to 4-sty brk and stone dwelling; cost, \$1,000; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—1146.

58th st, s s, 100 e 6th av, add 6-stys, partitions, stairs, to 3-sty brk and stone club house; cost, \$40,000; New York Athletic Club, 59th st and 6th av; ar't, G K Thompson, 66 Broadway.—1103.

59th st, No 110 E, alter stage, partitions, to 4-sty brk and stone hall; cost, \$2,000; J K & L K Bimberg, 110 E 59th st; ar't, S Walker Lewis, 132 Nassau st.—1102.

65th st, No 126 E, 1-sty brk and stone rear extension, 9.6x11, windows, alter stairs, to 4-sty brk and stone dwelling; cost, \$12,000; F W Lord, 25 W 11th st; ar't, Wm Emerson, 281 5th av.—1151.

70th st, s s, 105 e Park av, 2-sty brk and stone rear extension, 11.4 x11.4, to 5-sty brk and stone dwelling; cost, \$1,000; Walter Brooks, 108 E 70th st; ar't, Wm Adams, 20 W 34th st.—1141.

81st st, No 3 East, add 1-sty, stairs, tank, alter elevator shaft, partitions, to 5-sty brk and stone residence; cost, \$9,000; Maxine Elliott Goodwin, 3 East 81st st; ar'ts, Hunt & Hunt, 28 E 21st st.—1136.

93d st, Nos 406-410 E, add 1-sty brk elevator shaft, to 2, 3 and 4-sty brk and stone factory; cost, \$1,500; Adam Happel, 93d st and 1st av; ar't, Chas Stegmayer, 168 E 91st st.—1147.

125th st, No 64 W, erect stage platform, to 1-sty brk concert hall; cost, \$250; Wm Fox, S Brill, 24 Union sq; ar't, L F J Weiher, 103 E 125th st.—1123.

125th st, No 122 E, skylights, partitions, to 2-sty and attic brk and stone moving picture show; cost, \$3,000; Puritan Amusement Co, 3 East 14th st; ar't, C B Meyers, Union Sq.—1145.

129th st, No 111 E, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$250; P Epstein, 1171 Vyse av; ar'ts, Ambrosius & Hess, 10 E 42d st.—1097.

Av A, n w cor 81st st, plumbing, alter stairs, show windows, to 5-sty brk and stone tenement and store; cost, \$1,500; Samuel Richman, 8 W 117th st; ar't, Max Muller, 115 Nassau st.—1122.

Broadway, No 1487, alter walls, piers, to 4-sty brk and stone store bldg; cost, \$600; Estate Mary C Warren, 68 Broad st; ar't, P B Polhemus, 90 West st.—1135.

East End av, No 94, toilets, partitions, to 5-sty brk and stone tenement; cost, \$500; David Knopp, 837 9th av; ar't, C H Dietrich, 338 E 49th st.—1094.

Greenwich av, No 36, new stairs, to 4-sty brk and stone public school; cost, \$3,500; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1092.

Lexington av, No 1829, show windows, beams, to 5-sty brk and stone tenement; cost, \$500; Louis A Ebling, 103 W 125th st; ar't, Louis Falk, 2785 3d av.—1089.

Lexington av, No 714, 2-sty brk and stone rear extension, 20x19.10, windows, to 3-sty brk and stone store and shop bldg; cost, \$3,000; Morris Blum, 714 Lexington av; ar'ts, Gross & Kleinberger, Bible House.—1152.

Lenox av, s e cor, 115th st, partitions, stairs, to 5-sty brk and stone tenement; cost, \$250; A E Lowe, 106 E 116th st; ar'ts, Bernstein & Bernstein, 24 East 23d st.—1129.

Lexington av, No 139, partitions, toilets, to 4-sty brk and stone store and apartments; cost, \$3,000; Guy M Gest, 277 Broadway; ar't, Hubert J Coles, 2120 Broadway.—1110.

Madison av, No 114, windows, alter walls, to 5-sty brk and stone tenement; cost, \$60; Albert Stevane, 52 Division st; ar't, Henry J Feiser, 150 Nassau st.—1104.

1st av, No 1066, partitions, windows, skylights, fire-escapes, to 4-sty brk and stone tenement and store; cost, \$750; N Betjeman Estate, 786 3d av; ar't, Frank Hausle, 81 E 125th st.—1091.

1st av, No 2225, 1-sty brk and stone rear extension, 18.6x27, alter rear wall, to 3-sty brk and stone moving picture store and dwelling; cost, \$1,000; Biagio Prunetti, 2225 1st av; ar't, John H Knubel, 318 W 42d st.—1148.

1st av, Nos 2430-2432, partitions, skylights, to two 4-sty brk and stone stores and tenements; cost, \$3,000; Estate Mary L Leggett, 159 W 125th st; ar't, Frank H Hines, 104 W 124th st.—1150.

2d av, No 1110, windows, partitions, to 5-sty brk and stone tenement; cost, \$200; Samuel Luria, premises; ar't, Harry Zlot, 230 Grand st.—1120.

2d av, No 2149, toilets, tubs, sinks, windows, to 4-sty brk and stone tenement and stores; cost, \$1,500; Maufridi & Petrucci, 2149 2d av; ar'ts, Schwartz & Gross, B N Marcus, 347 5th av.—1099.

3d av, e s, 65th to 66th sts, alter front towers, roof, to 2-sty and cellar brk and stone office and car barn; cost, \$750; Third Ave Railroad Co, premises; ar't, Alex S Hedman, 25 W 42d st.—1109.

3d av, No 627, partitions, skylights, to 4-sty brk and stone store and tenement; cost, \$500; Estate Oscar Brockner, 100 McDonough st Brooklyn; ar't, Chas H Richter, 68 Broad st.—1125.

3d av, Nos 1158-1160, partitions, stairs, steam heating plant, columns, to three 5-sty brk and stone tenements; cost, \$10,000; Rosa Herzog, 114 E 71st st; ar't, C H Dietrich, 338 E 49th st.—1108.

6th av, No 395, stairs, store fronts, girders, to 3-sty brk and stone store and lofts; cost, \$1,500; Estate Solomon Rich, 18 E 23d st; ar't, John H Knubel, 318 W 42d st.—1139.

7th av, No 1962, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,000; Sandford Realty Co, 11 W 34th st; ar't, Henry P Feiser, 150 Nassau st.—1107.

BOROUGH OF THE BRONX.

Main st, s w cor Carroll st, C I, 3-sty frame extension, 12.6x7, and move two 3-sty frame stores and dwellings; cost, \$3,500; S F Karlbach, on premises; ar't, B Ebeling, Walter & Berrian avs.—286.

135th st, n w cor 3d av, 1-sty brk extension, 20.9x33, to 2-sty brk bank bldg; cost, \$5,000; 23d Ward Bank, on premises; ar't, M J Garvin, 3307 3d av.—287.

136th st, No 293, new windows, to 5-sty brk tenement; cost, \$100; Louis Baker, on premises; ar't, Harry Zlot, 230 Grand st.—273.

147th st, No 868, 2-sty frame extension, 11.6x6, to 2-sty frame dwelling; cost, \$750; Bertha Hemfling, on premises; ar't, Chris F Lohse, 627 Eagle av.—281.

177th st, s w cor Watsons lane, 2-sty frame extension, 30.6x9, to 2-sty frame stable and dwelling; cost, \$1,000; Samuel Geller, 171st st and Morris Park av; ar't, B Ebeling, 1136 Walker av.—272.

184th st, n s, 23.9 w Hoffman st, new foundation, to 2-sty frame store and dwelling; cost, \$150; James O'Meara, on premises; ar't, Thos F Breen, 1064 Elmsmere pl.—279.

225th st, n s, 230 e Barnes av, change from peak to flat roof, 2-sty frame dwelling; cost, \$500; John Barker, on premises; ar't, John Davidson, 638 E 227th st.—282.

233d st, n w cor Barnes av, 2-sty frame extension, 18.8x2.4, new beams, columns, new partitions, &c, to 2-sty frame dwelling; cost, \$6,000; Sarah M Bussing, on premises; ar't, J Melville Lawrence, Pleasantville, N Y.—284.

Burnside av, No 295, new show windows, to 3-sty frame store and dwelling; cost, \$300; Elizabeth W Yorkey, on premises; ar't, Arthur Boehmer, Tremont and 3d avs.—274.

City Island av, e s, 100 s Fordham st, move 1-sty frame office; cost, \$75; Sarah L Reynolds, 286 Minneford av; ar'ts, S H Booth & Sons, City Island.—275.

City Island av, w s, 100 n Cross st, two 1-sty frame extensions, 4.1 x29.7 and 34.2x25, and move 2½-sty frame hotel; cost, \$2,500; Louisa A Pell, on premises; ar't, B Ebeling, 1136 Walker av.—270.

City Island av, w s, 100 n Cross st, move 1-sty frame stable and shed; cost, \$500; Louisa A Pell, on premises; ar't, B Ebeling, 1136 Walker av.—271.

City Island av, w s, 131¼ s Ditmars av, move 2-sty frame dwelling; cost, \$1,000; Miss Louise Byrnes, on premises; ar't, Henry H Law, Mt Vernon.—277.

City Island av, w s, 50 s Orchard st, 2-sty frame extension, 22x28, to 2½-sty frame store and dwelling; cost, \$1,800; E A G Bell, on premises; ar't, Samuel E Bell, 70 E Radford st, Yonkers.—285.

City Island av, w s, 300 s Pilot st, move 2-sty frame store and dwelling; cost, \$500; Herman Guthman, 148 W 111th st; ar'ts, S H Booth & Sons, City Island.—288.

City Island av, n w cor Centre st, move 2-sty frame dwelling; cost, \$500; Rose T Moser estate, 271 E 144th st; ar'ts, Moore & Land-siedel, 148th st and 3d av.—289.

Morris av, e s, 100 n 158th st, move 1-sty fr storage bldg; cost \$15; Mrs Ida Brantigan, 828 Morris av; ar't, Louis Koenig, 362 E 150th st.—280.

Westchester av, No 780, new ceiling, new beams, &c, to 1-sty brk amusement hall; cost, \$500; McKenzie & Lane, on premises; ar't, L Howard, 1861 Carter av.—276.

Walker av, s e cor Frisby av, move two 2-sty brk offices; cost, \$2,000; Bronx Gas & Electric Co, on premises; ar'ts, John B Snooks & Sons, 73 Nassau st.—278.

Willis av, s e cor 137th st, new beams, new brk partitions, to 4-sty brk factory; cost, \$1,800; International Mfg Co, Chas Cohn, 136th st and Willis av, Pres; ar't, Lewis R Kaufman, 7 W 38th st.—269.

3d av, No 4019, 1-sty frame extension, 15x22, to 1-sty frame shed; cost, \$75; August Oesterheld, on premises; ar't, Franz Wolfgang, 535 E 77th st.—283.

REAL ESTATE

REAL ESTATE AND BUILDING STATISTICS.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.		1908.		1907.	
		May 29-June 4, Inc.	May 31-June 6, Inc.		
Total No. for Manhattan	240	Total No. for Manhattan	380		
No. with consideration	15	No. with consideration	28		
Amount involved	\$476,325	Amount involved	\$1,214,800		
Number nominal	225	Number nominal	352		
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date	4,394	Total No. Manhattan, Jan. 1 to date	6,689		
No. with consideration, Manhattan, Jan. 1 to date	303	No. with consideration, Manhattan, Jan. 1 to date	470		
Total amt. Manhattan, Jan. 1 to date	\$16,939,548	Total amt. Manhattan, Jan. 1 to date	\$24,296,150		
		1908.	1907.		
Total No. for The Bronx	118	Total No. for The Bronx	253		
No. with consideration	6	No. with consideration	57		
Amount involved	\$90,975	Amount involved	\$182,815		
Number nominal	112	Number nominal	196		
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date	3,041	Total No., The Bronx, Jan. 1 to date	4,097		
Total Amt., The Bronx, Jan. 1 to date	\$2,734,907	Total Amt., The Bronx, Jan. 1 to date	\$2,596,380		
Total No. Manhattan and The Bronx, Jan. 1 to date	7,435	Total No. Manhattan and The Bronx, Jan. 1 to date	10,786		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$19,674,455	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$26,892,530		
Total No. for Manhattan, for May	867	Total No. for Manhattan, for May	1,352		
Total Amt. for Manhattan, for May	\$4,866,700	Total Amt. for Manhattan, for May	\$5,015,832		
Total No. Nominal, for May	798	Total No. Nominal, for May	1,272		
Total No. for The Bronx, for May	603	Total No. for The Bronx, for May	933		
Total Amt. for The Bronx, for May	\$508,257	Total Amt. for The Bronx, for May	\$810,448		
Total No. Nominal, for May	555	Total No. Nominal, for May	785		

Assessed Value, Manhattan.

1908.		1907.	
May 29-June 4, Inc.		May 31-June 6, Inc.	
Total No., with Consideration	15	Total No., with Consideration	28
Amount Involved	\$476,325	Amount Involved	\$1,214,800
Assessed Value	\$248,500	Assessed Value	\$763,000
Total No., Nominal	225	Total No., Nominal	352
Assessed Value	\$9,396,500	Assessed Value	\$11,628,900
Total No. with Consid., from Jan. 1st to date	303	Total No. with Consid., from Jan. 1st to date	470
Amount Involved	\$16,939,548	Amount Involved	\$24,296,150
Assessed value	\$13,052,100	Assessed value	\$15,467,100
Total No. Nominal	3,091	Total No. Nominal	6,219
Assessed Value	\$214,461,400	Assessed Value	\$262,685,300

MORTGAGES.

1908.		1907.	
—May 29-June 4, Inc.—		May 31-June 6, Inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	195	Total number	232
Amount Involved	\$3,991,020	Amount Involved	\$1,239,521
No. at 6%	75	No. at 6%	90
Amount Involved	\$564,104	Amount Involved	\$497,721
No. at 5½%	35	No. at 5½%	11
Amount Involved	\$939,500	Amount Involved	\$28,575
No. at 5%	45	No. at 5%	105
Amount Involved	\$1,779,666	Amount Involved	\$594,925
No. at 4½%	1	No. at 4½%	2
Amount Involved	\$30,000	Amount Involved	\$12,500
No. at 4%	1	No. at 4%	1
Amount Involved	\$70,875	Amount Involved	\$3,000
No. at 3½%	1	No. at 3½%	1
Amount Involved	\$1,400	Amount Involved	.....
No. at 3%	1	No. at 3%	.....
Amount Involved	\$15,000	Amount Involved	.....
No. without interest	37	No. without interest	23
Amount Involved	\$661,350	Amount Involved	\$102,800
No. above to Bank, Trust and Insurance Companies	40	No. above to Bank, Trust and Insurance Companies	28
Amount Involved	\$1,512,950	Amount Involved	\$325,000
		1908.	1907.
Total No., Manhattan, Jan. 1 to date	3,894	Total No., Manhattan, Jan. 1 to date	7,413
Total Amt., Manhattan, Jan. 1 to date	\$141,268,007	Total Amt., Manhattan, Jan. 1 to date	\$191,408,244
Total No., The Bronx, Jan. 1 to date	2,632	Total No., The Bronx, Jan. 1 to date	3,732
Total Amt., The Bronx, Jan. 1 to date	\$14,726,690	Total Amt., The Bronx, Jan. 1 to date	\$25,921,423
Total No., Manhattan and The Bronx, Jan. 1 to date	6,526	Total No., Manhattan and The Bronx, Jan. 1 to date	11,145
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$155,994,697	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$217,329,667
Total No. for Manhattan, for May	824	Total No. for Manhattan, for May	1,419
Total Amt. for Manhattan, for May	\$18,816,511	Total Amt. for Manhattan, for May	\$39,137,196
Total No. for The Bronx, for May	577	Total No. for The Bronx, for May	885
Total Amt. for The Bronx, for May	\$3,624,139	Total Amt. for The Bronx, for May	\$6,060,288

PROJECTED BUILDINGS.

1908.		1907.	
May 29-June 5, Inc.		June 1 to 7, Inc.	
Total No. New Buildings:	9	Total No. New Buildings:	26
Manhattan	9	Manhattan	26
The Bronx	64	The Bronx	31
Grand total	73	Grand total	57
Total Amt. New Buildings:	\$1,210,235	Total Amt. New Buildings:	\$1,927,700
Manhattan	613,700	Manhattan	225,500
The Bronx	.....	The Bronx	.....
Grand Total	\$1,823,935	Grand Total	\$2,153,200
Total Amt. Alterations:	\$184,835	Total Amt. Alterations:	\$406,934
Manhattan	28,565	Manhattan	30,350
The Bronx	.....	The Bronx	.....
Grand total	\$218,400	Grand total	\$487,284

Total No. of New Buildings:		1908.	1907.
Manhattan, Jan. 1 to date	231	497	
The Bronx, Jan. 1 to date	620	945	
Manhattan-Bronx, Jan. 1 to date	851	1,442	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$23,879,671	\$39,116,860	
The Bronx, Jan. 1 to date	5,570,470	10,355,175	
Manhattan-Bronx, Jan. 1 to date	\$29,450,141	\$49,471,535	
Total Amt. Alterations:			
Manhattan, Jan. 1 to date	\$6,167,182	\$9,865,343	
Total No. New Bldgs., Manhattan, for May	56	138	
Total Amt. New Bldgs., Manhattan, for May	\$6,296,400	\$10,137,450	
Total No. New Bldgs., The Bronx, for May	141	253	
Total Amt. New Bldgs., The Bronx, for May	\$1,115,750	\$2,353,700	

BROOKLYN.

CONVEYANCES.		1908.		1907.	
		May 28-June 3, Inc.	May 29-June 5, Inc.		
Total number	621	Total number	1,088		
No. with consideration	56	No. with consideration	53		
Amount involved	\$234,873	Amount involved	\$471,660		
Number nominal	565	Number nominal	1,035		
Total number of Conveyances, Jan. 1 to date	11,573	Total number of Conveyances, Jan. 1 to date	15,967		
Total amount of Conveyances, Jan. 1 to date	\$10,623,517	Total amount of Conveyances, Jan. 1 to date	\$10,893,475		
Total No. of Conveyances for May	2,489	Total No. of Conveyances for May	3,761		
Total Amt. of Conveyances for May	\$903,242	Total Amt. of Conveyances for May	\$1,825,538		
Total No. of Nominal Conveyances for May	2,338	Total No. of Nominal Conveyances for May	3,541		

MORTGAGES.

1908.		1907.	
Total number	593	Total number	997
Amount Involved	\$2,062,615	Amount Involved	\$3,849,897
No. at 6%	415	No. at 6%	543
Amount Involved	\$1,199,665	Amount Involved	\$1,517,502
No. at 5½%	123	No. at 5½%	273
Amount Involved	\$526,480	Amount Involved	\$1,272,650
No. at 5%	40	No. at 5%	144
Amount Involved	\$292,470	Amount Involved	\$689,700
No. at 4½%	2	No. at 4½%	3
Amount Involved	\$1,350	Amount Involved	\$195,000
No. at 4%	1	No. at 4%	1
Amount Involved	\$3,000	Amount Involved	\$6,800
No. at 3%	1	No. at 3%	1
Amount Involved	.....	Amount Involved	\$900
No. without interest	12	No. without interest	32
Amount Involved	\$39,650	Amount Involved	\$167,345
Total number of Mortgages, Jan. 1 to date	10,733	Total number of Mortgages, Jan. 1 to date	16,227
Total amount of Mortgages, Jan. 1 to date	\$38,546,515	Total amount of Mortgages, Jan. 1 to date	\$73,432,700
Total No. of Mortgages for May	2,357	Total No. of Mortgages for May	3,802
Total Amt. of Mortgages for May	\$8,367,136	Total Amt. of Mortgages for May	\$15,974,458

PROJECTED BUILDINGS.

1908.		1907.	
No. of New Buildings	76	No. of New Buildings	213
Estimated cost	\$558,100	Estimated cost	\$1,466,910
Total Amount of Alterations	\$94,655	Total Amount of Alterations	\$163,189
Total No. of New Buildings, Jan. 1 to date	1,879	Total No. of New Buildings, Jan. 1 to date	4,594
Total Amt. of New Buildings, Jan. 1 to date	\$10,727,863	Total Amt. of New Buildings, Jan. 1 to date	\$31,694,704
Total amount of Alterations, Jan. 1 to date	\$2,129,989	Total amount of Alterations, Jan. 1 to date	\$3,278,238
Total No. of New Bldgs. for May	596	Total No. of New Bldgs. for May	916
Total Amt. of New Bldgs. for May	\$3,294,241	Total Amt. of New Bldgs. for May	\$6,377,750

THE WEEK.

THE first part of the week was exceedingly inactive, in fact for a couple of days it looked as though business had come to a standstill. However, by Wednesday there were several important sales consummated, sales which showed investment buying. There have been in the last few weeks several plots sold to builders for improvement, and the number of plans recently filed would make it appear as though building operations on a larger scale would be commenced shortly.

Among the principal sales reported was that of the 6-sty loft and store building, Nos. 141 to 145 West 17th st, on a plot 65.10x92. This property was purchased by William L. Rosenfeld for investment. It is leased for a long term of years. The 6-sty flat 53 East 18th st, 43.9x92, was traded for the five 2-sty dwellings 519 to 527 West 129th st, which occupy a plot 82x99.11. It is said that this transaction involved about \$140,000. The sale of the two 4-sty houses 14 and 16 East 33d st has special significance inasmuch that the sale was for all cash. This property has been held at \$300,000. There is a rumor that the plot will be improved, though no verification of this could be obtained.

Mrs. George Nash, president of the Washington Heights Day Nursery, purchased 350 West 145th st, a 3-sty dwelling, 16.3x106.1. The object of Mrs. Nash buying this property is so that her home will be near the nursery and it will facilitate her in attending to her duties there. The two 6-sty apartment houses 248 to 254 West 149th st on a plot 80x99.11, were purchased by Adolph Bachrach, who gave in part payment the southeast corner of Audubon av and 173d st, 100x95, vacant. The southwest corner of Park av and 83d st and the adjoining property, making a plot 90x102, changed hands. This property was purchased by a company, who intends to improve the holding, from several owners, through the efforts of E. de Forest Simmons.

The money market is becoming easier week by week. While some difficulty is experienced in certain quarters, yet a loan with a reasonable amount of margin, on desirable property, can be readily placed. A large number of loans are being placed at 5½ per cent., while similar loans at this time last year were made at one-half per cent. lower rate. There is more cheerful feeling prevalent among brokers. The general sentiment is that the market will straighten itself out after election.

A loan of \$215,000 for five years at five per cent. was given by Beatrice Roche to Stephen McPartland on the property 673 to 677 8th av, which is the southwest corner of 43d st, 75.5x100. Meyer A. Bernheimer gave to the Baron de Hirsch Fund a mortgage of \$175,000 for 5 years at 5 per cent. on the property 103 to 109 Lenox av, northwest corner 115th st, 100x100.11. Another mortgage of some interest was in blanket form and covered the properties 84 South st, about 100 feet east of Fletcher st, 77.9x74.5x18.1x74.7; also the plot in the rear of Nos. 83, 84 and 85 South st, being in breadth at the southeast end 54.5 feet and at the northwest end 55.7 feet and in length on each side about 90 feet; also No. 85 South st, about 45 feet west of Burling slip, 17.9x74.7x18.1x74.9. The amount of this mortgage is \$130,000, the due date and rate appearing only in the bond. Frank W. Browning, of Norwich, Conn., is the borrower and the Manhattan Life Insurance Co. the lender. The Park Place Realty Co. borrowed from Adolph Lewisohn \$160,000 on the property known as Nos. 41 to 45 West Broadway, northeast corner of Park Place, 75.2x75. This is a purchase money mortgage. The due date and rate appear in the bond.

THE AUCTION MARKET

WHILE there were several parcels of importance offered at auction, still comparing it with the past few weeks, it was a very tame affair. In the main the offerings were the results of foreclosure suits. Bidding was slow, the majority of cases were purchased by the plaintiffs. In several instances properties were withdrawn temporarily, but will be put up at some future date, when it is believed that conditions will have improved.

The situation is but little better than it was some months ago. There is but little real demand for property, where a new loan has to be negotiated. This does not apply to the sales of vacant property where only a small amount of cash is necessary, but more especially to larger holdings where a considerable amount of money must be invested and a large loan procured. Several prominent real estate men cannot see any real relief until after the election.

The Antionettes, an 8-sty apartment house at 43 to 53 East 58th st, 54 East 59th st and 480 and 482 Park av, were offered at the stand of Joseph P. Day on Tuesday. The sum due was about \$642,000. The property was knocked down to the City Real Estate Co., representing a party in interest, for \$650,000. The 3 and 4-sty brick tenements and stores 217 and 219 East 35th st were sold at the same stand on the same day. The former was bought by John Gallagher for \$14,200 and the latter was disposed of to E. L. Davis for \$18,500. The size of the entire plot is 54.2x98.9. The vacant plot on Gramercy Park East also changed hands. This building is located on the east side of the avenue, about 39.5 feet south of 21st st and is 83.5x82.11x irreg. The amount due was \$34,581.56; taxes and other charges, about \$1,513.47. There were two prior mortgages aggregating \$75,000. Charles Buek, an adjoining owner, was the purchaser, paying \$114,375 for it.

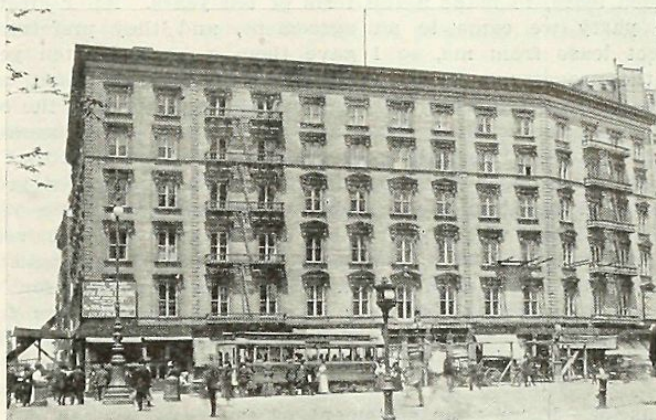
A vacant plot, 125x100.11, on the northeast corner of Robbins av and 140th st was sold to Alexander Kuehne, Jr., for \$18,000. The amount due was \$14,227.62, and the taxes and other charges were \$2,734.46. The sale of the 6-sty apartment house 524 Riverside drive was adjourned to June 10, as was the 4-sty dwelling 569 West 161st st.

BUYS NEWPORT FARM.—A real estate company, of which Aurel Batonyi is manager, has purchased the Bryer farm in Middletown, comprising about 100 acres with a fine house on it. This holding adjoins the property of the Vanderbilts, W. R. Hunter, H. A. C. Taylor and Reginald Norman. There have been two real estate companies incorporated by Mr. Batonyi and they have acquired considerable property, paying all cash for it. Mr. Batonyi states that he has disposed of a number of plots and is well satisfied with his venture.

IMPROVEMENTS COMMENCED.

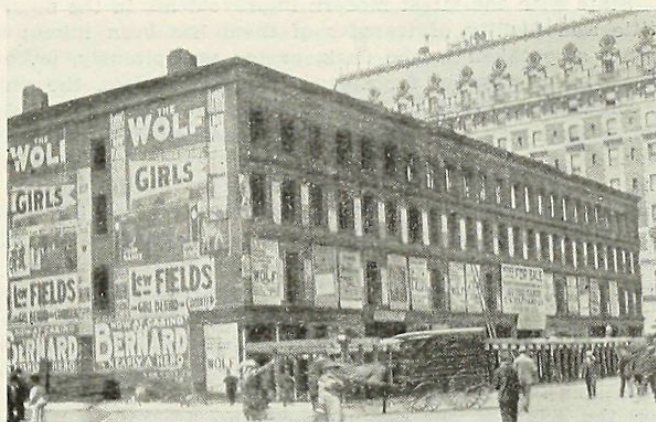
MADISON AND TIMES SQUARE DEVELOPMENTS BEING WATCHED WITH INTEREST BY MANHATTAN PROPERTY OWNERS.

THERE are two large building operations under way which ought to have a decided effect on the districts in which they are located. The first one is the razing of the old Fifth Avenue Hotel and building on its site a modern office structure, and the other is the altering of the Hotel Barrington, on the block front between 43d and 44th sts, on the west side of Broadway. These two properties are held by interests long identified with Manhattan realty, the former being owned by the Fifth Avenue Building Co., of which H. L. Eno is president, and the latter by William Waldorf Astor.



FIFTH AVENUE HOTEL.

In the past the building of a large structure in a given locality has had a marked effect on the surrounding property, especially so if it happened to be on a square. Property in the immediate vicinity has enhanced in value, and as a rule an active market has resulted. This was true of the Madison square section after the advent of 23d st as a retail dry goods district. The character of the property in 22d and 24th sts changed, large mercantile buildings replacing old houses, and the overflow of business naturally went into those streets.



HOTEL BARRINGTON.

On Times square history again repeated itself. Prior to the building of the Hotel Astor and several other important undertakings, this part of town was exceedingly inactive. So soon as rumors of pending deals began to be circulated, the professional speculators appeared on the scene, and in a short time prices advanced rapidly, in some cases as much as 300 per cent. It will be decidedly interesting to note what the effect of these new operations will have on the neighboring realty. It is safe to predict that the improvement on Madison square will make this part of town an important business district, while the character of Times square as a hotel and restaurant centre is a fixture for many years.

JOHN ANDREWS ELY.

John Andrews Ely, a retired real estate dealer, died at his residence, 21 East 55th st, on Saturday, May 30, of bronchitis. Mr. Ely was associated in the office of Horace S. Ely, his cousin, for thirty years. He was 72 years old, and was actively engaged up to four years ago in the real estate business, when he retired owing to ill health. He grew steadily weaker, and all hope of his recovery was given up some time since. Mr. Ely graduated from the Academy of New York, as the College of the City of New York was formerly called, in the class of 1858. Besides the house in which he died, Mr. Ely also owned some suburban property. He is survived by two sons and one daughter.

—Did you ever think how much the Real Estate Directory has done for Manhattan brokers, and how they are envied by brokers of other sections?

LAW DEPARTMENT

QUESTION OF COMMISSION.

To the Editor of the Record and Guide:

Being one of your old subscribers and readers, I would like to get your opinion on a question of commission to real estate broker.

A tenant of mine in New York held a lease with three years still to run from May 1, this year. He wanted to quit business and get rid of his lease. He had the property in hands of several brokers to dispose of his lease. A broker found a good party willing to assume the lease, but wanted ten years lease. The broker came to me and asked me if I would give an extended lease, to make a full term of ten years. After meeting the party we came to an agreement, and they preferred a direct lease from me, so I gave them a lease for ten years to the property, subject, however, to the existing lease, with three years yet to run; and they agreed to assume all the conditions of the existing lease, and they are to take possession of the property from the present lessee on June 1. Now, the broker sends me a bill for full commission for the ten years. I contend he should collect his commission for three years from the lessee who engaged him to find a party to take over or assume his lease, and I pay him for seven years. I have paid him the seven years' commission. Should I pay him for the ten years? Or is it his duty to collect for three years from the old lessee? An early reply will be appreciated. My New York address is 5 East 53d st. Yours truly,

C. A. BELDEN.

Answer.—From your statement of the facts we can see no merit in the claim of the broker at all, even the making of a seven years' further term, not having been a matter sought by you to be effected, and only agreed to by you at their instance—you apparently not in any way having employed the broker to bring it about.

The broker seems to be lucky to have gotten a commission on the seven years of the term, if he had no other basis of employment to claim on than what you state.

"REGISTRATION OF LAND TITLES."

THE initial step towards furnishing property owners of this State with the latest modern improvements in the securing of title and facility of transfer of them has been taken; and if not a step taken in the dark, or too precipitously, or, even if so, too irretrievably for amendment before user, the public can congratulate itself on at last being up-to-date, with Australia, Oklahoma and others of the so-called "progressive" States.

The new law does not go into effect till Feb. 1, 1909. Its status, as a general law after it takes effect as such, and before adoption by any property owner, its probable constitutionality, its prospective advantages as well as changes of present law, and its probable defects, and the popularity such laws have had in the respective States where already adopted will be the subject of editorial articles in the Record and Guide from time to time, and probably, as we trust, of many communications from our interested readers.

For the moment our attention in the present and a succeeding article will be given to the subject of these so-called "Torrens Laws" in general, and the popularity had, and the questions to which they have given rise in some of the States which have already adopted them.

For this reason primarily we cannot make a better start than by adopting for this purpose, and reprinting excerpts from the little leaflet compiled by Henry Pegram, Esq., of the New York State Commission to Investigate the Torrens System of Registering Land Titles. In part it is as follows:

"Broadly speaking, there are at present at least four great classes of so-called Torrens systems, viz: (a) The Australian Torrens System. (b) The Canadian Torrens System. (c) The English Torrens System. (d) The American Torrens System.

"By the 'Australian' Torrens system, is meant the group of systems now in use in the six States of the Commonwealth of Australia as well as in other parts of Australasia. The States of the Commonwealth of Australia are: New South Wales, Victoria, South Australia, Queensland, Tasmania and Western Australia. The other parts of Australasia in which Torrens systems are now in use are: the self-governing colony of New Zealand, the Crown Colony of Fiji, and the Territory of British New Guinea, which latter is a dependency of Queensland. Hogg's Australian Torrens System, 1.

"By the 'Canadian' Torrens system is meant the group of systems now in use in the Territories and six of the nine provinces of the Dominion of Canada and, possibly in the self-governing Colony of Newfoundland. The Provinces of the Dominion of Canada are: Quebec, Ontario, New Brunswick, Nova Scotia, Prince Edward Island, British Columbia, Manitoba, Alberta, and Saskatchewan; all of which have Torrens systems, excepting Quebec, New Brunswick and Prince Edward Island. There seems to be also a federal Torrens system in use

in the Territories of the Dominion which are: Labrador, Yukon, Keewatin, Mackenzie, Ungava, and Franklin.

"By the 'English' Torrens system is meant the system now in actual use in the City and County of London, where it is compulsory on sale.

"By the 'American' Torrens system is meant the group of systems now in use in the States of California, Colorado, Illinois, Massachusetts, Minnesota, and Oregon and the territorial possession of Hawaii, Porto Rico and the Philippines.

"The State of Ohio formerly had a Torrens system act, but the same was declared unconstitutional by the Supreme Court of that State and has since been repealed. There are, therefore, to-day, twenty-six different so-called Torrens systems known to be in actual existence; exclusive of those existing in various British dependencies in Asia and Africa, as well as in the scattered, British, insular possession.

"The salient features of the several so-called Torrens systems, in brief, are as follows:

"(1) Public registration of titles, either voluntary or compulsory. (2) Judicial approval of title, prior to registry. (3) Classification of registered titles into absolute, qualified or possessory titles. (a) An absolute title is indefeasible. (b) A qualified title is indefeasible except as to the specific defects registered against it. (c) A possessory title is absolute only as to the prima facie right to possession. No anterior right is interfered with. In some cases it may ripen into an absolute title by lapse of time. (4) Indemnity to persons who may be damaged by title registration. (5) Economy and speed in subsequent transfers and encumbrances.

"Similarly, long before the original Torrens system was devised, complete systems of title registration had been developed in the German speaking countries of Europe, viz.: Germany, Austria-Hungary and certain parts of Switzerland.

The definition, in question, is as follows, viz.:

"By 'Torrens' systems generally are meant those systems of registration of transactions with interests in land whose declared object is, under governmental authorities, to establish and certify to the ownership of an absolute and indefeasible title to realty and to simplify its transfer. An important feature of the system is an indemnity fund to compensate any one who may be injured by the operation of the act.

It thus appears that the system is no new thing but an actual working method of land title registration, already adopted and in operation in many countries for some time past."

It would seemingly, therefore, "go without saying" that the State has put before its people a good thing in the main idea, and that it only remains to see with what care the present law has been adapted from the many systems already in operation, to meet the needs of the counties and great cities of this State.

UPLIFT IN QUEENS REALTY.

The signing of the Frawley bill has brought joy into the hearts of the brokers in the Borough of Queens. It is expected that the city will now acquire the Belmont tunnel, notwithstanding the low condition of the city's finances. What terms will be made by the city for the tunnel's operation is as yet undetermined, though President Fuller, of the Queens County Railroad Co., has stated his willingness to connect all the lines controlled by his company and run through cars from all parts of Queens Borough to Park av, Manhattan, for a five-cent fare.

It is stated that the tunnel can be ready for operation in a month's time after the purchase. The work on the tubes is all completed except the stations and the ticket booths. The realty brokers in the section affected by the improvement, state that they have already felt its good effect. They are all looking for an unprecedented demand for real property.

E. J. Rickert, president of the Rickert-Finlay Realty Co., said: "In spite of the strained condition of the city's finances, the authorities are now considering a plan by which the tunnel may be put into immediate operation. It is known that the New York and Queens County Railroad has agreed to connect its lines with the tunnel and to run its cars from Manhattan to all parts of the borough. In fact we are already feeling the result of the Governor's action in the increased demand for our property at Broadway-Flushing, which is on the direct line of this trolley line."

SMITH ESTATE TAX.

The value of the estate left by the late James Henry Smith is \$23,656,535.46. These figures are taken from the report of William P. Gregg, transfer tax appraiser of Port Jervis, N. Y. Mr. Smith claimed Tuxedo, Orange County, as his residence. Of this amount \$2,416,087.50 was invested in realty and the rest is personal property. The debts and expenses of administration are \$1,690,577.98, leaving \$21,965,957.48 to be distributed among the heirs. The State will receive \$923,495.55. Among the realty holdings owned by the estate in Manhattan is 871 5th av on the northeast corner of 68th st, 55x200, with a palatial residence, four stories in height, with a 1-sty extension; 133 West 55th st and 240 West 29th st. There are also valuable holdings in Tuxedo, N. Y.

"FIRE INSURANCE FROM THE OWNER'S STANDPOINT."

CLAUSES IN STANDARD POLICY EXPLAINED.

Every property owner is interested in fire insurance not only in respect to his own property but also in respect to insurance of his neighbors and others in his line of business, as fire insurance in its broad sense is a tax, levied on all property owners in order that the burden of fire loss may be distributed over the entire community rather than fall on the individual. The function of the fire insurance companies is to collect and distribute this tax in such manner that each owner shall pay his fair share, and in case of loss shall receive his fair proportion of indemnity and no more. If the loss payments in a given vicinity or class of business increase either by reason of greater fire hazard or because of excessive or fraudulent claims, the rate of tax must also be increased to meet this added burden, as fire insurance cannot distinguish between individuals, it must deal with classes and averages only.

The Legislature of New York State and of many other States has wisely adopted a standard form of fire insurance policy which all companies must use. The exact wording of this policy and in some States even the size of type to be used is prescribed by law, and no company can issue other than this standard form. The meaning of the various terms of this standard form has been repeatedly passed upon by the courts so that the property owner purchasing fire insurance in this State now buys a uniform and well-defined contract susceptible of exact interpretation. This standard form was adopted by the Legislature after careful investigation into the history and requirements of the fire insurance business, the intention being to frame a concise document containing only such provisions as are necessary to safeguard the interests of each party and to prevent fraudulent and dishonest claims. If property owners would take the time and trouble to read this standard form carefully so that they might enter into the contract with a clear understanding of their rights and duties, for they are duties, necessarily assumed by each side, there would be small chance for disagreement in case of loss.

INDEMNITY FOR ACTUAL LOSS.

A policy of fire insurance is strictly a contract of INDEMNITY FOR ACTUAL LOSS; it is not an agreement to pay a FIXED SUM in case of destruction of the property by fire. Many insurers in taking out a \$10,000 fire policy on their dwelling think they have bought an agreement from the company to pay them \$10,000 in case the building is burned, the same as a \$10,000 life insurance policy would pay a fixed sum, \$10,000, upon the death of the assured. This is not correct. A \$10,000 fire policy under the standard form agrees to pay the owner the ACTUAL CASH VALUE of the building or other property at the time of loss to an amount NOT EXCEEDING \$10,000; the amount mentioned in the policy is not the MEASURE of the company's payment, but only the LIMIT beyond which the company's liability cannot be extended.

A policy agreeing to pay a fixed sum in case of fire loss, regardless of the value of the property, is known as a "valued" policy and is now prohibited by law because of the possible inducement to incendiarism. The insurance companies with hundreds of thousands of risks on their books cannot investigate the value of your property in advance of loss; they leave it to you to judge of its value and decide how much insurance you wish to carry; you may pay \$100,000 insurance on a house worth \$5,000 if you wish, but in case of fire you can only collect the actual cash value of the house on the day the loss occurred. Every policy holder should be very careful that his policy correctly states his interest in the property insured, that is, whether his interest is owner, mortgagee, executor, trustee, lessee or otherwise, for a policy issued to him as owner will not protect him, as say mortgagee or tenant, and vice versa. The company must also be promptly notified of any change in the policy holder's interest in the property occurring after the policy is issued.

READ POLICY CAREFULLY.

Under the standard form of policy certain articles are not insured unless the company specifically agrees to cover them—such as jewels, awnings, pictures, too's, etc. It would be well for every one to note the articles mentioned in lines 39 to 44 on the policy, and if insurance is desired thereon be sure it is so stated in the written form attached to the policy. Most companies are willing to insure these articles, but desire to have the matter brought specifically to their attention so that further information can be obtained if deemed necessary. It is also necessary to obtain a special permit if the building remains unoccupied for over 10 days, if mechanics are engaged making alterations or repairs for over 15 days, or if specially hazardous materials are kept on the premises, such as benzine, gunpowder, gasoline and other inflammable products. On account of the gasoline it is necessary to have a permit to keep automobiles in a building—this is frequently overlooked by owners of country places who keep automobiles in the barn. In fact, it is always best and safest to promptly notify your insurance company of any changes or condition which may increase the fire risk. If

the company is willing to accept such change or increase of risk, no harm is done—if they are unwilling, it is far better you have the discussion before rather than after a loss has occurred.

ADDITIONAL CLAUSES.

In addition to the regular provisions of the "standard form" certain extra clauses have been approved by the Insurance Department of the State, to be attached to policies as occasion may require—among the more prominent of these are the mortgage clause, electric light clause, reduced rate average or coinsurance clause, dynamo clause and lightning clause. The mortgage clause is used where the property is mortgaged and provides that the loss, if any, shall be payable to the mortgagee up to the amount of his mortgage instead of to the owner. It further provides that no act or neglect of the owner shall invalidate this insurance in so far as the mortgagee's interest is concerned, provided there is no neglect on the mortgagee's part and provided he agrees to pay the premium if the owner does not.

The electric light clause begins by prohibiting the use of electricity for light, heat or power, and then gives permission to use it provided the equipment has been approved by the New York Board of Underwriters. The standard form does not prohibit use of electricity, so in order to require the owner to keep his equipment in accordance with the rules of the underwriters, the clause first prohibits its use and then gives a qualified permit subject to approval by the Board of Underwriters. This is a most important matter, as many fires occur through defects in electrical wiring. No change in the equipment can be made without securing approval of the New York Board of Underwriters and every contract for electrical work should require the contractor to obtain such approval before he is paid.

CO-INSURANCE CLAUSE.

The reduced rate average or coinsurance clause is used where the companies grant a lower rate in consideration of the owner agreeing to carry at least a certain amount of insurance, say 80 per cent. or 100 per cent. of the value of the property. If the owner will carry a full amount of insurance the companies can afford to sell it on a wholesale basis and at a cheaper price than if only a small amount is carried. If the reduced rate average or coinsurance clause is attached to a policy and the owner fails to carry at least the amount of insurance agreed on, the policy is not void but the owner must share in any loss in proportion to the extent he was deficient in insurance; that is, if he agreed to carry insurance to 80 per cent. of the value and only insured for 70 per cent. he can only collect seven-eighths of any loss and must share it himself to the extent of one-eighth. Often the companies will only issue policies at the reduced rate with this clause attached, as they deem it more important to have the owner carry a sufficient amount of insurance than to have him pay a higher rate.

The dynamo clause simply provides that the company shall not be liable for loss to electrical apparatus itself, due to electrical current, such as the burning out of fuses or wires through excessive current.

The lightning clause makes the company liable for lightning damage, whether fire ensues or not and can usually be attached without extra charge.

The average owner is less cautious in his insurance matters than in any other equally important branch of his commercial dealings. A low rate is important and desirable, but first of all be sure you are dealing with responsible companies and that your policy is accurately drawn to protect every interest you have in the property and to admit of your conducting your business in the usual manner without fear of violating any of its terms.

In a subsequent article the rights, duties of the owner and the insurance company in case of loss will be considered.

ROBERT C. RATHBONE, 2d.

(Of R. C. Rathbone & Son, Inc.)

NO CHANGE IN TERMINAL PLANS.

There have been persistent rumors going the rounds to the effect that the Pennsylvania Railroad Company contemplated enlarging their holdings around its new terminal at 7th av and 33d st. Of course these rumors can be readily understood, for as soon as an important parcel is reported sold, some one immediately has the bright idea that the railroad is the only possible purchaser.

Third Vice-President Samuel Rea, of the Pennsylvania Railroad, in reply to an inquiry the other day, stated that his company had acquired all the real estate that was necessary for their purposes and that it was not in the market to buy any additional property. He further stated that the plans for the station and the adjacent property were made, and were going to be followed out as per schedule.

According to the plans the station stands back about forty feet from 7th av, between 31st and 33d sts, as originally outlined. There has been no change in this plan, nor is there going to be. One of the reports was that a plaza was going to be built on 7th av, between these streets, but this is denied by Mr. Rea.

The
Real Estate
Directory

FOR
REAL ESTATE MEN
WHOSE TIME IS
WORTH SOMETHING

The
Checking
Index

This is the third page of letters we have published praising the work of the Real Estate Directory and the Checking Index. Is this not proof to you that it is the best system for real estate men?

GEO. R. READ & CO.

New York, May 19, 1908.
Ronald C. Lee, Esq., General Manager,
The Realty Records Co., 11 East 24th
Street, City.

Dear Sir—It gives us great pleasure to say that we are getting excellent results from your service. It has certainly revolutionized real estate records in this city. **It is at all times a great help to us, and the new features you contemplate should make it more useful.**

Yours very truly,
GEO. R. READ & CO.

P. A. GEOGHEGAN.

New York, May 21, 1908.
Realty Records Company, 11 East 24th
Street, City.

Gentlemen—In reply to yours of the 13th inst., beg to state that during the period I have been using your Real Estate Directory, I have always found it serviceable, and **can cheerfully recommend it to anyone desirous of obtaining its use.**

Yours very truly,
P. A. GEOGHEGAN.

ROBERT M. FULTON.

New York, May 18, 1908.
Mr. Ronald C. Lee, General Manager,
11-15 East 24th Street, New York
City.

Dear Sir—Your favor of the 13th inst. at hand.

I can certainly recommend your Real Estate Directory service as a complete and up to date system. **In fact on many occasions I have had only a few minutes to get the information I desired and found your service indispensable.**

I remain,
Yours very truly,
ROBERT M. FULTON.

ZUNINO, GILLEN & CO.

New York, May 18, 1908.
Realty Records Co.

Gentlemen—As the results I have obtained from the Real Estate Directory, for the past three years have proven highly satisfactory, and as my contract is about to expire I cheerfully renew the same for the coming year.

Hoping you will keep up your good work.

I remain,
Yours respectfully,
JAS. M. ZUNINO.

MRS. M. E. ALEXANDER.

New York, May 16, 1908.
Record & Guide, 11-15 East 24th Street,
New York City.

Gentlemen—It is with great enthusiasm I am entering my third year as a subscriber for the Real Estate Directory.

The automatic checking index will eliminate all possible errors heretofore caused by posting. This, with the other added new features, will enable me to have a very complete and satisfactory system of keeping Real Estate Records.

I am pleased to say that, with your valued assistance I have been able to reduce the cost of keeping my records to a very nominal sum.

Very truly yours,
M. E. ALEXANDER.

LUDLOW, DAY REALTY CO.

New York, May 16, 1908.
The Realty Records Co.

Gentlemen—We have found the Real Estate Directory of inestimable value in our business, and congratulate you on the way this valuable Record has been kept up by you.

Yours faithfully,
LUDLOW, DAY REALTY CO.

PARISH, FISHER & CO.

May 19, 1908.
Ronald C. Lee, Esq., General Manager,
of The Realty Records Co., 11 East
24th Street., New York City.

Dear Sir—We take pleasure in testifying to whom it may concern of the value of your real estate records and directory service of the city. **They have been a great benefit to us and we know that they will be appreciated by anyone needing a service of this character.**

Yours very truly,
PARISH, FISHER & CO.

HOPKINS & BOYD.

New York, May 18, 1908.
The Realty Records Co., 11 East 24th
Street, City.

Gentlemen—Replying to your favor of the 13th inst. we wish to say, that the Real Estate Directory has been of great assistance to us in the past. We believe that it is a very valuable aid to anyone conducting a real estate office in the city.

Yours truly,
HOPKINS & BOYD.

GILMAN, RANDALL & PATERSON.

New York, May 15, 1908.
Mr. Ronald C. Lee, General Manager,
Realty Records Company, 15 East 24th
Street, City.

Dear Mr. Lee—We have been using your Real Estate Directory service for some time, and will say that it has given us the utmost satisfaction. **In fact, we wouldn't know what to do without it.** We sincerely trust it will have a continued large circulation, and will always have our cooperation in bringing it forward.

It is something that every one that has anything to do with real estate should have in their possession.

Yours very truly,
GILMAN, RANDALL & PATERSON.
Edward E. Gilman.

JOHN J. HOECKH.

New York, May 23, 1908.
The Realty Records Co.

Gentlemen—I have now been using your Real Estate Directory for some time and found that it has been a great help to me. **The cost is small and the information derived from it is well worth it;** the book should be in the office of every real estate firm.

Very truly yours,
JOHN J. HOECKH.

WM. C. & A. EDW. LESTER.

May 16, 1908.
Realty Records Co., 11 East 24th Street,
City.

Gentlemen—We have certainly found your Real Estate Directory of great value to us, **even from its first issue,** which would suffer greatly in comparison with the present book and service.

Yours very truly,
WM. C. & A. EDW. LESTER,
Wm. C. Lester.

G. RAYMOND HARKNESS.

May 16, 1908.
The Realty Records Co., 11 East 24th
Street, City.

Gentlemen—I desire to wish you success in any new features that you are adding to your new Directory for 1908.

I have used your system in both my contracting and real estate business and find it a necessary equipment of my office.

Very truly yours,
G. RAYMOND HARKNESS.

JOHN N. GOLDING.

New York, May 19, 1908.
The Realty Records Co.

Gentlemen—We are in receipt of your favor, and it gives us great pleasure to say to you that we find your records a great deal of assistance to us in the general routine of our business.

Yours very truly,
EDWARD J. HOGAN.

IRVING P. LOVEJOY COMPANY.

New York, May 22, 1908.
The Realty Records Company.

Gentlemen—We take pleasure in recommending your system of supplying owners' names and addresses. We have been using your card system ever since you first went in business, **at a saving to ourselves of over \$3,000 per annum.** No first class real estate office can do without it and we particularly recommend the printed card index system.

Yours very truly,
IRVING P. LOVEJOY COMPANY.

JOHN P. LEO, JR.

New York, May 16, 1908.
R. C. Lee, Esq., 11-15 East 24th Street,
New York City.

Dear Sir—Since subscribing to the Real Estate Directory service I should like to say that I have had no trouble whatsoever with it, and it has been of the greatest assistance to me.

It is all that it was represented to me to be, and it has been of inestimable value to me on every occasion that I have had to use it in my office.

Wishing you every success.
Sincerely yours,
JOHN P. LEO, JR.

VON TWISTERN BROS.

May 16, 1908.
Mr. Ronald C. Lee, General Manager
Realty Records Co., 11 East 24th St.,
City.

Dear Sir—The service of the Real Estate Directory has **proven more than satisfactory** and we find it an invaluable asset, which no up-to-date office can well afford to be without.

Yours very truly,
VON TWISTERN BROS.
Per H. Von Twistern.

M. LINDHEIM & COMPANY.

New York, May 16, 1908.
Realty Records Company, 11 East 24th
St., N. Y. City.

Gentlemen—We have used your Real Estate Directory, from its very first issue, and have found same to be the most valuable addition to real estate literature, **and consider same of greater value to any real estate office than any other publication,** and trust you will continue to enjoy the fruits of your enterprise you justly deserve.

With best wishes towards that end, we remain,

Yours very truly,
M. LINDHEIM & CO.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Canal Street Activity.

CANAL ST.—Joseph H. Davis sold to Kalman Haas the 8-sty building with stores 338 and 340 Canal st, adjoining the southeast cor of Church st, 51.10x52.5x49.11x41.7. E. L. King & Co. represent the seller and L. J. Phillips & Co. the buyer.

GREENWICH ST.—George Dudley Waring sold for John J. Reynolds 822 Greenwich st, a 3-sty stable, 21x98.6.

Important Leasehold Disposed Of.

JOHN ST.—Charles F. Noyes Co. sold the leasehold consisting of a group of four buildings, 59 to 65 John st and 111 to 121 William st, to the Golden Hill Building Co., Henry S. Thompson, president. Almet Reed Latson, attorney, represented the sellers and Robert T. McGusty the buyers. The ground belongs to the Reformed Dutch Church of America and is an eighty-four-year leasehold. A new mercantile building is going to be constructed on the site as soon as the present buildings are demolished. Work will be immediately commenced, and it is expected that the building will be ready for occupancy by May 1, 1909. It is estimated that the ground rental and cost of the building will aggregate \$2,500,000. This is one of the most important deals consummated in this section in some years. The Golden Hill Building Co. is dominated by insurance interests, among which is the Globe and Rutgers, Spring Garden, Stuyvesant and Pacific Insurance Companies. The agents state that all the foregoing companies will occupy offices in the building, and that there is also considerable outside demand for space in the structure. A lease of the property was recently recorded by the church to William Gow and others for a term of years at \$18,000 per annum. The same brokers accumulated a few years ago a plot of 11,700 square feet on the northeast cor of John and William sts for the South Manhattan Realty Co.

MULBERRY ST.—G. Tuoti & Co. sold for a client the 5-sty tenement 3 Mulberry st, 30x25.

WASHINGTON ST.—Gibson Putzel sold 708 Washington st, a 3-sty building, 23x88x irregular, between Perry and 11th sts.

9TH ST.—Gustave A. Brandt sold to the First Czernowitz American Congregation 410 East 9th st, a 3-sty brick building, 20.10x75, for \$14,000.

11TH ST.—G. Tuoti & Co. sold for S. Rosenblum, 327 to 331 East 11th st, a 6-sty brick building, 71.3x73x irregular.

Mercantile Building Changes Hands.

17TH ST.—M. & L. Hess sold for the Brunswick Realty Co, Robert P. Zobel, president, to William L. Rosenfeld, 141 to 145 West 17th st, a 6-sty loft building, 65.10x92. The structure has a depth of 86 ft. On Jan. 8, 1907, a mortgage for \$85,000 was given to the Lincoln Trust Co as guardian for Dorothea E. Crouse, due March 21, 1910, and bearing interest at 4½%. A subsequent mortgage was given to Sadie Price for \$30,000 for 3 years at 6%. This mortgage was recorded March 7, 1907, and re-recorded March 29, 1907. The present sellers purchased this property from David Price on March 31, 1907, subject to the two mortgages aggregating \$115,000. The property was assessed at \$105,000. On October 13, 1906, a lease was given to Bernard Crystal and another for a term of 10 years and 9 months at an annual rental of taxes and other charges and \$9,500 a year, with a privilege of a renewal for 11 years, at a net rental of \$10,000. Mr. Crystal subleased the property to L. Herzig & Co. for 12 years at an annual rental of \$12,750. The United Cigar Stores Co. are the tenants. They also occupy the building to the east, which has a similar frontage. The warehouse of the Weber Piano Co. adjoins on the west. This latter property has a frontage of 257.6 ft.

Livingstone Estate Sells.

26TH ST.—The 5-sty building at 17 West 26th st has been sold and resold. It is a bachelor apartment house, 25x100, 133 feet west of Broadway, with a store on the ground floor. The owners are the Livingstone estate. They have exchanged the property, at about \$100,000, for a parcel on Riverside Drive, and the buyer of the 26th st building has resold it to an owner of adjoining property. The offices of the Astor estates are at 21 and 23 West 26th st. The Livingstone piece is separated from the Astor holdings by a 25-foot building.

27TH ST.—Ames & Co. sold for William D. Du Bois to Otto J. Bueb 261 West 27th st, a 3-sty brk building, 25.10x68.

29TH ST.—Douglas Robinson, Charles S. Brown & Co. sold for Mme. Cecilia C. d'Andigne of Paris the 4-sty dwelling 149 East 29th st, 12.6x98.9, to Mrs. Jeannette Lanthier, who owns adjoining property.

31ST ST.—Henry M. Weill sold for a client to W. Clarence Martin 114 West 31st st, a 3-sty building, 21.10x107.3x irregular.

Plot Purchased in Terminal Zone.

33D ST.—Albert B. Ashforth sold for Isidore H. Kramer, a lawyer, of 68 William st, the two 4-sty brownstone buildings 14 and 16 East 33d st, 200 ft. east of 5th av. These houses are on a plot 50 ft. wide, and are built to a depth of 60 ft. on a lot 98.9 deep. The buyer is Phoebe Sinclair, who will take title on June 16. This property has been held at \$300,000. It is stated that the transaction is an all-cash one. The purchaser is contemplating erecting a mercantile building on the site.

37TH ST.—Alice C. Myers sold 257 West 37th st, a 4-sty dwelling, 16.8x98.9, between 7th and 8th avs.

44TH ST.—Herman Altman sold to Cressendo Vesella, 305 East 44th st, a 4-sty tenement, 27x100.5. The reported price is \$19,500.

52D ST.—George Dudley Waring sold for J. Q. A. Ward, a sculptor, his studio building, 119 West 52d st, 25x100.5. Mr. Ward has occupied these premises since 1882.

NORTH OF 59TH STREET.

Handsome Dwelling Purchased.

69TH ST.—Mrs. Thomas L. Manson, Jr., sold to George R. Sheldon No. 23 East 69th st, a 4-sty and basement brick and stone front dwelling, 95 ft. east of Madison av, 28x100.5. Mr. Sheldon acted for his brother-in-law, Alfred C. Harrison of Philadelphia, who intends to give it to his daughter, Mrs. John H. Prentice.

79TH ST.—Jere C. Lyons sold to a buyer who will erect a dwelling for occupancy, the lot, 25x102.2 on the south side of 79th st, 65 ft. west of Madison av.

90TH ST.—Duff & Conger sold for Mr. Hugo Sohmer, the 3-sty and basement private dwelling situated at 61 East 90th st, to a private party for occupancy. Title will be taken about July 1.

94TH ST.—Fred. Schmitt sold for Gehry Brothers to John Wolf 245 East 94th st, a 5-sty flat, 28.8x100.8. This property was purchased in Oct., 1904, by H. Cohen, who paid \$17,300 for it.

97TH ST.—Schmeidler & Bachrach resold 126 West 97th st, a 3-sty and basement dwelling, 17x100.11. They recently acquired the property in trade for the southeast cor of 2d av and 52d st. Percy R. Buttenheim bought this property in July, 1907, for \$15,000. It is located 53.5 ft. east of Amsterdam av.

Avenue Corner Sold.

109TH ST.—Dora Walk and Dora L. Eisner sold to Mendel Gottesman, 57 East 109th st, a 6-sty tenement, 38.9x100.11, adjoining the northeast cor of Madison av. It is reported that \$60,250 was paid for the property.

Large Trade Consummated.

119TH ST.—I. Randolph Jacobs & Co. sold for Osk & Edelstein 100 x127x irregular on the south side of 119th st, 50 feet east of Amsterdam av, the cor being occupied by a water gate house. The buyer is the Jumel Realty & Construction Co., which gives in part payment the three 3-family houses 1037, 1043 and 1045 College av, each on lot 22x100. The Jumel company will erect a 6-sty elevator apartment house on the 119th st plot.

121ST ST.—The Nevelson-Goldberg Realty Co bought for a client the 5-sty single flat, 226 West 121st st, 18x100.

122D ST.—Shaw & Co. sold for Morris Herrmann 149 West 122d st, a 3-sty and basement dwelling, 20x55x100.11. The 3-sty and basement dwelling, 146 West 122d st was purchased in November, 1905, for \$17,000. This latter building has a frontage of 17.4 ft. and a depth of 100 ft.

130TH ST.—Barnett & Co. sold for Joseph P. Dailey, 21 East 130th st, a 3-sty stone front dwelling, 17.6x99.11, adjoining the northwest cor of Madison av.

131ST ST.—Louis F. Bernholz sold for F. Clute to J. N. Everett the 3-sty dwelling 209 West 131st st, 16.8x50x99.11.

132D ST.—Eugene S. Van Riper sold for Joel Goldenkranz 111 West 132d st, a 3-sty stone front dwelling, 17.6x99.11. The buyer will occupy. The property is free and clear. Title will be taken June 15.

132D ST.—Louis F. Bernholz sold to J. H. Fay the 3-sty dwelling, 237 West 132d st, 15x99.11.

142D ST.—Bernhard Freund resold through M. Rosenbaum to Jacob Selig 223 West 142d st, a 5-sty double flat, 25x99.11. Mr. Freund bought the property at auction last week for \$21,000. The amount due in the action was \$18,679.41; taxes and other charges aggregating \$741.12.

Buys for Occupancy.

145TH ST.—W. J. Huston & Son sold for Mrs. Mary C. Van Riper, of New Rochelle, 350 West 145th st, a 3-sty dwelling, 16.3x106.1. The buyer is Mrs. George Nash, president of the Washington Heights Day Nursery. The nursery has been located in the vicinity for a number of years, and will make Mrs. Nash's purchase its permanent home. The Majestic, an 8-sty apartment, 183.9x101, adjoins on west.

Sales in 149th Street.

149TH ST.—The Empire City Woodworking Co. sold 248 and 250 West 149th st, a 6-sty apartment, 40x99.11, to Adolph Bachrach. The present sellers acquired this property at foreclosure on January 2, paying \$5,000 over all liens and a mortgage of \$36,000. The property was assessed at \$46,000.

149TH ST.—Adolph Bachrach bought from the Empire City Woodworking Co. 252 and 254 West 149th st, a 6-sty apartment 40x99.11. This parcel was acquired at foreclosure on January 2, Charles L. Hoffman acting as referee, for \$10,000 over all liens and a mortgage of \$36,000.

BROADWAY.—Slawson & Hobbs sold for John F. McGarry to a client for investment 2726 Broadway, a 1-sty building, 31x118.2x irregular. The Hope Baptist Church adjoins on the south. Across the avenue is the Dunlap, a 5-sty apartment with a frontage of 104.5, the Marguerite, a 7-sty apartment, 33.1 feet front, and the Elizabeth, a 6-sty house with a frontage of 73.8 feet. The house just sold has a depth of 85 feet.

MADISON AV.—Adolph Cypress, of 42 West 114th st, sold 1441 Madison av, a 5-sty flat, 19.1x100, located 81.7 feet north of 99th st, to Florence M. Kelly. This house is built to a depth of 74 feet. It was purchased by the present seller on June 1, 1906, from William S. Hofstatter, subject to a mortgage of \$18,000. On the northwest corner of 99th st and this is Clement Court, a 7-sty high class apartment, 100.11x120. Adjoining on the north are two 6-sty houses with frontages of 50 feet each, built to a depth of 87 feet, on a lot 100 feet deep.

Company Buys Several Plots.

PARK AV.—E. de Forest Simmons sold for J. Wilson Gordon, 968 Park av, a 3-sty dwelling, 18.6x45x90. Title will pass in about six weeks.

PARK AV.—E. de Forest Simmons sold for Claus Bade, 970 Park av, a 3-sty dwelling, 18x90. The house is built 45 feet deep. Title will pass in the middle of July.

PARK AV.—E. de Forest Simmons sold 972 and 974 Park av, two 5-sty flats, 40.1x90 for Mary A. Foley. These houses are each 80 feet deep. Title will be taken about July 20.

PARK AV.—E. de Forest Simmons sold for the Charter Realty Co., 976 Park av, on the southwest cor of 83d st, a 4-sty flat, 25.6x90, built to a depth of 60 ft. All these properties are going to be improved on. Title will pass in about six weeks.

RIVERSIDE DRIVE.—Sheldon & Becker sold for Frank L. Sheldon 80 Riverside Drive, a 5-sty American basement dwelling, on the northeast cor of 80th st. The size of this plot is 41.6, on the drive x41.9 on 80th st, x irregular. The present seller acquired this house from Mary A. Jeffery, through this same firm on April 14 last, subject to a mortgage of \$50,000. It was assessed at \$58,000.

WASHINGTON HEIGHTS.

Renton-Moore Co.'s Sales.

144TH ST.—The Renton-Moore Co. sold for Belle de Tere and William C. Schimpf 307 West 144th st, a 5-sty double flat, 24.6x99.11, to a client for investment.

151ST ST.—The Renton-Moore Co. sold for Adam Schumann, of Brooklyn, and Charles Appel, 450 West 151st st, a 5-sty double flat, 20.6x99.11.

Corner in Trade.

AUDUBON AV.—In part payment for the two 6-sty apartments 248 to 254 West 149th st, 80x99.11, Adolph Bachrach gave the south-east cor of Audubon av and 173d st, 100x95, vacant. The seller bought this plot on Dec. 12, 1906, subject to a mortgage of \$30,000.

BRONX.

FAILE ST.—The American Real Estate Co. sold another one of its two-family houses, 1025 Faile st, to Charles Armbruster, making 15 sold since February.

MAGENTA ST.—A. Shatzkin & Sons sold to Pietro Mangano, 25x100, on the north side of Magenta st, 75 feet west of Rosewood av.

140TH ST.—J. Clarence Davies sold for George M. Picken the 5-sty apartment house, 40x95, at 595 East 140th st, between St. Ann's and Cypress avs.

146TH ST.—Lauter & Blackner sold for Johann and Barbara Lange the property 449 East 146th st, a 5-sty apartment house, 25x100, to William Lauter, who gave in trade 1515 Brook av.

148TH ST.—J. Clarence Davies sold for Margaret A. Downey 543 East 148th st, a 5-sty double flat, 25.10x68.

167TH ST.—Montgomery Maze sold a cor at 167th and Barretto sts, 57x87x irregular. The buyer is Morris H. Hayman, who intends improving the plot. Title will be taken July 1.

179TH ST.—John A. Steinmetz sold for Benjamin Moral 807 East 179th st, a 1-family dwelling, to L. W. Divine.

213TH ST.—A. Shatzkin & Sons bought from a Mr. Smith, 25x136x147, on the south side of 213th st, 150 feet west of 5th av.

Increased Activity.

222D ST.—A. Shatzkin & Sons bought from John Rose, 50x89, on the north side of 222d st, 250 feet west of 4th av.

224TH ST.—A. Shatzkin & Sons sold to Pasquale Esposito, 25x100, on the south side of 224th st, 225 feet west of Laconia av.

BROOK AV.—Lauter & Blackner sold for William Lauter 1515 Brook av, a 4-sty flat, 39x100, to Johann and Barbara Lange. This property was exchanged for 449 East 146th st.

BRYANT AV.—J. J. Haggerty sold for Maud Hamilton the 3-family brick house 1542 Bryant av, 25x100, to Barbara Hermuth.

CEDAR AV.—A. Shatzkin & Sons sold to Augusto Bulgarelli, 25x100, on the west side of Cedar av, south of Corsa av.

COLLEGE AV.—In part payment for the lot, 100x127, on the south side of 119th st, 50 feet east of Amsterdam av, the Jumel Realty & Construction Co. give the three 3-family houses, Nos 1037, 1043 and 1045 College av, 22x100 each.

COMMONWEALTH AV.—The F. Dornberger Realty Co. sold for Esther Lax to Margaret Schmitt the 3-sty flat, on the east side of Commonwealth av, 225 feet north of Tremont av, 25x100.

COMFORT AV.—The Edenwald Co.s sold to Louis Bader four lots on Comfort av, 250 feet north of Jefferson av.

DALY AV.—John A. Steinmetz sold for the Schmitlapp estate to Dr. Arthur C. Butts, Jr., the southwest cor of Daly av and 180th st, 31x99, with a 1-family dwelling.

GLEASON AV.—Martin Pleischer sold to John Winninger two 2-family houses on the south side of Gleason av, 155 feet east of Havemeyer av, each 25x108.

JONES AV.—The Edenwald Co.s sold to Henry Greenstein two lots on Jones av, 160 feet north of Randall av.

To Improve Purchase.

SEDGWICK AV.—The Kingsbridge Realty Co. sold to the Fordham Realty Co. 25x122, extending through from Sedgwick to Bailey av, south of Kingsbridge road. The buyer will build a dwelling.

SENECA AV.—Frederick Johnson resold to R. J. Mahoney 6 lots on the north side of Seneca av, 25 feet east of Longfellow st. Mr. Mahoney is the contractor who is building the new station for the New Haven Railroad at Hunt's Point.

TRINITY AV.—Schwiebert & Wolf sold for Rosa Stern the 2-family frame dwelling 970 Trinity av.

Activity on Washington Avenue.

WASHINGTON AV.—The two 6-sty flats at 1827 and 1829 Washington av were given by Albert J. Schwarzler to the Adamant Realty Co. in part payment for the block front on the west side of Edgecombe av, from 159th to 160th st, embracing about 10 lots. M. F. Kerby was the broker in the transaction.

WHITLOCK AV.—Frank J. Sinnott of Mamaroneck, N. Y., sold to Ellen M. Quinlan 50x98.5x irregular, on the east side of Whitlock av, 128.10 feet north of Leggett av.

3D AV.—The Star Beef Co. sold 4000 to 4004 3d av, three 4-sty buildings, 75x90.

LEASES.

Alexander J. Roux & Co. leased the dwellings 253 West 71st st and 351 West 71st st.

M. Salmanowitsh leased for Mark Hammerslag, 5 Essex st, a 4-sty building, to Mr. Orleans, for a term of years.

S. Steingut & Co. leased for the Gade estate 102 East 4th st, a 4-sty dwelling, to a Mr. Bradsy for a term of years.

S. de Pasquale leased for the Rosehill Realty Corporation for a term of years the 6-sty tenement 306 East 56th st.

George N. Allen, as trustee, leased the southeast cor of 8th av and 23d st, for 21 years, at an aggregate rental of \$155,400.

The McVickar-Gaillard Realty Co. leased for Albert J. Appel the entire 6-sty building 526 to 530 West 25th st, 75x100, to the National Cash Register Co., for a term of years.

J. A. Dwyer leased for a long term the building at 252 West 60th st. The lessees, the United States Engineering and Manufacturing Co., will use the building for its New York repair and storage station.

Colin M. Eadie leased for Margaret C. McNutt to William Muller the property 521 and 523 West 23d st, for a term of 21 years at an aggregate rental of \$50,000. The property consists of a 4-sty tenement with a stable in the rear on a plot 50x100. Mr. Muller will alter the property.

SUBURBAN.

LAKEWOOD, N. J.—Bradford Lee Gilbert sold his residence, a 4-sty house, at the cor of 5th st and Madison av, Lakewood, N. J., 150x150, to Eugene Christian.

RAHWAY PARK, N. J.—At Rahway Park, C. B. Short and M. G. Strauss, sold to Robert L. and Mabel Sinley, 4 lots, and to Pelasco Leonerdo, a plot 50x100.

RAHWAY, N. J.—C. B. Short and M. G. Strauss, of Brooklyn, sold at Lakeside Park, near Rahway, N. J., to Jennie Hawley three lots; to R. W. Dalzell, 2 lots; to Miss M. L. Byrnes, 2 lots, and to William Dieck, 2 lots.

TARRYTOWN, N. Y.—Barnett & Co. sold for John J. Long the 3-sty dwelling, 100x100, at the northeast cor of Broadway and McKell av, Tarrytown, N. Y. The buyer will occupy the premises after alterations have been made.

PASSAIC, N. J.—Frank Hughes sold 185 lots in the west side of Passaic, N. J., fronting largely in Van Houten av, to a New York syndicate, which has formed a new corporation called the Passaic Estates Co. The lots are adjacent to several large mills and are on high ground. The lots average in price about \$250 each.

PORT CHESTER, N. Y.—Arthur F. Taylor & Co., sold for Milton Anthony a tract of land and a large 6-family apartment house in William st, Port Chester, to Michael O'Connor. This firm is about to develop choice residential tracts in the vicinity. There is a growing demand for single cottages in the section, the growth of the village being steady and of a good class. Many New York commuters are taking advantage of the exceptional all surface electrical system of the New York, New Haven & Hartford Railroad now extended to Stamford, Conn.

Large Deal in New Jersey Acreage.

Title has just passed to a large tract of acreage comprising 124 acres or thereabouts, from Arthur J. Kanter to the Knickerbocker Realty Co., incorporated under the laws of the State of New Jersey, with an authorized capital of \$500,000. The tract which has been taken over by this company is one of the most desirable in the line of development in this section of Northern New Jersey, a part of the same being in the City of Englewood and the balance in the Borough of Teaneck. The tract has a large frontage on Teaneck road, formerly called the Schraalenburg road, and is directly in the path of Englewood's development to the west. Northern New Jersey's acreage tracts suitable for development and within 5 miles of the Hudson River are becoming exceedingly scarce, operators from New York who have been handling Long Island, Staten Island and Westchester properties having secured nearly all of the best and most available locations during the past six months. It is understood that the Directors of the Knickerbocker Realty Co. will, in the near future, undertake the development of this property along restricted lines.

DOBB'S FERRY, N. Y.—The Hastings Homes Co. reports an active demand for property at River View Manor, on the Hudson, between Hastings and Dobb's Ferry. Last week Charles Lown, traffic manager for the Standard Oil Co., bought a 1,000-foot villa site on Calumet av. An adjoining plot, with a frontage of 200 feet, was sold to Charles Emerson Cook, manager of the Stuyvesant Theatre, who is planning to build a \$15,000 house. Other buyers were A. E. Benson and Mrs. Cora E. Brown.

Sales Along the Palisades.

Mary Corker sold to Frank C. De Graw, 50x100, on Elizabeth st, Fort Lee, N. J. The Braveman Zellman Realty Co. sold to Joseph B. Zellman of New York, 75x100, on Palisades av and Interborough lane, Edgewater, N. J.; also to Joseph Shenk a plot of 32 lots fronting on Palisades av and extending to Interborough lane, Edgewater, N. J. Mabel M. Bennett sold to Emory L. Burk, 70x125 on the east side of Dearborn road, Palisades, N. J.

The Columbia Investment and Real Estate Company report the following sales: To A. Battagin, 50x100, on the east side of Oakdene av, Grantwood, N. J.; to G. A. Barth, 50x100, on the north side of Knox av, Grantwood, N. J.; to F. R. Rix, 50x100, on the north side of Columbia av, Morsemere, N. J.; to A. S. Ford, a new modern 10-room house on the north side of Lafayette av, Grantwood, N. J.; and to C. Heil, 50x100, on the southwest cor of Day and Rothwell avs, Hudson Heights, N. J.

UNCLASSIFIED SALES.

The total number of sales reported is 68, of which 16 were below 59th st, 27 above, and 25 in the Bronx. The sales reported for the corresponding week last year were 139, of which 57 were below 59th st, 38 above, and 44 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 195, as against 191 last week, and in the Bronx 154, as against 120 last week. The total amount involved is \$4,799,827, as against \$4,289,069 last week.

The amount involved in the auction sales this week was \$1,145,103, and since January 1, \$22,449,303. Last year the total for the week was \$1,482,941, and from January 1, \$22,387,687.

93D ST.—A. L. Mordecai & Son, Inc., which held a controlling interest in the stock of the Allenel Construction Co., which has just completed the apartment house known as "The Allenel," at 310 West 93d st, has sold one-half interest in the stock of that company to Heilner & Wolf. The company as reorganized will improve the southwest cor of 100th st and Broadway, 50x180, with a 12-sty apartment house, which will be one of the handsomest houses on the west side.

127TH ST.—The Harlem Realty Exchange (Charles A. Rosenthal) bought 74 East 127th st, a 3-sty building, 12.6x99.11. The Manhattan Land & Security Co. holds title. The Realty Exchange occupies part of the premises.

187TH ST.—Arnold Byrne & Baumann sold for S. Miltz to Adolph Bendheim the block front on the south side of 187th st, between Bathgate av and Lorillard pl, 180x154.

BEEKMAN AV.—E. H. Ludlow & Co. sold for Post & McCord a large plot of lots on the west side of Beekman av, between Beech terrace and St. Mary's st, facing St. Mary's Park.

COLLEGE AV.—M. F. Kerby sold for Charles Baechler to James J. Tobin the 2-sty frame 2-family house 1368 College av.

A SATISFYING INVESTMENT.

It may safely be reasoned that if an estimate of the value of an investment is made solely from the standpoint of safety, then nothing more naturally falls under such an estimate than real estate mortgages. Securities of other kinds, no doubt, have their attractions, but a mortgage on real property is infinitely more satisfactory because of the ease and certainty it offers to its possessor in obtaining a knowledge of all that concerns it.



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REAL ESTATE NOTES

Since the opening of the season Wood, Harmon & Co. report the sale of 81 lots and 3 houses, or a total of about \$50,000 worth of property, at South New York.

The 3-sty brick stable, 106 East 40th st, 25x98.8, located 130 feet east of Park av, was transferred by J. W. Haven to James D. Hague. This building is built to a depth of 78 feet. The consideration was \$68,750.

The United States Trust Co. loaned to the 38th st and Madison av Co. \$300,000 for three years at five per cent. on the property located on the northwest corner of that avenue and street. The size of the plot is 74.4x100.

It was announced by C. M. Ingersoll, of the Department of Bridges, who is in charge of the Blackwell's Island Bridge, that the new structure would be open for traffic in December and that by January the bridge would be fully in commission.

The firm of Lee & Rusk, of 93d st and Columbus av, announce the retirement of Mr. Rusk. Mr. Louis H. Dykeman, formerly connected with Slawson & Hobbs, has taken his place, and the business will be resumed under the firm name of Lee & Dykeman.

Justice Guy appointed Barnett Levy receiver of rents of the property on the north side of 110th st, 175 feet east of 8th av,

125x70.11, pending a suit brought by Benjamin J. Weil against Harry and Bessie Lehr to foreclose a mortgage of \$85,000, made March 1, 1907.

At the annual Directors' meeting of the Lewis H. May Co. Leonard A. May was elected Secretary. The following officers, viz.: Charles F. Noyes, President; A. H. Fraser, Vice-President and Lewis H. May, Treasurer and General Manager, were re-elected for the ensuing year.

Auctioneer Thomas F. Burchill sold 300 lots at Somerville, N. J., on Decoration Day. All told there were 400 advertised for sale, but the balance were withdrawn. This is considered a very good showing considering the inclemency of the weather. About 30 building lots will be offered to-day at Roselle Park, N. J., by Mr. Burchill.

By the will of Mary Ann Astor Woodcock, her niece, Mary Isabelle Woodcock, gets all her real estate, except 357 Broome st, which goes to her brother, William P. Woodcock. The properties bequeathed include the country mansion at Bedford, New York, 368 Bowery, 247 Grand st, 856 to 862 6th av, and some lots in East 26th st.

There was much disappointment among suburban brokers that the weather on Decoration Day was so inclement. They were looking forward to an active day, but in most cases it was a failure. Prospective purchasers were unwilling to face the elements. As a matter of fact country property does not show at its best in a driving rain storm.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

RIVERSIDE DRIVE.—Change in line between West 155th st and Dyckman st; laying out an extension of Riverside Drive to the Hudson Memorial Bridge; and laying out a public park adjoining the Drive through its entire length. Board of Estimate will consider on June 19.

BEAR SWAMP RD.—The tentative street system within the area bounded by New York, New Haven and Hartford Railroad, Bear Swamp rd, Bronx Park East, Bronx and Pelham Parkway, Hering av, Van Nest av and Eastchester rd, as approved by the Board of Estimate on May 29, 1903, and as modified on March 3, 1905, is to be changed to conform with the tentative street system, shown on a map prepared by the President of the Borough of the Bronx, and dated April 29, 1908. Proposed change will be considered on June 19.

217TH ST.—Opening and extending from White Plains rd to Oakley st. Area of assessment fixed by Board of Estimate as follows: Bounded on the north by a line always midway between East 217th and East 218th st, and by the prolongation of said line; on the southeast by a line distant 100 ft. southeasterly from and parallel with the southeasterly line of Oakley st, said distance being measured at right angles to the line of Oakley st; on the south by a line always midway between East 216th st and East 217th st, and by the prolongations of the said line; and on the west by a line always distant 100 ft. westerly from and parallel with the westerly line of White Plains rd, the said distance being measured at right angles to the line of White Plains rd.

SPUYTEN DUYVIL RD.—Board of Estimate denies the petitions of Clarence C. Ferris, bearing date of February 28, 1908, and of J. J. McKelvey, bearing date of March 5, 1908, for a reduction of the assessment for the acquisition of title to Spuyten Duyvil rd, between Spuyten Duyvil Parkway, near Spuyten Duyvil Depot and West 230th st.

172D ST.—Acquiring title from Westchester av to Clason's Point rd. Proceedings initiated.

171ST ST.—Acquiring title from Westchester av to Clason's Point rd. Proceedings initiated.

MATTHEWS AV.—Opening between Burke av and Boston rd. Board of Estimate will consider following proposed area of assessment on June 19: Bounded on the north by a line distant 100 ft. northerly from and parallel with the northerly line of Burke av, the said distance being measured at right angles to the line of Burke av; on the east by a line midway between Matthews av and Bronxwood av, and by the prolongation of the said line; on the southeast by a line distant 100 ft. southeasterly from and parallel with the southeasterly line of Boston rd, the said distance being measured at right angles to the line of Boston rd, and on the west by a line midway between Barnes av and Matthews av, and by the prolongation of the said line.

190TH ST.—Change in grade between Jerome av and Grand av, and in the grade of Davidson av, between a point 100 ft. south of West 190th st and West 192d st. Chief Engineer recommends that the matter be referred back to the President of the Borough with suggestions as to modifying.

WILLIAM ST.—Closing and discontinuing a part of William st and North William st. Board of Estimate favors the change as proposed on April 24th.

BROADWAY TERRACE.—Proposed laying out of Broadway terrace, between Fairview av and West 193d st; West 193d st, between Broadway and Broadway terrace; Wadsworth terrace, between West 188th st and Fairview av; West 188th st, between Wadsworth terrace and Wadsworth av; West 190th st, between Wadsworth terrace and Wadsworth av. Postponed hearing in this proceeding will be held on June 19.

IRVINE ST., ETC.—Establishing grade of Irvine st, between Seneca av and Garrison av; changing the grade of Barretto st, between Garrison av and Whitlock av; Manida st, between Lafayette av and Garrison av; Hunts Point rd, between Seneca av and Whitlock av; Faile st, between Garrison av and Whitlock av; Garrison av, between Barretto st and Faile st; Seneca av, between Hunts Point rd and Faile st. Favored by Board of Estimate.

CABOT ST.—Changing the line of Cabot st at the intersection with Leggett av and the line of Leggett av at the intersection with Cabot st; discontinuing a portion of Cabot st; establishing grades in Cabot st, between the bulkhead line and Leggett av; Barry st, between Eastern boulevard and Leggett av; Dupont st, between Eastern boulevard and Leggett av; changing grade of Eastern boulevard, between Craven st and Cabot st; Leggett av, between Barry st and Whitlock av; Garrison av, between Leggett and Grinnell pl; Truxton st, between the bulkhead line and Leggett av. Favored by Board of Estimate.

GLOVER ST.—Opening and extending from Castle Hill av to Westchester av, and Doris st, from Glebe av to Westchester av.

Area of assessment fixed by Board of Estimate as follows: Beginning at a point on the northwesterly line of Westchester av where it is intersected by the line bisecting the angle formed by the intersection of the prolongations of the center line of Glebe av as laid out southerly from Glover st and the center line of Doris st, and running thence northwardly along the said bisecting line to the intersection with a line distant 100 ft. southwesterly from and parallel with the southwesterly line of Doris st, the said distance being measured at right angles to the line of Doris st thence northwardly along the said line parallel with Doris st and the prolongation thereof to the intersection with a line distant 100 ft. westerly from and parallel with the westerly line of Glebe av, the said distance being measured at right angles to the line of Glebe av; thence northwardly along the said line parallel with Glebe av to the intersection with a line distant 100 ft. southwesterly from and parallel with the southwesterly line of Glover st, the said distance being measured at right angles to the line of Glover st; thence northwardly along the said line parallel with Glover st to the intersection with the easterly line of Castle Hill av; thence westwardly at right angles to the line of Castle Hill av a distance of 200 ft.; thence northwardly and parallel with Castle Hill av to the intersection with a line at right angles to the line of Castle Hill av, and passing through a point on its westerly side where it is intersected by the prolongation of a line midway between Glover st and Parker st; thence eastwardly along the said line at right angles to Castle Hill av to its westerly side; thence southeastwardly along the said line midway between Glover st and Parker st, and the prolongation thereof, to a point distant 100 ft. southeasterly from the southeasterly line of Westchester av; thence southwestwardly and parallel with Westchester av to the intersection with a line at right angles to Westchester av, and passing through the point of beginning; thence northwardly along the said line at right angles to Westchester av to the point or place of beginning.

230TH ST.—Regulating, etc., from Bailey av to Riverdale av. Proceedings initiated.

TELLER AV.—Sewer between Morris av and East 170th st. Proceedings initiated.

EDENWALD AV.—Regulating, etc., between East 233d st and boundary line between New York and Mount Vernon. Proceedings initiated.

170TH ST.—Building a retaining wall, placing necessary filling, to bring sidewalk to its proper width, relay flagging where necessary, erect guard rail for a distance of about 75 feet on 170th st, and 25 feet on Brook av, the cost of said work to be charged as a lien against the property deemed to be benefited. Proceedings initiated.

PARK AV WEST.—Paving with asphalt blocks from East 175th st to East 178th st and setting curb where necessary. Proceedings initiated.

238TH ST.—(1) Laying out an extension westerly of West 238th st, from Riverdale av to Spuyten Duyvil parkway. (2) Removing from the map that portion of Oxford av which lies north of the proposed extension of West 238th st. (3) Changing the lines of Johnson av, between West 236th st and the proposed extension of West 238th st, so as to extend the lines of said avenues north of West 235th st upon the same courses as the lines of said avenue south of said street. Petition for the above will be submitted to Local Board by Borough President Haffen on June 11.

IRVINE ST.—Regulating, etc., from Garrison av to Seneca av, and setting curb where necessary. Petition will be submitted to Local Board by Borough President Haffen on June 11.

161ST ST.—Regulating, etc., from 3d av to Brook av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

BARTHOLDI ST.—Regulating, etc., from White Plains road to Bronxwood av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

BARTHOLDI ST.—Temporary sewer between White Plains road and a point 115 ft. east of Cruger av; and in Cruger av, between Bartholdi st and Magenta st. Petition will be submitted to Local Board by Borough President Haffen on June 11.

236TH ST.—Acquiring title from 1st st (or Bullard av) to Barnes av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

237TH ST.—Acquiring title from Bullard av (1st st) to Barnes av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

COMMONWEALTH AV.—Regulating, etc., from West Farms road to Westchester av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

ROSEDALE AV.—Regulating, etc., from West Farms road to Westchester av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

ST. LAWRENCE AV.—Regulating, etc., from West Farms road to Westchester av. Petition will be submitted to Local Board by Borough President Haffen on June 11.

MIANNA ST.—Temporary sewer between White Plains av and Unionport road. Petition will be submitted to Local Board by Borough President Haffen on June 11.

CONDEMNATION PROCEEDINGS.

BAKER (STREET) AV.—Opening and extending from Baychester av to city line. Commissioners Wm. B. Dobbs, Eugene Archer and Thos. F. McGinnis will present bill of costs and expenses in this proceeding to Supreme Court on June 16.

THIRD AV.—Widening on its easterly side, from Willis av to East 149th st. Commissioners Ernest Hall, Robt. C. Ten Eyck and Mark F. Healy will present supplemental and additional bill of costs in this proceeding to the Supreme Court on June 15.

ST. NICHOLAS PARK.—Opening and extending from its southerly line, near West 130th st, to a point nearly opposite to southerly line of West 128th st. Commissioners James T. Meehan, Geo. W. O'Brien and Francis O'Neill will present bill of costs and expenses in this proceeding to Supreme Court on June 15.

179TH ST.—Opening and extending from Broadway to Haven av. Commissioners, John W. Russel, Jas. J. McCormick and Thos. S. Scott will present final report in this proceeding to Supreme Court on June 12.

ASSESSMENTS.

138TH ST.—Paving, etc., between 5th and Lenox avs. Area of assessment: Both sides of West 138th st, from 5th to Lenox av, and to the extent of half the block at the intersecting avenue. Assessment entered June 2. Payable within 60 days.

183D ST.—Regulating, etc., between Jerome av and Webster av. Area of assessment: Both sides of East 183d st, from Jerome av to Webster av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered June 2. Payable within 60 days.

189TH ST.—Sewer, between Washington and Arthur avs. Area of assessment: Both sides of 189th st, from Washington av to Webster av. Assessment entered June 2. Payable within 60 days.

139TH ST.—Opening, from a point 425 ft. west of Broadway to Riverside Drive. Assessment due and payable to Collector of Assessments and Arrears.

99TH ST.—Repairing sidewalk in front of No. 302. Area of assessment: Lot No. 26, Block 1888, on south side of West 99th st, 80 ft. west of West End av. Assessment entered June 2. Payable within 60 days.

THE SINGLE LOT.

HOW TO IMPROVE IT TO ADVANTAGE.

With the passage of the Tenement House Act the single lot ceased being a factor as an investment proposition in New York, but few people seem to realize that in many localities it can still be made a paying investment. Under present conditions and with full and complete compliance with all municipal and State laws and ordinances, such properties in selected localities can still be made to pay a larger percentage upon the investment than any other residence proposition.

The so-called bachelor or non-housekeeping apartment is the most popular method of living now in vogue in New York. The average prices in such houses range from \$30 a month up per room, and one rarely finds a suite of two rooms and bath renting below this figure. This price is higher than the average man can afford, but offers him the same accommodations at one-third to one-half less, and you have a proposition in which there is practically no competition, and you immediately appeal to a much larger clientele anxious to live in this manner but unable to pay the rent at the present rate of prices.

This result can be obtained on a single lot which can be improved with a 4 or 5-sty house, according to circumstances, containing fifteen bachelor apartments of two rooms and bath, in addition to two living apartments. In making the improvement few, if any, legal restrictions are met with. None of the fireproof regulations applying to hotels and none of the restricting conditions applying to tenements need be complied with. Ninety per cent. of the lot may be built upon and interior courts may be of any size. The building is neither a hotel or tenement, and the utmost freedom is, therefore, obtained in the planning.

Such improvements in neighborhoods where lots can be purchased at \$25,000 to \$30,000, not exactly upon the main lines of travel, but within close distance of same, or in such a neighborhood as that of Columbia University, should give a most substantial return upon the investment, particularly as they can be operated without an elevator, thereby securing the minimum cost of maintenance.

There is but one improvement of this character in the city, the Berwick, at No. 65 West 54th st, built by Israels and Harder, the architects, of 31 West 31st st, who suggested this method of improvement. This house is on a lot 33 ft. 4 ins.

wide, but the same principle can be made to apply in 25-ft. lots, or to those of less width. The Hampton, at 22 East 31st st, and the Howard, at 7 East 32d st, designed by the same architects on 25-ft., are types of what such improvements would be, with the exception that these houses are seven stories high and conform to the Tenement House Law as it existed before the passage of the present act, causing compliance with numerous fireproofing and light and ventilation restrictions, which would not be required for the improvement under consideration.

The identical principles could also be applied to a narrower lot. This operation could be in the shape of an alteration to any old private dwelling of fair construction, and in such alterations practically all the beams and walls could be used, although with the construction of a new front one would have practically a new building.

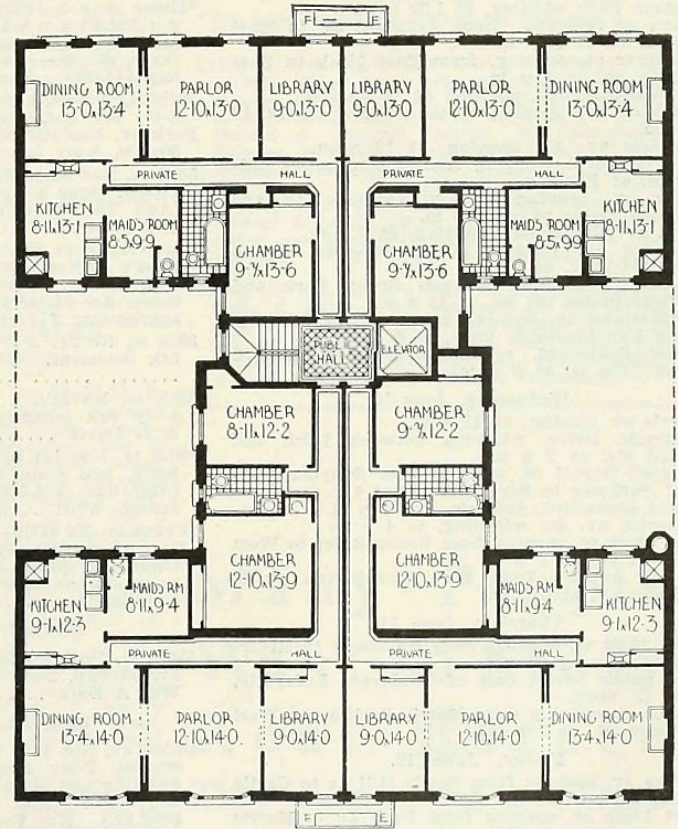
A 4 or 5-sty dwelling of the English basement type offers the best possibilities, but any dwelling of good construction will do. Such alterations would cost practically the same as remodeling any old high-stoop dwelling into a modern American basement, that is from \$17,000 to \$20,000, and a new building should cost from \$30,000 to \$35,000, and although the alteration should be the more lucrative proposition, the investment should pay about 20 per cent. gross in either case.

A FLOOR PLAN OF MERIT.

The lot owner who contemplates improving his holding with an apartment house should be particular with respect to the arrangement of the interior. The hit or miss plan so much in evidence throughout some of the newer sections of the city is responsible for many empty apartments which could have been avoided if due pains had been taken in the beginning to intelligently meet requirements in the direction indicated.

One of the quickest and most reliable ways of going about the matter is to make careful inquiry of the real estate agents in the locality in which you intend to build, as to the needs of the average apartment dweller in their section. You can almost invariably abide by the result. In some neighborhoods 4 and 5-room apartments are in demand, and in others nothing short of 6 or 7 rooms will suffice.

Experience has proven that it is unwise to build a high-class elevator apartment in a mixed district. It may pay for a time,



DUDLEY COURT—TYPICAL FLOOR PLAN. 565-9 W. 139th St. Schwartz & Gross, Architects.

but the experiment will ultimately prove a disappointment and is likely to result in much loss through a gradual shrinkage in rental income.

The size and layout of rooms is also a matter of much importance in planning a building of this character. See to it that the rooms are properly proportioned and provision is made whereby the important rooms may be quickly and effectively thrown into one of large dimensions when required. On a regulation plot, say 75x100, there is no excuse for a poorly planned building. Not only is such a structure a disgrace to its owner but a deterrent to adjoining property.

The accompanying cut shows a typical floor plan in Dudley Court, 565-569 W. 139th st. The suites in that apartment consist of 5, 6 and 7 large rooms, separate maids' rooms and toilets. The trim is hardwood throughout and all modern conveniences are furnished. While the arrangement of rooms in Dudley Court cannot be called a departure, it is so simple and pleasing that no difficulty is experienced in obtaining tenants at rentals averaging \$10 per room.

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

EDGAR J. LEVEY, President
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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.
At 90-92 Broadway.
Monday, June 8.
Strip of land at Boulevard Lafayette, at 4 p m.
East 210th st, &c, opening, at 11 a m.
City Island Bridge, at 1 p m.
Boston rd, opening from White Plains rd to northern boundary city, at 2 p m.
Unnamed st (Bennett av), opening, at 2 p m.
West st, opening from Honeywell av to Crotona Parkway, at 12 noon.
Public Park, Southern Boulevard, Pelham av, Crotona av, at 3 p m.
Burnett pl, opening from Garrison av to Tiffany st, at 2 p m.
Pleasant av, opening from Gun Hill rd to East 219th st, at 12 noon.
East 222d st, opening from 7th av to Hutchinson River, at 4 p m.
Gun Hill rd, widening from Webster av to Elliott av, at 1 p m.
Knox pl, opening from Mosholu Parkway North to Gun Hill rd, at 1 p m.
Benson av, &c, opening, at 3 p m.
Eastern Boulevard, opening from railroad to Hunts Point rd, at 12 noon.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending June 5, 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.
171st st, No 446 old, No 708, s s, 50 e Park av, 25x90, 4-sty brk tenement. (Amt due, \$764.53; taxes, &c, \$314.40; sub to two mortg aggregating \$16,000.) John Simpson ..16,100
*128th st, No 257, n s, 218 e 8th av, 40x99.11, 4-sty stone front tenement. (Amt due, \$36,344.66; taxes, &c, \$578.34.) N Y Life Ins & Trust Co.....30,000
*128th st, No 259, n s, 178 e 8th av, 40x99.11, 4-sty stone front tenement. (Amt due, \$36,346.84; taxes, &c, \$578.34.) N Y Life Ins & Trust Co.....30,000
*128th st, No 261, n s, 150 e 8th av, 28x99.11, 4-sty stone front tenement. (Amt due, \$25,394.37; taxes, &c, \$421.84.) N Y Life Ins & Trust Co.....20,000
Wadsworth av, No 141 n e cor 180th st, 119.6x180th st | 100, three 5-sty brk tenements. (Amt due, \$87,741.79; taxes, &c, \$1,069.17.) Adj sine die
*Home st, s s, 110.3 e Union av, runs s 110.11 x e 124.10 x n 6.1 x n w 10.6 x n 99.11 x w 113.2 to beg, vacant. (Amt due, \$7,125.95; taxes, &c, \$—; sub to two mortg aggregating \$11,000. Morris Meyers.....11,778
59th st, No 54, s s, 200 w Park av, 25x100.5 8-sty brk and stone tenement and store....
Park av, Nos 480 and 482, w s, 50.5 n 58th st, 50x100, 8-sty brk and stone tenement.....
58th st, Nos 43 to 53, n s, 100 w Park av, 150x100.5, three 8-sty brk and stone tenements (Amt due, \$641,871.24; taxes, &c, \$245.30.) City Real Estate Co.....650,000
Gramercy Park East, No 35, e s, 39.5 s 21st st, runs e 80 x s — x e — x s — x w 82.11 x n 83.5 to beg, vacant. (Amt due, \$34,581.56; taxes, &c, \$1,513.47; sub to two prior mortg aggregating \$75,000.) Chas Buek.....114,375
35th st, No 217 n s, 200 e 3d av, 25x98.9, 3-sty brk tenement. (Partition.) John Gallagher.14,200
35th st, No 219, n s, 225 e 3d av, 29.2x98.9, 4-sty brk tenement and store. (Partition.) E L Davis18,500
*81st st, Nos 444 to 452, s s, 70 w Av A, 86.6x102.2, two 6-sty brk tenements and stores. (Amt due, \$44,366.71; taxes, &c, \$1,077.20.) Jennie Weill91,300
*Union av, No 577 n w cor 150th st, 25x100, 5-150th st, No 819 sty brk tenement and store. (Amt due, \$3,823.35; taxes, &c, \$303.12; sub to two mortg aggregating \$24,000.) Moses S Nordlinger29,000

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.
Wednesday, June 17.
Lenox av, n w cor 145th st, 79.10x100, vacant. Jerome av, Nos 1860 and 1862, two 3-sty and cellar frame flats, 37x116x irreg.
128th st, No 224 East, 3-sty and basement stone front dwelling, 18.9x99.11.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
June 6.
No Legal Sales advertised for this day.
June 8.
32d st., Nos 34 and 36, s s, 220 w 4th av, 40x98.9, 9-sty brk and stone hotel. Potter & Bro agt St Louis Realty Co et al; Wm C Arnold, att'y, 120 Broadway; Isaac F Russell, ref. (Amt due, \$31,154.97; taxes, &c, \$3,834.37; sub to a mort of \$170,000.) Mort recorded May 24, 1905. By Joseph P Day.
St Nicholas av, No 746, e s, 129.11 s c l 148th st (if continued), 25x100, 2-sty brk dwelling. Jessie D Bowne agt Louis R Berg et al; Curtis Mallet-Prevost & Colt, att'ys, 30 Broad st; Arthur D Truax, ref. (Amt due, \$12,598.37; taxes, &c, \$859.) Mort recorded Aug 23, 1899. By Joseph P Day.
June 9.
Bradhurst av, No 220, e s, 39.11 s 153d st, 39.11x100, 6-sty brk tenement. Louis Bloch agt Louis Bloch, Inc, et al; Saul Bernstein, att'y, 149 Broadway; Wm B F Rogers, ref. (Amt due, \$4,373.79; taxes, &c, \$200; sub to four mortg aggregating \$44,015.85.) Mort recorded Nov 4, 1907. By Joseph P Day.
180th st, n s, 198 w Crotona av, 33x135.7, vacant. Ellen McCarty agt Elizabeth McCauley et al; Lamont McLoughlin, att'y, 309 Broadway; John J Delany, ref. (Partition.) By Joseph P Day.
8th av, No 110, e s, 77.2 s 16th st, 26.1x93.6, 5-sty brk tenement and store. Barbara Krebs agt Louise H Carpenter et al; Emile A Hassey, att'y, 302 Broadway; Richard H Clarke, ref. (Amt due, \$13,453.12; taxes, &c, \$777.90.) Mort recorded July 9, 1902. By Bryan L Kennelly.
Amsterdam av, Nos 1529 to 1535 s e cor 136th st, 136th st, No 496 | 99.11x50, 5-sty brk tenement and store. Germania Life Ins Co agt Max Weinstein et al; Action No 1; Dulon & Roe, att'ys, 41 Park Row; Benno Lewinson, ref. (Amt due, \$76,509.51; taxes, &c, \$118.00.) Mort recorded June 26, 1905. By Joseph P Day.
6th st, Nos 810 and 812, s s, 129 w Lewis st, 42x97, 6-sty brk tenement and store. Morris Bloch agt Annie Spiro et al; Action No 1; Kurzman & Frankenhimer, att'ys, 25 Broad st; Frederick S Wait, ref. (Amt due, \$5,000.25; taxes, &c, \$593.96.) Mort recorded Aug 6, 1907. By L J Phillips & Co.
6th st, Nos 806 and 808, s s, 171 w Lewis st, 42x97, 6-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$4,999.30; taxes, &c, \$593.96.) Mort recorded Aug 6, 1907. By L J Phillips & Co.
101st st, No 104, s s, 31.10 e Park av, 15.11x100.11, 3-sty brk dwelling.
101st st, No 106, s s, 47.9 e Park av, 16x100.11, 3-sty brk dwelling.
77th st, No 304, s s, 117 e 2d av, 21.8x102.2, 6-sty brk tenement.
Regina Gross agt Ferdinand Schaad. (Sheriff's sale of all right, title, &c, which Ferdinand Schaad had on April 9, or since); Geo M Heumann, att'y, 290 Broadway; Thomas F Foley, sheriff. By Joseph P Day.
Madison av, Nos 2121 to 2127 n e cor 133d st, 133d st, No 39 | 99.11x60, two 6-sty brk tenements and stores. Frederick Lese agt Vincent C Corrier et al; Lese & Conolly, att'ys, 35 Nassau st; F S McAvoy, ref. (Amt due, \$10,925.61; taxes, &c, \$949.21; sub to a mort of \$30,000 and a chattel mort of \$731.) Mort recorded June 30, 1905. By Joseph P Day.
133d st, Nos 41 and 43, n s, 60 e Madison av, 50x99.11, 6-sty brk tenement and store. Martha Barnard agt Vincent C Corrier et al; same att'y; same ref. (Amt due, \$9,280.93; taxes, &c, \$1,098.01; sub to two mortg aggregating \$13,125 and a chattel mort of \$731.) Mort recorded Jan 4, 1906. By Joseph P Day.
June 10.
Lexington av, No 1832, w s, 80.11 s 114th st, 20x73.10, 4-sty brk tenement. Gertrude H Oates agt Wm M Oates et al; John Hetherington, att'y, 26 Jackson av, L I City; Gerald Morrell, ref. (Partition.) By Joseph P Day.
31st st, No 125, n s, 103.6 w Lexington av, runs n 57 x e 3.6 x n 41 x w 22.1 x s 98 x e 18.7 to beg, 4-sty brk dwelling. Ray Reisenburger agt Howard F Atno et al; Altkrug & Kahn, att'ys, 712 Broadway; Vincent Coughlin, ref. (Partition.) By Joseph P Day.

Tuesday, June 9.
The Parkway, opening from Grand Boulevard and Concourse to Crotona Parkway, at 3 p m.
West 165th st, opening from Amsterdam av to Jerome av, at 4 p m.
Crotona Park addition, at 1.30 p m.
Bronx st, opening, from Tremont av to East 180th st, at 1 p m.
Trafalgar pl, opening, from East 175th to East 176th st, at 4 p m.
St Nicholas Park, addition at 11 a m.
Northern av, opening north of 181st st, at 12 noon.
Rosedale av, &c, opening, at 12 noon.
West 178th st, opening from Cedar av to railroad, at 12 noon.
Astor av, opening between Olinville av and White Plains rd, at 2 p m.
First av (Richmond), opening, at 2 p m.
Tremont av, opening, from Aqueduct av to Sedgwick av, at 3 p m.
Boston rd, opening between Bronx Park and White Plains rd, &c, at 11 a m.
Rochambeau av, opening between East 212th st and Van Cortlandt Park, at 4 p m.
Bronx Boulevard, opening between Boston rd and 242d st; at 3 p m.

180th st | 100, three 5-sty brk tenements. (Amt due, \$87,741.79; taxes, &c, \$1,069.17.) Adj sine die
*Home st, s s, 110.3 e Union av, runs s 110.11 x e 124.10 x n 6.1 x n w 10.6 x n 99.11 x w 113.2 to beg, vacant. (Amt due, \$7,125.95; taxes, &c, \$—; sub to two mortg aggregating \$11,000. Morris Meyers.....11,778
59th st, No 54, s s, 200 w Park av, 25x100.5 8-sty brk and stone tenement and store....
Park av, Nos 480 and 482, w s, 50.5 n 58th st, 50x100, 8-sty brk and stone tenement.....
58th st, Nos 43 to 53, n s, 100 w Park av, 150x100.5, three 8-sty brk and stone tenements (Amt due, \$641,871.24; taxes, &c, \$245.30.) City Real Estate Co.....650,000
Gramercy Park East, No 35, e s, 39.5 s 21st st, runs e 80 x s — x e — x s — x w 82.11 x n 83.5 to beg, vacant. (Amt due, \$34,581.56; taxes, &c, \$1,513.47; sub to two prior mortg aggregating \$75,000.) Chas Buek.....114,375
35th st, No 217 n s, 200 e 3d av, 25x98.9, 3-sty brk tenement. (Partition.) John Gallagher.14,200
35th st, No 219, n s, 225 e 3d av, 29.2x98.9, 4-sty brk tenement and store. (Partition.) E L Davis18,500
*81st st, Nos 444 to 452, s s, 70 w Av A, 86.6x102.2, two 6-sty brk tenements and stores. (Amt due, \$44,366.71; taxes, &c, \$1,077.20.) Jennie Weill91,300
*Union av, No 577 n w cor 150th st, 25x100, 5-150th st, No 819 sty brk tenement and store. (Amt due, \$3,823.35; taxes, &c, \$303.12; sub to two mortg aggregating \$24,000.) Moses S Nordlinger29,000

BRYAN L. KENNELLY.
159th st, No 310 (old No 574), s s, 105.2 e Park av, 50x98.6, 2-sty frame dwelling (exrs sale). Wm A Daly6,850
SAMUEL GOLDSTICKER.
Union av, Nos 1217 to 1221, w s, 78 n 168th st, 80x100, 2-sty frame dwelling, 2-sty frame dwelling and store and 3-sty frame tenement and store. (Amt due, \$16,964.51; taxes, &c, \$432.12.) Wm Carr Jr.....12,000
HUGH D. SMYTH.
*Cypress av, w s, 300.4 s St Mary's st, 100x106.2x100x104.2, vacant. (Amt due, \$10,805.18; taxes, &c, \$450.) Wm R Beal ..8,000
*Cypress av, w s, 400.4 s St Mary's st, 104.1x108.11x90.5x106.2, vacant. (Amt due, \$10,805.18; taxes, &c, \$450.) Wm R Beal ..8,000
SAMUEL MARX.
Southern Boulevard, w s, 375 n Jennings st, 75x100, vacant. (Amt due, \$7,332.98; taxes, &c, \$463.49.) Simax Realty Co, representing a party in interest9,000
*Kelly st n w cor Leggett av, 110x132.5x110.10 Leggett av | 118.8, vacant. (Amt due, \$20,741.44; taxes, &c, \$2,942.26.) Lawyers Title Ins & Trust Co10,000
Robbins av n e cor 140th st, 125x100.10, va-140th st | cant. (Amt due, \$14,227.62; taxes, &c, \$2,734.46.) Alexander Kuehne.....18,000
*Audubon av | s w cor 171st st, 95x125, 2-sty 171st st | frame dwelling and vacant. (Amt due, \$6,150.27; taxes, &c, \$42,403.42.) Atlantic Realty Co... ..48,000

Wednesday, June 10.
Morris av, closing, at 11 a m.
Riverside Drive, widening between 139th and 142d sts, at 2 p m.
Sputyen Duyvil rd, opening from Spuyten Duyvil Parkway to Riverdale av, at 4 p m.
Grand Boulevard, extension, at 4 p m.
Sedgwick av, &c, widening, at 4 p m.
East 180th st, opening from Bronx River to West Farms rd, at 3 p m.
A new avenue, from Fort Washington av to Haven av, at 3 p m.

TOITAL \$1,145,103
Corresponding week, 1907..... 1,482,941
Jan. 1st, 1908, to date..... 22,449,303
Corresponding period, 1907..... 22,387,687

Thursday, June 11.
West 161st st, opening from Broadway to Riverside Drive, at 11 a m.
Two public parks, east of Boulevard Lafayette, at 12 noon.
Taylor st, opening from Morris Park av to West Farms rd, at 2 p m.

Friday, June 12.
Zerega av, opening from Castle Hill av to Castle Hill av, at 1 p m.
East 140th st, opening from Park av to Morris av, at 12 noon.
At 258 Broadway.
Monday, June 8.
Bridge 3, Section 3, at 2 p m.
Bridge 4, Queens, at 3 p m.
Delancey st and Bowery, rapid transit, at 4 p m.
Tuesday, June 9.
Westchester av, rapid transit, at 11 a m.
Clinton st, police station, at 11 a m.
Willard Parker Hospital, at 12 noon.
Centre and Walker sts, rapid transit, at 2 p m.
Fort George, rapid transit, at 3 p m.
Bridge 4, Queens, at 3 p m.
Wednesday, June 10.
Piers 32-33, at 2.30 p m.
Bridge 4, Queens, at 3 p m.
Delancey st and Bowery, rapid transit, at 4 p m.
Thursday, June 11.
Westchester av, rapid transit, at 11 a m.
Bridge 3, Section 3, at 2 p m.
Brooklyn Bridge, at 2 p m.
Friday, June 12.
Westchester av, rapid transit, at 11 a m.
Centre and Walker sts, rapid transit, at 2 p m.
Bridge 4, Queens, at 3 p m.

Friday, June 12.
Westchester av, rapid transit, at 11 a m.
Centre and Walker sts, rapid transit, at 2 p m.
Bridge 4, Queens, at 3 p m.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 3 to 17, 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:

12TH WARD, SECTION 7. WEST 99TH STREET—REPAIRING SIDEWALK, in front of No. 302. 12TH WARD, SECTION 6. WEST 138TH STREET—PAVING, CURBING AND RECURBING, between 5th and Lenox Avenues.

HERMAN A. METZ,
Comptroller.
City of New York, June 2, 1908. (3905)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 3 to 17, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. HAMILTON STREET—PAVING, from Webster Avenue north to Vernon Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, June 2, 1908. (3895)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 3 to 17, 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:

24TH WARD, SECTION 11. EAST 183D STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, between Jerome and Webster Avenues. EAST 189TH STREET—SEWER, between Washington and Arthur Avenues.

HERMAN A. METZ,
Comptroller.
City of New York, June 2, 1908. (3883)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 2 to 16, 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 MANHATTAN:

12TH WARD, SECTION 7. WEST 139TH STREET—OPENING, from a point 425 feet west of Broadway to Riverside Drive. Confirmed March 31, 1908; entered May 29, 1908.

HERMAN A. METZ,
Comptroller.
City of New York, May 29, 1908. (3874)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 5 to 19, 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. JAMAICA AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, between Steinway Avenue and intersection of Newtown Road and 13th Avenue. 15TH AVENUE (LUYSTER STREET)—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Vandeventer Avenue to Flushing Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, June 4, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 5 to 19, 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 assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

29TH WARD, SECTION 16. EAST 5TH STREET—REGULATING, GRADING AND CURBING, from Vanderbilt Street to Greenwood Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, June 4, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 5 to 19, 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. ELSMERE PLACE—PAVING AND CURBING, between Prospect and Marmion Avenues. EAST 178TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Crotona Avenue to Southern Boulevard. BATHGATE AVENUE—SEWER, from East 188th Street to Pelham Avenue, with necessary outlets or branches.

HERMAN A. METZ,
Comptroller.
City of New York, June 4, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 4 to 17, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

22D WARD, SECTION 4. SHERMAN STREET—PAVING, between 10th and 11th Avenues.

HERMAN A. METZ,
Comptroller.
City of New York, June 2, 1908. (3924)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF June 5 to 19, 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 BROOKLYN:

8TH, 29TH AND 30TH WARDS, SECTIONS 3, 16, 17, 18, 19. 10TH AVENUE—OPENING, from 38th Street to 53d Street, and from Fort Hamilton Avenue to 7th Avenue. Confirmed February 11, 1908; entered June 4, 1908.

HERMAN A. METZ,
Comptroller.
City of New York, June 4, 1908.

PUBLIC NOTICES.

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

BOROUGH OF THE BRONX.
List 9522, No. 1. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Grand avenue, from Fordham road to St. James street.

BOROUGH OF QUEENS.
List 9927, No. 2. Grading, flagging and curbing Willow street, from Main street to Hoyt avenue, First Ward.

List 9950, No. 3. Regulating, grading, flagging and curbing Grove street, from a point 200 feet north of Onderdonk avenue to Woodward avenue, Second Ward.

List 9946, No. 4. Grading, curbing and flagging north side of Madison avenue, from Boreum avenue to Murray street, Third Ward, Flushing.

List 9953, No. 5. Grading, curbing and paving with asphalt Sixth street, from Vernon avenue to Jackson avenue, First Ward.

List 9956, No. 6. Regulating, grading, curbing and flagging Fifth avenue (Briell street), from Broadway to Graham avenue, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before July 7, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.
ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER,
Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, June 4, 1908. (3916)

ADVERTISED LEGAL SALES.

(Continued from page 1092.)

125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty stone front tenement and store. Hayman Stoff agt Harry M Stoff et al; Jonas & Neuberger, att'ys, 44 Court st, Brooklyn; Wm B F Rogers, ref. (Amt due, \$3,918.16; taxes, &c, \$371.69; sub to a first mort of \$18,000.) Mort recorded Aug 9, 1905. By Joseph P Day.

Attorney st, Nos 155 and 157, w s, 200 s Houston st, 50x100, two 6-sty brk tenements and stores and 4 and 5-sty brk tenements in rear. Cornelia V Wechsler agt Mary Cohen et al; Sigmund Wechsler, att'y, 32 Broadway; William Bernard, ref. (Amt due, \$1,863.95; taxes, &c, \$64.40.) Mort recorded Feb 14, 1907. By Samuel Marx.

63d st, No 147, n s, 414.3 w Columbus av, 18.6 x100.5, 4-sty stone front tenement. Blanche Walter agt Delia I Donihee et al; Chas De Hart Brower, att'y, 10 Wall st; J Sidney Bernstein, ref. (Amt due, \$13,157.79; taxes, &c, \$613.71.) Mort recorded May 29, 1900. By Samuel Marx.

Cypress av, No 362, on map No 370, e s, 180 s St Mary's st, 40x100, 5-sty brk tenement. Hyman Schulman agt Mary Mueller et al; Kantrowitz & Esberg, att'ys, 320 Broadway; Roger A Pryor, ref. (Amt due, \$16,686.30; taxes, &c, \$138; sub to a first mort of \$25,000.) Mort recorded Aug 15, 1907. By Joseph P Day.

Gerard av/n w cor 168th st, 28.2x126.4x10.1x 168th st |25, 1-sty frame building and vacant. Railroad Brotherhood's Saving & Building Ass'n agt Wm R Mongan; William Langdon, att'y, 5 Beekman st; Frank Hendrick, ref. (Amt due, \$2,522.07; taxes, &c, \$1,900.) Mort recorded Sept 3, 1903. By Joseph P Day.

150th st, Nos 465 to 473, n s, 125 w Convent av, 75x98, 2-sty frame dwelling and 1-sty frame building in rear and 2-sty frame dwelling and store. Thomas F McAvoy et al agt Sigfried Wittner et al; Geo B Hayes, att'y, 31 Nassau st; Thomas F Gilroy, Jr, ref. (Amt due, \$18,429.90; taxes, &c, \$307.36.) Mort recorded March 1, 1905. By Joseph P Day.

150th st, n s, 175 w Convent av, 25x98, 2-sty frame dwelling and store. Same agt Herman Raabe et al; same att'y; same ref. (Amt due, \$5,499.43; taxes, &c, \$92.42.) Mort recorded March 1, 1905. By Joseph P Day.

Houston st, Nos 100 to 106, n s, 120.1 e Bowery, runs n 126.7 x e 14.9 x s 25 x e 74 x s 40.11 x w 6.3 x s 24.3 x e 3.1 x s 34.11 x w 75.2 to beg, two 6-sty brk tenements and stores. Joseph L Bittenweiser agt Charles Lowe et al; M S & I S Isaacs, att'ys, 52 William st; Francis S McAvoy, ref. (Amt due, \$28,257.45; taxes, &c, \$1,638.47; sub to two morts aggregating \$105,000.) Mort recorded July 9, 1907. By Joseph P Day.

Morgan av, s s, lots 86 to 90, map of property of Green, Owen & Gelston at Throggs Neck, Bronx. Margaret Quirk agt Mararet J Uebel, adm, et al; Wm J Marshall, att'y, Mt Vernon, N Y; Sydney M Wood, ref. (Partition.) By Joseph P Day.

161st st, No 569, n s, 190.11 e Broadway, 18.11 x99.11, 4-sty brk dwelling. Margaret L Crow agt John A Donnegan et al; Grant Squires, att'y, 40 Wall st; Robert B Hincks, ref. (Amt due, \$14,271.07; taxes, &c, \$230.) Mort recorded Feb 26, 1906. By Joseph P Day.

Riverside Drive, No 524, e s, 600.2 s 127th st, 75x86, 6-sty brk tenement. The Metropolitan Improvement Co agt The Rutland Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Walter B Coughlan, ref. (Amt due, \$58,149.85; taxes, &c, \$—.) Mort recorded June 30, 1905. By Joseph P Day.

Riverside Drive, No 524, e s, 600.2 s 127th st, 75x85, 6-sty brk tenement. Commonwealth Mort Co agt Rutland Realty Co et al; C L Westcott, att'y, 100 Broadway; Walter B Coughlan, ref. (Amt due, \$66,723.94; taxes, &c, \$3,976.84.) By Joseph P Day.

June 11.

Burnside av |s w cor Grand Grand Boulevard and Concourse| Boulevard and Concourse, 104.10x111.3x106.7x110.1, vacant. Bendet Isaacs et al, exrs, &c, agt Clarence D Baldwin et al; Chas L Greenhall, att'y, 320 Broadway; Frank Hendrick, ref. (Amt due, \$10,493.31; taxes, &c, \$16.84.) Mort recorded Feb 17, 1905. By Joseph P Day.

June 12.

7th av |n w cor Cathedral Parkway, Cathedral Parkway| 70.11x100, vacant. Mathilda Veith agt Maria E Herrick et al; James L Pinks, att'y, 49 Wall st; Richard H Clarke, ref. (Amt due, \$37,110.68; taxes, &c, \$—.) Mort recorded March 2, 1907. By Joseph P Day.

161st st, No 551, n s, 400.6 w Amsterdam av, 18.11x99.11, 4-sty brk dwelling. Joseph E Ismay et al, exrs, &c, agt John A Donnegan et al; Chas S Noyes, att'y, 198 Broadway; Geo A Newman, ref. (Amt due, \$14,443.15; taxes, &c, \$444.) Mort recorded Dec 13, 1905. By Joseph P Day.

June 13.

No Legal Sales advertised for this day.

June 15.

11th st, Nos 230 to 238, s s, 175 e 8th av, 125 x100.11, three 6-sty brk tenements. Sheriff's sale of all right, title, &c, which Makransky & Applebaum had on Feb 27, 1908, or since; Harris & Fischer, att'ys, 261 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

Fulton av, No 2022|s w cor 174th st, 18.10x87.6 174th st |x18.10x88.3, 2-sty brk dwelling. Catharine Ridley agt Pietro Castro et al; Bowers & Sands, att'ys; Paul M Crandell, ref. (Amt due, \$6,462.04; taxes, &c, \$372.54.) Mort recorded Oct 13, 1905. By Herbert A Sherman.

Jumel pl, w s, 241.3 n 167th st, 125x100, vacant. Chas E Sands et al, trustees, &c, agt Rachel Weinstein et al; Bowers & Sands, att'ys, 31 Nassau st; Chas N Morgan, ref. (Amt due, \$19,106.22; taxes, &c, \$681.85.) Mort recorded Aug 15, 1907. By D Phoenix Ingraham.

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THE RECORD AND GUIDE

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 their 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

May 29, June 1, 2, 3 and 4. (No. 23.)

BOROUGH OF MANHATTAN.

- Allen st, No 54, e s, 180 s Grand st, 20x87.6, 6-sty brk stable. Harry Hurwitz et al to Joseph Spector and Joseph Wolfson. All liens. May 21. June 1, 1908. 1:308—6. A \$13,000—\$28,000. other consid and 100
- Allen st, No 104, e s, 129.5 s Delancey st, old line, 24.8x87.6, 5-sty brk tenement and store. 2:414—38. A \$22,000—\$35,000.
- Orchard st, No 196, s e s, 68.10 s w Houston st, 24.10x87.10x24.9x87.10, 6-sty brk tenement and store. 2:412—13. A \$18,000—\$28,000.
- Attorney st, No 35, w s, 150 n Grand st, 25x100, 5-sty brk tenement and store. 2:346—57. A \$18,000—\$31,000.
- Allen st, No 121, w s, abt 100 n Delancey st, 25x87.6, 5-sty brk tenement and store. 2:415—36. A \$17,000—\$26,000.
- Isaac Lipschitz et al to Tarsus Realty Co, a corpn. All liens. June 3. June 4, 1908. other consid and 100
- Baxter st, No 15, e s, abt 100 s Worth st, 23.10x81, 6-sty brk tenement and store. Vito A Camperlengo to Teodora Camperlengo. 1/2 part. All title. All liens. May 28. May 29, 1908. 1:161—23. A \$15,000—\$— nom
- Broome st, No 118, n s, 25 w Willett st, 25x87.6, 5-sty brk tenement and store. Release mort. Edmund Bittiner to Salomon Loewensohn. 1/2 part. May 28. May 29, 1908. 2:337—30. A \$20,000—\$34,000. nom
- Same property. Gustav Kaliski et al to Adam Wiener. Mort \$25,000. May 28. May 29, 1908. 2:337. nom
- Broome st, Nos 171 to 177. s e cor Clinton st, runs e 80 x s 75 Clinton st, No 142 | x w 40 x n 28 x w 40 to Clinton st, x n 47 to beginning, 6-sty brk tenement and stores. Isak Flam to Jacob Becker. Morts \$157,300. June 1. June 2, 1908. 2:346—44. A \$65,000—\$115,000. other consid and 100
- Cannon st, No 94, e s, 109.4 s Stanton st, 34.1x100, 6-sty brk tenement and store. Jacob and Jennie Schnur et al to Rosie Beller. Mort \$54,000 and all liens. May 27. May 29, 1908. 2:329—9. A \$18,000—\$50,000. other consid and 100
- Cannon st, Nos 93 and 95, w s, 225 n Rivington st, 50x100, 6-sty brk tenement and store.
- 15th st, Nos 338 and 340, s s, 196 w 1st av, 42x103.3, 7-sty brk tenement.
- Isaak Schapira to Samuel Deitch. Mort \$149,000. June 3, 1908. 2:334—62. A \$30,000—\$70,000; 3:921—43. A \$30,000—\$85,000. other consid and 100
- Cherry st, No 272, n s, abt 130 w Jefferson st, 26.1x113.1x26.1x113.7 w s, 5-sty brk tenement and store. Jacob Levy to Robert Levy, of Brooklyn. Mort \$20,000. May 11, 1907. June 1, 1908. 1:256—9. A \$10,000—\$30,000. other consid and 100
- Christie st, No 108, e s, abt 75 n Grand st, 25.4x100, 5-sty brk tenement and store. Marks Rosenberg to Jacob Rosenberg. All title. All liens. May 29. June 2, 1908. 2:418—1. A \$20,000—\$33,000. other consid and 100
- Christie st, No 183, w s, 100.2 n Rivington st, 24.9x96.3x25x95.4, with rights to alley, 5-sty stone front tenement and store and 4-sty brk tenement in rear. Edward D Birkholz to Essex County Land Co, a corpn, Orange, N J. Mort \$21,000. May 29. June 3, 1908. 2:426—36. A \$20,000—\$30,000. nom
- Crosby st, No 9, e s, 117.1 n Howard st, 25x100, 6-sty brk tenement and 6-sty brk tenement in rear. Isaac S Heller to Sarah Weinstein. Mort \$31,000. May 29, 1908. 1:233—2. A \$23,000—\$30,000. other consid and 100
- Same property. Sarah Weinstein to Isaac S Heller. Mort \$37,000. May 29, 1908. 1:233. other consid and 100
- Grand st, Nos 500 and 502 | n w cor Sheriff st, 50x80, two 4-Sheriff st, No 1 | sty brk tenements and stores. Release dower. Jessie R Knieriem to Edward or Edw J Knieriem her husband, Bayville, N Y. All title. Q C. May 13. June 2, 1908. 2:336—54 and 55. A \$50,000—\$70,000. nom
- Grand st, Nos 294 to 296, n s, 50 e Eldridge st, 50x87.6, two 2-sty frame brk front tenements and stores and 5-sty brk tenement and store. William Man to Samuel Lee of Borough of Queens. All liens. April 20, 1898. June 1, 1908. 2:413—26 and 27. A \$42,000—\$56,000. nom
- Same property. Wm Man as TRUSTEE to same. All liens. Apr 20, 1898. June 1, 1908. 2:413. 5,000
- Same property. Samuel Lee to Wm O Platt and Edward Man, joint tenants. All liens. June 27, 1898. June 1, 1908. 2:413. 5,000
- Same property. Wm O Platt and Edward Man to Geo P Wetmore and Geo W R Matteson as TRUSTEES. B & S. All liens. April 5, 1908. June 1, 1908. 2:413. nom
- Same property. Same to Geo P Wetmore, of Newport, R I. B & S. All liens. April 5, 1908. June 1, 1908. 2:413. nom
- Same property. Same to Georgette W Brown. B & S. All liens. April 5, 1908. June 1, 1908. 2:413. nom
- Grand st, No 253, on map Nos 249 to 253 | s w cor Christie st, Christie st, No 101 | 50.6x75, 7-sty brk tenement and store. Herman de Selding et al to Helen de S Melcher. 1-3 part, the whole, sub to life estate of Adeline de
- Selding. Morts \$132,500 on whole. June 2. June 4, 1908. 1:304—21. A \$70,000—\$130,000. other consid and 100
- Greene st, No 91, w s, 107.2 n Spring st, 17.10x76.3x17.6 to alley, x76.3 with all right, title and interest to alley, 5-sty brk loft and store building. Blooma Wilner to Leon Wilner. B & S. All liens. June 1, 1908. 2:500—32. A \$16,000—\$24,000. nom
- Irving pl, Nos 25 to 33 | s w cor 16th st, 103.3x100, five 3 and one 16th st, No 118 | 4-sty brk dwellings. Kips Bay Realty Co to Ellen Y Scott, of Jersey City, N J. Mort \$145,000. June 1, 1908. 3:871—64 to 69. A \$117,000—\$127,500. other consid and 100
- Irving pl, Nos 25 to 33 | s w cor 16th st, 103.3x100, five 3 and 16th st, No 118 | one 4-sty brk dwellings. Ellen Y Scott to Kips Bay Realty Co, a corpn. Mort \$130,000. June 1. June 2, 1908. 3:871—64 to 69. A \$117,000—\$127,000. other consid and 100
- Jefferson st, No 48 (28), w s, 70 s Madison st, 30x26.1, 3-sty brk tenement and store. Simon Hendeson to Lena wife Simon Hendeson. Mort \$11,300. April 30. May 29, 1908. 1:271—13. A \$7,000—\$9,000. nom
- Leroy st, No 58, s s, 175 w Bedford st, 25x85, 5-sty brk tenement and store. Wm J Rauch to James Carneval. Mort \$16,000. May 27. June 2, 1908. 2:582—23. A \$11,000—\$22,000. other consid and 100
- Lewis st, No 102, e s, 75 n Stanton st, 21x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Margaret Graham to Abraham Rosenblum. All liens. June 1. June 2, 1908. 2:330—40. A \$13,000—\$25,000. nom
- Lewis st, No 102, e s, 75 n Stanton st, 21x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Rebecca Rosenberg to Margaret Graham. Mort \$24,500 and all liens. May 28. May 29, 1908. 2:330—40. A \$13,000—\$25,000. other consid and 100
- Lispensard st, No 16, to conduct business of West Side Woolen Co. Power of attorney. Bessie Levine to Jacob Levine. May 29. June 1, 1908.
- Madison st, No 355, n s, 216 e Scammel st, 23.9x96, 5-sty brk tenement and store. Harris Bernstein to Louis H Lazarus and Hyman Spiegel. Morts \$25,000. June 1. June 4, 1908. 1:267—29. A \$12,000—\$24,000. other consid and 100
- Mangin st, No 68, e s, 158.8 s Rivington st, 20.8x100, 3-sty brk tenement. Salvatore Speno to Josepa Speno his wife. Mort \$3,000. June 1, 1908. 2:323—42. A \$6,000—\$9,000. other consid and 100
- Manhattan st, Nos 31 and 33, n s, 284.10 e Amsterdam av, 42.3x100.7x52.6x100.
- Manhattan st, Nos 35 and 37, n s, 245 e Amsterdam av, 39.10x100, two 6-sty brk tenements and stores.
- Harris Maran et al to Kath D Storer. Mort \$119,500. May 28. May 29, 1908. 7:1966—46 and 47. A \$43,000—P \$72,000. other consid and 100
- Market st, Nos 71 and 73, w s, 58.7 n Cherry st, runs w 60.4 x n 58.10 x e 23.3 to an alley, x s 3.7 to s s of alley, x e 36.2 to st, x s 54.4 to beginning, with all rights to alley, two 5-sty brk tenements and stores. Morris Lipschitz et al to Sonie Abes. May 29. June 2, 1908. 1:253—29 and 30. A \$20,000—\$48,000. other consid and 100
- Norfolk st, No 169, w s, 275 s Houston st, 25x100, 6-sty brk tenement and store. Samuel Silverman to Louis Brill. Mort \$32,700. May 8. June 1, 1908. 2:355—27. A \$19,000—\$37,000. other consid and 100
- Pearl st, No 380, e s, abt 118 s Oak st, 19.2x101.6x17x107 s s, 5-sty brk loft and store building. Henry U Halsted to Elizabeth and Wm M Chesebrough, joint tenants. May 29. June 1, 1908. 1:112—13. A \$9,000—\$18,000. other consid and 100
- Reade st, No 142 1/2, new, n w, 235.2 e Greenwich st, 25x53, 2-sty brk building.
- Reade st, No 138, new, n s, 285.2 e Greenwich st, 25x53, part 2-sty brk building.
- Blooma Wilner to Leon Wilner. B & S. Morts \$37,000. June 1, 1908. 1:141—6 and 4. A \$30,000—\$39,000. nom
- Rutgers st, No 54, w s, 17 s Monroe st, runs w 106.11 x s 24.11 x e 107 x n 25 to beginning, 6-sty brk tenement and store. Robert Grosberg to Hyman Korovsky. Mort \$42,000. May 29. June 1, 1908. 1:255—29. A \$15,000—\$40,000. nom
- South st, No 84, n s, abt 100 e Fletcher st, 17.9x74.5x18.1x74.7 n e s.
- South st, Nos 83, 84 and 85, plot in rear, 54.5x90x55.7x90.
- South st, No 85, n s, abt 45 w Burling slip, 17.9x74.7x18.1x74.9 n e s.
- 8-sty brk storage building.
- Frank W Browning to Edward de C Chisholm. C a G. Morts \$166,000. May 29. June 1, 1908. 1:72—27. A \$66,000—\$139,000. nom
- Sylvan pl, Nos 3 and 5, w s, 46 n 120th st, 40.5x95.1, two 6-sty brk tenements. Samuel Grodinsky to Samuel Williams and Isaac Haft. Undivided interest. Mort \$45,857.19. May 28. June 1, 1908. 6:1769—25. A \$—\$. nom
- Vesey st, No 94, n s, 71.3 w Washington st, 17.9x50x14.2x50, 3-sty brk tenement and store. Fredk J Davison to Morris Weinstein. 1/2 part. Mort \$13,000. May 28. June 1, 1908. 1:84—4. A \$15,000—\$16,000. other consid and 100
- Water st, No 614, n s, abt 75 w Gouverneur st, 26.2x64.5x26.3x65.6, e s.

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Water st, No 616, n s, abt 55 w Gouverneur st, 20.6x65.11x19.10 x65.6, w s.
 two 6-sty brk tenements and stores.
 FORECLOS. May 21, 1908. Melville B Mendell ref to Sophie Stoller. Morts \$—, June 2. June 3, 1908. 1:259-8. A \$10,000-\$27,000. \$13,000 over and above morts

West st, No 23 | s e cor Morris st, 25.6x63., 6-sty brk tenement and store.
 West st, No 22, e s, 25.6 s Morris st, 24.5x62.1x24.5x63, 6-sty brk tenement and store.
 Washington st, Nos 36 and 38 | s w cor Morris st, 50x115.10, four Morris st, Nos 17 to 21 | 6-sty brk tenements and stores.
 Washington st, Nos 45 and 47, on map Nos 43 to 45½, e s, 25 n Morris st, 50x79, two 6-sty brk tenements and stores.
 Declaration of apportionment. Edward Le Roy Stewart apportionments to Louisa M Kent 1-3 part, Helen V C Kent 1-3 part and himself Edward Le Roy Stewart 1-3 part. May 23. June 4, 1908. 1:15, 18.

West st, No 23 | s e cor Morris st, 25.6x63, 6-sty brk tenement Morris st, No 23 | and store. 1:5—assessed with lot No 22.
 West st, No 22, e s, 25.6 s Morris st, 24.5x63.1x24.5x63, 6-sty brk tenement and store. 1:15—assessed with lot No 22.
 Washington st, Nos 36 and 38 | s w cor Morris st, 50x115.10, four Morris st, Nos 17 to 21 | 6-sty brk tenements and stores. 1:15—assessed with lot No 22.
 Washington st, Nos 45 and 47, on map Nos 43 to 45½, e s, 25 n Morris st, 50x79, two 6-sty brk tenements and stores. 1:18 -2 and 3. A \$28,600-\$43,000.
 Louisa M Kent et al to Edw LeRoy Stewart. B & S and confirmation deed. All title. May 23. June 4, 1908. nom

West st, No 21, e s, 50 s Morris st, 25x89.6, 6-sty brk tenement and store, 1:15—assessed with lot No 22. Edward Le Roy Stewart to Louisa M Kent, James Kent and Helen Van C Gillet. All title. B & S and confirmation deed. May 23. June 4, 1908. nom

Whitehall st, Nos 57 and 58, e s, 82.2 s Front st, 40.4x40.7x39x 37.6, 5-sty brk hotel. Margaret Smith to Patrick A, Kerrin X & John V, Edw J, Mary E, Catherine and Gertrude Dollard. Q C. May 6. June 4, 1908. 1:4—9 and 10. A \$61,000-\$73,000. nom

Same property. Ellen S Brown to same. Q C. May 6. June 4, 1908. 1:4. nom

Same property. Mary A Dixon and Wm Hughes to same. Q C. May 4. June 4, 1908. 1:4. nom

Same property. Ella H Lewis to same. Q C. May 5. June 4, 1908. 1:4. nom

William st, Nos 24 and 26 | s e cor Exchange pl, 79.7x49.5x63.8 Exchange pl, Nos 26 and 28 | x56.8, 10-sty brk and stone office and store building. The Delaware, Lackawanna & Western R R Co to the Farmers Loan and Trust Co. May 28. June 4, 1908. 1:27-36. A \$425,000-\$575,000. nom

4th st W, No 307, e s, 59.6 n Bank st, 20x72x20x72.5, 3-sty brk dwelling. Loretta Chastain to Mary Kane. June 1, 1908. 2:615 -4. A \$7,500-\$9,000. other consid and 100

4th st E, No 116, s s, 400 e 2d av, 25x96, 6-sty brk tenement and store. 2:445-24. A \$16,000-\$31,000.

3d st E, No 89, n s, 100 w 1st av, 25x96.2, 6-sty brk tenement and store. 2:445-42. A \$17,000-\$31,000.

Ludlow st, No 89, w s, 139.6 n Broome st, 25.9x87.6x25.7x87.6, 5-sty brk tenement and store. 2:409-21. A \$18,000-\$26,000.

Morris Lipschitz and Barnett Susman to the L & S Realty Co, a corpn. May 29. June 2, 1908. other consid and 100

4th st W, No 303, e s, 19.6 n Bank st, 20x75, 2-sty brk dwelling.
 127th st, Nos 413 to 419 | n s, about 168.11 w Convent av, runs n 128th st | 99.11 x w 25 x n 99.11 to 128th st, x w 7.3 x s 212.9 x s e 30.2 to 127th st, x e 99.6 to beginning, three 2 and two 3-sty frame dwellings.
 All land of which party 1st part owns in blk 615, Sec 2.
 All land of which party 1st part owns in blk 1967, Sec 7.
 Also property in Brooklyn, being all property of which Divine Burtis, late of Kings Co, died seized.
 Also all title to land under water, &c.
 Howard Burtis HEIR Divine Burtis to Chester A Luff, of Newark, N J. 2-15 parts. Morts \$9,625. May 29. June 1, 1908. 2:615-2. A \$7,500-\$8,000; 7:1967-61 and 63. A \$30,500-\$— nom

7th st E, No 292, s s, 127.3 w Lewis st, 21.6x90.10, 6-sty brk tenement.
 7th st E, s s, 146.6 e Av D, strip 0.5x90.10.
 Julius Karlsberg to Isidore H Mitnick. ½ part. All title. Mt \$26,300. June 1. June 4, 1908. 2:363-11. A \$9,000-\$28,000. other consid and 100

7th st E, No 127, n s, 125 w Av A, 25x97.5, 5-sty brk tenement and store. Hyman Boriss to Hyman Galef. 1-6 part. Q C. June 3. June 4, 1908. 2:435-39. A \$17,000-\$24,000. other consid and 100

8th st W, No 39, or | n e s, 554.5 n w 5th av, 23x93.11, 2 and 5-Clinton pl | sty brk tenement and store. Gaieton Ferraro to Annie De Jonge. Mort \$21,500. June 2, 1908. 2:572-63. A \$19,500-\$22,500. nom

9th st W, No 27, n s, 379.6 w 5th av, 17x92.3, 4-sty stone front dwelling. Julia G Fowler to Walter B Brouner and Stella W his wife, tenants by entirety. Mort \$15,000. May 26. June 2, 1908. 2:573-58. A \$14,000-\$17,500. other consid and 100

9th st E, No 421, n s, 275 e 1st av, 25x88.6, 5-sty brk tenement and store. Samuel Bergmann to the Newton Investing Co, a corpn. Mort \$27,500. May 28. June 2, 1908. 2:437-42. A \$14,000-\$28,000. other consid and 100

9th st E, No 226, s s, 245 w 2d av, 21x75, 4-sty brk tenement and store. 2:464-23. A \$8,000-\$14,000.

Catharine st, No 22½, w s, 19 n Henry st, 27.6x69.11x27.2x75, 5-sty brk tenement and store. 1:279-54. A \$17,000-\$27,000.

118th st E, No 217, n s, 212.6 e 3d av, 18.9x100.5, 4-sty stone front tenement. 6:1783-9½. A \$5,000-\$12,000.

Power of attorney. Bessie Moss to Lazarus Hannes. May 5. June 3, 1908.

10th st E, No 113, on map No 111, n s, 408 w 2d av, —x—, 3-sty brk tenement. 2:466-52. A \$14,000-\$17,000.
 Kunigunda Bischoff by will to Anna Meisel her daughter.
 Clinton st, Nos 26 to 32 | n e cor Stanton st, —x—, four 5-sty Stanton st, Nos 170 to 174 | brk tenements and stores. 2:350-38 to 41. A \$80,000-\$123,000. Same to Anna Meisel her

daughter as EXTRX in trust for Tessie and William F Strankamp, each ¼ part, and Tessie Bowie. 2-4 parts. Aug 17, 1895. June 3, 1908. will

13th st E, No 506, s s, 96 e Av A, 37.6x103.3, 6-sty brk tenement and store. Salvatore Schillizzi to Giovanni Parisi. Mort \$52,330. June 2. June 3, 1908. 2:406-9. A \$22,000-\$55,000. other consid and 100

14th st E, Nos 230 to 240, s s, 139 w 2d av, 139.1x103.3, three 6-sty brk tenements and stores. Louis Nieberg to Stuyvesant Construction Co, a corpn. Morts \$212,000. May 21. June 3, 1908. 2:469-23, 25 and 27. A \$105,000-\$234,000. nom

14th st E, Nos 226 and 228, s s, 278.1 w 2d av, 46.4x103.3, 6-sty brk tenement and store. Benjamin Nieberg to the Sun Construction Co. All liens. May 15. May 29, 1908. 2:469-21. A \$35,000-\$78,000. nom

14th st E, No 506, s s, 121 e Av A, 25x103.3, 5-sty brk tenement and store and 5-sty brk tenement in rear. Orazio La Cagnina et al to Italian Union Realty and Security Co, a corpn. Mort \$22,000. May 29. June 1, 1908. 2:407-11. A \$13,000-\$20,000. nom

14th st E, No 521, n s, 291 e Av A, 25x103.3, 6-sty brk tenement and store. Henry Bergman to Rebecca Stang, Katie Biermann and Bettie Simon. All liens. May 14. June 1, 1908. 3:972-15. A \$12,000-\$21,000. other consid and 100

15th st E, No 617, n s, 413 w Av C, 25x103.3, 5-sty brk tenement. Hyman Shapiro to Henry Katz 2-3 parts and Sarah Shapiro 1-3 part. Mort \$15,000. June 1. June 3, 1908. 3:983-12. A \$7,000-\$15,000. nom

16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. Leopold Hirtenstein to Samuel Steiner. ½ part. Mort \$17,250 and all liens. June 1. June 3, 1908. 3:983-47. A \$7,000-\$15,500. other consid and 100

17th st W, No 34, s s, 496.6 w 5th av, 28.6x92, 10-sty brk and stone loft, office and store building. Jacob Brown to Samuel Bergman. Mort \$110,000. June 1. June 3, 1908. 3:818-70. A \$45,000-\$— other consid and 100

17th st E, No 317, n s, 186 e 2d av, 26x106, 4-sty stone front tenement. Geo H Werfelman to Elizabeth Bickmann. June 1, 1908. 3:923-13. A \$16,500-\$29,000. nom

18th st E, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and store. Eagle Management Co to Jennie Goldstein. Mort \$46,000. June 2, 1908. 3:975-36. A \$10,500-\$44,000. other consid and 100

19th st W, Nos 527 and 529, n e s, 350 n w 10th av, 50x91.11, 1 and 2-sty brk and frame stable. Charlotte H Many to Chas A Christian. Mort \$12,000. June 1. June 2, 1908. 3:691-17 and 18. A \$15,000-\$16,500. other consid and 100

21st st W, No 441, n s, 454.7 w 9th av, runs n 83 x e 19.3 x n 15.8 x w 44.3 x s 98.9 to st, x e 25 to beginning, 4-sty and basement stone front dwelling.
 Lot in rear of above, begins 345 e 10th av, and at e l blk between 21st and 22d sts, runs e 30 x n 26.8 x w 30 x s 26.8 to beginning.
 Alice V Du Vivier to Adolph A Weinman. June 2. June 3, 1908. 3:719-17. A \$12,500-\$18,000. other consid and 100

21st st E, Nos 207 and 209, n s, 122 e 3d av, 47x98.9, two 5-sty stone front tenements. Pauline Grosner et al EXRS, &c, Morris Grosner to James J Larkin. Mort \$36,000. June 1. June 2, 1908. 3:902-9 and 10. A \$23,500-\$49,000. 57,250

24th st W, No 203, n s, 78.2 w 7th av, 21.10x98.9, 3-sty brk dwelling. Louisa Franz to Seymour Realty Co. Mort \$7,000. May 20. June 2, 1908. 3:774-34. A \$11,500-\$14,000. other consid and 100

27th st W, No 365, n s, 100 e 9th av, 21.3x74, 3-sty brk dwelling. Robert L Paddock now First Bishop of the District of Eastern Oregon to the Rector, &c, of the Church of the Holy Apostles. Mort \$5,500. Feb 8. June 3, 1908. 3:751-6. A \$7,000-\$9,000. nom

27th st E, Nos 213 and 215, n s, 170 e 3d av, 46.8x98.8, 2-sty brk stable. Release judgment. Fordham Stone Renovating Co to Candee Smith & Howland Co. May 12. May 29, 1908. 3:908-11 and 12. A \$20,000-\$23,000. nom

29th st E, Nos 406 to 424 | s s, 100 e 1st av, runs e 250 x s 98.9 x 28th st, Nos 405 to 421 | w 25 x s 98.9 to n s 28th st, x w 225 x n 197.6 to beginning, building in course of construction. Release mort. Union Trust Co of N Y to The City of N Y. Q C. Feb 28. June 4, 1908. 3:960-5. A \$175,000—exempt. nom

30th st W, Nos 208 and 210, s s, 121 w 7th av, 46x98.9, one 3 and one 4-sty frame brk front tenements and stores, with two 4-sty brk tenements in rear. Chas F Bauerdorf and ano EXRS Albert J Adams to Tylrae Company, a corpn. Mort \$15,000. June 1. June 2, 1908. 3:779-49 and 50. A \$24,000-\$29,000. 49,000

Same property. Release dower. Isabella V Adams widow to same. May 12. June 2, 1908. 3:779. nom

30th st W, No 526, s s, 400 w 10th av, 25x98.9, 5-sty brk tenement. Philip Krauss to Berthold and Benjamin Weil. May 25. June 2, 1908. 3:701-56. A \$7,000-\$17,000. other consid and 100

30th st W, Nos 216 and 218, s s, 213 w 7th av, 46.10x98.9, 3 and 4-sty brk tenements and two 4-sty brk tenements in rear. Consolidated Milk Exchange to Distributors Realty Co, a corpn. May 14. May 29, 1908. 3:779-53 and 54. A \$24,000-\$32,000. 100

34th st W, No 323, n s, 300 w 8th av, 21x98.9, 4-sty stone front dwelling. Louis Westphal et al EXRS, &c, Paul Westphal to Cornelius F Sheahan. June 1. June 3, 1908. 3:758-27. A \$18,500-\$22,500. nom

34th st E, No 208, s s, 105 e 3d av, 25x90.2, 5-sty brk tenement and store. Marcus Schlossman and ano to Rebecca Schlossman. All liens. May 16. June 1, 1903. 3:914-56. A \$15,000-\$28,000. 100

36th st E, No 129, n s, 60 w Lexington av, 20x74.7, 4-sty stone front dwelling. Meta R wife of Robert Sedgwick to Frank L Polk. June 2, 1908. 3:892-16. A \$29,500-\$35,000. other consid and 100

38th st E, No 221, n s, 245.1 e 3d av, 22.6x98.9, 4-sty brk building and store. The Bottlers and Manufacturers Collecting and Distributing Co to the J Chr G Hupfel Brewing Co, a corpn. Mort \$14,000. June 1. June 2, 1908. 3:919-14. A \$9,000-\$17,000.

40th st E, No 106, s s, 130 e Park av, 25x98.9, 3-sty brk stable. 25,750
 Release mort. Fanny A Haven widow to James D Hague. May
 25. June 1, 1908. 3:895-87. A \$40,000-\$48,000. nom

40th st E, No 106, s s, 130 e Park av, 25x98.9, 3-sty brk stable.
 J Woodward Haven and ano EXRS George Griswold Haven to
 James D Hague. May 25. June 1, 1908. 3:895-87. A \$40,-
 000-\$48,000. 68,750

44th st E, No 305, n s, 90 e 2d av, 27x100.5, 4-sty brk tenement.
 CONTRACT. Herman Altman with Cressendo Vesella. Morts
 \$17,250. June 1, 1908. 5:1337-5. A \$10,000-\$18,000. 19,500

46th st E, No 148, s s, 168 e Lexington av, 15x100.5, 4-sty stone
 front dwelling. Peter J Shields to Jacob Rosborg of Brooklyn.
 May 23. June 2, 1908. 5:1300-46½. A \$9,500-\$14,000. nom

47th st W, No 109, n s, 80 w 6th av, 20x100.4, 4-sty stone front
 dwelling. Release of receipt, &c, to exrs for legacy. Henry
 M Schmitt to Emma M Raymond and Nina M Stedman exrs Eras-
 tus E Marcy. May 29. June 1, 1908. 4:1000-31. A \$33,000-
 \$34,000. 5,000

Same property. Emma M Raymond and ano to J Walter Rosen-
 berg, of Philadelphia, Pa. April 21. June 1, 1908. 4:1000.
 other consid and 100

48th st E, No 209, n s, 145 e 3d av, 17.1x100.5, 4-sty stone front
 dwelling. Harriet Jones to Rose E Anderson. Mort \$5,000.
 June 1, 1908. 5:1322-7. A \$6,500-\$9,000. nom

51st st E, No 3, n s, 160 e 5th av, 32.6x100.5, 5-sty stone front
 dwelling. Kath C Weidenfeld to Chas S Hinchman of Philadel-
 phia, Pa. B & S. All liens. May 26. May 29, 1908. 5:1287-
 7. A \$120,000-\$210,000. nom

52d st W, No 369, n s, 100 e 9th av, 24.6x100.5, 5-sty brk tene-
 ment and store. John E Dilger and ano to Delia McConnell.
 June 1. June 2, 1908. 4:1043-5. A \$14,000-\$27,000.
 other consid and 100

53d st W, No 35, on map Nos 33 and 35, n s, 306.9 e 6th av, 32.3
 x100.5, 6-sty and basement stone front dwelling. Archibald
 Rogers to Anne C wife of Archibald Rogers. B & S. May 29.
 June 3, 1908. 5:1269-14. A \$90,000-P \$160,000. nom

54th st E, No 311, n s, 100 e 2d av, 25x100.5, 5-sty brk tenement
 and store. Sender Feldmark to Rosanna Rosenfeld. B & S and
 C a G. Mar 10. June 3, 1908. 5:1347-5. A \$8,000-\$25,000.
 other consid and 100

54th st E, No 159, n s, 120 w 3d av. 25x100.5, 4-sty brk garage.
 Richard W Buckley to Josephine G Buckley his wife. Mort \$10,-
 000. May 19. May 29, 1908. 5:1309-31. A \$16,000-\$22,000.
 nom

55th st W, No 538, s s, 250 e 11th av, 25x100.5, 5-sty brk tene-
 ment. Ike Blumenfeld to Barnett Goldfein. Mort \$18,000. May
 22. June 1, 1908. 4:1083-54. A \$7,000-\$14,000.
 other consid and 100

56th st E, Nos 325 and 327, 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, 6-sty brk tenement and store. Sam Golding to
 Joseph Golding. All liens. June 1. June 4, 1908. 5:1349-14.
 A \$-\$. other consid and 100

56th st E, Nos 321 and 323, n s, 375 w 1st av, runs n 140.5 x s e
 18.11 to c l Old Post road, x s w - x e 19.9 to point 336 w
 1st av, x s 136.8 to st, x w 39 to beginning, 6-sty brk tenement
 and store. Sam Golding to Joseph Golding. All liens. June
 1. June 4, 1908. 5:1349-12. A \$-\$. other consid and 100

56th st E, Nos 345 and 347, n s, 100 w 1st av, 39.4x124.2x39.5
 x121.6. other consid and 100

56th st E, Nos 341 and 343, n s, 139.4 w 1st av, 39.4x126.9x39.5x
 124.1. other consid and 100

56th st E, Nos 337 and 339, n s, 173.8 w 1st av, 39.4x129.5x39.5
 x126.9. other consid and 100

56th st E, Nos 333 and 335, n s, 218 w 1st av, 39.4x132.2x39.5x
 129.5. other consid and 100

56th st E, Nos 329 and 331, n s, 257.4 w 1st av, 39.4x134.9x39.5x
 132.2.
 five 6-sty brk tenements and stores.
 Sam Golding to Joseph Golding. All liens. June 1. June 4,
 1908. 5:1349-15 to 22. A \$-\$. other consid and 100

61st st W, No 245, n s, 150 e West End av, 25x100.5.
 61st st W, No 249, n s, 100 e West End av, 25x100.5,
 two 5-sty brk tenements, store in No 249.
 Jonas Weil et al to Julius Braun. Mort \$30,000. June 1, 1908.
 4:1153-5 and 7. A \$12,000-\$28,000. other consid and 100

64th st E, No 232, s s, 155 w 2d av, 25x100.5, 6-sty brk tenement.
 Hyman Hiller to Annie Leipzig. Mort \$39,800. June 3, 1908.
 5:1418-31. A \$12,000-\$32,500. other consid and 100

69th st W, No 103, n s, 25 w Columbus av, 18x100.5, 4-sty and
 basement stone front dwelling. Marietta E Hewitt widow to
 Bessie H Merrihew. Mort \$18,000. May 21. May 29, 1908.
 4:1141-31. A \$12,500-\$23,000. nom

70th st W, No 31, n s, 350 w Central Park West, 20x100.5, 4-sty
 and basement stone front dwelling. Edith wife of Fredk F
 Lowenfels to Wm I Jacobs. Mort \$26,000. May 18. June 1,
 1908. 4:1123-18. A \$18,000-\$36,000. nom

73d st E, No 58, s s, 280 e Madison av, 19.6x102.2, 4-sty stone
 front dwelling. Richard W Buckley to Josephine G Buckley his
 wife. Mort \$28,000. May 19. May 29, 1908. 5:1387-41. A
 \$38,000-\$48,000. nom

74th st E, No 340, s s, 225 w 1st av, 25x102.2, 4-sty brk tene-
 ment. Mary E Towle EXTRX, &c, Benjamin B Sibell to Edward
 M Budlong, of Frankfort, N Y. B & S. May 23. June 1, 1908.
 5:1448-36. A \$9,000-\$13,500. other consid and 100

Same property. Edw M Budlong to Michael Maier. May 27.
 June 1, 1908. 5:1448. 100

74th st E, No 410, s s, 213 e 1st av, 25x102.2, 7-sty brk tenement
 and store. Solomon L Baron to Morris Solot. All liens. June
 2, 1908. 5:1468-40. A \$8,000-\$32,000. other consid and 100

75th st W, No 28, s s, 400 e Columbus av, 20x95, 4-sty and base-
 ment stone front dwelling. Josephine Graef wife and Albrecht
 Graef to Florence S Brussel. Morts \$20,000. June 1, 1908.
 4:1127-48. A \$18,500-\$32,000. other consid and 100

76th st E, Nos 221 and 223, n s, 255 e 3d av, 50x102.2, two 4-
 sty stone front tenements. Isidor H Mitnick and ano to Julius
 Karlsberg. 1-3 part. All title. Mort \$30,000. May 27. June
 4, 1908. 5:1431-11 and 12. A \$22,000-\$32,000.
 other consid and 100

76th st E, No 512, s s, 223 e Av A, 25x92.1x25.4x87.11, 2-sty brk
 tenement and store. Max Kolisch to Lotty Kolisch. ½ part. All
 liens. May 29, 1908. 5:1487-43. A \$5,000-\$5,500. nom

76th st E, No 512, s s, 223 e Av A, 25x92.1x25.4x87.11, 2-sty brk
 tenement and store. Josef Kolisch to Rosa Kolisch. ½ part.
 All liens. May 29, 1908. 5:1487-43. A \$5,000-\$5,500. gift

77th st W, No 315, n s, 172 w West End av, 19x102.2, 4-sty stone
 front dwelling. Clara B Sheldon to Alfred C Bachman. Mort
 \$20,000. June 2. June 4, 1908. 4:1186-15. A \$13,000-\$26,-
 500. other consid and 100

77th st W, No 315, n s, 172 w West End av, 19x102.2, 4-sty stone
 front dwelling. Alfred C Bachman to Daniel B Freedman. Mt
 \$25,000. June 3. June 4, 1908. 4:1186-15. A \$13,000-\$26,-
 500. other consid and 100

77th st E, No 64, s s, 132.6 e Madison av, runs e 12.8 x s 61.1 x
 w 0½ x s 41 x w 12.6 x n 102.2 to beginning, 4-sty stone front
 dwelling. Josephine Lazarus to Mary T Best. May 27. June
 1, 1908. 5:1391-49. A \$14,000-\$17,000. nom

77th st E, No 343, n s, 175 w 1st av, 25x102.2, 4-sty stone front
 tenement. Adolph Lazarus to Jenny Braun, Rosie Stern and Ja-
 cob Brown. Mort \$15,300. May 28. June 2, 1908. 5:1452-19.
 A \$9,000-\$16,000. other consid and 100

78th st W, No 216, s s, 191.8 w Amsterdam av, 16.8x102.2, 4-sty
 and basement stone front dwelling. Wm A Hoe et al to Jacob
 M Frank. Mort \$18,000. June 1. June 2, 1908. 4:1169-40½.
 A \$11,000-\$19,000. other consid and 100

78th st E, No 430, s s, 277.4 w Av A, 16.8x102.2, 3-sty brk
 tenement. Becky Berman to Fanny Rapholowitz. Mort \$8,000.
 Jan 14. June 2, 1908. 5:1472-37. A \$5,000-\$7,500.
 other consid and 100

Same property. Fanny Rapholowitz to Albina Goldstein. All liens.
 June 1. June 2, 1908. 5:1472. other consid and 100

78th st E, No 344, s s, 210 w 1st av, 20x102.2, 4-sty stone front
 tenement. Isidor Gelb to The Frank Ibert Brewing Co, a corp,
 of Brooklyn. Mort \$18,500. May 30. June 1, 1908. 5:1452-35.
 A \$6,500-\$13,000. nom

78th st E, No 432. Agreement as to release of dower and all
 claims, &c, under agreement dated Oct 26, 1882, and recorded
 in L 1679, cp 380. Anna Raedig (Fetten) with John N Raedig.
 All title. Mar 10, 1900. June 3, 1908. 500

78th st E, No 432, s s, 260.8 w Av A, 16.8x102.2, 3-sty brk tene-
 ment. Wm J Amend EXR John N Raedig to Wm Winckelmann.
 June 3, 1908. 5:1472-36½. A \$5,000-\$7,000. 6,725

78th st E, No 223, n s, 280 e 3d av, 25x102.2, 4-sty brk tenement
 and store. Rachel Hirsch to Moses and Hannah Hirsch. June 3,
 1908. 5:1433-12. A \$11,000-\$15,000. nom

79th st W, No 138 (450), s s, 372 w Columbus av, 20x102.2, 4-sty
 and basement stone front dwelling. Harriet A Donaldson to Wm
 H Bayr. June 3, 1908. 4:1150-48. A \$16,000-\$27,000.
 other consid and 100

81st st E, No 210, s s, 127.1 e 3d av, 25x102.2, 4-sty stone front
 tenement. Frank G Weiss to Sigmund Josephson and Hannah his
 wife, joint tenants. Mort \$18,000. June 1, 1908. 5:1526-43.
 A \$10,500-\$15,500. other consid and 100

84th st E, No 444, s s, 168.6 w Av A, 19.6x102.2, 5-sty brk tene-
 ment. Annie C Bub widow to Otto Hille. Mort \$10,000. June
 1, 1908. 5:1563-33. A \$6,000-\$16,000. other consid and 100

84th st E, No 511, n s, 156.6 e Av A, 19.5x102.2, 3-sty stone
 front dwelling. Alvesius Ungerland to Henry J Pregenser. Mt
 \$6,000. June 1. June 3, 1908. 5:1581-7. A \$6,000-\$9,500.
 other consid and 100

85th st E, No 221. Power of attorney. Peter G Raff to Joseph
 Rafalowitz. Mar 2. June 3, 1908. 5:1531.

86th st W, No 274, s s, 140 e West End av, 20x102.2, 5-sty stone
 front dwelling. Barney Estate Co to Kate A Johnson. Mort
 \$21,000. June 1, 1908. 4:1233-58. A \$15,000-\$31,000.
 other consid and 100

87th st W, No 123, n s, 191 w Columbus av, 17x100.8, 3-sty and
 basement stone front dwelling. Cecelia Hess to Margt F Cam-
 eron. Mort \$12,000. June 1. June 3, 1908. 4:1218-24½. A
 \$9,000-\$16,000. other consid and 100

93d st W, No 65, n s, 117 e Columbus av, 16.6x54 to s s Apthorps
 lane, x16.6x55, with all title to land in rear to c l of said lane
 the total depth of lot to c l of lane being 70.9 on e s and 71.5
 on w s, 3-sty and basement brk dwelling. Margaret Harding
 to Frances H P Gordon, of East Orange, N J. Mort \$8,500. June
 1. June 2, 1908. 4:1207-6. A \$7,000-\$10,500. 100

94th st E, No 241, n s, 131.4 w 2d av, 25.9x100.8, 5-sty brk tene-
 ment. Jene Posner et al to Max Fleischer. All liens. June 1,
 1908. 5:1540-19. A \$8,000-\$16,000. other consid and 100

94th st E, No 235, n s, 208.4 w 2d av, 25.9x100.8, 5-sty brk tene-
 ment. Saul Obler to Yetta and Morris Stall. Morts \$19,000.
 May 1. June 3, 1908. 5:1540-16. A \$8,000-\$16,000.
 other consid and 100

95th st W, No 9, n s, 145 w Central Park West, 18x100.8, 4-sty and
 basement stone front dwelling. Walter H Graef to Fannie Veith.
 June 3, 1908. 4:1209-26½. A \$10,000-\$22,500.
 other consid and 100

95th st E, No 221, n s, 275 w 2d av, 25x100.8, 5-sty
 brk tenement. Louis Loewenthal and ano to the Russell Blaine
 Co. B & S and C a G. Morts \$18,500. May 21. June 4, 1908.
 5:1541-13. A \$9,000-\$18,000. other consid and 100

95th st W, No 61, n s, 211 e Columbus av, 17x100.8, 4-sty and
 basement brk dwelling. Alice M wife of Winthrop Rutherford to
 Conrad R Gross and George Herbener. May 5. May 29, 1908.
 4:1209-9½. A \$9,000-\$15,000. nom

95th st W, No 53, n s, 282 e Columbus av, 18x100.8, 4-sty and
 basement brk dwelling. Helen Morton to Conrad R Gross and
 George Herbener. May 8. May 29, 1908. 4:1209-12. A \$10,-
 000-\$16,000. nom

97th st E, No 236, s s, 75 w 2d av, 25x75, 4-sty brk tenement
 and store. Sabato Zito to Irene Di Donato. Morts \$12,750.
 June 1. June 2, 1908. 6:1646-28½. A \$6,000-\$13,000.
 other consid and 100

98th st W, No 60, s s, 150 e Columbus av, 25x100.11, 5-sty stone
 front tenement. Geo H Beck to Isidor Blank. Mort \$22,500.
 June 1. June 2, 1908. 7:1833-58. A \$11,000-\$28,000.
 other consid and 100

98th st E, No 58, s s, 80 w Park av, 25x100.11, 5-sty brk tene-
 ment. Seventy-Eight Street Realty Co to James Power. Mort
 \$23,850. May 25. June 3, 1908. 6:1603-41. A \$9,000-\$25,-
 000. other consid and 100

99th st W, No 156 (456), s s, 217.4 e Amsterdam av, 15.4x78.5x
 15.4x-; 3-sty and basement brk dwelling. Iantha W Vail and
 ano EXRS E Wright Vail to Henry F Dabelstein. Mort \$9,000.
 Feb 28. June 1, 1908. 7:1853-55½. A \$5,000-\$8,000. 9,250

100th st E, No 411, n s, 211.3 e 1st av, 37.1x100.11, 6-sty brk
 tenement and store. John Rives to Selma Alexander. Mort
 \$39,000 and all liens. June 1. June 3, 1908. 6:1694-10. A
 \$7,500-\$42,000. other consid and 100

100th st E, No 156, s s, 275 w 3d av, 25x100.11, 5-sty brk tene-
 ment. FORECLOS. May 28, 1908. E Mortimer Boyle ref to
 Max M Pullman. May 29. June 1, 1908. 6:1627-48. A \$8,000
 -\$16,000. 1,000

101st st E, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tene-
 ment and store. Annie Craddock to Aaron Billow. Mort \$28,000
 and all liens. June 1, 1908. 6:1673-10. A \$6,000-\$27,000.
 other consid and 100

102d st E, No 308, s s, 175 e 2d av, 25x100.11, 5-sty brk tenement. David Rotnagel to Margaret Graham. Mort \$25,000 and all liens. Feb 10. May 29, 1908. 6:1673-45. A \$6,000-\$23,000. 100

102d st E, No 308, s s, 175 e 2d av, 25x100.11, 5-sty brk tenement. Margaret Graham to Michael Josephsohn. June 3, 1908. 6:1673-45. A \$6,000-\$23,000. other consid and 100

103d st W, No 307, n s, 140 w West End av, 20x100.11, 3-sty and basement stone front dwelling. Mary A Crane to Emil L Strobel. Mort \$14,000. May 29, 1908. 7:1890-51. A \$12,500-\$24,000. 100

103d st E, No 62, s s, 62.6 w Park av, 37.6x100.11, 6-sty brk tenement and store. Sarah Wiener to Josef Goldner and Wolf Parker. Mort \$37,000. May 28. May 29, 1908. 6:1608-42. A \$15,000-\$48,000. other consid and 100

104th st E, No 168, s s, 250 w 3d av, 25x100.11, 4-sty stone front tenement. Florence Burgess to Benj R Ferkin. Mort \$14,000. May 21. June 3, 1908. 6:1631-47. A \$10,000-\$14,000. other consid and 100

105th st W, No 162, s s, 162.10 e Amsterdam av, 18.4x100.11x18.4 x100, 3-sty and basement stone front dwelling. Amanda McMann to Chas C McMann. May 19. June 3, 1908. 7:1859-57½. A \$8,000-\$11,500. gift

105th st E, No 106, s s, 60 e Park av, 20x100.11, 3-sty stone front dwelling. Morris I Perlowitz to Paulina Levy. ½ part. All title. Mort \$8,500. Feb 17. June 1, 1908. 6:1632-69½. A \$7,500-\$8,000. other consid and 100

108th st E, No 213, n s, 160 e 3d av, 25x100.11, 4-sty brk tenement and store. Release mortgage. Bella Kaufmann and ano to Oscar Oestreicher. June 1, 1908. 6:1658-7. A \$7,000-\$14,500. 1,250

109th st E, Nos 55 and 57, n s, 100 e Madison av, 38.9x100.11, 6-sty brk tenement and store. CONTRACT. Dora Walk and Dora L Eisner with Mendel Gottesman. Morts \$56,500. May 29. June 1, 1908. 6:1615-24. A \$16,000-\$53,000. 60,250

109th st W, Nos 63 and 65, n s, 202.4 w Manhattan av, 47.8x72.11, 6-sty brk tenement. Daniel G Griffen to Seymour Realty Co. B & S and C a G. June 2, 1908. 7:1845-5. A \$17,000-\$45,000. other consid and 100

109th st W, Nos 59 and 61, n s, 147.8 w Manhattan av, 54.8x72.11, 6-sty brk tenement. Daniel G Griffin to Seymour Realty Co. B & S and C a G. April 3. June 2, 1908. 7:1845-7. A \$19,500-\$50,000. other consid and 100

109th st W, Nos 55 and 57, n s, 100 w Manhattan av, 47.8x72.11, 6-sty brk tenement. Daniel G Griffen to Seymour Realty Co. B & S and C a G. April 3. June 2, 1908. 7:1845-9. A \$17,000-\$45,000. other consid and 100

112th st E, No 237, n s, 185 w 2d av, 18.9x100.10, 3-sty frame dwelling. Wm F Patterson EXR Samuel P Patterson to Josephine J Schnurmacher. June 1, 1908. 6:1662-17. A \$4,500-\$6,000. other consid and 100

112th st E, No 45, n s, 75 e Madison av, 20x100.11, 5-sty brk tenement. FORECLOS. May 19, 1908. Moses S Adler ref to Samuel Hyman. May 28. May 29, 1908. 6:1618-23. A \$7,500-\$18,000. 5,400

112th st E, No 105, n s, 80 e Park av, 18.9x100.11, 2-sty brk dwelling. FORECLOS. April 9, 1908. Sampson H Weinhandler ref to E H Ogden Lumber Co. May 1, 1908. May 29, 1908. 6:1640-5. A \$6,500-\$7,000. 8,500

112th st E, No 237, n s, 185 w 2d av, 18.9x100.10, 3-sty frame dwelling. FORECLOS. April 30, 1908. Cambridge Livingston ref to Wm F Patterson EXR Saml P Patterson. May 1. May 11, 1908. 6:1602-17. A \$4,500-\$6,000. Corrects error as to name of party second part in issue of May 16, which was Wm P Patterson. 7,300

113th st E, No 82, s s, 55.6 w Park av, runs w 37.3 x s 100.11 x e 32.3 x n 82 x e 5 x n 18.11 to beginning, 6-sty brk tenement and store. Prescott Realty Co to Lawrence Cohen. B & S. May 25. May 29, 1908. 6:1618-40. A \$15,000-\$45,000. 500

113th st W, n s, 150 w Amsterdam av, 75x100, vacant. Marcus L Osk et al to Central Building Impt & Investment Co. Mort \$30,000. May 29. June 1, 1908. 7:1885-24 to 26. A \$39,000-\$39,000. other consid and 100

113th st E, No 236, s s, 175 w 2d av, 25x100.8.

113th st E, No 234, s s, 225 w 2d av, runs s 93.7 x s e — x e — to point 200 w 2d av, x n 100.8 to st, x w 25 to beginning, 6-sty brk tenement and store. Tommasina Perneti to Maria Spinelli and Teresa Renzo. Mort \$50,000. May 29. June 1, 1908. 6:1662-33. A \$15,000-\$61,000. other consid and 100

113th st E, Nos 234 and 236, s s, 225 w 2d av, runs s 93.7 x s e — x e — to point 175 w 2d av, x n 100.8 to st, x w 50 to beginning, 6-sty brk tenement and store. Biagio Perneti to Tommasina wife of Biagio Perneti. Q C and correction deed. May 29, June 1, 1908. 6:1662-33. A \$15,000-\$61,000. nom

114th st E, Nos 135 and 137, n s, 87.6 w Lexington av, runs n 100.11 x w 26.9 x s 0.1 x w 17.10 x s 100.10 to st, x e 44.7 to beginning, 6-sty brk tenement. David Rothnagel to Lena Wisan. Morts \$55,000 and all liens. May 28. June 1, 1908. 6:1642-13. A \$17,500-\$56,000. nom

114th st E, No 230, s s, 329.6 e 3d av, 25x100.11, 5-sty brk tenement. Arnold Davidson to Francesco Demitto. Morts \$20,000. May 23. June 1, 1908. 6:1663-39. A \$7,000-\$20,000. other consid and 100

114th st W, n s, 100 e Amsterdam av, 50x100.11, vacant. Harry L Toplitz to Margaret Campbell, of Jersey City, N J. Mort \$25,000. June 3. June 4, 1908. 7:1867-5 and 6. A \$24,000-\$24,000. other consid and 100

114th st W, No 52, s s, 361 e Lenox av, 17.8x100.11, 3-sty and basement stone front dwelling. Hannah Abraham by Geo R Simpson GUARDIAN to Henrietta G Krakower. All title. B & S. Mort \$10,000. June 1. June 3, 1908. 6:1597-56½. A \$8,000-\$10,500. 13,900

114th st E, No 85, n s, 30 w Park av, 25x100.11, 5-sty brk tenement and store. Joseph Barrett et al to Annie Ross. Morts \$22,950. May 26. May 29, 1908. 6:1620-34. A \$10,000-\$19,000. nom

117th st E, Nos 320 and 322, s s, 275 e 2d av, runs s 100 x e 25 x s 0.11 x e 12.6 x n 100.11 to st, x w 37.6 to beginning, 6-sty brk tenement and store. Jacob Hirschhorn et al to Margaret Graham. Morts \$44,875 and all liens. May 28. May 29, 1908. 6:1688-42. A \$9,500-\$45,000. other consid and 100

118th st E, n s, 498 e Pleasant av, runs n 201.10 to s s 119th st E, No 542 | 119th st, x e 25 x s 100.11 x e 286.1 to Harlem River at bulkhead line, x s 106.10 to 118th st, x w 346.2 to beginning, with all title to land under water, etc., with wharves, machinery, etc., 1 and 2-sty brk buildings of brick works and vacant. FORECLOS. April 16, 1908. Malcolm Sundheimer ref to Acme Dock Corporation. May 29. June 1, 1908. 6:1815-21 to 23 and 32. A \$66,500-\$89,500 and exempt. 10,500

118th st E, Nos 153 and 155, n s, 285 w 3d av, 50x100.11, 6-sty brk tenement and store. Barnett Goldfein to Jacob Freeman. Mort \$55,500. May 29. June 1, 1908. 6:1767-24. A \$16,000-\$62,000. nom

118th st E, No 4, s s, 85 e 5th av, 25x100.11.

118th st E, No 6, s s, 110 e 5th av, 25x100.11, two 5-sty brk tenements. Edw D Birkholz to Essex County Land Company, a corpn, Orange, N J. Mort \$36,000. May 29. June 3, 1908. 6:1623-68 and 68½. A \$22,000-\$48,000. nom

118th st E, Nos 152 and 152½, on map No 152, s s, 67.9 e Lexington av, 25x100.11, 3-sty frame tenement and 2-sty frame tenement in rear. Esther Flaum to Adolf Mandel. Mort \$9,000. Dec 21, 1907. June 2, 1908. 6:1645-45½. A \$6,500-\$10,000. other consid and 100

119th st E, No 32, s s, 90.8 w Madison av, 15.8x100.11, 3-sty stone front dwelling. Conrad R Gross et al to Gertrude A Forman. May 28. June 3, 1908. 6:1745-60. A \$6,000-\$9,000. other consid and 100

119th st W, No 149, n s, 185 e 7th av, 20x100.11, 3-sty and basement stone frone dwelling. Israel Lebowitz to Sophie wife Aron Rotholz. Mort \$12,500. June 1, 1908. 7:1904-9½. A \$9,600-\$17,000. other consid and 100

120th st W, No 156, s s, 191.8 e 7th av, 16.8x100.11, 3-sty and basement brk dwelling. Clementine M Silverman et al to Rosa Hammerschlag. Mort \$10,000. May 29. June 1, 1908. 7:1904-55. A \$8,000-\$16,000. other consid and 100

121st st E, Nos 322 and 324, s s, 225 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Clara Krancer to Margaret Graham. B & S. Morts \$45,000. May 28. May 29, 1908. 6:1797-46. A \$9,000-\$44,000. nom

122d st E, No 217, n s, 205 e 3d av, 25x100.11, 4-sty brk tenement. FORECLOS. May 25, 1908. Geo E Weller ref to Pietro and Francisco Brescia. Mort \$14,000. June 1. June 4, 1908. 6:1787-9. A \$7,000-\$17,000. \$2,000 over and above mortgage of \$14,000

122d st E, No 53, n s, 280 w Park av, 25x100.11, 5-sty stone front tenement. Jennie Lyman to Cornelius J Reilly. All liens. May 23. June 3, 1908. 6:1748-5. A \$10,000-\$24,000. nom

127th st W, Nos 28 and 30, s s, 335 w 5th av, 50x99.11, 6-sty brk tenement. Jacob Wiener to Bernard Brindze. Mort \$55,000. June 1, 1908. 6:1724-50. A \$21,000-\$80,000 other consid and 100

128th st E, No 102, s s, 70 e Park av, 30x99.11, 6-sty brk tenement. Jacob Marx to Arthur H Sanders. Mort \$26,500. April 20. June 1, 1908. 6:1776-68. A \$9,000-\$36,000. other consid and 100

Same property. Arthur H Sanders to Rachel Mayer. Morts \$34,000. April 27. June 1, 1908. 6:1776. other consid and 100

129th st W, Nos 519 to 527, n s, 253.5 w Amsterdam av, 82.1x99.11, five 2-sty brk dwellings. Jennie Goldstein to Eagle Management Co. Mort \$31,000. June 1. June 3, 1908. 7:1984-17 to 17½. A \$23,600-\$35,500. nom

130th st W, No 61, n s, 220 e Lenox av, old line, 20x99.11, 4-sty stone front dwelling. John A Amundson and ano EXRS and TRUSTEES Catherine T Smith to The Chelsea Realty Co. June 1, 1908. 6:1728-9. A \$8,000-\$13,000. other consid and 100

131st st W, n s, 100 e 12th av, 50x99.11, frame shed and vacant. Richard Fitzpatrick to John E and Joseph Conron, Q C. Mar 13. June 2, 1908. 7:1998-6. A \$11,000-\$11,000. nom

132d st E, No 41, n s, 100 e Madison av, 20x99.11, 3-sty stone front dwelling. Clara Kinkeldey et al to Mount Gilead Baptist Church. April 21. June 2, 1908. 6:1757-24½. A \$4,800-\$8,000. 10,200

134th st W, No 318, s s, 250 w 8th av, 25x99.11, 5-sty brk tenement. Rudolph Newman to Henrietta Hirsch, 3-11 parts, and Bertha Schwarzkopf, 8-11 parts. Morts \$26,000. May 29. June 1, 1908. 7:1959-26. A \$10,000-\$24,000. other consid and 100

134th st W, Nos 519 and 521, n s, 375 w Amsterdam av, 96x99.11, two 5-sty brk tenements. Release mort. N Y Trust Co to Rosenthal Construction Co. June 4, 1908. 7:1988-14 and 16. A \$—\$. other consid and 1,000

134th st W, s s, 125 w Broadway, 25x99.11, vacant. Cora E Booth to Eugene Higgins. June 2, 1908. 7:2000-39. A \$4,000-\$4,000. 100

137th st W, No 131, n s, 300 e 7th av, 25x99.11, 5-sty stone front tenement. Clementine Merzbach to Nellie Cannon. Mort \$17,000. June 1. June 2, 1908. 7:2006-14. A \$10,000-\$25,000. nom

143d st W, No 240, s s, 325 w 7th av, 25x99.11, 5-sty brk tenement. Lizzie M Cherey and ano to Tony Smith. B & S. June 1. June 3, 1908. 7:2028-47. A \$8,000-\$32,000. 100

143d st W, No 306, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. FORECLOS. Oct 25, 1907. Frank Cochrane ref to Andrew J Stevens. Mort \$—. May 20. June 1, 1908. 7:2043-47. A \$5,000-\$19,000. \$3,800 over and above mortgage

143d st W, No 247, n s, 350 e 8th av, 25x99.11, 6-sty brk tenement. Margt T Johnson to Stephen H Jackson. Mort \$28,400. April 30. June 1, 1908. 7:2029-14. A \$8,000-\$14,500. other consid and 100

145th st W, No 477, n s, 100 w Convent av, 25x99.11, 5-sty stone front tenement. Charles Mueller to Julius Eloskey and Daisy D Brall. Mort \$17,000. April 29. June 1, 1908. 7:2060-11. A \$7,500-\$25,000. other consid and 100

148th st W, No 529, n s, 341.8 w Amsterdam av, 16.8x99.11, 3-sty brk dwelling. Emma H Van Derveer to Ruth Y Starr. Mt \$11,500. June 2. June 4, 1908. 7:2080-18. A \$6,500-\$13,000. other consid and 100

148th st W, No 215, on map No 213, n s, 287.3 w 7th av, 37.5x 99.11, 5-sty brk tenement. Sigmund B Hauser to Anna E and Josiah Jones, of Rockville Centre, L I. Mort \$34,000. June 1. June 2, 1908. 7:2034-19. A \$10,500-\$35,000. other consid and 100

148th st W, s s, 325 w 7th av, 25x99.11, 6-sty brk tenement and store. Diedrich Fulle et al to Jennie S McKay. Mort \$28,500. May 29, 1908. 7:2033-47. A \$7,000-\$31,000. nom

149th st W, Nos 252 and 254, s s, 100 e 8th av, 40x99.11.

149th st W, Nos 248 and 250, s s, 140 e 8th av, 40x99.11, two 6-sty brk tenements. Empire City Wood Working Co to Penco Realty Co, a corpn. C a G. Morts \$72,000. April 1. May 29, 1908. 7:2034-58 and 60. A \$21,000-\$92,000. other consid and 100

150th st W | n s, 100 w 7th av, 150x199.10 to s s 151st st, vacant.

151st st W | Simon Uhlfelder et al to Herman Wronkow. Mort \$96,000. June 3. June 4, 1908. 7:2036-22 to 27 and 38 to 43. A \$67,000-\$67,000. other consid and 100

151st st W, Nos 502 and 504, s s, 100 w Amsterdam av, 75x99.11, 6-sty brk tenement. Lillie B Vauce to Madison Square Realty Co, a corpn. Mort \$118,000. May 19. May 23, 1908. 7:2082-36. A \$30,000-\$100,000. Corrects error in issue of May 30, when grantors name was Vance. 100

151st st W, Nos 502 and 504, s s, 100 w Amsterdam av, 75x99.11, 6-sty brk tenement. Lillie B Vauce to Madison Square Realty Co. Correction deed. Mort \$118,000. May 25. June 1, 1908. 7:2082-36. A \$30,000-\$100,000. nom

Same property. Madison Square Realty Co to Solomon M Schatzkin, of Rutherford, N J. Mort \$118,000. May 29. June 1, 1908. nom

152d st W, Nos 534 and 536 | s s, 150 e Broadway, 75x199.10 to 151st st W, Nos 535 and 537 | n s 151st st, two 6-sty brk tenements. FORECLOS, April 27, 1908. Patrick F McSorley ref to Scheer-Ginsberg Realty and Construction Co. Mort \$142,959.40. May 1. May 29, 1908. 7:2083-55 and 8. A \$— 150,000

152d st W, No 553, n s, 635.6 w Amsterdam av, 15x99.11, 3-sty brk dwelling. Julia E Hetsch to Annie M Bertsch and Josephine Koerber. Mort \$9,000. June 1. June 4, 1908. 7:2084-7. A \$6,000-\$11,500. other consid and 100

158th st W, No 634. Power of attorney. August W Cordes to Herbert A Heyn. Nov 24, 1906. June 4, 1908. —

161st st W, No 554, s s, 316.6 e Broadway, 16x99.11.

161st st W, No 556, s s, 309.6 e Broadway, 16x99.11.

161st st W, No 560, s s, 268.6 e Broadway, 16x99.11.

161st st W, No 564, s s, 236.6 e Broadway, 16x99.11.

161st st W, No 570, s s, 188.6 e Broadway, 16x99.11, five 3-sty stone front dwellings.

Robert Ferguson to Henry Siebert, Jr. Mort \$37,500. June 1. June 2, 1908. 8:2119-15½, 17½, 19, 20 and 21. A \$26,000-\$57,500. other consid and 100

163d st W, No 436, s s, 275 e Amsterdam av, 25x112.6, 5-sty brk tenement. Asher Simon Realty Co to Stella Klein. All liens. June 1. June 3, 1908. 8:2110-17. A \$8,000-\$24,500. other consid and 100

176th st W, n s, 100 w Audubon av, 150x99.11, vacant. Gem Realty Co to Arthur W Saunders. B & S and all liens. May 27. June 1, 1908. 8:2133-part of lot 7. other consid and 100

181st st, W, s s, 289.6 w Fort Washington av, 47.4x —, deed reads at n w or n e s of Old Private road (closed) on line bet lands of Haven & Buck, runs s and e along said road, — to east boundary line of land conveyed by Haven to Lane and recorded June 2, 1864, thence across said old road to the s or w s thereof, x n and n w — to 181st st, x e — to beginning, vacant. Ft Washington Syndicate, a corp., to Utility Realty Co, a corp., 1-10 part. B & S. May 27. May 29, 1908. 8:2177-113. A \$— \$— other consid and 100

Av A | n e cor 61st st, 14.10x58.4 to w s proposed Marginal 61st st | or Exterior st, x — to n s 61st st, x67 to beginning. Exterior st | vacant. Isabella Towle et al EXRS, &c, Jeremiah Towle to Central Consumers Ice Co. May 27. May 29, 1908. 5:1474-31. A \$6,000-\$6,000. 6,000

Av A, No 1507, w s, 25.1 s 80th st, 18x75, 5-sty brk tenement and store. Samuel Rosengarten to Milton Dammann. ¼ part. Mort \$13,400. June 2. June 3, 1908. 5:1559-28. A \$6,000-\$12,000. nom

Av A, No 39, w s, about 25 s 3d st, —x—, 4-sty brk tenement and store.

Lafayette st, No 240, or Marion st, No 44, w s, 105 n Spring st, —x—, 5-sty brk tenement and store.

Copy of last will of Joseph Applegate, late of Brooklyn. June 5, 1903. June 1, 1908. 2:430-29. A \$18,000-\$26,000. 2:496-32. A \$11,000-\$16,000.

Av B, No 209 | s e cor 13th st, 29.5x93, two 4-sty brk tenements 13th st, No 600 | and stores. Henry Bergman to Rebecca Stang, Katie Biermann and Bettie Simon. All liens. May 14. June 1, 1908. 2:395-8. A \$24,000-\$32,000. other consid and 100

Av B, No 179, e s, 51.9 n 11th st, 17.2x71, 4-sty brk tenement and store. Hyman Spiegel et al to Max Muldasky. Mort \$12,000. May 29. June 2, 1908. 2:394-3. A \$9,000-\$12,000. other consid and 100

Av B, No 179, e s, 51.9 n 11th st, 17.2x71, 4-sty brk tenement and store. Max Muldasky to Harry Freed. Mort \$16,000. June 1. June 2, 1908. 2:394-3. A \$9,000-\$12,000. other consid and 100

Av C, No 269, w s, 22.9 s 16th st, 23x88, 5-sty brk tenement. Chas I Minkoff to Abraham Kassel and Isaac Goldberg. Mort \$11,500 and all liens. June 4, 1908. 3:983-33. A \$7,000-\$11,500. nom

Amsterdam av, No 784, w s, 50.9 n 98th st, 25x84.2, 5-sty brk tenement and store. Nathan Grabenheimer et al to John S Colwell and Louise his wife tenants by entirety. Mort \$23,500. June 1, 1908. 7:1870-31. A \$14,500-\$25,000. other consid and 100

Amsterdam av, No 1403 | n e cor 129th st, runs e 96.3 x n e 81 129th st, No 499 | x n — to point 24.9 n 129th st, x w 100 to av, x s 24.9 to beginning, 5-sty brk tenement and store, all of.

129th st, n s, 96.3 e Amsterdam av, runs e 3.7 x n 7 to former c l Phineas st, x s w — to beginning. All title.

Loring pl, No 2259, w s, 80.1 n 183d st, 21x101.4x20.11x102.8, 3-sty brk dwelling, all of.

Marie Wittmack to Arthur Balthasar as TRUSTEE. Deed of trust. June 2. June 4, 1908. 7:1969-1. A \$16,000-\$38,000. 11:3225. nom

Amsterdam av, No 790, w s, 125.9 n 98th st, 14.6x84.1x17x84, 5-sty brk tenement and store. Release dower. Frances A E Welch widow to Ethel Grunhut. May 26. June 2, 1908. 7:1870-34. A \$8,000-\$14,000. nom

Same property. Frances A E Welch et al EXRS Peter A Welch to same. April 29. June 2, 1908. 7:1870. 18,000

Broadway, No 3610. Power of attorney. Bella Goldstein to Samuel Goldstein. May 17. June 4, 1908. —

Broadway, No 595 | n w s, 152 s w Houston st, 25x200 to s e s Mercer st, No 168 | Mercer st, 5-sty brk loft, office and store building. Herman Wronkow to Simon Uhlfelder and Abraham Weinberg. Mort \$110,000. June 1. June 4, 1908. 2:512-14. A \$135,000-\$175,000. other consid and 100

Broadway, No 543 w s, about 150 n Spring st, 25x200 to e s Mercer Mercer st, No 114 | st, 10-sty brk loft, office and store building. Bertha A Mergenthaler to Broadway Holding Co, a corp., Mt \$259,500. May 27. June 4, 1908. 2:498-17. A \$135,000-\$265,000. nom

Columbus av, No 774 | s w cor 98th st, 25.11x74, 5-sty brk tenement and store. Charles L E Wolf to Alphonse Andre. Mort \$30,000. June 1, 1908. 7:1852-36. A \$23,000-\$42,000. other consid and 100

Columbus av, No 55 | s e cor 62d st, 25.2x100, 5-sty brk tenement and store. 4:1114-61. A \$45,000-\$65,000.

131st st, No 103, n s, 75 w Lenox av, 18.9x99.11, 3-sty stone front dwelling. 7:1916-28. A \$8,200-\$13,000.

Wm C F Mangels EXR Cord Mahnken to Caroline M Greve, Edw A and Mathilda Mahnken, Emily M Kanenbley, Wm F, Isa-

belle and Harry C Mahnken LEGATEES, &c, Cord Mahnken. May 28. June 2, 1908. nom

Same property. Caroline M Greve et al HEIRS, &c, Cord Mahnken to Mahnken Estates, a corp., B & S. Mort \$32,000. May 28. June 2, 1908. 4:1114 and 7:1916. other consid and 100

Columbus av, No 862, w s, 25.11 n 102d st, 25x75, 5-sty brk tenement and store. Wm F Brintzinger to Lena Halpern. Mort \$16,000. June 1. June 4, 1908. 7:1857-30. A \$15,030-\$24,000. 100

Edgecombe av, w s, 229.10 n 145th st, 259.10x100. Restriction agreement. Herman Cohen with Abraham Ruth. May 27. May 29, 1908. 7:2053. nom

Lenox av, No 143 | n w cor 117th st, 25.2x75, 5-sty brk tenement 117th st, No 101 | and store. Release dower. Friederike Verdenhalven widow to Fredk D Verdenhalven. May 28. May 29, 1908. 7:1902-29. A \$27,000-\$42,000. nom

Same property. Daniel Verdenhalven to same. ½ part. All title. Mort \$20,000, dower, &c. May 28. May 29, 1908. 7:1902. nom

Same property. Fredk D Verdenhalven to Friederike Verdenhalven. ½ part. Mort \$20,000. May 28. May 29, 1908. 7:1902. nom

Lenox av, No 206, e s, 61 n 120th st, 20x80, 4-sty and basement brk dwelling. Pauline Grosner et al EXRS, &c, Morris Grosner to Edw L Radcliff. Mort \$15,000. June 1. June 2, 1908. 6:1720-3. A \$13,500-\$20,000. 25,000

Lenox av, No 510, e s, 50 n 135th st, 49.11x110, 6-sty brk tenement and store. Release mort. The New York Trust Co, a corp., to McKinley Realty and Construction Co, a corp., June 4, 1908. 6:1733-3. A \$— \$—. 1,000

Lexington av, Nos 1679 and 1681, e s, 50.11 n 105th st, 50x77, two 5-sty brk tenements and stores. John H Bischoff to John Bischoff, of Borough of Queens, N Y. Mort \$—. May 28. June 2, 1908. 6:1633-21 and 22. A \$22,000-\$38,000. nom

Lexington av, Nos 1679 and 1681, e s, 50.11 n 105th st, 50x77, two 5-sty brk tenements and stores. John Bischoff to John H Bischoff, of Borough of Queens. B & S and C a G. All liens. May 28. June 2, 1908. 6:1633-21 and 22. A \$22,000-\$38,000. nom

Lexington av, No 1841 | s e cor 114th st, 21.5x78, 4-sty stone 114th st, Nos 152 to 156 | front tenement and store. Alexander Axt to James A Hogan. Mort \$30,000. May 26. June 4, 1908. 6:1641-50. A \$14,000-\$26,000. 100

Madison av, No 329, e s, 25 s 43d st, 20.10x100, 4-sty stone front dwelling. Geo A Tibbals to Thos F Rowland, Jr, of Brooklyn, and Chas B Rowland, N Y. May 27. May 29, 1908. 5:1277-51. A \$100,000-\$105,000. nom

Madison av, No 1441, e s, 81.10 n 99th st, 19.1x100, 5-sty brk tenement and store. Adolph Cypress to Florence M Kelly. Mt \$18,000. June 3, 1908. 6:1605-21. A \$13,000-\$20,000. other consid and 100

Madison av, No 2063, e s, 79.11 s 131st st, 20x80, 4-sty stone front tenement. Arthur O'Keefe and ano to Roger Foster. June 1, 1908. 6:1755-53. A \$7,500-\$14,000. nom

Manhattan av, No 446 | s e cor 119th st, 34.3x100, 5-sty brk tenement. Charles F Schorer to Josephine I Har- 119th st | ment. Morts \$54,000. Oct 21, 1907. June 1, 1908. 7:1945-45. A \$25,000-\$53,000. exchange

Park av, No 1847, e s, abt 75 n 126th st, 25x90, 3-sty brk tenement and store. August Brandes and ano EXRS Henry G Peters to Thos C Edmonds & Co, a corp., All liens. June 2. June 3, 1908. 6:1775-4. A \$6,500-\$8,000. 12,000

Park av, Nos 1515 to 1521 | n e cor 110th st, 100.11x35, 6-sty brk 110th st, Nos 101 and 103 | tenement and store. Sydney H Her- man to David Nevins. B & S. June 3. June 4, 1908. 6:1638-1. A \$20,000-\$55,000. other consid and 100

Park av, No 1845, e s, abt 50 n 126th st, 24.11x90, 2-sty brk tenement and store with 1-sty brk extension. Edw H Graham et al to Thos C Edmonds & Co, a corp., June 2, 1908. 6:1775-3. A \$6,500-\$9,000. other consid and 100

Park row, Nos 76 and 78.

Centre st, Nos 8 and 10.

Assignment of part of award equivalent to sums of \$30,000. Frances J Storms to Robert McGill, of Hoboken, N J. May 28. May 29, 1908. 1:121. other consid and 100

Riverside Drive, No 410 | n e cor 113th st, 52.7x98.7x50.11x85.3, 113th st | vacant.

Riverside Drive, e s, 52.7 n 113th st, 51.8x111.9x50x98.7, 2-sty and attic stone front dwelling. Hugo S Mack to Winthrop Realty Co. All liens. May 20. June 1, 1908. 7:1895-39 to 41. A \$97,090-\$117,000. other consid and 100

West Broadway, Nos 41 to 45 | n e cor Park pl, 75.2x75, 5-sty brk Park pl, Nos 53 to 57 | loft and store bldg. Adolph Lewi- sohn to Park Place Realty Co, a corp., April 13. June 1, 1908. 1:126-13. A \$90,000-\$150,000. other consid and 100

1st av, Nos 18 and 20, e s, 89 s 2d st, 44x100, 6-sty brk tenement and store. Samuel Birnbaum to Isaac Greenman and Isidor Lorberbaum. Mort \$71,000. May 28. June 1, 1908. 2:429-5. A \$30,000-\$70,000. other consid and 100

1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 and 6.2 x w 99.1 to beginning, 3-sty brk tenement. Alex P Kaplan to Kassel Kaplan. Q C and correction deed. June 1. June 3, 1908. 2:429-8. A \$15,000-\$20,000. nom

Same property. Kassel Kaplan to Morris Gordon. Mort \$18,600. June 1. June 3, 1908. 2:429. other consid and 100

2d av, No 1911, w s, 42 s 99th st, 28x100, 5-sty brk tenement and store. Union Exchange Bank to David Nevins. B & S. June 3, 1908. 6:1648-26. A \$12,500-\$20,000. other consid and 100

2d av, No 1486, e s, 64.2 n 77th st, 21x75, 4-sty brk tenement and store. Martha Michler to Jacob Ulmar and Flora his wife, tenants by entirety. Mort \$6,000. May 28. May 29, 1908. 5:1452-4. A \$11,000-\$15,000. other consid and 100

2d av, No 572, e s, 73.3 s 32d st, 25.6x72, 4-sty brk tenement and store. Irving Wortmann and ano to Clara wife of Irving Wortmann. Mort \$13,000. June 2, 1908. 3:937-69. A \$11,000-\$18,000. other consid and 100

2d av, No 692, e s, 74 n 37th st, 24.8x136.5x25x132.4.

2d av, No 694, e s, 98.9 n 37th st, 24.8x139.7x25x136.5, two 5-sty brk tenements and stores and two 4-sty brk tenements in rear.

Annie Zinstein to Louis Gordon, Barnett Levy and Moritz Gruenstein. June 1. June 2, 1908. 3:943-4 and 62. A \$28,000-\$48,500. other consid and 100

3d av, No 1443, e s, 82 s 82d st, 20.2x70, 4-sty stone front tenement and store. Edwd A Alexander TRUSTEE in bankruptcy of Wm Thomann to William Thomann. Jan 20. June 2, 1908. 5:1527-48. A \$13,500-\$20,000. nom

Same property. William Thomann to Rosa wife of William Thomann. Jan 22. June 2, 1908. 5:1527. nom

3d av, No 919, e s, 45.5 n 55th st, 20x110, 4-sty brk tenement and store. Henry Goldberger to Wm F Grell. ½ part. All

title. Mort \$15,000. May 18. June 3, 1908. 5:1329-2½. A \$14,200-\$18,000. other consid and 100

4th av, Nos 115 to 119 | n e cor 12th st, runs n 71.2 x e 62 x 12th st, Nos 101 to 109 | s e 130 x s w 103.3 to n s 12th st, x n w 151.5 to beginning, 8-sty brk and stone front loft and store building and 4-sty brk and stone front building and store. 2:558-1 and 49. A \$167,000-\$21,500 and P \$360,000.

3d av, Nos 139 to 145 | e s, 131.6 n 14th st, 75 to 15th st, x100, 15th st, Nos 200 to 204 | five 3-sty brk tenements, stores on av. 2:896-46 to 51. A \$40,500-\$101,000.

3d av, Nos 166 to 174 | n w cor 16th st, runs n w along 16th 16th st, Nos 143 to 149 | st, 108.8 x n e 96.3 x s e 137.2 to n w s 3d av, x s w 92 to beginning, seven 3-sty brk tenement, stores on av and 2-sty brk rear building. 3:872-32 to 39. A \$116,000-\$144,000.

16th st E, Nos 202 and 204, s s, 60 e 3d av, 40x103.3, two 3-sty brk tenements and stores. 3:897-33, 34. A \$25,000-\$31,500.

20th st E, Nos 223 to 227, n s, 290 w 2d av, 70x92, three 2-sty brk buildings and 2-sty brk buildings in rear. 3:901-14 and 15. A \$32,000-\$39,500.

13th st E, Nos 118 and 120, s w s, 300 n w 3d av, 45.3x100, 3-sty brk stable and vacant. 3:558-16 and 17. A \$33,000-\$35,000.

10th st E, No 82, s w s, 200 n w 3d av, 20x71x21x64.4, 3-sty brk tenement. 2:555-20. A \$9,500-\$11,000.

Stuyvesant st, No 21, n s, 90.3 e from n e s 9th st, 28.4x62.8x34.1 x81.11, 3-sty brk tenement. 2:465-29. A \$15,000-\$20,000.

Release mort. The Bank for Savings, N Y, to Hamilton Fish Corporation. May 29. June 1, 1908. 300,000

5th av, No 2204 | n w cor 134th st, 24.11x110, 5-sty brk tenement and store. Harry Levey to Thomas Weinberg and Raphael Hurwitz. Mort \$47,000. May 28. May 29, 1908. 6:1732-33. A \$22,000-\$46,000. 100

5th av, No 1489, e s, 63.2 s 120th st, 37.8x100, 6-sty brk tenement and store. Hyman Korovsky to Robert Grosberg. Morts \$59,030. May 28. May 29, 1908. 6:1746-72. A \$22,000-\$56,000. other consid and 100

6th av, Nos 440 to 444 | s e cor 27th st, 74x70, three 3-sty brk 27th st, Nos 54 to 58 | tenements and stores. Jane E Britton to Amanda B Manee. ½ part. All title. B & S. All liens. Nov 30, 1907. May 29, 1908. 3:828-77 to 79. A \$169,000-\$186,000. other consid and 100

7th av, No 1987, e s, 54 n 119th st, 26.11x98, 5-sty brk tenement and store. Ernest A Fairbanks to Ephraim Drucker. Mort \$30,000. June 1. June 3, 1908. 7:1904-3. A \$19,000-\$29,000. other consid and 100

8th av, Nos 2860 to 2868 | s e cor 153d st, 99.11x100, three 6-sty 153d st, No 270 | brk tenements and stores. Bertha Beers and ano to Benj J Weil. All liens. May 27. June 1, 1908. 7:2038-61 to 64. A \$36,000-\$113,000. nom

8th av, No 2717, w s, 74.11 n 144th st, 25x100, 5-sty brk tenement and store. Sigmund Elkin to Henry B Lipner. Mort \$29,500. June 2, 1908. 7:2044-32. A \$11,000-\$20,000. other consid and 100

9th av | s w cor 216th st, 99.11x100, vacant. Sol Goodman to 216th st | Samuel A Hamel. Mort \$20,000 and all liens. June 1. June 2, 1908. 8:2212-21 to 24. A \$17,500-\$17,500. other consid and 100

9th av, No 573, w s, 78.9 s 42d st, 20x100, 4-sty brk tenement and store. Jovo Tomanovich to Francesco Carlucci. Mort \$23,000. June 1. June 3, 1908. 4:1051-33. A \$15,000-\$19,000. other consid and 100

10th av, s w cor 26th st, store, &c. Power of attorney. Terence F Gallagher to Augustus Child. All title. April 27. June 1, 1908.

Interior plot, begins 100.5 n 46th st and 275 w 11th av, runs n 13.9 x w - to point 119 n 46th st and 300 w 11th av, x s 18.7 x e - to beginning, vacant. Release mortgage. Jessie Folsom to Samuel D Folsom. May 27. June 1, 1908. 4:1094. 2,000

MISCELLANEOUS.

General conveyance of cars, rolling stock, &c. Release car trust agreement. Adrain Iselin, Jr, TRUSTEE to the Buffalo, Rochester & Pittsburg Railway Co. June 1. June 4, 1908. nom

Power of attorney. Ernst J Gebhen to N Henry W Schutt. June 12, 1907. June 4, 1908.

Power of attorney. Fanny B Hinman to Wm H Maclay. May 25. June 4, 1908.

Power of attorney. Henry Estricher to Martin D Levy. May 20. June 1, 1908.

Power of attorney. John C Whitridge, of Newport, R I, to Fredk W Whitridge. Nov 26, 1900. June 2, 1908.

Power of attorney. Pauline M Carey to Frank M Bedell. June 2, 1908. nom

Power of attorney. Nancy L Sherwood to Mary E Blodgett. May 29. June 2, 1908.

Power of attorney. Chas A Hausburg to Edward O Hausburg. Apr 23. June 3, 1908.

BOROUGH OF THE BRONX.

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

*Bronx terrace, e s, 112 s 224th st, late 10th av, 56x105, Wakefield Catherine Doran to Mary Doran. B & S. June 1. June 2, 1908. other consid and 100

Chisholm st, Nos 1327 and 1329, w s, abt 190 s Jennings st, lots 13 and 14 map No 946, Wm Birrell, 40x110.7x40.5x104.8, two 2-sty frame dwellings. Margaret Neill to Peter Schmidt. Morts \$6,000. May 23. May 29, 1908. 11:2971.

*Dorsey st, No 2422, or Carroll pl, s s, 225 e Green lane, 25x100. Emanuel Fernandez to Edward Freygang. ½ part. Mort ½ of \$2,000. June 2. June 4, 1908. 750

*Evdna st, s s, 94.5 e Main st, 50x100, Westchester. Anna A Pierson to Mary Murray. Mort \$3,000. May 27. May 29, 1908. other consid and 100

Fairmount pl, n s, 337 e Prospect av, 1 house.

Verio av, s e cor 236th st, four 2-sty frame dwellings.

*230th st, s s, 155 e Carpenter av. - houses.

Assignment of all right, title and interest to contracts on above, &c.

153d st, No 557 East, assignment of a mortgage.

*231st st, east ½ lot 936 map of Wakefield, 50x114, conveyance. Agreement and declaration fixing rights and interests of creditors and all parties in said conveyance; declaration of trust, &c. David H and Carrie S Sarfaty to James C Forbes as TRUSTEE for creditors of David H Sarfaty. Aug 5, 1907. June 1, 1908.

Featherbed lane, s s, 48.6 w Nelson av, 24.3x110x24.1x113.6, vacant. Richard R Maslen to Thomas J Flannagan. May 28. Mort \$1,600. June 4, 1908. 11:2874. other consid and 100

Kelly st, w s, 155.3 n 165th st, 25x100, 3-sty frame tenement. Release mort. James G Wentz to Adolph Schwartz. May 29, 1908. 10:2705.

Kossuth pl, c 1, 330 n c 1 210th st, runs e 130 x n 50 x w 130 x s 50 to beginning, except part for opening of said pl, vacant. Elizabeth H Knoepfel to James A Donegan. Morts \$1,657.50. Jan 2. May 29, 1908. 12:3327. other consid and 100

Kelly st, e s, 131.3 n 165th st, 40x100, vacant. Henry M Powell to Jane Kitchen. Mort \$3,000. May 28. May 29, 1908. 10:2716.

Lorillard pl, Nos 2365 and 2367, n w s, 173.8 n from e s 3d av, 50x90, 4-sty brk tenement. Rosa P wife of H Cameron Easterbrook to Chas H Mamel. Morts \$29,000. June 4, 1908. 11:3055. other consid and 100

Loring pl, No 2253, w s, 16.7 n 183d st, 21.6x105.3x21.5x106.8, 3-sty brk dwelling. Sarah Backer to Hattie Lippman and Fanny Mansbach. Mort \$12,500. June 1. June 2, 1908. 11:3225. other consid and 100

Macy pl, No 879, n s, 25 w Hewitt pl, 25x100, 3-sty brk dwelling. Lena Miller and ano to Emil Mayer. Mort \$10,000. June 2, 1908. 10:2695 and 2688. other consid and 100

Oaktree pl, No 615 (899), n s, 111.8 w Hughes av, 16.8x115, 2-sty frame dwelling. Samuel Glanzrock et al to Joseph Dietrich. Mt \$3,500. May 23. May 29, 1908. 11:3070. other consid and 100

*Poplar st, s s, 226.10 e Forest st, 25.2x110.5x25x109.2, Westchester. Cath A Shea to Martin J Donnelly. Mort \$1,800. May 27. May 29, 1908. 100

*Rose st, w s, 3.0 n Columbus av, 25x100, Van Nest. Charles Emmet to Margaret wife of Charles Emmet. All liens. May 29. June 4, 1908. other consid and 100

*Roselle st, w s, 56.8 s Poplar st, 25x122.3x27.11x109.10, Westchester. Norma Duryea to Susan Duryea. Mort \$3,900. May 6. June 1, 1908. nom

*8th st, s s, 130 w Av B, runs s 136 x w 25 x n 10 x w 25 x n 10 x w 25 x n 116 to st, x e 75 to beginning, Unionport, except part for Tremont av. Release mort. Frederick Sauler, Jr, to Caroline Keller. All title. May 28. June 1, 1908. 1,500

*11th st, s s, 105 w Av C, 100x108, Unionport. John Cook to Henry S Briggs. Mort \$2,500. May 25. May 29, 1908. other consid and 100

135th st, Nos 536 and 538, s s, 83 w St Anns av, 39x100, 6-sty brk tenement. Leopold Goldstein to Adolph Garmise. Morts \$38,500. May 28. June 1, 1908. 9:2262. other consid and 100

135th st, No 411, n s, 132 e Willis av, 18x100, 2-sty and basement stone front dwelling. Adolph Balschun to Paul Rabe. May 26. June 2, 1908. 9:2280. other consid and 100

136th st, No 303, old No 553, n s, 200 w Alexander av, 25x100, 4-sty brk tenement. John M Bunte to John G Bunte. Mort \$8,000. May 9. June 1, 1908. 9:2312. nom

136th st, No 641, on map No 661, n s, 101.11 w Trinity or Cypress av, 37.6x100, 5-sty brk tenement. Sarah Mirell to Morris Broner, of Brooklyn. Mort \$35,050 and all liens. June 1, 1908. 10:2549. nom

138th st, n s, 344.1 e Southern Boulevard, 225x100, vacant. FORECLOS. April 21, 1908. Wm H Black ref to Chas F Hickey. June 3. June 4, 1908. 10:2590. 39,500

146th st, No 545 (825), n s, 124.4 w St Anns av, 25x100, 5-sty brk tenement. Edward Isner to Simon Korper. ½ part. All title. Morts \$24,000. May 28. May 29, 1908. 9:2273. nom

149th st, late Westchester R R st, s s, 50 w Tinton av, 50x80, vacant. Wm D Freeman to Fredk W Ehrsam. May 12. May 29, 1908. 10:2580. nom

149th st, s s, 269.4 w St Anns av, 40x100, 5-sty brk tenement and store. Moorehead Realty and Construction Co to August Genz. Mort \$31,000. June 1. June 2, 1908. 9:2275. other consid and 100

149th st, No 379, n s, 150 w Melrose av, 25x80, 3-sty frame tenement. Release of life estate. Theresa Staff widow to American Real Estate Co, a corpa of R I. Q C. June 2, 1908. 9:2328. nom

Same property. Julia T Staff by May Janss GUARDIAN to same. All title. June 2, 1908. 9:2328. 35,000

149th st (Berson st), s s, - e Park av, and being west ½ lot 86, map Melrose South, 25x106.6, except part for st. William Fisher to Emanuel G Bach. June 3. June 4, 1908. 9:2337. nom

155th st, Nos 380 and 382, s s, 225.6 e Courtlandt av, 59.3x100x50 x100, 2-sty brk and stone dwelling and vacant. Thos D Malcolm to Thomas D Malcolm Construction Co. Mort \$11,030. May 28. June 2, 1908. 9:2401. other consid and 100

157th st, n s, 21 e Melrose av, strip, runs n 1.9 to n s Prospect st, x e 50 x s 110 to n s 157th st, x w 50 to beginning. James Snellgrove to Ernestine Williams and Martha Haake. Q C. May 29. June 2, 1908. 9:2379. nom

167th st, Nos 895 and 897, n s, 49.7 e Kelly st, 34x92.5x34x95, two 3-sty frame tenements and stores. Joseph Roberts to Rebecca M Trube. Mort \$7,500, and all liens. June 1, 1908. 10:2703. nom

*172d st, e s, abt 173 s Westchester av, 300x100.

Gleason av, n e cor 172d st, 100x100.

Ronald K Brown and ano to Jacob Cohen. Morts \$15,500 and all liens. May 25. June 2, 1908. other consid and 100

173d st, No 495, n s, 44.5 w Bathgate av, 42x100, 3-sty frame dwelling. Jennie S McKay to Diedrich and Tillie Fulle. May 29, 1908. 11:2915. other consid and 100

177th st, No 61, n s, 155 w Morris av, 20x100, 2-sty brk dwelling. Andrew F Dalton to J C Julius Langbein and Catharine Hooks. Morts \$7,000. June 1. June 3, 1908. 11:2828. other consid and 100

179th st, s s, 47.3 e Creston av, 50x80.3x50x80.7, vacant. Elizabeth Steinmuller to Francis Frey. June 1. June 3, 1908. 11:2808. other consid and 100

179th st, No 412, s s, 118 e Webster av, 18.6x100, 3-sty brk dwelling. Sydney S Cohen to Wm A McGowan. Mort \$4,500. June 2. June 3, 1908. 11:3028. other consid and 100

186th st, No 462, s s, 220 e Park av East, 20x100, 4-sty brk tenement. Thekla M Speth to John and Henry Duane. Mort \$11,400. May 28. June 1, 1908. 11:3039. 100

188th st, n s, 350 e Tee Taw av, 33.4x107x33.4x109, vacant. Hugh McLernon to Joseph S Short. Mort \$5,500. June 1. June 2, 1908. 11:3219. nom

203d st, No 274, s s, 310.4 e Valentine av, 21x100, 2-sty frame dwelling. Release mort. Harlem Savings Bank to Frank L Weinheimer. June 1. June 4, 1908. 12:3308. nom

*222d st (8th av), n s, 249 w 4th av, 55.6x114, except part for st, being a strip 55.6x26, Wakefield. FORECLOS. May 5, 1908. Edw L Parris ref to William Maily. All liens. May 29, 1908. 725

*223d st, n s, abt 150 w Laconia av, 25x109.6. Release mort. Elias Kadaner to Alexander Dagnillo. Dec 2, 1907. May 29, 1908. 125

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*226th st (12th st), s s, 305 w 4th av, 100x114, Wakefield. Bruckner Brothers Inc, a corpn, to Emil Leske. Mort \$2,500. May 28. June 4, 1908. other consid and 100
*227th st, n s, 205 w 4th av, 100x114, Wakefield. Bruckner Brothers Inc to Patrick D Sullivan, Harry Merritt and Kathryn and Edw J Keating. Mort \$2,800. May 28. June 3, 1908. other consid and 100
*229th st, n s, 305 e 6th av, 100x114, Wakefield. Margt B Niles to Thos J Ford. All title. Q C. May 6. June 4, 1908. nom
236th st, late Opdyke av, s s, 175 e Oneida av, late 4th st, 25x100, vacant. Henry D Reaves to Bessie F and Isabella F Reaves daughters Henry D Reaves. B & S and confirmation deed. May 25. June 2, 1908. 12:3370. gift
Arthur av, No 2380. Power of attorney. Antonio Russo to Pietro Rotolo, Brooklyn. June 4, 1908.
Arthur av | n w cor Tremont av, runs n 71 x w 90 x s 50.1
Tremont av | x w 100 to e s Lafontaine av, x s 42.9 x s e on Lafontaine av | curve partly along Lafontaine av, and partly along Tremont av, 48.8 x e 162.5 to beginning, 2-sty frame building and vacant. Alfred B Dunn to L Napoleon Levy. 1/2 right, title and interest. All liens. June 2, 1908. 11:3068. nom
Same property. Selina A C Kerr widow to Alfred B Dunn. 1/2 right, title and interest. May 29. June 2, 1908. 11:3068. nom
Aqueduct av, w s, 87.8 s 183d st, 50x100, vacant. James H Robertson to Anna F Hodgins. June 1. June 2, 1908. 11:3217. other consid and 100
Bathgate av, No 2412, e s, 194.10 n 187th st, 20x89.11, 2-sty brk dwelling. German Construction Co to Emil Heiman. Mort \$6,000. May 29. June 2, 1908. 11:3056. other consid and 100
Burnside av, n s, 153.2 e Anthony av, 50x125.5x30x99.9, vacant. Josephine De H Carrington to Adolph Freund. June 1. June 2, 1908. 11:3149 and 3156. nom
Burnside av, n s, 218.7 n w Ryer av, 50x99.9x30x125.5, vacant. Adolph Freund to Amelia Schlesinger. Mort \$4,750. June 1. June 2, 1908. 11:3149 and 3156. other consid and 100
Brook av, No 375, w s, 25 s 143d st, 25x90, 4-sty brk tenement and store. Benj B Marco to Herman Heilberg. Mort \$19,000. June 4, 1908. 9:2287. nom
*Beech av, n s, 301 e Elm st, 25x100, Laconia Park. Release mort. Workmens Sick and Death Benefit Fund of U S of A. to Domenick Brancale. May 28. June 4, 1908. 400
*Burdett av, n s, 534.4 w Fort Schuyler road, 25x109, Tremont Heights. The Lampport Realty Co to Caesar Millis. May 29, 1908. other consid and 100
Bainbridge av, No 2790, e s, 250 n 197th st, late Rosa pl, 50x115, 2-sty frame dwelling and 2-sty frame stable in rear. Charlotte H Mildeberger to Mary Rice, of Weehawken Heights, N J. Mort \$4,500. May 28. May 29, 1908. 12:3290. 100
Bryant av, No 1350 | s e cor Jennings st, 125x100, 2-sty frame Jennings st | dwelling and vacant. FORECLOS, May 6, 1908. Wm J Bolger ref to Geo W Robinson. May 21. May 29, 1908. 11:2999. \$3,000 over and above mort of 11,000
*Bassett av, w s, 100 s Saratoga av, 25x100.
Bassett av, w s, 25 s Saratoga av, 25x100.
Rhineland av, n s, abt 305 w Stillwell av, 25x100.
Release mort. John J Brady to Hudson P Rose Co. May 29. June 1, 1908. 900
Boston av, late Boston Post road, w s, old line, 26 s 179th st, and adjoining land Fredk Thomas, runs n w 134 x n e 54 to point 36 s Centre st, old line, x s e 134 to road, x s w 54 to beginning. Release mortgage on land in south line of above, 132 w Boston road, old line, runs w 2 x n 54 x — x e — s 54 to beginning, 2-sty frame dwelling and vacant.
Release mortgage. Title Insurance Co of N Y to Chelsea Realty Co. Dec 3, 1907. June 1, 1908. 11:3136. nom
Caldwell av, w s, — n Westchester av, and being lot 50, map Ursuline Convent, 25x115.
Caldwell av, w s, — n Westchester av, and being lot 51, same map, 25x115.
The Hyman Construction Co to Samuel Yesersky. Mort \$33,000 and all liens. May 26. June 4, 1908. 10:2624. other consid and 100
*Carpenter av (2d st), w s, part lot 1123 map Wakefield, begins at s s lot 1123 and runs n 99 x w parallel with s s 12th av, or 226th st, 105 x s 99 x e 105 to beginning. Elizabeth Ragette et al to Gustave Blass. June 1. June 2, 1908. other consid and 100
Clinton av, w s, 167 s 176th st, late Woodruff av, 33x149.10, vacant. Release mort. Hanford S Weed ADMR Wm McClenahan to Pauline Levy, Simon Ellinger and Charles Seligman. June 3. June 4, 1908. 11:2949. 3,500
Same property. Pauline Levy et al to John R Peterson. June 3. June 4, 1908. 11:2949. nom
Concord av, No 333, w s, 120 n 141st st, 20x100, 3-sty brk dwelling. Mary Henkel to Herman D Junge. Mort \$5,500. June 3. June 4, 1908. 10:2573. omitted
Clay av, No 1052, e s, 195 n 165th st, 27x80, 2 and 3-sty brk dwelling. Ernest Weingman to John Huter. Mort \$7,500. June 1. June 3, 1908. 9:2425. other consid and 100
Clinton av | n w cor Oakland pl, 23x100x22.8x100, 4-sty Oakland pl, No 721 | brk tenement. Hyman Ringel to Mary E Shea. Mort \$19,000. June 1. June 3, 1908. 11:3095. 100
Crotona av, e s, 100 n 183d st, 50x100, vacant. John O'Leary to Katherine C Kasser. Mort \$3,725. June 2. June 3, 1908. 11:3102. other consid and 100
College av, No 1368, e s, 226.7 s 170th st, 16.7x100, 2-sty frame dwelling. Chas H Baechler to James J Tobin. B & S. Mort \$3,200. May 29. June 3, 1908. 11:2783 and 2785. nom
Crotona av | s e cor 170th st, runs s 46.6 x e 25.11 x s e 60.3 x 170th st | e 18.6 x n 28.3 to 170th st, x n w 108.7 to beginning, 4-sty brk tenement. Peter Kramer to Peter Kramer and Elizabeth his wife. Mort \$26,000. May 27. June 1, 1908. 11:2937. other consid and 100
*Cedar av, w s, 125 s Bartholdi st, lot 4 map No 426 of lots near Williamsbridge Station. Release mort. Ralph Hickox to A Shatzkin & Sons. May 25. June 1, 1908. 540
*Same property. Release mort. Mark Lurie to A Shatzkin & Sons. May 29. June 1, 1908. 100
*Cedar av, w s, 125 s Bartholdi st and being lot 4 map No 426 of building lots near Williamsbridge Station. A Shatzkin & Sons (Inc) to Salvatore Dambrosio. May 29. June 1, 1908. other consid and 100
*Commonwealth av, w s, 75 s Mansion st, 25x100. Frank J Hartin to Carl Grossman. May 29. June 1, 1908. other consid and 100
Decatur av, or Norwood av, e s, 63.4 s 205th st, 50x112.6, vacant. Charles Baumann to Mary Russhon. Mort \$2,200. June 1, 1908. 12:3353. nom
Daly av | s w cor 178th st, 81.4x160.7, vacant. J C Julius Lang-178th st | bein et al to Wm C Kelly. Morts, &c, \$14,000. May 25. June 3, 1908. 11:3121. other consid and 100
Eagle av, No 701, w s, 259.6 s 156th st, 19x99.3, 2-sty frame brk front dwelling. John Quorilli to Rosie P, wife of John Quorilli. All title. Mort \$5,500. May 29. June 1, 1908. nom
Forest av, Nos 866 and 868 | s e cor 161st st, runs e 148.6 x s 161st st, Nos 750 to 760 | 101.2 x w 48.6 x n 50 x w 100 to av, x n 51.2 to beginning, two 6-sty brk tenements, store on corner. Mary Schafer to Joseph Wolf. All liens. April 7. May 29, 1908. 10:2657. other consid and 1,000
Franklin av, No 1224 | n e cor 168th st, 35x100, 3-sty frame 168th st | dwelling and store. August Genz to Sara D Moorehead. Mort \$5,000. June 1. June 2, 1908. 10:2615. other consid and 100
Grand Boulevard and Concourse, w s, 150 n 192d st, 100x110.3x 100x109.2, vacant. Delaware & Hudson Realty and Impt Co. to John P Dunn. June 1. June 4, 1908. 11:3168. other consid and 100
Grand Boulevard and Concourse, w s, 175 n 192d st, 75x110.3x75x 109.5, vacant. John P Dunn to Delaware & Hudson Realty and Impt Co. All liens. June 4, 1908. 11:3168. other consid and 100
*Gleason av, s e cor 174th st, 50x106. Mary Connolly and ano to Michael M Reynolds. Mort \$900. April 30. May 29, 1908. other consid and 100
Grand av, No 2381, w s, 50 n 184th st, 50x90, 2-sty frame dwelling. Jovo Tomanovich to Francesco Carlucci. Mort \$9,550. June 1. June 3, 1908. 11:3212. other consid and 100
*Glebe av, e s, 260.6 n Westchester av, 50x123x—x139. Joseph Plante et al to Martin Pletscher. All liens. May 29. June 1, 1908. other consid and 100
Harrison av, w s, 765.2 s from 1st angle point n of Tremont av, runs w 119.2 to e s old Croton Aqueduct, x s 20 x e 119.4 to av, x n on curve 20 to beginning, vacant. Theo H Mikisch to John Eggers. June 1. June 4, 1908. 11:2868. other consid and 100
Hoe av | s w cor 172d st, 25x100x—x60.11, vacant. Bernhard 172d st | Block to Sophie Sarg. Mort \$1,700. Sept 4, 1907. June 4, 1908. 11:2981. other consid and 100
Hoe av | s w cor 172d st, 25x100x—x60.11, vacant. Sophie Griese 172d st | (Sarg) to John D Griese. 1/2 part. All liens. Sept 24, 1907. June 4, 1908. 11:2981. omitted
Jackson av, No 981, w s, 318.11 s 165th st, 30.3x75, 4-sty brk tenement. Isidore Rabinowitz to Rosanna Rosenfeld. Morts \$16,400. Feb 19, 1903. June 3, 1908. 10:2639. other consid and 100
Kingsbridge road, Nos 390 and 392 | s w s, at n w s Webster av, Webster av | 50.2x56.7x47.10x63.6, 3-sty brk building and store.
Webster av, Nos 2513 to 2517, n w s, 63.6 s w Kingsbridge road, 63.10x45.11x65.3x47.10, two 3 and one 2-sty frame tenements and stores.
Jane E Britton to Amanda B Manee. 1/2 part. All title. C a G. Dec 7, 1907. May 29, 1908. 11:3026. other consid and 100
*Lampport av, s s, 300 w Fort Schuyler road, 25x100, Tremont Heights. Release mort. Eugene R Dennis et al to the Lampport Realty Co, a corpn. May 23. May 29, 1908. 100
Leggett av, No 1050, s w s, 28.3 n Dawson st, 24.9x82.9x20x97.3, 2-sty frame dwelling. Wm Krass to Harry L Hill. Mort \$6,600. May 29, 1908. 10:2687. nom
Longfellow av, No 1144, e s, 239.5 n Westchester av, 20x122.3x 21.6x130.2, 3-sty brk tenement. Severin Magda to Hermann Mergenthaler. Mort \$5,250. June 1. June 2, 1908. 10:2758. other consid and 100
Leggett av, No 884, old No 1050, s w s, 28.3 n Dawson st, runs n w 24.9 x w 82.9 x s 20 x e 97.3 to beginning, 2-sty frame dwelling. Harry L Hill to Elizabeth Balmare. Mort \$6,600. May 29. June 1, 1908. 10:2687. other consid and 100
Melrose av | n w cor 160th st, 101.3x99, 2-sty frame dwelling and 160th st | vacant. Louis Lese to Ada V Levy. All liens. May 29. June 1, 1908. 9:2407. other consid and 100
Morris av, No 1666 | s e cor 173d st, 96.9x85, 2-sty frame dwelling 173d st, No 438 | ing and vacant. Joseph Steiner to Charles Steiner. All title. Mort \$5,000. Sept 26, 1907. June 2, 1908. 11:2794. other consid and 100
Mohegan av | e s, 154.10 n 175th st, runs e 140 to w s Waterloo Waterloo pl | pl, x n 25 x w 70 x n 25 x w 70 to av, x s 50 to beginning, vacant. H Raymond Mitchell et al to German Construction Co, a corpn. Mort \$2,900. May 29. June 2, 1908. 11:2958. other consid and 100
Morris av, No 1970, e s, 280 s 179th st, 20x100, 3-sty brk dwelling. Release mort. Lambert S Quackenbush TRUSTEE Herman B Lanfer to August Jacob. June 1. June 2, 1908. 11:2807. 5,000
Morris av, No 2420, e s, 350.9 n 184th st, 37.6x120, 2-sty frame dwelling. Bernard Lynch to Patrick H Hopkins. Morts \$9,000. May 28. June 2, 1908. 11:3173. nom
*Parker av, e s, 275 s Lyon av, 25x100, Westchester. Marcus Nathan to Louise Landmann. Mort \$3,500. June 2. June 4, 1908. other consid and 100
Prospect av, e s, 400 n 187th st, 20x95, 2-sty brk dwelling. CONTRACT. George Turner with Ora E Spring. Mort \$7,200. May 27. May 29, 1908. 11:3115. nom
*Pratt av, w s, 419.3 s Kingsbridge road, 25x130.4x—x143.8, Edenwald. Frederick Schneider to Wm F Steinmetz. May 26. May 29, 1908. 750
*Parker av, e s, 100 s Lyon av, 25x100. Parker av, s e cor Lyon av, 100x50, Westchester. Domina Plante to Martin Pletscher. Morts \$3,000 and all liens. May 29. June 1, 1908. other consid and 100
*Roosevelt av, n s, 135 w Fort Schuyler road, 25x—x—x84. The Lampport Realty Co to Helene Minkin. May 29, 1908. other consid and 100
Sheridan av, w s, 350 n 153d st, 25x96x25x95, vacant. Gertrude I Skinner to Arthur R Morris. June 3. June 4, 1908. 9:2458. nom

MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property FIFTH AVE. AND 79th ST. BROOKLYN, N. Y. Our Specialty TELEPHONE, 724 BAY RIDGE

*Seton av, e s, 375 s Randall av, 25x100, Edenwald. Josiah A Briggs to Selma Johnson. July 31, 1907. June 4, 1908. omitted
*Saxe av, w s, 25 s Cornell av, 25x100. Diedrich Kornau to John Mahlstedt. Mort \$2,500. June 1. June 2, 1908.
other consid and 100
Summit av, No 1001, w s, 461.7 s 165th st, 30x87.6, 4-sty brk tenement. Mary Schafer to Joseph Wolf. All liens. April 6. May 29, 1908. 9:2523.
other consid and 500
Sedgwick av, w s, 623.5 s Kingsbridge road, 37.6x108.6x37.8x111.10, vacant. Fordham Realty Co to Herbert Ascher. Mort \$6,000. June 2. June 3, 1908. 11:3237.
other consid and 100
Tinton av, No 707, late Beach av, w s, 25.6 n 155th st, late Dawson st, 24.10x100, 4-sty brk tenement. Diedrich H Waltemade to Louis W Markel. Mort \$10,500. June 1. June 2, 1908. 10:2654.
nom
*Union av, e s, 151 n 4th st, 44x100, Westchester. Release mort. Cristoforo Zuccaro to Betty Peterson. Mar 31. June 4, 1908. 1,200
Union av, No 1145, w s, old line, 72.9 s Home st, old line, 16.10x 100, except part for av, 2-sty frame dwelling. Magnus Baumgartner to Gaetano Viscardi. Mort \$2,000. May 28. May 29, 1908. 10:2671.
other consid and 100
Vyse av, No 2121, w s, 75 s 181st st, 25x100, 3-sty brk tenement. Clement H Smith to Denis Egan. Q C. June 3. June 4, 1908. 11:3128.
other consid and 100
Same property. Geo H Lester to same. Mort \$8,000. May 16. June 4, 1908. 11:3128.
other consid and 100
Vyse av, No 1155, w s, 340 n 167th st, 20x100, 3-sty brk dwelling. Harry Freed to Hyman Spiegel and Lewis H Lazarus. Mort \$9,500. June 1. June 2, 1908. 10:2752.
other consid and 100
Vyse av, w s, 175 s Jennings st, 25x100, vacant. Emma A Hoffmann to Chas H Bellows, Jr. All liens. June 1. June 2, 1908. 11:2987.
100
Verio av, Nos 4236 to 4240, e s, 74.2 s 234th st, 50x100, three 2-sty frame dwellings. Richard Howell to Robt W Cromley, of East Orange, N J. 1/2 part. All title. Q C. Mort 1/2 of \$4,000. Oct 7, 1907. June 2, 1908. 12:3395.
nom
Verio av, e s, at n s lot 16 map of Woodlawn Heights, runs e 100 x s 5 x w 100 to av, x n 5 to beginning. Richard Howell to Robert W Cromley, of East Orange, N J. All title. Q C. Oct 7, 1907. June 2, 1908. 12:3395.
nom
Same property. Louis S Paulmier to same. All title. Q C. All liens. Nov 8, 1906. June 2, 1908. 12:3395.
nom
Vyse av, s e s, 50 s w Jennings st, 25x100, vacant. Rebecca M Trube to Samuel Roberts. Mort \$1,200 and all liens. June 1, 1908. 11:2994.
nom
Wendover av, No 492, s s, 126.3 e Washington av, 25.3x123.2x25x 126.10, 4-sty brk tenement and store. Adolf Weisberger to Madison Square Realty Co. Mort \$26,330. May 20. June 1, 1908. 11:2912.
other consid and 100
*Westchester av | s s, 25.3 e Washington av, runs e - x s - x w - Washington av | to e s Washington av, x n 25.4 x e 25.3 x n - to beginning, being lots 2 to 5 map Cebrie Park.
Washington av, e s, abt 578 s Westchester av, -x108x-x106.3 and being lots 24 to 27 map of Cebrie Park.
Hugh D Smyth ADMR Philip A Smyth to Bridget Jones, of Brooklyn. 1-6 part. B & S. All liens. June 1, 1908.
order of court
*Same property. Same to Hugh D Smyth of Brooklyn. 1-6 part. June 1, 1908.
order of court
Same property. Hugh D Smyth ADMR Philip A Smyth to William J Smyth, of Monroe, N Y. 1-6 part. B & S. All liens. June 1, 1908.
order of court
Wendover av, No 451, n s, 45 w Washington av, 40.3x99.2x40.3x 99.6, 6-sty brk tenement and store. Abraham Siegel to Isaac Saltzman. Mort \$42,000. June 1, 1908. 11:2904.
other consid and 100
Woodlawn road, w s, 277 s 212th st, 150x103.6, vacant. Edgar J Levey to Gerhard Kuehne, Jr, of Leonia, N J. May 28. May 29, 1908. 12:3328.
other consid and 100
Washington av, e s, 200.5 s 171st st, 50.1x151.5x50x154.6.
Washington av, e s, 100.3 s 171st st, 50.1x157.8x50x160.9, vacant. Louis Lese to Ignatz Roth. Mort \$18,900. May 27. May 29, 1908. 11:2911.
other consid and 100
Same property. Ignatz Roth to Morris Silverman. Mort \$18,900. May 27. May 29, 1908. 11:2911.
other consid and 100
Whitlock av, s e s, 128.10 n e Leggett av, 50x98.5x50.7x96.4, vacant. CONTRACT. Frank J Sinnott of Mamaroneck, N Y, with Ellen M Quinlan, N Y. June 2. June 3, 1908. 10:2730. 2,600
*1st av, e s, n 1/2 of lot 38 map of Olinville No 1 at Williamsbridge, 50x100. John Knewitz to Clemence S Penfield. All liens. May 29. June 3, 1908.
other consid and 100
3d av | s e cor 175th st, 138.1x108.8x134.7x113.10, vacant. Kath 175th st | D Storer to Harris and Ely Maran. Mort \$35,000. May 28. May 29, 1908. 11:2930.
other consid and 100
3d av, No 2752, e s, 140 n 145th st, 28x97.7x25x109.11, 2-sty frame store. Josiah Jones to Sigmund B Hauser. Mort \$12,000. June 1, 1908. 9:2307.
other consid and 100
*4th av, w s, 31 s 213th st, 30x106x-x93, and being lot 159 map lots at Williamsbridge property Wm S Duncan. Onofrio Di Stasio to Antonio Di Stasio. May 29. June 1, 1908.
other consid and 100
*Lots 84, 95, 96, 97, 100 to 116 map 170 lots Siems estate. Hudson P Rose Co to John Gorman. May 27. June 1, 1908.
nom
*Lots 206 and 207 map Joseph S Wood at Williamsbridge. A Shatzkin & Sons to Gerards Santoro, of Brooklyn. June 1. June 2, 1908.
other consid and 100
*Lots 98 and 99 map Givan Homestead at Westchester. Certificate of payment of transfer tax. Patrick C Dugan, Deputy Comptroller of State N Y to Estate of John Paterson late of Kings Co. May 27. June 4, 1908.
*Plot begins 740 e White Plains road at point 625 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Werner Marty to Ike Melnik. May 20. May 29, 1908. 1,000
Harlem River, land under water at n line lands of Croton Aqueduct and w line lands conveyed by Farrell to N Y C & H R R R Co on July 26, 1907 runs n 107 x w 143.4 to U S pier and bulkhead line, x s 108.5 x e 125.9, with riparian rights. Edward J Farrell to N Y State Realty and Terminal Co. B & S. All liens. May 29. June 3, 1908. 9:2541.
other consid and 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.

May 29, June 1, 2, 3 and 4.

BOROUGH OF MANHATTAN.

Allen st, No 3, all. Jonas Holzwasser to Lena Cohen; 8 years, from May 1, 1906. June 1, 1908. 1:293... 2,600
Bleeker st, No 138, s e cor West Broadway, all. Anna D'Avilly de Grasset to Jacob and William Kortlang; 10 years, from May 1, 1908. June 1, 1908. 2:524... 6,500
Broome st, Nos 173 and 175. Surrender lease. Jacob Berman and ano to Isak Flam. All title. Mar 16. June 2, 1908. 2:346.
nom
Chatham sq, Nos 15 and 16
Catherine st, Nos 4 and 6
Subordination of lease to mort for \$20,666.66. Anna B Haulenbeck and Edw C Van Glahn with Chas H Phelps EXR John G Butler. June 2, 1908. 1:281...
nom
Christopher st, No 117. Surrender lease. Ferdinando Morino to Sam Kotler et al. May 28. June 1, 1908. 2:619...
nom
Elizabeth st, Nos 204 to 210. Assigns two leases. Domenico Lecce to Ralph A Grande. 1/2 part. Jan 15. June 3, 1908. 2:492
nom
Front st, No 301, all. Frederick Pape to Henry Heins; 9 11-12 years, from June 1, 1908. June 4, 1908. 1:245... 1,500
Grand st, No 408. Assign lease. Jacob Siris and ano to Isaac Miller. May 27. June 4, 1908. 1:314...
nom
Houston st, Nos 141 and 143 West. Assign lease. Francesco Gengaro to Antonetta Gengaro. June 2. June 3, 1908. 2:518...
100
Nassau st, No 35 | s w cor Liberty st. Assigns two leases. Liberty st, Nos 54-58 | Frederick Lindinger to Henry Leis and Julius Keller. All title. May 28. May 29, 1908. 1:48...
nom
Sheriff st, No 81. Subordination of lease to mort for \$24,000. Philip Springer et al with Max Wolff. May 28. June 4, 1908. 2:339...
nom
South st, Nos 4 and 5, hotel, &c. Almy G Gallatin to Julius H Roettger; 6 years, from May 1, 1908. June 2, 1908. 1:4... 4,008
Spring st, No 18. Assign lease. Giuseppe Lauria to Angelo Robertaccio. Mort \$2,411.80. June 1. June 2, 1908. 2:479.
nom
Stanton st, Nos 68 and 70, corner store. Moritz Mudlberg (?) or Mudlberg to Joseph Hausman; 3 years, from May 1, 1910. June 3, 1908. 2:417...
1,260
Sullivan st, No 171, all. Michl Agrest to Antonio Perna; 3 yrs, from May 1, 1908. June 1, 1908. 2:525...
3,270
Vesey st, No 39
Vesey st, No 41
Agreement as to lease, alterations, &c. Bernard Kreizer with Lawrence J Callanan. May 23. May 29, 1908. 1:85...
Water st, No 396
Catherine slip, Nos 8 and 10
Assign lease. Wm Burke to Thos P Burke. 1/2 part. June 3, 1908. 1:251...
nom
Water st, No 396, all. Estate of Joseph Harris to William Burke; 5 years, from May 1, 1908. June 3, 1908. 1:251...
1,100 to 1,400
White st, No 34, store and basement. Surrender lease. Bertrand Soubie with Chesebro-Davidson Realty Co. All title. June 1. June 3, 1908. 1:193...
nom
William st, Nos 111 to 121 | n w cor John st, 122.11x89.3x114.3x John st, Nos 59 to 65 | 90.1, all. The Minister, &c, of the Reformed Protestant Dutch Church, N Y, to Wm Gow of N Y, & Howard Maxwell and Robt W Haff, of Brooklyn; Oct 22, 1906; 21 years, from May 1, 1908, with renewals. June 2, 1908. 1:78
taxes, &c, and 18,000
Same property. Consent to assign lease dated Oct 22, 1906. Same to Wm Gow et al ADMRS Howard Maxwell. May 26, 1908. June 2, 1908. 1:78...
5,000
Same property. Assign lease. Wm Gow et al ADMRS Howard Maxwell to Golden Hill Building Co. May 26, 1908. June 2, 1908. 1:78...
2d st, No 16, all. Virginia Glaser to Richard Hegge; 5 years, from May 1, 1908. June 2, 1908. 2:458...
1,000
3d st, No 276 East, all. Tobias Korn to Nathan Thuman; 3 years, from June 1, 1908. June 4, 1908. 2:372...
2,400
11th st, No 111, n e s, 265 n w 3d av, 25x100, the lot. Rutherford Stuyvesant by Lewis Morris, atty, to Frieda Ganter EXTRX John Ganter; 21 years, from Nov 1, 1906. May 29, 1908. 2:607...
taxes, &c, and 1,100
11th st, Nos 327 to 331 East. Surrender lease. Emilio Ruotolo with Fannie Rosenblum. All title. April 15. June 3, 1908. 2:453...
2,000
14th st, No 452 West. Assign lease. Chas W Mayne to William Zoll. June 4, 1908. 2:646...
nom
22d st, No 61 West
6th av, No 358, n e cor 22d st
6th av, No 360
Assign three leases. Wm F Hencken and ano to American Surety Co of N Y. May 4, 1908. June 1, 1908. 3:824...
nom
34th st, No 122 West, basement store. Isidore H Sultzbach to Arthur Johnson; 1 9-12 years, from May 1, 1908. June 2, 1908. 3:809...
1,800 to 2,400
47th st, No 341 or 241 (?) East, probable error. Cancellation of lease. Isaac Parshelsky with John Di Buono and Antonio Masqy. May 25. June 4, 1908. 5:1340...
nom
64th st, Nos 410 and 412 East. Cancellation and surrender of lease. Frederick Sackett with Anggelo Bianco. All title. May 29, 1908. 5:1458...
nom
7d st, No 429 East, west store, front 1/2 of basement and 2d floor. Isaac Goldberg and ano to Joseph Retus; 3 years, from July 1, 1907. May 29, 1908. 5:1467...
720
74th st, Nos 524 and 526 East, all. Margaret Sheeran to Henry Osnowitz; 10 years, from May 1, 1908. June 1, 1908. 5:1485...
taxes, &c, and 1,000

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

74th st, No 102 West. Assign lease. Edward Goss to Marie Goss. All title. May 25. June 1, 1908. 4:1145.....nom

85th st, No 221 East. Surrender lease. Morris J Simon and ano with Peter G Raff, of Chicago, Ill. All title. June 1. June 3, 1908. 5:1531.....nom

85th st, No 223 East. Surrender lease. Morris J Simon and ano with Martin Rafalovitz. All title. June 1. June 3, 1908. 5:1531.....nom

135th st, No 81 West, store. Charles Meyer to Joel Enteen; 5 years, from Mar 1, 1908. May 29, 1908. 6:1733.....480 to 600

Av A, No 189, store, &c. Philip Yung ADMR Philip W Yung to Gottlob Pfenmaier; 5 years, from May 1, 1909. June 2, 1908. 2:439.....660

Bowery, No 29, barber shop. Nicolo Dieli to Salvatore Di Tomaso; 1 year, from May 25, 1908. May 29, 1908. 1:202.....469

Bowery, No 204, store, &c. City Real Estate Co to Abraham Satz; from June 1, 1908, to May 1, 1913. May 29, 1908. 2:492.....1,320

Bowery, No 303, all John H McGurk to Geo W Williamson; 9 11-12 years, from June 1, 1908. June 3, 1908. 2:456.....3,000

Bowery, No 214, store and basement. Sliman Tanora to Nicola Macerato; 5 years, from May 1, 1908. June 4, 1908. 2:492.....2,000 and 2,200

Bowery, No 214, all. Thomas H Mowbray to Sliman Tanora; 10 years, from May 1, 1907. June 4, 1908. 2:492.....3,000 and 3,300

Broadway, No 212, rooms 101 and 102. Sonnabend & Gromer to Chas C King; 5 years, from May 1, 1908. May 29, 1908. 1:89.....2,100 to 2,400

Broadway, No 3157, south store. Samuel Bookman to Morris Kirschbaum; 3 years, from Oct 1, 1909. June 2, 1908. 7:1993.....600

Columbus av, No 760 | n w cor. Surrender lease. Matthew Win-97th st, No 101 West | kle with Frank Koch. All title. May 27. June 2, 1908. 7:1852.....nom

Columbus av, No 770, store, &c. Adolph Mayer to Herman Alterman and ano; 5 years, from May 1, 1908. May 29, 1908. 7:1852.....2,000 and 2,100

Columbus av, No 747, north store. Louis Uthoff to Paul B Goldhamer; 3 years, from May 1, 1908 (2 years renewal. June 3, 1908. 7:1832.....900

Lenox av, No 471, north store. Henry Martinson and ano to Aron and Barnett Chinitz; 5 1-12 years, from April 1, 1908. June 3, 1908. 7:1918.....1,000 and 1,200

Lenox av, No 103, n w cor 115th st. Assign lease. Arthur P Fe- gert to Geo M Hulick. Oct 18, 1905. June 1, 1908. 7:1825.....nom

Lenox av, No 555, store, basement and s first floor. John Miller to Peter Eckel; 3 years, from May 1, 1908. May 29, 1908. 7:2007.....1,800

Lenox av, No 105, n w cor 115th st, —x—. Subordination of lease to mort for \$175,000. Meyer A Bernheimer and Sigmund Schofield with the Baron de Hirsch Fund. May 27. June 1, 1908. 7:1825.....nom

Same property. Subordination of lease to mort for \$175,000. Meyer A Bernheimer and Geo M Hulick with same. May 27. June 1, 1908. 7:1825.....nom

Park row, No 175, all. Edw T Gates et al to Benjamin Taub; 10 7-12 years, from Oct 1, 1904. June 3, 1908. 1:118.....2,500

1st av, No 139. Assign lease. Morris Weiss to Joseph Wolf. May 28. May 29, 1908. 2:450.....nom

1st av, No 168, all. Henry Herrmann to Otto Heckmann; 3 yrs, from May 1, 1908. May 29, 1908. 2:438.....2,520

1st av, No 5. Assignment of money due upon surrender of lease. Carl A Lundstrom to Bernheimer & Schwartz Pilsener Brewing Co. May 27. May 29, 1908. 2:442.....nom

1st av, Nos 2037 to 2041. Surrender lease. Wolf Bloom with Dominick Clemente and Antonio Di Donato. All title. May 27. May 29, 1908. 6:1677.....nom

2d av, No 745, store, &c. Patrick Purcell to John W Murphy; 4 years, from May 1, 1908. June 1, 1908. 3:920.....1,650 and 1,700

2d av, No 2038, s e cor 105th st, store, &c. Louis Masbach to Rudolph Martini; 4 9-12 years, from Aug 1, 1907. June 4, 1908. 6:1676.....1,290

2d av, No 1921, south store. Moritz Sondberg to Simon Koepel; 3 years, from May 1, 1908. June 4, 1908. 6:1649.....480

2d av, No 1634, store, &c. Louis Wolf to Aaron and Lena Jacobs; 5 years, from June 1, 1908. June 2, 1908. 5:1547.....1,380 and 1,440

2d av, No 1810, north store, &c. M Lachman to Max Gross; 3 years, from May 1, 1908. June 2, 1908. 5:1556.....480

2d av, No 1810, south store, &c. M Lachman to Max Levinson; 3 years, from May 1, 1908. June 2, 1908. 5:1556.....480

3d av, No 1091, n e cor 64th st, all. Edward Murphy to Peter McCann; 5 years, from May 1, 1908. June 1, 1908. 5:1419.....1,300

Same property. Assign lease. Peter McCann to H Koehler & Co. May 29. June 1, 1908. 5:1419.....nom

4th av, n e cor 12th st, store and basement. Hamilton Fish Corporation to H D Berner and Winterbauer Co, a corpn; 7 9-12 years, from Aug 1, 1908. June 2, 1908. 2:558.....5,000

4th av, No 477, s e cor 32d st, 5-sty building. Luer Immen to Christian F and John H Wulff; 5 years, from May 1, 1912. June 2, 1908. 3:887.....taxes, &c, and 6,000 and 7,000

5th av, No 1387, all. Mathilda White to Morris Friedman; 4 1/2 years, from Nov 1, 1906. June 1, 1908. 6:1620.....3,100 and 3,200

7th av, No 432, all.....

7th av, Nos 430 and 432, building in rear.....

7th av, No 734, part of yard back of wood sheds.....

Annie A Gridley EXTRX to Abraham Beirach; 3 years, from May 1, 1908 (2 years renewal). June 1, 1908. 3:783.....2,100 and 2,200

Same property. Assign lease. Abraham Beirach to Dora Beirach. April 22, 1908. June 1, 1908. 3:783.....other consid and 100

7th av, No 2373, store, bakery, &c. Michael Erlanger and ano to Leslie A Ware; 10 years, from April 1, 1908. June 1, 1908. 7:2007.....1,500

8th av, No 259 | s w cor 23d st, all.....

23d st | all.....

23d st, No 310 West, all.....

Israel Loewenstein to Levi W Wheeler and Ernest B Douglas; 20 years, 10 months and 15 days, from June 1, 1908. June 1, 1908. 3:746.....taxes, &c, and 10,000

8th av, No 22. Assign lease. Robert Duffy to The Excelsior Brewing Co. May 19. June 3, 1908. 2:625.....nom

8th av, No 259 | s w cor 23d st, 18.6x73, the lot.....

23d st, Nos 300 to 306 |

23d st, Nos 308 and 310, s s, 73 w 8th av, 27x36.4, the lot.....

Geo W Allen TRUSTEE John Walton to Israel Loewenstein; 20 11-12 years and 29 days, from May 1, 1908. May 29, 1908. 3:746.....taxes, &c, and 7,400

8th av, No 105, store, &c. Peter Doelger to Moses Lipnick; 3 years, from May 1, 1908. June 3, 1908. 3:738.....720

8th av, No 22, all. Walter D Gimbert TRUSTEE Peter Decker to Robert Duffy; 10 years, from May 1, 1908. June 3, 1908. 2:625.....taxes, &c, and 1,200

9th av, No 562 | n e cor, all. Robert T McConnell and ano 41st st, No 357 West | EXRS Stephen Hurst to James Shiel; 5 years, from July 1, 1908. June 4, 1908. 4:1032.....2,400

10th av, s e cor 22d st, 74x100. Assign lease. Chas A Christman to Charlotte H Many, of Red Bank, N J. June 1. June 2, 1908. 3:719.....100

BOROUGH OF THE BRONX.

133th st, s s, 75 e Cypress av, 25x100, 2-sty brk building. Justine Bunke to Andrew W Fosgreen; 5 years, from July 1, 1908. June 4, 1908. 10:2561.....780 and 900

146th st, Nos 305 to 311 East. Satisfaction of conditional bill of sale, &c. Union Stove Works to William Oppenheim. June 1. June 2, 1908. 9:2329.....200

*215th st, n s, 2-sty frame building to be erected on rear part of lots 119 and 120 map of Jerome, Williamsbridge. Michele Russo to Ferdinando Castaldo. Dec 9, 1907, from completion of building to June 1, 1910. June 3, 1908.324

*Bronx River, at n w cor lot 3, runs e 58 x s 144 x w 60 to Bronx River, x n 144 to beginning, being part of lots 1, 2 and 3 map No 1 of Olinville. Agreement as to renewal of lease from Mar 17, 1908, to Jan 17, 1909. Joseph Marcus et al with Henry W Peabody & Co. May 27, 1908. May 29, 1908.....

Cedar av, No 1800, store, &c. Morris Heights Realty Co to F Schwarz; 3 years, from May 1, 1908. June 3, 1908. 11:2881.....300 to 360

Courtlandt av, No 733, store, 2d floor and cellar. August C Friedrich by Charles Ahrens GUARDIAN to Franziska Berger; 3 years, from May 1, 1908. June 4, 1908. 9:2415.....600

Daly av, No 1966, n e cor Tremont av, south store, &c. Daniel O'Sullivan to Eugene Blaquiére; 4 years, from May 1, 1908. June 1, 1908. 11:3126.....180

Same property, north store, also 4 rooms on 2d floor. Same to same; 5 years, from May 1, 1907. June 1, 1908. 11:3126.....480 and 540

*Gun Hill road, s w cor Olinville av, —x— to Bronx River, all. Edward Brennan to Nicholas Fabietti; 5 years, from May 1, 1908. June 3, 1908.....600

*Van Nest av, s e cor Taylor st, Van Nest, store part cellar and 1st floor above store. Jacob Cohen to Harris Tasch; 3 years, from June 1, 1908 (2 years renewal). June 4, 1908.....480 to 660

3d av, Nos 4370 and 4372, s e cor 180th st, 50x100. Samuel Weil to Patrick F Conroy; 5 years, from Mar 1, 1908. June 2, 1908. 11:3061.....1,000

MORTGAGES

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

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

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

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

May 29, June 1, 2, 3 and 4.

BOROUGH OF MANHATTAN.

American Mortgage Co with Joseph L Rosenberg. 4th st, No 64 East. Extension agreement at 5 1/2%. May 27. May 29, 1908. 2:459.....nom

Anderson, Rose E to Harriet Jones. 48th st, No 209, n s, 145 e 3d av, 17.1x100.5. June 1, 1908, due, &c, as per bond. 5:1322.....2,300

Andre, Alphonse to Chas L E Wolf. Columbus av, No 774, s w cor 98th st, No 100, 25.11x74. P M. Prior mort \$30,000. June 1, 1908, 5 years, 6%. 7:1852.....15,000

Allen, James A to Edwin H Slocum. 27th st, No 513, n s, 20 w 10th av, 25x98.9. May 5, 1 year, 6%. June 3, 1908. 3:699.....2,030

Ammann, Louise to TITLE GUARANTEE AND TRUST CO. 152d st, No 609, n s, 125.8 w Broadway, 24.4x199.10 to s s 153d st. June 2, due, &c, as per bond. June 3, 1908. 7:2099.....3,000

Barnard Realty Co to City Mortgage Co. St Nicholas av, n w cor 172d st, 94.6x100. June 2, demand, 6%. June 4, 1908. 8:2141.....100,000

Same to same. Same property. Certificate as to above mort. June 4, 1908. 8:2141.....nom

Bachman, Alfred C to Clara B Sheldon. 77th st, No 315, n s, 172 w West End av, 19x102.2. P M. Prior mort \$20,000. June 3, 2 years, 6%. June 4, 1908. 4:1186.....5,030

Boriss, Hyman and Hyman Galef to Mary O'Neill. 7th st, No 127, n s, 125 w Av A, 25x97.5. June 3, due Dec 3, 1908, 6%. June 4, 1908. 2:435.....1,000

Bozzuffi, John to TITLE GUARANTEE AND TRUST CO. 62d st, No 343, n s, 405 e 2d av, 17x100.5. June 3, due, &c, as per bond. June 4, 1908. 5:1437.....5,000

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

- Banks, Lenox with Diedrich Gronholz Jr exr Diedrich Gronholz decd and Thise Gronholz widow and heir Deidrich Gronholz. 16th st, No 608, s s, 163 e Av B. ——. Extension agreement at 5%. May 27, June 4, 1908. 3:983. nom
- Bergman, Saml to Jacob Brown. 17th st, No 34, s s, 496.6 w 5th av, 28.6x92. P M. Prior mort \$110,000. June 1, 5 years, 6%. June 3, 1908. 3:818. 17,500
- Bonwit, Teller & Co to Scottish Provident Inst, a corpn, of the Kingdom of Great Britain and Ireland. 34th st, No 13, n s, 325 w 5th av, 25x126.6 with easement or right of way 12 ft wide extending from w s of rear 71 to 35th st, the e s of same being 363 w 5th av, also an easement or right of way 12 ft wide extending from e s of rear easterly 25 ft, fee; also 34th st, No 15, n s, 350 w 5th av, 25x126.6, with easement or right of way 12 ft wide extending to 35th st. Leasehold. Mar 27, due April 2, 1918, 5%. April 3, 1908. 3:836. Corrects error in issue of April 11, when per cent was stated as 6%. gold 400,000
- Same to same. Same property. Certificate as to above mort. Mar 27. April 3, 1908. 3:836.
- Same to John Flanigan. Same property. Prior mort \$400,000. Mar 27, due, &c, as per bond. April 3, 1908. 3:836. 25,000
- Same to same. Same property. Certificate as to above mort. Mar 27. April 3, 1908. 3:836.
- Bayr, Wm H to Harriet A Donaldson and ano. 79th st, No 138, s s, 372 w Columbus av, 20x102.2. P M. June 3, 1908, 3 years, 5%. 4:1150. 20,000
- Browning, Frank W, of Norwich, Conn, to MANHATTAN LIFE INS CO. South st, No 84, n s, abt 100 e Fletcher st, 17.9x74.5x18.1 x74.7 n e s; also plot in rear of Nos 83, 84 and 85 South st, being in breadth at s e end 54.5 and at n w end 55.7 and in length on each side 90; also South st, No 85, n s, abt 45 w Burling slip, 17.9x74.7x18.1x74.9 n e s. May 29, due, &c, as per bond. June 1, 1908. 1:72. 130,000
- Best, Mary T to Henry P Burden trustee Henry Burden. Washington st, No 313, e s, 75 n Duane st, 25x80. June 1, 1908, 3 years, 5%. 1:142. 17,000
- Billow, Aaron to Sadie V Brady. 101st st, No 315, n s, 400 w 1st av, 25x100.10. P M. Prior mort \$20,000. June 1, 1908, due Dec 1, 1917, 6%. 6:1673. 8,000
- Brindze, Bernard to Jacob Wiener. 127th st, Nos 28 and 30, s s, 335 w 5th av, 50x99.11. P M. Prior mort \$55,000. June 1, 1908, 5 years, 5½%. 6:1724. 18,000
- Bertfield Realty Co to Kate C F C Trevilian. 21st st, No 22, s s, 123.5 e Broadway, 25x92. June 1, 1908, 3 years, 5%. 3:849. 70,000
- Same to same. Same property. Consent to above mort. May 9. June 1, 1908. 3:849.
- Same to same. Same property. Certificate as to above mort. June 1, 1908. 3:849.
- Brownell, Silas B to LAWYERS TITLE INS AND TRUST CO. 56th st, No 322, s s, 292.4 w 8th av, 20.8x100.5. June 1, 1908, 4 years, 5%. 4:1046. 16,000
- Bernheimer, Meyer A to Baron de Hirsch Fund. Lenox av, Nos 103 to 109, n w cor 115th st, No 101, 100.11x100. May 27, 5 years, 5%. June 1, 1908. 7:1825. 175,000
- Same and Scholle Brothers, a co-partnership with same. Same property. Subordination agreement. May 27. June 1, 1908. 7:1825. nom
- Baer, Mathilde wife of Albert to Betty Peters. 34th st, No 252, s s, 232.1 e 8th av, 21.10x98.9. May 29, 1908, 3 years, 5½% until May 29, 1909, and 6% thereafter. 3:783. 10,000
- Becker, Jacob to Isak Flam. Broome st, Nos 171 to 177, s e cor Clinton st, No 142, runs e 80 x s 75 x w 40 x n 28 x w 40 to Clinton st, x n 47 to beginning. Prior mort \$125,000. June 1, 5 years, 6%. June 2, 1908. 2:346. 32,300
- Boardman, Amelia W and Annette B to Robert L Redfield trustee Clemence L Stephens. Greene st, No 31, w s, 96 s Grand st, 25x100. June 1, 3 years, 5%. June 2, 1908. 1:229. 30,000
- Brouner, Walter B to Julia G Fowler. 9th st, No 27, n s, 379.6 w 5th av, 17x92.3. P M. Prior mort \$15,000. June 2, 1908, due, &c, as per bond. 2:573. 5,000
- Baer, Herman to Montefiore Home. 107th st, No 5, n s, 100 w Central Park West, 25x100.11. May 29, 3 years, 5%. June 2, 1908. 7:1843. 22,000
- Carneval, James to Wm J Rauch, of Mt Vernon, N Y. Leroy st, No 58, s s, 175 w Bedford st, 25x85. P M. Prior mort \$16,000. June 2, 1908, 7 years, 6%. 2:582. 7,000
- Cornwell, Mary E to John F Ambrose. 127th st, No 69, n s, 158.9 w Park av, 18.9x99.11. June 1, 3 years, 5%. June 2, 1908. 6:1752. 8,000
- Cannon, Nellie to Clementine Merzbach. 137th st, No 131, n s, 300 e 7th av, 25x99.11. P M. Prior mort \$17,000. June 1, 5 years, 6%. June 2, 1908. 7:2006. 5,500
- Chisholm, Edward de C to Amelia J Perkins. South st, No 84, n s, abt 100 e Fletcher st, 17.9x74.5x18.1x74.7 n e s; also plot in rear of Nos 83, 84 and 85 South st, being in breadth at s e end 54.5 and at n w end 55.7 and in length on each side 90; South st, No 85, n s, abt 45 w Burling slip, 17.9x74.7x18.1x74.9 n e s. Prior mort \$166,000. June 1, 1908, 3 years, 6%. 1:72. 6,000
- Cohen, Rosalie to Hebrew Orphan Asylum of City N Y. 106th st, No 7, n s, 175 w Madison av, 25x100.11. May 30, 5 years, 5%. June 1, 1908. 6:1612. 17,000
- Same and Kath Smith with same. Same property. Subordination agreement. May 27. June 1, 1908. 6:1612. nom
- Carroll, Teresa R to TITLE INS CO of N Y. 57th st, No 40, s s 666 w 5th av, 26.6x100.5. June 2, 3 years, 5%. June 3, 1908. 5:1272. 120,000
- Cameron, Margt F to Cecelia Hess. 87th st, No 123, n s, 191 w Columbus av, 17x100.8. P M. Prior mort \$12,000. June 1, 3 years, 6%. June 3, 1908. 4:1218. 3,000
- Cohalan, Ellen to Michl J Egan. St Nicholas av, No 448, e s, 149.11 s 133d st, runs e 117 to a point 149.11 s from s s 133d st, x n 50 x w — to e s av, x s — to beginning. June 3, due, &c, as per bond. June 4, 1908. 7:1958. 3,000
- Candee, Smith & Howland Co to BROADWAY SAVINGS INSTITUTION. 27th st, Nos 213 and 215 E. Certificate as to mortgage dated May 14, 1908. May 11. June 4, 1908. 3:908.
- Dollard, Patrick A, Kerrin K, John V, Edw J, Mary E, and Mary 2d Dollard to John Cooney. Whitehill st, Nos 57 and 58, e s, 82.2 s Front st, 40.4x40.7x39x37.6; also Laight st, Nos 88 and 90, n s, 80.3 e West st, 60.2x49.11x60.2x50.2. All title. May 28, due, &c, as per bond. June 4, 1908. 1:4 and 218. 15,000
- Doyle, Edward H with Adam Riedemann. 169th st, No 504, s s, 100 w Amsterdam av, 19x85. Extension mort. June 4, 1908. 8:2125. nom
- Delattre, Henry with Annie C Ergens. 111th st, No 21, n s, 225 e 5th av, 20x100.11. Extension mort. April 9. June 2, 1908. 6:1617. nom
- Drucker, Ephraim to Ernest A Fairbanks. 7th av, No 1987, e s, 54 n 119th st, 26.11x98. P M. Prior mort \$30,000. June 1, 3 years, 6%. June 3, 1908. 7:1904. 10,000
- Dabelstein, Henry F to Morgan L Vail and ano exrs E Wright Vail. 99th st, No 156, s s, 217.4 e Amsterdam av, 15.4x78.5x15.4x77.8. P M. Prior mort \$4,000. May 29, due, &c, as per bond. June 1, 1908. 7:1853. 3,000
- Domestic Realty Co to Susanna Haag. 53d st, No 102, s s, 80 w 6th av, 20x50.2. May 29, 3 years, 5%. June 1, 1908. 4:1005. 6,000
- Same to same. Same property. Certificate as to above mort. May 29. June 1, 1908. 4:1005.
- Deery, Mary E wife of Ellsworth E to EQUITABLE LIFE ASSUR SOC of the U S. 123d st, No 107, n s, 164.10 w Lenox av, 20.1x 100.11. Prior mort \$6,000. May 29, 1908, due Jan 1, 1910, 5%. 7:1908. 3,000
- De Jonge, Annie to Gaeton Ferraro. 8th st, No 39, or Clinton pl, n e s, 554.5 n w 5th av, 23x93.11. Prior mort \$21,500. June 2, 1908, 1 year, 6%. 2:572. 3,000
- de Maria, Francesco to Alexander Hadden. 108th st, No 240, s s, 75 w 2d av, 25x100.11. June 2, 1908, 5 years, 5½%. 6:1657. 12,500
- Dreyer, Charles with SEAMEN'S BANK FOR SAVINGS in City N Y. 125th st, No 45 West. Extension mortgage at increased interest from 4% to 4½%. May 20. June 2, 1908. 6:1723. nom
- Engel, Martin to DRY DOCK SAVINGS INSTITUTION. Stuyvesant st, Nos 38 and 40, s s, 103.6 w from s s Stuyvesant st, and s s 10th st, runs s 70 x n w 52 x n 55.2 to s s Stuyvesant st, x e 50 to beginning. June 2, 1908, 5 years, 5%. 2:465. 39,000
- Same to Clifford L Weston. Same property. Prior mort \$39,000. June 2, 1908, 3 years, 6%. 2:465. 6,000
- Edmonds (Thos C) & Co to Eliza C Murphy. Park av, No 1845, e s, 25 s 126th st, 24.11x90. P M. Equal lien with mortgage for \$5,075. June 2, 1908, due, &c, as per bond. 6:1775. 5,075
- Same to Edw H Graham. Same property. P M. Equal lien with mortgage for \$5,075. June 2, 1908, due, &c, as per bond. 6:1775. 5,075
- Edmonds (Thos C), & Co to August Brandes and ano exrs Henry G Peters. Park av, No 1847, e s, abt 75 n 126th st, 25x90. P M. June 2, due, &c, as per bond. June 3, 1908. 6:1775. 8,400
- EQUITABLE LIFE ASSUR SOC of the U S with Forty-Two Broadway Co. Broadway, Nos 36-42. Extension mort. June 1. June 3, 1908. 1:22. nom
- Equitable Realty Co to John Haydock. 97th st, No 132, s s, 484.11 e Amsterdam av, 17.6x100.11. June 1, 1908, 5 years, 5½%. 7:1851. 12,000
- Same to same. Same property. Certificate as to above mort. June 1, 1908. 7:1851.
- Elosky, Julius and Daisy D Brall to Charles Mueller. 145th st, No 477, n s, 100 w Convent av, 25x99.11. P M. Prior mort \$17,000. June 1, 1908, due, &c, as per bond. 7:2060. 9,800
- English Language Academy to whom it may concern. Certificate as to mort dated May 25, 1908. May 29. June 1, 1908.
- Eisen, Joseph to whom it may concern. 5th st, No 404, s s, 87.11 e 1st av, 25x96.2. Estoppel certificate. May 26. May 29, 1908. 2:432.
- Fiege, Emma to Nathan J Packard and ano. Greenwich st, Nos 330 and 332, s w cor Jay st, No 32, 50x80. June 3, due Feb 1, 1909, —. June 4, 1908. 1:142. 1,000
- Feeter, Margt C to Townsend Wandell. South st, No 40, n e cor Old slip, No 36, 23x44.10. June 4, 1908, due Nov 16, 1909, 6%. 1:35. 2,000
- Fowler, Mortimer as trustees Chas Adriance with Louis Bergmann. Bethune st, No 25, s s, 229 e Washington st, 22x78.5x22 x79.2. Extension mort. May 28. June 3, 1908. 2:635. nom
- Forman, Gertrude A to Conrad R Gross and ano. 119th st, No 32, s s, 90.8 w Madison av, 15.8x100.11. P M. June 1, due, &c, as per bond. June 3, 1908. 6:1745. 7,500
- Flint, Annie with BOWERY SAVINGS BANK. 34th st, No 60 East. Extension mort at increased interest from 4½ to 5%. May 28. June 1, 1908. 3:863. nom
- Folsom, Jessie with Arthur Smith. 46th st, No 619 West. Subordination agreement. May 27. June 1, 1908. 4:1094. nom
- Frankel, Solomon to Selma Green. 81st st, No 320, s s, 205 e 2d av, 26.3x102.2. Prior mort \$27,500. May 30, 5 years, 6%. June 1, 1908. 5:1543. 7,500
- Foster, Roger to GERMAN SAVINGS BANK. Madison av, No 2063, e s, 79.11 s 131st st, 20x80. P M. June 1, 1908, 3 years, 5%. 6:1755. 7,000
- Folsom, Samuel D to Arthur Smith. 46th st, No 619, n s, 275 w 11th av, 25x100. June 1, 1908, 3 years, 5½%. 4:1094. 12,000
- Freundschaft Society with Isaac Heidelberg and Moses Weinman. Park av, Nos 751 to 757, s e cor 72d st, No 102, 102.2x130. Declaration of trusteeship under deed of trust or mortgage for \$200,000 recorded Nov 17, 1893. April 28, 1908. May 29, 1908. 5:1406.
- Same with Edward Popper and Joseph Freeman. Same property. Declaration of trusteeship under deed of trust or mortgage for \$225,000, recorded June 7, 1894. April 28, 1908. May 29, 1908. 5:1406.
- Ferrier, Louise W to LAWYERS TITLE INS & TRUST CO. 87th st, No 157, n s, 458.4 w Columbus av, 16.4x100.8. May 14, 3 years, 5%. May 29, 1908. 4:1218. 10,000
- Frank, Jacob M to Wm A Hoe and ano. 78th st, No 216, s s, 191.8 w Amsterdam av, 16.8x102.2. P M. June 1, due April 1, 1913, 5%. June 2, 1908. 4:1169. 18,000
- Feiner, Benj F with Solomon Plaut and Kate M Hehre. 114th st, No 228 West. Subordination agreement. June 1. June 2, 1908. 7:1829. nom

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Sales Offices
45 B'way, N. Y. City

WORKS
MANHATTAN - GERMANY
ALSEN ON HUDSON RIVER, N. Y.

ANNUAL CAPACITY 3,000,000 BBLs

ALSEN

"THE ABSOLUTELY SAFE CEMENT"

This Brand

of Portland Cement is
too favorably known
in EVERY COUNTRY
where cement is used
to need further descrip-
tion.

- Fleissner, John C of Essex Co, N J, to LAWYERS TITLE INS & TRUST CO. 129th st, No 140, s s, 300.6 e 7th av, 24.6x 99.11. June 2, 1908, 3 years, 5½%. 7:1913. 18,000
- Grunhut, Ethel to Frances A E Welch et al exrs Peter A Welch. Amsterdam av, No 790, w s, 125.9 n 98th st, 14.6x84.1x17x84. P M. April 29, 5 years, 5%. June 2, 1908. 7:1870. 13,000
- Garone, Martin to Lena Brandenburg. Cherry st, Nos 116 to 120, n e cor Catherine st, Nos 87 and 89, 67.6x30x69.4x30. Prior mort \$45,000. May 21, 2 years, 6%. June 2, 1908. 1:253. 2,000
- Goldfein, Barnett to Abraham Levenstein. Henry st, No 208, s e cor Clinton st, No 210, 23.9x100. Prior mort \$—-. May 29, 1908, due June 1, 1910, 6%. 1:269. 3,625
- Gutfreund, Fanny to TITLE INS CO of N Y. 61st st, No 250, s s, 85 w 2d av, 16x100.5. May 29, 1908, 5 years, 5½%. 5:1415. 10,000
- Gomberg, Rebecca, of Limerock, Conn, to STATE BANK. 101st st, Nos 121 and 123, n s, 193.4 w Columbus av, 31.8x100.11. P M. May 2, due Nov 1, 1909, 6%. May 29, 1908. 7:1856. 1,450
- Goldner, Josef and Wolf Parker to Sarah Wiener. 103d st, No 62, s s, 62.6 w Park av, 37.6x100.11; 103d st, No 231, n s, 212.6 w 2d av, 37.6x100.11; 109th st, Nos 208 and 210, s s, 147.6 e 3d av, 37.6x100.11. Prior mort \$37,000. May 28, due Oct 1, 1911, —%. May 29, 1908. 6:1608, 1653 and 1658. 14,000
- Grande, Ralph A to Leonora Lecce. Elizabeth st, Nos 204 to 210. Leasehold. Jan 15, 2 years, 6%. June 3, 1908. 2:492. 5,000
- Goldberger, Joseph to Wm K Thorn. 137th st, No 47, n s, 375 e Lenox av, 25x99.11. June 3, 1908. 5 years, 5½%. 6:1735. 17,000
- Gordon, Morris to Kassel Kaplan. 1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 x n 6.2 x w 99.1 to beginning. P M. Prior mort \$—-. June 1, 1 year, 6%. June 3, 1908. 2:429. 600
- Golding, Joseph and Dore with Sam Golding. 56th st, Nos 325 and 327 East. Subordination agreement. June 1. June 4, 1908. 5:1349. nom
- Golding, Joseph to Sam Golding. 56th st, Nos 325 and 327, 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. P M. Prior mort \$41,000. June 1, 5 years, 6%. June 4, 1908. 5:1349. 12,000
- Golding, Joseph to Sam Golding. 56th st, Nos 321 and 323, n s, 375 w 1st av, runs n 140.5 x s e 18.11 to c l Old Post road, x s w — x e 19.9 x s 136.8 to st, x w 39 to beginning. P M. Prior mort \$42,000. June 1, 5 years, 6%. June 4, 1908. 5:1349. 12,000
- Hartjen, John to Emanu-El Congregation of City N Y. 8th av, No 2705, w s, 49.11 s 144th st, 25x100. May 23, due June 1, 1911, 5%. June 4, 1908. 7:2044. 20,000
- Hyman, Saml to Louis Brick. 112th st, No 45, n s, 75 e Madison av, 20x100.11. Prior mort \$12,000. May 29, 2 years, 6%. June 4, 1908. 6:1618. 2,000
- Herzog, Alexander to Bernard Glaser. Park av, Nos 929 and 931, w s, 51.1 s 81st st, 53.3x100. Prior mort \$—-. June 4, 1908, 3 years, 6%. 5:1509. 10,000
- Hyman, Louis and Annie Hertzberg to FARMERS LOAN AND TRUST CO. 31st st, No 108, s s, 120.10 w 6th av, 20.10x94.8x 21.8x90.6. June 4, 1908, 3 years, —%. 3:806. 27,000
- Healy, Mark F to whom it may concern. 40th st, No 316, s s, 225 e 2d av, 25x98.9. Certificate as to payment of \$2,000 on account of mort. June 1. June 3, 1908. 3:945. —
- Heitman, Chas with BOWERY SAVINGS BANK. 7th st, No 21 East. Extension mort at increased interest from 4½ to 5%. June 3, June 4, 1908. 2:463. nom
- Hovemann, Pauline to TITLE GUARANTEE AND TRUST CO. 55th st, No 150, s s, 206.3 e Lexington av, 18.9x100.5. June 4, 1908, due, &c, as per bond. 5:1309. 7,000
- Halpern, Lena to Wm F Brintzinger. Columbus av, No 862, w s, 25.11 n 102d st, 25x75. P M. Prior mort \$16,000. June 1, 3 years, 6%. June 4, 1908. 7:1857. 15,000
- Henig, Salomon and Michael to Milton M Blumenthal. 2d st, Nos 214 and 216, n s, 74.9 e Av B, 60x111.10. Prior mort \$90,750. June 2, 2 years, 6%. June 3, 1908. 2:385. 4,000
- Henning, Sue T to Bond and Mortgage Guarantee Co. 37th st, No 113, n s, 189 e Park av, 20x98.9. June 1, due, &c, as per bond. June 3, 1908. 3:893. 7,500
- Heise, John to Consumers Brewing Co of N Y Lim. 6th av, No 680, n e cor 39th st. Saloon lease. May 25, demand, 6%. June 3, 1908. 3:841. 5,000
- Holly, Augustus F with Ray E Matshak and ano trustees Saml Matshak. Sylvan pl, Nos 3 and 5, w s, 46 n 120th st, 40.5x95.1. Subordination agreement. May 29. June 1, 1908. 6:1769. nom
- Haynes Co with MANHATTAN LIFE INS CO. South st, Nos 84 and 85, and South st, Nos 83, 84 and 85, being a lot in rear. Subordination agreement. May 28. June 1, 1908. 1:72. nom
- Hague, James D to Chas M Jesup. 40th st, No 106, s s, 130 e Park av, 25x98.9. P M. June 1, 1908, 5 years, 5%. 3:895. 40,000
- Hille, Otto to Annie C Bub. 84th st, No 444, s s, 168.6 w Av A, 19.6x102.2. P M. Prior mort \$10,000. June 1, 1908, 5 years, 6%. 5:1563. 5,500
- Hano, Jacob L to Solomon Klein. 134th st, No 205, n s, 82.8 w 7th av, 17.4x71.9. May 25, due March 21, 1910, 6%. May 29, 1908. 7:1940. 2,450
- Hookey, Wm T with Hyman Horwitz. 136th st, s s, 100 w Amsterdam av, 300x99.11. Subordination agreement. Jan 11. June 2, 1908. 7:1988. nom
- Haulenbeek, Anna B, of Walton, N Y, to Chas H Phelps exr John G Butler. Catherine st, Nos 4 and 6, s w s, 34.6x60, to Chatham square, Nos 15 and 16, or Bowery Lane, e s, x43x30. June 2, 1908, due Oct 1, 1911, 5%. 1:281. 20,666.66
- Hassinger, Peter with James J McGillen. 3d av, No 423, s e s, 74 s w 30th st, 24.8x110. Extension mort. June 1. June 4, 1908. 3:910. nom
- Ireland, John D to the ROYAL BANK. West Broadway, Nos 570 to 576, on map Nos 566 to 576, n w cor 3d st, Nos 65 and 67, runs n 209.6 to s s 4th st, No 64, x w 25 x s 56.9 x w 25 x s 153 to 3d st, x e 50 to beginning. Prior mort \$180,000. Assignment of rents to secure \$2,850. April 7, 1908, 2 months, —%. May 29, 1908. 2:538. —
- Isaacs Realty Co to Tobia Acciani. 65th st, No 417, n s, 325.4 w Av A, 37.8x100.5. Prior mort \$33,000. May 23, 3 years, 3½%. June 4, 1908. 5:1460. 1,400
- Italian Union Realty and Security Co to Alfred Frankenthaler. 14th st, No 506, s s, 121 e Av A, 25x103.3. P M. May 29, demand, 6%. June 1, 1908. 2:407. 2,000
- Same to same. Same property. Certificate as to above mort. May 29. June 1, 1908. 2:407. —
- Jacoby, Rachel wife of Morris to Henry Jacoby. 93d st, No 307, n s, 125 w West End av, 50x100.8. Mar 2, due, &c, as per bond. May 29, 1908. 4:1252. 10,700
- Klinker, Wm H to Hattie Harburger. 58th st, No 355, n s, 95 e 9th av, 30x100.5. June 3, 3 years, 5½%. June 4, 1908. 4:1049. 32,000
- Same and Francis Biegen with same. Same property. Subordination agreement. June 1. June 4, 1908. 4:1049. nom
- Kelley, Florence M to Henry Allen. Madison av, No 1441, e s, 81.10 n 99th st, 19.1x100. June 3, 1 year, 6%. June 4, 1908. 6:1605. 1,800
- Krakower, Henrietta G to Geo R Simpson guardian Hannah Abraham. 114th st, No 52, s s, 361 e Lenox av, 17.8x100.11. P M. Prior mort \$10,000. June 1, due June 1, 1911, 6%. June 3, 1908. 6:1597. 2,000
- Kerschoffer, John, of Sea Cliff, L I, to Nicholas Michel. 115th st, No 249, n s, 100 e 8th av, 25x100.11. June 1, 2 years, 6%. June 3, 1908. 7:1831. 1,500
- Kane, Mary to Loretta Chastain. 4th st, No 307, e s, 59.6 n Bank st, 20x72x20x72.5. June 1, 1908, 5 years, 5%. 2:615. 9,000
- Katz, Max and Ludwig Polacek to Rosa Brock. 1st av, No 1079, s w cor 59th st, No 346, 25.5x100. May 29, 2 years, 6%. June 1, 1908. 5:1351. 5,000
- Kirby, Cornelia T with Abe Fisher. Jackson st, No 5. Extension mort. May 29, 1908. 1:267. nom
- Kay, Harry to Geo Young. Madison st, No 207, n s, 105.8 e Rutgers st, runs n 73.6 x w 25 x n 26.4 x e 51 x s 100.1 to st, x w 26 to beginning. May 29, 1908, 5 years, 5½%. 1:271. 43,000
- Same and Harris Mandelbaum and Fisher Lewine with Geo Young. Madison st, No 207. Subordination agreement. May 28. May 29, 1908. 1:271. nom
- Korn, Henry H to Kassel Edelson. 47th st, No 256 West. Assign rents to secure \$3,150. May 28, installs, 6%. May 29, 1908. 4:1018. 3,150
- Kick, Theophile to NEW YORK MORTGAGE AND SECURITY CO. 4th av, Nos 386 and 388, n w cor 27th st, No 49, 46.2x85. May 28, 3 years, 5%. May 29, 1908. 3:857. 77,500
- Kuieriem, Edward, of Bayville, N Y, to COMMERCIAL TRUST CO of N Y. Sheriff st, No 1, n w cor Grand st, Nos 500 and 502, 80x50. June 1, 1 year, 5%. June 2, 1908. 2:336. 15,000
- Levy, Robert, of Brooklyn, N Y, to The Havens Relief Fund Society. Cherry st, No 272, n s, 26.1x113.1x26.1x113.7. June 4, 1908, 5 years, 5%. 1:256. 20,000
- Loewy, Emily with METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 119th st, 100x100. Extension mort. May 29. June 1, 1908. 7:1990. nom
- Levin, Max to Louis Golde. Park av, s e cor 103d st, Nos 102 to 106, 100.11x39.4. May 27, 5 years, 5½%. June 1, 1908. 6:1630. 45,000
- Same to Golde & Cohen. Same property. Prior mort \$45,000. May 27, 5 years, 6%. June 1, 1908. 6:1630. 17,500
- Lordi, Giovanni with American Mortgage Co. Crosby st, No 9. Subordination agreement. May 29, 1908. 1:233. nom
- Leis, Henry and Julius Keller to Fredk Lindinger. Nassau st, No st, No 35, s w cor Liberty st, Nos 54 to 58. Store lease. May 28, demand, 6%. May 29, 1908. 1:48. 10,000
- Leis, Henry and Julius Keller to Fredk Lindinger. Nassau st, No 35, s w cor Liberty st, Nos 54 to 58. Store lease. Prior mort \$5,000. May 28, installs, 3%. May 29, 1908. 1:48. Notes 15,000
- Liebhenthal Construction Co and Solomon, Jacob and Abraham Zadek and Celia Taussig with LAWYERS TITLE INS AND TRUST CO. 16th st, Nos 518 to 524 East. Two subordination agreements. May 28. May 29, 1908. 3:973. nom
- Liebhenthal Construction Co to Solomon Zadek et al. 16th st, Nos 518 to 524 East. Certificate as to above mort. May 28. May 29, 1908. 3:973. —
- Lowenfels, Blanche F with Hebrew Orphan Asylum. 89th st, No 231 East. Subordination agreement. May 28. May 29, 1908. 5:1535. nom
- Longabardi, Guieseppe to Louis Spiegel. Worth st, Nos 190 and 192, s w s, at e s Mulberry st, No 8, runs s e 47.8 x s w 41.3 to e s Mulberry st, x n 40.11 to beginning. Correction mortgage. Prior mortgage \$18,000. June 2, 1908, 3 years, 6%. 1:161. 5,000
- Laue, Charles, of Brooklyn, N Y, to BOWERY SAVINGS BANK. Walker st, Nos 92 and 94, n w cor Lafayette st, Nos 106 to 110, 48.6x82.7, to e s Courtlandt alley, x54.5x76.9. June 2, 1908, 5 years, 5%. 1:196. 120,000
- McLochlin, Mary A G to TITLE GUARANTEE & TRUST CO. 21st st, No 157, n s, 180 e 7th av, 20x98.9. June 1, due, &c, as per bond. June 2, 1908. 3:797. 14,000
- Muldasky, Max to Rose Spiegel and ano. Av B, No 179, e s, 51.9 n 11th st, 17.2x71. P M. Prior mort \$12,000. May 29, due May 1, 1911, 6%. June 2, 1908. 2:394. 4,000
- Mandel, Adolf to EMIGRANT INDUSTRIAL SAVINGS BANK. 118th st, Nos 152 and 152½, on map No 152, s s, 67.9 e Lexington av, 25x100.11. June 2, 1908, 2 years, 5½%. 6:1645. 8,000
- Mount Gilead Baptist Church to Clara Kinkeldey exr Carl Kinkeldey. 132d st, No 41, n s, 100 e Madison av, 20x99.11. P M. June 1, due, &c, as per bond. June 2, 1908. 6:1757. 6,000
- Same to same. Same property. P M. Prior mort \$6,000. June 1, due, &c, as per bond. June 2, 1908. 6:1757. 2,800
- Many, Charlotte H to Chas A Christman. 22d st, No 482, s w s, at s e s 10th av, Nos 196 and 198, 20x74. Leasehold. All title. June 1, 4 years, 6%. June 2, 1908. 3:719. 2,000
- McPartland, Stephen to Beatrice Roche. 8th av, Nos 673 to 677, s w cor 43d st, No 300, 75.5x100. May 1, 5 years, 5%. May 29, 1908. 4:1033. 215,000
- Messer, Naftale to Annie Berl. Willett st, No 51, w s, abt 70 n Delancey st, 33x98. 1-3 part. All title. Prior mort \$—-. May 26, 5 years, without interest. May 29, 1908. 2:338. 1,200
- Mann, David to Max Mann. Forsyth st, No 188, e s, 75 s Stanton st, 25x100; 8th st, No 371, n s, 258 e Av C, 25x93.11. Jan 16, due July 16, 1908, 6%. May 29, 1908. 2:421, 378. 1,500

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- Mallon, Philomena M to Jos J Meaney. Jones st, No 13, n s, 144.8 w 4th st, 25x100. May 28, due June 7, 1909, 6%. June 1, 1908. 2:590. 4,000
- Same and Tessie Capparelli with same. Same property. Subordination agreement. May 28. June 1, 1908. 2:590. nom
- Marston, Edgar L with SEAMENS BANK FOR SAVINGS. 57th st, No 23 East. Extension mort at increased interest from 4 to 5%. June 1, 1908. 5:1293. nom
- Maier, Michael to Mine Goldsmith. 74th st, No 340, s s, 225 w 1st av, 25x102.2. P M. May 27, 5 years, 5%. June 1, 1908. 5:1448. 8,000
- Maier, Michael to Samson Lachman. 74th st, No 340, s s, 225 w 1st av, 25x102.2. P M. Prior mort \$8,000. May 27, 2 years, 6%. June 1, 1908. 5:1448. 2,000
- Murphy, John W to Lion Brewery. 2d av, No 745. Saloon lease. May 22, demand, 6%. June 1, 1908. 3:920. 6,000
- Marcus, Tillie to Edw S Levy. 3d av, No 1908, w s, 50.5 n 105th st, 25.3x100. Equal lien with mort for \$10,000. June 1, 1908, 3 years, 5½%. 6:1633. 20,000
- Same to Leon J Bamberger and ano. Same property. Equal lien with mort for \$20,000. June 1, 1908, 3 years, 5½%. 6:1633. 10,000
- McHugh, Mary indiv and as extrx John J McHugh, Joseph E, Geo V, Stephen C, John J, Walter L and Eliz McHugh, Annie F Baxter, Kate Stapleton and Adelaide Devereux heirs John J McHugh to Nora Shannon. 68th st, Nos 236 and 238, s s, 425 w Amsterdam av, 50x100.5. Prior mort \$9,000. May 19, 3 years, 6%. June 1, 1908. 4:1159. 4,000
- Metropolitan Museum of Art with Sarah P Cabus. 30th st, No 343 West. Extension mort at increased interest from 5 to 5½%. Mar 20. June 1, 1908. 3:754. nom
- Metropolitan Museum of Art with John J Healey. 70th st, No 242, s s, 425 w Amsterdam av, 17x100.5. Extension mort. April 1. June 1, 1908. 4:1161. nom
- Metropolitan Holding Co to LAWYERS TITLE INS AND TRUST CO. 55th st, Nos 333 to 343, n s, 161.1 w 1st av, 125.3x100.5. Certificate as to three morts for \$37,000 each. June 2. June 3, 1908. 5:1348. —
- Metropolitan Holding Co to LAWYERS TITLE INS AND TRUST CO. 55th st, Nos 333 to 343, n s, 161.1 w 1st av, three lots, each 41.9x100.5. Three morts, each \$37,000. June 2, 3 years, 5½%. June 3, 1908. 5:1348. 111,000
- Myers, Philip V with Flora Nordlinger. 83d st, No 10, s s, 148 w Central Park West, 17x102.2, with strip adj on w, 0.3x25.9. Extension mort. April 27. June 2, 1908. 4:1196. nom
- Metropolitan Museum of Art with Maud B Prentice. 81st st, No 7, n s, 148.9 w Central Park West, 26.3x104.4. Extension mort. Mar 16. June 1, 1908. 4:1195. nom
- Mandelbaum, Max and Bella Delmonte with Emil B Johansen. 2d av, No 1804, e s, 50.8 n 93d st, 25x75. Extension mort. May 12. June 2, 1908. 5:1556. nom
- Metropolitan Museum of Art with Annie A Moran. Park av, No 772, s w cor 73d st, No 68, 102.2x33. Extension mort. April 1. June 1, 1908. 5:1387. nom
- McKinley Realty and Construction Co to the Greenwood Cemetery. Lenox av, No 510, e s, 50 n 135th st, 49.11x110. June 4, 1908, 5 years, 5½%. 6:1733. 63,000
- Same to same. Same property. Certificate as to above mort. June 4, 1908. 6:1733. —
- Murray, Ellen with FARMERS LOAN AND TRUST CO. 31st st, No 108, s s, 120.10 w 6th av, 20.10x94.8x21.8x90.6. Subordination agreement. June 4, 1908. 3:806. nom
- Morgan, Townsend with Frank H and Emily L McLaury. 145th st, No 410 West. Extension agreement at 5½%. June 3. June 4, 1908. 7:2076. nom
- Mitchell, Donald to BOWERY SAVINGS BANK. 52d st, No 539, n s, 275 e 11th av, 25x100.5. June 4, 1908, 5 years, 5%. 4:1081. 5,000
- Miller, Harry with TITLE GUARANTEE AND TRUST CO. 62d st, No 343 East. Subordination agreement. June 3. June 4, 1908. 5:1437. nom
- Martinez, Aristides to TITLE GUARANTEE AND TRUST CO. 2d av, No 697, w s, 78.7 s 38th st, 19.6x80. June 4, 1908, due, &c, as per bond. 3:918. 8,000
- Necarsulmer, Ella and Henry with Andrew and Maria K Beer. 35th st, No 448 West. Extension mort. May 28. June 3, 1908. 3:732. nom
- Nichols, Mary C wife of Geo L to TITLE INS CO of N Y. 56th st, No 66, s s, 186 e Madison av, 20x100.5. June 2, 3 years, 5%. June 3, 1908. 5:1291. 40,000
- Olendorf, Chas D with Ignaz Luft. 84th st, No 118, s s, 325 w Columbus av, 25x102.2. Extension mort. June 1, 1908. 4:1214. nom
- Ollendorf, Isidor with an Association for the Relief of Respectable Aged Indigent Females in City N Y. 5th av, No 1431. Extension mortgage. May 28. June 2, 1908. 6:1622. nom
- Petsworth Realty Co to Marie H Kohn. 31st st, No 443, n s, 200 e 10th av, 25x98.9. May 29, 3 years, 5½%. June 1, 1908. 3:729. 15,000
- Same to same. Same property. Certificate as to above mort. May 29. June 1, 1908. 3:729. —
- Polk, Frank L to BANK FOR SAVINGS, N Y. 36th st, No 129, n s, 60 w Lexington av, 20x74.7. P M. June 2, 1908, due May 15, 1911, 4½%. 3:892. 30,000
- Parlato, Angiulina to Raffaele Celendano. 1st av, No 2250, e s, 50.10 s 116th st, 25x95. May 6, 3 years, 6%. June 2, 1908. 6:1709. 1,000
- Penco Realty Co to Empire City Wood Working Co. 149th st, Nos 248 to 254, s s, 100 e 8th av, 2 lots, each 40x99.11. 2 P M morts, each \$7,500. Prior mort \$36,000 on each plot. April 1, 2 years, 6%. May 29, 1908. 7:2034. 15,000
- Prisk, Joseph H, of Mohegan, N Y, to MANHATTAN SAVINGS INST. Madison av, No 1999, e s, 50.2 n 127th st, 16.4x60. May 29, 1908, due, &c, as per bond. 6:1752. 8,000
- Pouch, Edgar D with MANHATTAN LIFE INS CO. South st, Nos 84 and 85, and South st, Nos 83, 84 and 85, being a lot in rear. Subordination agreement. June 1, 1908. 1:72. nom
- Park Place Realty Co to Adolph Lewisohn. West Broadway, Nos 41 to 45, n e cor Park pl, Nos 53 to 57, 75.2x75. P M. April 13, due, &c, as per bond. June 1, 1908. 1:126. 160,000
- Propper, Edward to Wm Hoffmann and ano. Av A, No 1368, s e cor 73d st, No 500, 26x98. Prior mort \$25,000. May 22. 1 year, 5%. June 1, 1908. 5:1484. 3,000
- Presbyterian Home for Aged Women in City N Y with Eliz Becker. 143d st, No 311, n s, 175 w 8th av, 25x99.11. Extension mort. May 18. May 29, 1908. 7:2044. nom
- Prudential Real Estate Corp to Emma C Orr. 7th av, No 104, w s, abt 53 n 16th st, 26x100. June 2, 1908, 2 years, 6%. 3:766. 4,000
- Pelosa, Amodio to Paolo Griffon. 109th st, No 331, n s, 375 e 2d av, 25x100.11. June 2, installs, —%. June 4, 1908. 1,000
- Pitilli, Luigi to Harry S Frost. 108th st, No 222, s s, 311 e 3d av, 24.6x100.11. April 21, due June 1, 1909, 6%. June 4, 1908. 6:1657. 1,500
- Parke, Harvey C to FARMERS LOAN AND TRUST CO. 27th st, No 210, s s, 166 w 7th av, 24.10x98.9. May 5, 3 years, —%. June 4, 1908. 3:776. 12,000
- Rosenthal Construction Co to MIDDLETOWN SAVINGS BANK. 134th st, Nos 519 and 521, n s, 375 w Amsterdam av, two lots each 48x99.11, also all machinery, &c. Two morts, each \$45,000. June 4, 1908, 5 years, 5½%. 7:1988. 90,000
- Ramos, Ada M and Gertrude and Nora A Titley to Nancy J Kennard. Columbus av, No 973, e s, 25.11 s 108th st, 25x100. Prior mort \$24,000. June 4, 1908, demand, 6%. 7:1843. 6,000
- Ramos, Ada M and Gertrude and Nora A Titley to Wm T Cornn. Columbus av, No 971, e s, 50.11 s 108th st, 25x100. June 4, 1908, due Dec 4, 1909, 6%. 7:1843. 5,000
- Reisman, Elias to Addie Kohlman. 78th st, No 215, n s, 188.4 e 3d av, 16.8x102.2. June 3, 1908, due July 1, 1911, 5%. 5:1433. 7,000
- Rosengarten, Leo to Fannie Koehler. 133d st, No 202, s s, 100 w 7th av, 37.6x99.11. June 2, 2 years, 6%. June 3, 1908. 7:1938. 6,000
- Rubano, Felice to TWELFTH WARD BANK. 1st av, No 2239, n w cor 115th st, No 345, 20x73. Prior mort \$15,000. April 1, 1908, due June 1, 1908, —%. June 3, 1908. 6:1687. 5,000
- Realty Mortgage Co and Moses J Wolf and Emanuel Heilner with Dora Schiffer. St Nicholas av, No 1380, n e cor 179th st, 50x100. Subordination agreement. May 25. May 29, 1908. 8:2153. nom
- Rosenfeld, Benj to Wilson M Powell. Clinton st, No 19, n w s, 150 n e Stanton st, 25x100. June 1, 1908, 5 years, 5%. 2:350. 20,000
- Rosenberg, J Walter, of Philadelphia, Pa, to TITLE GUARANTEE AND TRUST CO. 47th st, No 109, n s, 80 w 6th av, 20x100.4. P M. May 29, due, &c, as per bond. June 1, 1908. 4:1000. 23,000
- Reis, Augusta to TITLE GUARANTEE & TRUST CO. Broadway, e s, bet 123d and 124th sts, 201.10x175. Assign rents to secure four mortgages aggregating \$600,000. June 2, 1908. 7:1978. nom
- Realty Mortgage Co and Moses J Wolf and Emanuel Heilner to Simson Wolf and ano exrs Herrman Schiffer. St Nicholas av, e s, 50 n 179th st, 50x100. Subordination agreement. May 25. May 29, 1908. 8:2153. nom
- Rosehill Realty Corp to Wm C Stuart and ano trustees Ellen E Ward for Virginia S Mackay-Smith. 40th st, No 241, n s, 81 w 2d av, 37x98.9. June 2, 1908, 5 years, 5%. 5:1314. 34,000
- Same to same. Same property. Certificate as to above mort. May 15. June 2, 1908. 5:1314. —
- Rosehill Realty Corp to Wm C Stuart and ano trustees Ellen E Ward for Virginia S Mackay-Smith. 2d av, Nos 747 to 751, n w cor 40th st, No 243, 49x81. June 2, 1908, 5 years, 5%. 5:1314. 60,000
- Same to same. Same property. Certificate as to above mortgage. May 15. June 2, 1908. 5:1314. —
- Rosehill Realty Corp to Wm C Stuart and ano trustees Ellen E Ward for Virginia S Mackay-Smith. 2d av, Nos 753 and 755, w s, 49 n 40th st, 49.9x81. June 2, 1908, 5 years, 5%. 5:1314. 44,000
- Same to same. Same property. Certificate as to above mort. May 15. June 2, 1908. 5:1314. nom

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- Rosenfield, Bertha to Hebrew Orphan Asylum of the City of N Y. 89th st, No 231, n s, 125 w 2d av, 25x100.8. May 29, 1908, 5 years, 5%. 5:1535. 17,000
- Robertaccio, Angelo to Joseph Doelger's Sons. Spring st, No 18. Saloon lease. June 1, demand, 6%. June 2, 1908. 2:479. 2,411.80
- Rosborg, Jacob, of Brooklyn, N Y, to Peter J Shields. 46th st, No 148, s s, 168 e Lexington av, 15x100.5. P M. May 23, due &c, as per bond. June 2, 1908. 5:1300. 11,000
- Same to same. Same property. P M. Prior mort \$11,000. May 23, due, &c, as per bond. June 2, 1908. 5:1300. 3,500
- Roth, Ignatz to Max J Klein. Mercer st, No 304, e s, 213.3 n Waverly pl, 26x100; Broadway, No 745, w s, 135 s 8th st, 26x100. Leasehold. June 1, 3 years, 6%. June 2, 1908. 2:548. 10,000
- Rosenthal Construction Co to MIDDLETOWN SAVINGS BANK. 134th st, n s, 375 w Amsterdam av, 96x99.11. Certificate as to two mortgages for \$45,000 each. June 4, 1908. 7:1988. —
- Rosenthal Construction Co to Louis J Frey. 134th st, No 521, n s, 423 w Amsterdam av, 48x99.11. Prior mort \$45,000. June 4, 1908, 2 years, 6%. 7:1988. 9,000
- Same to same. Same property. Certificate as to above mortgage. June 4, 1908. 7:1988. —
- Schenkman, Ray E and Jacob Spielberg with Victor Stoller. Water st, Nos 614 and 616. Agreement as to payment of \$8,000 as consideration of assignment of mortgage. Jan 18. June 4, 1908. 1:259. nom
- Siegel, Harris with Louis Fruhling. Clinton st, Nos 240 and 242. Subordination agreement. May 18. June 2, 1908. 1:258. nom
- Siegel, Harris with Jacob Fruhling. Clinton st, Nos 240 and 242. Extension mortgage. June 1. June 2, 1908. 1:258. nom
- Stuhmer, Oswin to GERMAN SAVINGS BANK. 10th st, No 329, n s, 195.6 w Av B, 25x94.8. June 2, 1908, 1 year, 5%. 2:404. 2,000
- Steller, Gesine to Mortimer Smith. 65th st, No 303, n s, 75 e 2d av, 25x100.5. June 1, 5 years, 5%. June 2, 1908. 5:144. 14,000
- Snow, William to Solomon Hamburger. 113th st, No 221, n s, 281 e 3d av, 25.6x100.11. Prior mort \$17,000. June 1, 2 years, 6%. June 2, 1908. 6:1663. 3,000
- Snow, William to LAWYERS TITLE INS & TRUST CO. 113th st, No 221, n s, 281 e 3d av, 25.6x100.11. June 1, 5 years, 5½%. June 2, 1908. 6:1663. 17,000
- Schuchmann, John P to Solomon Plaut. 114th st, No 228, s s, 325 e 8th av, 25x100.11. June 1, 5 years, 5%. June 2, 1908. 7:1829. 20,000
- Same to Kate M Hehre. Same property. Prior mort \$20,000. June 1, 3 years, 6%. June 2, 1908. 7:1829. 5,000
- Scheer, Jacob and Isidor Ginsberg with City Mortgage Co. 151st st, Nos 535 and 537, n s, 150 e Broadway, —x— to 152d st, Nos 534 and 536. Subordination agreement. May 29. June 2, 1908. 7:2083. nom
- Seymour Realty Co with John Frankenheimer et al trustees Solomon Rothfeld. Hudson st, No 641. Subordination agreement. May 29, 1908. 2:627. nom
- Springer, Philip and Bernat Cooperman to Max Wolff. Sheriff st, No 81, w s, 125 n Rivington st, 25x100. May 28, 5 years, 5½%. May 29, 1908. 2:339. 24,000
- Saunders, Arthur W with Rebecca T Mathews. 46th st, No 16 West. Extension mort. May 22. May 29, 1908. 5:1261. nom
- Stiner, Saml and Jacob Samuelson with Chas H Young and Chas T Dunning trustees Geo Bell. 139th st, Nos 51 and 53 West. Subordination agreement. May 28. May 29, 1908. 6:1737. nom
- Scheer-Ginsberg Realty and Construction Co to the City Mortgage Co. 151st st, Nos 535 and 537, n s, 150 e Broadway, 75x199.10 to s s 152d st, Nos 534 and 536. Prior mort \$155,000. May 29, 1908, demand, 6%. 7:2083. 30,000
- Same to same. Same property. Certificate as to above mort. May 29, 1908. 7:2083. —
- Stiner, Samuel to Chas H Young and ano trustees George Bell. 139th st, Nos 51 and 53, n s, 250 e Lenox av, 50x99.11. May 29, 1908, 5 years, 5½%. 6:1737. 36,000
- Slater, Martha A and Ada E with Philomena M Mallon. Jones st, No 13. Extension two mort. May 15. June 1, 1908. 2:590. nom
- Schwartz, Morris with Madeline F Eddy and Eliz S Smith. 71st st, No 428 East. Extension mort. May 28. June 1, 1908. 5:1465. nom
- Schnurmacher, Josephine J to Wm F Patterson exr Saml P Patterson. 112th st, No 237, n s, 185 w 2d av, 18.9x100.10. P M. June 1, 1908, 3 years, 5%. 6:1662. 6,000
- Sanders, Arthur H to Jacob Marx. 128th st, No 102, s s, 70 e Park av, 30x99.11. Prior mort \$26,500. April 27, 2 years, 6%. June 1, 1908. 6:1776. 7,500
- Sachs, Israel to Emma D Kemeys. 2d av, No 2065, w s, 25.11 n 106th st, 25x75. June 1, 1908, 5 years, 5½%. 6:1656. 12,500
- Same and Martin D Levy et al with same. 2d av, No 2065, Subordination agreement. May 29. June 1, 1908. 6:1656. nom
- Stake, Sarah to John P Burke. Av B, No 276, w s, 43 n 16th st, 26x70.6. May 26, 3 years, 5%. June 1, 1908. 3:974. 11,000
- Snow, Wm to Solomon Hamburger. 113th st, No 215, n s, 204.6 e 3d av, 25.6x100.11. Prior mort \$——. May 29, 2 years, 6%. June 1, 1908. 6:1663. 3,000
- Snow, Wm to Solomon Hamburger. 113th st, Nos 217 and 219, n s, 230 e 3d av, 2 lots, each 25.6x100.11. Two mort, each \$3,000. Two prior mort, each \$——. May 29, 3 years, 6%. June 1, 1908. 6:1663. 6,000
- Sheahan, Cornelius F to Louis Westphal et al exrs. &c, Paul Westphal. 34th st, No 323, n s, 300 w 8th av, 21x98.9. June 1, 3 years, 6%. June 3, 1908. 3:758. 12,500
- Silverberg, Maria with Max M Pullman. 100th st, No 156, s s, 275 w 3d av, 25x100.11. Extension mort. June 2, 1908. 6:1627. nom
- Schwarz, Henry F with Geo W Meyer. Central Park West, No 390. Extension mort. Mar 12. June 1, 1908. 7:1834. nom
- Scholle Brothers, a co-partnership, with Meyer A Bernheimer. Lenox av, Nos 103 to 109, n w cor 115th st, No 101, 100.11x100. Extension mort. May 27. June 1, 1908. 7:1825. nom
- Townsend, Chas J, of Lockport, N Y, with SEAMEN'S BANK FOR SAVINGS in City N Y. Franklin st, No 76. Extension mort at increased interest from 4% to 4½%. May 29. June 2, 1908. 1:175. nom
- Tylrae Co to Charles F Bauerdorf and ano exrs Albert J Adams. 30th st, Nos 208 and 210, s s, 121 w 7th av, 46x98.9. P M. Prior mort \$15,000. June 1, 1 year, 5½%. June 2, 1908. 3:779. 20,000
- Tishman, Julius to LAWYERS TITLE INS AND TRUST CO. Henry st, No 101, n w cor Pike st, Nos 20 to 24, runs w 55.3 x n 45 x w 30.1 x n 22.6 x e 85.4 to st, x s 67.6 to beginning. May 28, 5 years, 5½%. May 29, 1908. 1:282. 82,500
- Same and American Mortgage Co with same. Same property. Subordination agreement. May 28. May 29, 1908. 1:282. nom
- Teitelbaum, Antonia to Jonas Weil and ano. 9th st, No 809, n s, 101.11 e Av D, 27.10x83. P M. May 27, demand, 6%. June 1, 1908. 2:366. 6,000
- Treitler, August to Ignatz Vogel. 77th st, No 414, s s, 188 e 1st av, 25x102.2. June 1, 1908, 3 years, 5%. 5:1471. 14,000
- Topfritz, Harry L to EQUITABLE LIFE ASSUR SOC of the U S. 86th st, Nos 148 to 152, s s, 230 w 3d av, 76.8x102.2. June 3, 1908, due Jan 1, 1913, 5½%. 5:1514. 77,500
- Todd, James to Geo Ehret. 6th av, Nos 425 and 427. Saloon lease. June 3, 1908. demand, 6%. 3:801. 4,000
- Therry, Stephen to Payne Estate. 14th st, No 216, s s, 404.6 w 2d av, 23.6x103.3. May 29, 5 years, 5%. June 3, 1908. 2:469. 5,000
- Thirty-Eighth Street and Madison Avenue Co to U S TRUST CO. Madison av, Nos 250 to 254, n w cor 38th st, Nos 17 and 19, 74.4 x100. June 3, 1908, 3 years, 5%. 3:868. 300,000
- Same to same. Same property. Certificate as to above mort. June 3, 1908. 3:868. —
- Uhlfelder, Simon and Abraham Weinberg to Herman Wronkow. Broadway, No 593, n w s, 152 s w Houston st, 25x200 to Mercer st, No 168. P M. June 1, due, &c, as per bond. June 4, 1908. 2:512. 34,000
- Verdenhalven, Friederike widow and Frederick D to Daniel Verdenhalven. Lenox av, No 143, n w cor 117th st, No 101, 25.2x75. Prior mort \$30,000. May 28, 3 years, 5%. May 29, 1908. 7:1902. 12,000
- Van Aken, Charles H to Frank H McLaury and ano. Downing st, No 61, n s, 260.1 w Bedford st, 20.2x70. June 1, 1 year, 5½%. June 2, 1908. 2:528. 3,500
- Wheeler, Henry L to FARMERS LOAN & TRUST CO. 23d st, No 322, s s, 209.4 w 8th av, 21.10x98.8. May 29, 3 years, —%. June 2, 1908. 3:746. 14,000
- Weber, Rose to Edgar S Appleby trustee. 65th st, Nos 218 and 220, s s, 250 w Amsterdam av, 50x100.5. May 29, 5 years, 5½%. June 2, 1908. 4:1156. 18,000
- Weinstein, Sarah to TITLE GUARANTEE AND TRUST CO. Crosby st, No 9, e s, 117.1 n Howard st, 25x100. P M. May 29, 1908, 5 years, 5%. 1:233. 22,000
- Weinstein, Chas I to Pincus Lowenfeld and ano. Delancey st, No 238, n s, 75.2 e Willett st, 25x100. May 28, demand, 6%. May 29, 1908. 2:338. 2,000
- West Farms Realty Co to John Frankenheimer et al trustees Salomon Rothfeld. Hudson st, No 641, w s, 88.2 n Horatio st, runs s 29.2 x w 109.2 x n 29 x e 112.4. May 28, 3 years, 6%. May 29, 1908. 2:627. 28,000
- Same to same. Same property. Certificate as to above mort. May 28. May 29, 1908. 2:627. —
- Same to Leo A Doran. Same property. Certificate as to mort for \$4,000. May 25. May 29, 1908. 2:627. —
- Wessels, August to Mina Efinger. Amsterdam av, No 1407, e s, 49.9 n 129th st, 25x100. Prior mort \$21,000. May 29, 1908. due June 1, 1911, 6%. 7:1969. 5,000
- Whitehouse, Henry H to LAWYERS TITLE INS AND TRUST CO. 49th st, No 38, s s, 43 e Madison av, 21.6x75. May 29, 1908, 5 years, 5½%. 5:1284. 34,000
- Same to Wm D Moore. Same property. Prior mort \$34,000. May 14, 1 year, 6%. May 29, 1908. 5:1284. 2,000
- Wallace, Annie D to Alice H Sturges. 117th st, Nos 516 and 518, s s, 173 e Pleasant av, runs s 100.10 x e 25 x s 0.1 x e 25 x n 100.11 to st, x w 50 to beginning. May 28, due July 1, 1909, 6%. May 29, 1908. 6:1715. 2,500
- Weissberg, Lena to Isabella Kritzman and Wm Cohn. Norfolk st, No 132, e s, 125 n Rivington st, 25x100. June 1, 1908, 5 yrs, 5½%. 2:354. 33,000
- Williams, Saml and Isaac Haft to Ray E Matshak and ano trustees Saml Matshak. Sylvan pl, Nos 3 and 5, w s, 46 n 120th st, 40.5 x95.1. May 28, due, &c, as per bond. June 1, 1908. 6:1769. 35,000
- Wolf, Joseph to India Wharf Brewing Co. 114th st, No 31, n s, 435 w 5th av, 20x100.11. May 28, demand, 6%. June 1, 1908. 6:1598. 3,500
- Winthrop Realty Co to Hugo S Mack. Riverside Drive, No 410, n e cor 113th st, runs n 52.7 x e 98.7 x s 50.11 x w 85.3 to beginning; Riverside Drive, e s, 52.7 n 113th st, 51.8x111.9x50x98.7. P M. Prior mort \$425,000. May 20, due, &c, as per bond. June 1, 1908. 7:1895. 32,500
- Weil, Saml with Fannie Rosenblum. 11th st, No 327, n s, 275.5 w 1st av, runs n 107.4 to e 1 Stuyvesant st, x w 7.11 x w 8.8 x n 6.2 x w 19.4 x s w 52.10 x s 34.7 to 11th st, x e 21.3 to beginning; 11th st, Nos 329 and 331, n s, 225.4 w 1st av, runs n 40 x n e 25.2 x n 3.8 x s e 6 x n e — to s s Stuyvesant st, x w — x n — x w — x s 107.4 to 11th st, x e 50 to beginning. Agreement apportioning mort. May 29. June 3, 1908. 2:453. nom
- Wolfe, Harry to TITLE GUARANTEE AND TRUST CO. 15th st, No 153, n s, 210 e 7th av, 20x103.3. June 2, due, &c, as per bond. June 3, 1908. 3:791. 11,000
- Same and Clarence M Lewis with same. Same property. Subordination agreement. May 28. June 3, 1908. 3:791. nom
- Weiman, Adolph A to Alice V Du Vivier. 21st st, No 441, n s, 454.7 w 9th av, runs n 83 x e 19.3 x n 15.8 x w 44.3 x s 98.9 x e 25 to beginning; Plot begins at e 1 block between 21st and 22d sts, distant 345 e 10th av, runs e 30 x n 26.8 x w 30 x s 26.8 to beginning. P M. June 2, 5 years, 5%. June 3, 1908. 3:719. 17,500
- Winckelmann, Wm to American Mortgage Co. 78th st, No 432, s s, 260.8 w Av A, 16.8x102.2. P M. June 3, 1908, 3 years, 5½%. 5:1472. 5,000
- Weber, Philip with Carrie Furth, Bianca G Lahnstein and Florence B Dalsimer. 70th st, No 309, n s, 150 e 2d av, 31.3x100.4. Extension mort. June 1, 1908. 5:1445. nom

DYCKERHOFF PORTLAND CEMENT

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

Weber, Philip with Carrie Furth, Bianca G Lahnstein and Florence B Dalsimer. 70th st, No 311, n s, 181.3 e 2d av, 31.3x100.4. Extension mort. June 1, 1908. 5:1445. nom
Wittmack, Marie to Anna Dressler. Amsterdam av, No 1403, n e cor 129th st, No 499, runs e 96.3 x n e 8.1 x n — x w 100 to av, x s 24.9 to beginning. All title to 129th st, n s, 96.3 e Amsterdam av, runs e 3.7 x n 7 to c 1 former Phineas st, x s w — to beginning. June 2, demand, 6%. June 4, 1908. 7:1969. 318.50
Zinstein, Annie to Louis M Mooney guardian Teresa J Mooney. 2d av, No 692, e s, 74 n 37th st, 24.8x136.5x25x132.4. June 1, 1908, 3 years, 5½%. 3:943. 20,000
Zinstein, Annie to Emilie Stein. 2d av, No 694, e s, 98.9 n 37th st, 24.8x139.7x25x136.5. June 1, 1908, 3 years, 5½%. 3:943. 20,000
Zeimer, Emma with Gustav Kaliski and Salomon Loewensohn. Broome st, No 118. Extension mort. April 21. May 29, 1908. 2:337. nom

BOROUGH OF THE BRONX.

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

American Real Estate Co a Corp of R I to May Janss guardian Julia T Staff. 149th st, No 379, n s, 150 w Melrose av, 25x80. P M. June 2, 1908, 5 years, 5%. 9:2328. 20,000
*Anopol, Walter to Cath C Hill. Commonwealth av, e s, 21 s Tremont av, 50x100x— to Tremont av, x52x—, except part for Tremont av; Tremont av, s e cor Commonwealth av, 21x—x55.9, except part for Tremont av, June 3, 1908, 2 years, 6%. 1,000
*Bentz, John E to Geo Wenner. 6th st, n s, 105 e Av C, 25x108; 6th st, n s, 155 e Av C, 25x108. May 25, 1 year, 6%. June 3, 1908. 1,200
Brady, Thomas W, John Kirkpatrick and David F Urquhart to Annie M Turbitt. 138th st, s s, 338 e Cypress av, 40x100. May 6, due, &c, as per bond. June 3, 1908. 10:2566. 3,000
*Burlando, Adelaide to Aguelo Zanfardino. Part of lot 146 map No 1, Olinville. May 29, due, &c, as per bond. June 3, 1908. 1,500
Blaney, Mary, Joseph E and Mary his wife to Samuel Keeler, of Ridgefield, Conn. 147th st, late Dater st, s w s, at n w s Southern Boulevard, 83.11x51.10x48.10 to Southern Boulevard, x62.7. June 2, 2 years, 6%. June 4, 1908. 10:2582. 500
Brunings, Julius to GERMAN SAVINGS BANK. Trinity av, No 836, e s, 175 s 161st st, 25x99.8. June 1, 1908, 1 year, 5½%. 10:2637. 3,500
Bruggemann, Chas F W to Henry Harms. 142d st, No 413, n s, 150 e Willis av, 25x100. Prior mort \$9,000. June 1, 1908, 3 years, 6%. 9:2287. 5,000
Beavis, Frank S to Steven B Ayres. Kappock st, n s, at w line land purchased by City of N Y for uses of Hudson Memorial Bridge, runs n e 275.11 x n w 135 x s w 46 and 97.11 to st, x s e 228.2 to beginning. May 28, 3 years, 5%. June 1, 1908. 13:3411. 3,000
Bosselman, Mathilde to National Surety Co. Prospect av, e s, 126.9 s Jennings st, 40x104.9x40.5x98.9. Prior mort \$23,000, given as collateral security for payment of \$22,050. May 19, due, &c, as per bond. May 29, 1908. 11:2971. 16,550
Beavis, Frank S to Charles Dickinson trustee Mary L Hillhouse will John Dickinson. Kappock st (Washington av), n s, at w s of land purchased by City of N Y for uses of Hudson Memorial Bridge, runs n e 275.11 x n w 135 x s w 46 and 97.11 to st x s e 228.2 to beginning. May 25, due, &c, as per bond. May 29, 1908. 13:3411. 12,000
Barry, Thomas to Edw J Birmingham. Heath av, e s, about 395 s Kingsbridge road, 25x102.6x25.4x98.6. May 19, 3 years, 5½%. May 29, 1908. 11:3240. 3,000
*Bellion, Anna wife Nicholas to Milton A Fowler. 3d st, n s, 349 w Av C, 50x103, Unionport. June 1, 3 years, 5½%. June 2, 1908. 4,000
Buffington, Harry B and Elmer T to Cath A Lavelle. Forest av, e s, 125 n 166th st, two lots, each 18.6x102.8. Two morts, each \$2,250. May 29, 2 years, 5%. June 2, 1908. 10:2661. 4,500
*Blass, Gustave to Eliz Ragette and ano. 2d av, w s, at s s lot 1,123, runs n 99 x w 105 x s 99 x e 105 to beginning, being part lot 1,123 map Wakefield. P M. June 1, 1 year, 5%. June 2, 1908. 3,900
Begrisch-Schorn Realty & Construction Co to Greenwich Mortgage Co. 175th st, late Fairmount av, s e cor Prospect av, 50x142.6x50x143.3, e s, except part for av. May 29, 1 year, 6%. June 4, 1908. 11:2952. 30,000
Same to same. Same property. Certificate as to above mortgage. May 29, June 4, 1908. 11:2952.
*Cherillo, Giuseppe to Aguelo Zanfardino. South ½ of lot 41 map No 1, Olinville, 50x100. May 29, due, &c, as per bond. June 3, 1908. 200
Cohen, Max and Emanuel Glauber with The Ceres Union. Union av, No 610. Extension mort at increased interest from 5% to 5½%. June 1, 1908. 10:2674. nom
Conroy, Patk F to Geo Ehret. 3d av, Nos 4370 and 4372. Saloon lease. June 2, 1908, demand, 6%. 11:3061. 2,500
Carucci, Checchina to James G Wentz. Adams pl, s w cor 183d st, 120x48. Building loan. May 28, demand, 6%. May 29, 1908. 11:3071. 35,000
Cahill, John F to Frank J Gress guardian Ludwig and Mary Gress. 175th st, No 485, n s, 69.6 e Washington av, 17.3x103. May 29, 1908, 3 years, 5½%. 11:2917. 4,300
Caiola, Luigi to Lion Brewery. Arthur av, No 2359, — s 314 s 187th st. Saloon lease. May 23, demand, 6%. June 1, 1908. 11:3065. 2,849.50
*Cohen, Jacob to Ronald K Brown and ano. Gleason av, n e cor 172d st, 100x350. P M. May 25, 1 year, 5½%. June 2, 1908. 8,300
Chapman, Lansford F to Park Mortgage Co. Bailey av, e s, 1,459.5 s from south tangent point in curve at s e cor Bailey av and Kingsbridge rd, runs s 20.8 to a tangent point in curve at junction Bailey av and Heath av, x — 106.1 to tangent point at cor Heath av, x n e 44.6 x w 95.10 to beginning. June 3, 3 years, 6%. June 4, 1908. 11:3239. 2,000

Collins, James A with TITLE GUARANTEE & TRUST CO. 137th st, No 483 East. Subordination agreement. May 28. June 4, 1908. 9:2282. nom
Delaware & Hudson Realty & Impt Co to John P Dunn. Grand Boulevard, w s, 175 n 192d st, 75x110.3x75x109.5. P M. June 4, 1908 3 years, 5%. 11:3168. 5,000
Di Meola, Pasquale and Antonetta to Emma B Caldwell. Belmont av, w s, 75 n 186th st, 25x87.6. June 3, 5 years, 5½%. June 4, 1908. 11:3074. 9,000
Donahoe, Hugh to EMIGRANT INDUSTRIAL SAVINGS BANK. Bathgate av, w s, old line, 100 n 181st st, old line, 25x144.8x25x143.4, except part for av. June 3, 3 years, 5%. June 4, 1908. 11:3049. 3,000
Di Meola, Pasquale and North American Mortgage Co with Emma B Caldwell. Belmont av, w s, 70 n 186th st, late William st, 25x87.6. Subordination agreement. June 3. June 4, 1908. 11:3074. nom
Dillon (D J) Co to Louis C Wagner. Concord av, w s, 158 n 147th st, late Dater st, 2 lots, each 19.9x100. Two certificates as to two morts for \$5,500 each. May 23. June 1, 1908. 10:2579.
Dietrich, Joseph to Samuel Glanzrock and ano. Oaktree pl, No 615, n s, 111.8 w Hughes av, 16.8x115. P M. May 28, 4 years, 6%. May 29, 1908. 11:3070. 2,000
Dillon (D J) Company, a corp, to Fredk A Southworth as trustee John Southworth. Concord av, w s, 197.6 n Dater or 147th st, 2 lots, each 19.9x100. Two morts, each \$5,000. May 29, 1908. due, &c, as per bond. 10:2579. 10,000
Same to same. Same property. Certificate as to above two morts. May 23. May 29, 1908. 10:2579
*Donnelly, Martin J to Cath A Shea. Poplar st, s s, 226.10 e Forest st, 25.2x110.5x25x109.2. P M. Prior mort \$1,800. May 27, 3 years, 5½%. May 29, 1908. 2,200
Di Benedetto, Angelo to Eliz K Dooling. Grote st, n e s, 108.2 e Prospect av, 31.1x119.4x22.9x116.3. May 28, 3 years, 6%. May 29, 1908. 11:3113. 2,500
Dunn, Alfred B to Selina A C Kerr. Arthur av, n w cor Tremont av, runs n 71 x w 90 x s 50.1 x w 100 to e s Lafontaine av, x s 42.9 x s e 48.8 x e 162.5 to beginning. May 29, 3 years, 5%. June 2, 1908. 11:3068. 13,000
*Di Pasquale, Consolata to Salvatore M De Pasquale. Newell av, n e cor Elizabeth st, 100x125. May 20, due, &c, as per bond. June 3, 1908. 1,200
Egan, Denis to Mary J Kingsland. Vyse av, No 2121, w s, 75 s 181st st, 25x100. P M. Prior mort \$8,000. May 16, 3 years, 5%. June 4, 1908. 11:3128. 3,700
Eggers, John to Theo H Nickisch. Harrison av, w s, 765.2 s from first angle point north of Tremont av, runs w 119.2 to e s old Croton Aqueduct, x s 20 x e 119.4 to av, x n 20 to beginning. P M. June 1, due, &c, as per bond. June 4, 1908. 11:2868. 6,000
Ebermayer, Geo D to Alfred W Kiddle and ano exrs Henry Kiddle, Jerome av, late Central av, old line, e s, 36 s Mt Hope pl, 18.7x98.10x18x94.2. May 29, 3 years, 5½%. June 1, 1908. 11:2851. 6,500
Erhsam, Frederick W to Wm D Freeman. 149th st, late Westchester Railroad st, s s, 50 w Tinton av, late Wales av, 50x80. P M. May 28, 5 years, 5%. May 29, 1908. 10:2580. 6,500
Frey, Francis to Eliz Steinmuller. 179th st, s s, 47.3 e Creston av, 50x80.3x50x80.7. P M. June 1, 3 years, 5%. June 3, 1908. 11:2808. 5,000
Fulle, Diedrich and Tillie Fulle to Jennie S McKay. 173d st, No 495, n s, 44.5 w Bathgate av, 42x100. May 29, 1908, due June 1, 1909, 5½%. 11:2915. 2,300
Freund, Adolph to Josephine DeH Carrington. Burnside av, n s, 153.2 e Anthony av, 50x124.5x30x99.9. P M. June 1, 1908, 3 years, 5%. 11:3149, 3156. 4,750
*Gorman, John to Hudson P Rose Co. Lots 84, 95, 96, 97, 100 to 116 map 170 lots, Siems estate. P M. May 27, 5 years, 5%. June 1, 1908. 3,800
Green, John H with TITLE GUARANTEE AND TRUST CO. St Anns av, No 649. Subordination agreement. June 2. June 3, 1908. 9:2358. nom
Goll, Lina to TITLE GUARANTEE AND TRUST CO. St Anns av, No 649, w s, 75.4 s Rae st, 25.1x89.3x25x91.8. June 2, due, &c, as per bond. June 3, 1908. 9:2358. 12,000
Genz, August to Wm C Koechling. 149th st, s s, 269.4 w St Anns av, 40x100. P M. Prior mort \$31,000. June 1, 2 years, 6%. June 2, 1908. 9:2275. 2,000
Griffin, Mattie J to Harriette E Schenck. Stebbins av, s e s, 100 n e 169th st, 75x127.2x75.1x122.11. May 28, due, &c, as per bond. May 29, 1908. 11:2973. 6,000
Griffin, Mattie J, of Elizabeth, N J, to Sarah E Nelson. Stebbins av, s e s, 175 n e 169th st, runs s e 127.2 x n e 75.1 x n w 131.4 to av, x s w 75 to beginning. May 28, due, &c, as per bond. May 29, 1908. 11:2973. 6,000
*Grossmann, Adeline with Mary S Stone. Morris Park av, n s, abt 125 w Unionport road, 25x—x28x—. Subordination agreement. May 27. May 29, 1908. nom
Gulf Co-Operative Co to Lewis S Goebel exr, &c, Philip Grun. Belmont av, w s, 145 n 188th st, 50x87.6. May 25, 5 years, 5½%. June 4, 1908. 11:3076. 14,000
Same to same. Same property. Certificate as to above mortgage. June 3. June 4, 1908. 11:3076.
Same to same. Same property. Prior mort \$18,000. June 1, 2 years, 6%. June 4, 1908. 11:3076. 2,000
Same to Solomon Sulzberger. Same property. Prior mort \$14,000. June 1, 2 years, 6%. June 4, 1908. 11:3076. 4,000
Gerhards, Albert to Victor Gerhards. Manida st, e s, 191.8 s Spoford av, 15x66x15x65.9, all title to strip in rear formerly known as Old Hunts Point road. June 2, demand, 5½%. June 4, 1908. 10:2768. 1,450
Giordano, Tommaso to Eliz O'Connor. Decatur av, e s, 360.4 n 207th st, 2 lots, each 25x100. Two morts, each \$5,500. May 25, 3 years, 5½%. June 4, 1908. 12:3355. 11,000
Grant Alexander to Wm J Skelly. Verio av, e s, 296.8 s McLean av, 37.6x153. June 1, 5 years, 5%. June 2, 1908. 12:3398. 2,000

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- Hickey, Chas F, of Brooklyn, to MUTUAL LIFE INSURANCE CO of N Y. 138th st, n s, 344.1 e Southern Boulevard, 225x100. P M. June 3, due, &c, as per bond. June 4, 1908. 10:2590. 25,000
- Hyman Construction Co to Morris J Bluen. Cauldwell av, w s, 399.9 n Westchester av, 51.6x115x50x115. June 3, 1908. 3 years, 6%. 10:2624. 33,000
- Same to same. Same property. Certificate as to above mort. June 3, 1908. 10:2624.
- Huter, John to Ernest Wenigmann. Clay av, No 1052, e s, 195 n 165th st, 27x80. P M. Prior mort \$7,500. June 1, due, &c, as per bond. June 3, 1908. 9:2425. 3,750
- Hopkins, Patrick H to Bernard Lynch and ano. Morris av, No 2420, e s, 350.9 n 184th st, 37.6x120. P M. May 28, 7 years, 6%. June 2, 1908. 11:3173. 3,500
- Jacob, August to Willard I Pierce. Morris av, No 1970, e s, 280 s 179th st, 20x100. May 29, 5 years, 5½%. June 2, 1908. 11:2907. 8,000
- *Juster, Rachel to Mary S Stone. Morris Park av, n s, about 125 w Unionport road, 25x—x28x—, and being lot 12, map No 213 of property of Estate Geo W Hunt, except part for Morris Park av. May 27, 3 years, 5%. May 29, 1908. 4,000
- Kitchen, Jane to Henry M Powell. Kelly st, e s, 131.3 n 165th st, 40x100. P M. May 28, due Nov 28, 1908, 6%. May 29, 1908. 10:2716. 2,490
- *Keller, Caroline to Chas P Hallock. 8th st, s s, 180 w Av B, 25x 116, Unionport, except part for Tremont av. May 29, 1908, 3 years, 6%. 4,500
- *Same to same. 8th st, s s, 155 w Av B, 25x126, Unionport except part for Tremont av. May 29, 1908, 3 years, 6%. 4,250
- Same to same. 8th st, s s, 130 w Av B, 25x136, except part for Tremont av. May 29, 1908, 3 years, 6%. 4,250
- Kennedy, Patrick to Nicholas Eckert. 204th st (Potter pl), n w cor unnamed st (now discontinued), 50x100, lots 441 and 442, map No 3 of N Y City Private Park. May 27, 3 years, 6%. May 29, 1908. 12:3311. 4,000
- *Killenberg, Gustav to Geo Hauser. Av D, s w cor 8th st, 33x100, Unionport. May 25, due July 1, 1911, 5½%. May 29, 1908. 5,500
- Keller, Geo to Wm Rankin. Prospect av, w s, 100 s Boston road, runs s 98.7 x w 151 x n 46.1 x e 75.9 x n e 107.5 to begin. May 28, due, &c, as per bond. May 29, 1908. 11:2962. 25,000
- *Kitchen, Jane wife of and Andrew to Henry M Powell. Bronxdale av, w s, 50 s Hunt av, 25x—x—x115. May 28, due Nov 28, 1908, 6%. May 29, 1908. 750
- *Killenberg, Gustav to Henry G Silleck, Jr. Av D, or Olmstead av, w s, 58 s 8th st or Blackrock av, 25x100; Av D, or Olmstead av, w s, 83 s 8th st or Blackrock av, 25x100; 8th st or Blackrock av, s s, 100 w Av D, 100x108, Unionport. Given to secure payment of three notes. May 29, due Sept 28, 1908, 6%. June 1, 1908. 3,500
- Kohlenbusch, Kath wife of Geo to DRY DOCK SAVINGS INST. Teasdale pl, Nos 3 and 5, n s, 599.9 w Trinity av, two lots, each 25x100. Two mortg, each \$8,000. June 1, 1908, 3 years, 5%. 10:2621. 16,000
- Kissenberth, Chas to GERMAN SAVINGS BANK. Fairmount pl, n s, 175 w Prospect av, 25x125. June 1, 1908, 1 year, 5½%. 11:2951. 6,500
- Kahrs, Henry to TITLE GUARANTEE & TRUST CO. Brown pl, n w cor 137th st, No 483, 75x17.6. June 3, due, &c, as per bond. June 4, 1908. 9:2282. 5,500
- Keil, Charles L to Thomas P Howley. Ryer av, w s, abt 420 n Burnside av, 50x137. Apr 28, demand, 6%. June 4, 1908. 11:3149 and 3156. 1,000
- *Landmann, Louise to Marcus Nathan. Parker av, e s, 275 s Lyon av, 25x100. P M. Prior mort \$—. June 2, installs, 6%. June 4, 1908. 1,800
- *Leske, Emil to Bruckners Brothers Inc. 226th st, s s, 305 w 4th av., 100x114, Wakefield. P M. May 28, 2 years, 6%. June 4, 1908. 1,460
- Lichtenstadter, Julia and Wolff Malino to Joe Mayers. Boston road, s e s, 320 n e Union av, runs n e 31.4 x n e 21.8 x s 139.7 x s w 23.10 x n w 134.2 to beginning. Prior mort \$35,000. May 29, due, &c, as per bond. June 1, 1908. 11:2962. 7,000
- Littau, Jacob with Margaretha Schilling. 169th st, No 454, s s, 140.7 w Washington av, 25x100. Subordination agreement. June 1, 1908. 9:2390. nom
- Leibsohn, Israel with Wm Krass. Leggett av, No 1050, s s, 28.3 s w Dawson st, runs n w 24.9 x w 82.9 x s 20 x e 97.3. Extension mort. May 29, 1908. June 1, 1908. 10:2687 and 2695. nom
- Liebertz, Augusta with Charles R Strong. Prospect av, e s, 24.10 n 165th st, 20x79.5. Subordination agreement. May 27. June 1, 1908. 10:2691. nom
- Mayer, Maria to Margaretha Schilling. 169th st, No 454, s s, 140.7 w Washington av, 25x100. June 1, due, &c, as per bond. June 3, 1908. 9:2390. 11,500
- Mayer, Barbara with Claus H Steffens. 3d av, No 3820, e s, 250 n 171st st, 25x100. Extension mort. May 25. June 1, 1908. 11:2928. nom
- *Michelsen, Christian to John Nicklas and ano. Columbus av, s s, 190.8 w Bronxdale av, 25x77.5x25.3x81. June 3, 3 years, 6%. June 4, 1908. 2,800
- Meyers, Daniel F, Jr, to Fritz Hartz. Tinton av, No 1228, e s, 287.7 n 168th st, 22x132. Prior mort \$4,500. May 29, 1 year, 6%. June 1, 1908. 10:2673. 1,500
- Meyers, Helen D to Isaac Dreyfus. Bainbridge av, w s, 210.11 n 194th st, 26x74.6x26x73.6. Prior mort \$—. May 29, due Jan 2, 1909, 6%. June 1, 1908. 12:3294. 3,000
- *Maily, William to Mark Lurie. 222d st (8th av), n s, 249 w 4th av, 55.6x114, except part for st, Wakefield. P M. May 29, 1908, 2 years, 6%. 1,500
- McGowan, John to Phebe A Bremer, of New Rochelle, N Y. Lot 8, amended map of property of the Cammann Estate, Fordham Heights. May 29, 1908, due, &c, as per bond. 11:3212. 2,500
- Malcolm, (Thomas D) Construction Co to City Mortgage Co. 155th st, Nos 380 and 382, s s, 225.6 e Courtlandt av, 50.3x100x50x 100. May 29, demand, 6%. June 2, 1908. 9:2401. 33,000
- Same to same. Same property. Certificate as to above mortgage. May 29. June 2, 1908. 9:2401.
- Markel, Louis W to Diedrich H Waltemade. Tinton av, No 707, late Beach av, w s, 25.6 n 155th st, late Dawson st, 24.10x100. P M. Prior mort \$10,500. June 1, 3 years, 6%. June 2, 1908. 10:2654. 2,750
- *Millis, Caesar to Lamport Realty Co. Burdett av, n s, 534.4 w Ft Schuyler road, 25x100, Tremont Heights. P M. May 29, 1908, installs, 5%. 340
- Mergenthaler, Hermann to Severin Magda and ano. Longfellow av, No 1144, e s, 239.6 n Westchester av, 20x122.3x21.6x130.2. Prior mort \$5,250. June 1, due, &c, as per bond. June 2, 1908. 10:2758. 3,250
- *McKeon, Ellen to Wm C Arnold exr Susan E Dashiell. Willet (3d) av, s e cor 213th st, 100x100, Olinville. June 1, 3 years, 6%. June 2, 1908. 4,000
- *Mahlstedt, John to Diedrick. Kornau. Saxe av, w s, 25 s Cornell av, 25x100. P M. Prior mort \$2,500. June 1, 2 years, 6%. June 2, 1908. 1,700
- *McKenna, Thomas to Daniel J O'Connor trustee Owen Byrne. 176th st, e s, 125 n Gleason av, portion 25x100. May 28, 3 years, 5½%. June 2, 1908. 4,500
- *Norwood Heights Realty & Construction Co to Bridget McBride. Herschel st, No 106, or Washington av, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 97.10 to st x n w 25.4 to beginning, Cebrie Park. June 1, 3 years, 5%. June 2, 1908. 3,500
- *Same to same. Herschel st, No 103, or Washington av, s w s, 303.9 s e Halsey pl, 39.6x112.7x27.1x105.9, Cebrie Park. June 1, 3 years, 5%. June 2, 1908. 3,500
- *Same to Joseph Stolz. Herschel st, No 105, or Washington av, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x97.10. June 1, 3 years, 5%. June 2, 1908. 3,500
- *Same to same. Herschel st, No 104, or Washington st, s w s, 278.5 s e Halsey pl, 25.3x105.9x25x101.9. June 1, 3 years, 5%. June 2, 1908. 3,500
- Neil, James to Mary T Grace. Boston road, s e cor Union av, runs s 114 x e — x s w — x s w — x n e — to Union av, x n 186 to beginning, except part for Union av and Boston road or av. May 29, due, &c, as per bond. June 1, 1908. 11:2961. 16,000
- Oppenheim, Wm to Alfred Jaretzke. 146th st, n s, 75 w College av, 37.6x110. June 2, 1908, 3 years, —%. 9:2329. 24,000
- Same to American Mortgage Co. Same property. Prior mort \$24,000. June 2, 1908, 1 year, 6%. 9:2329. 4,000
- Same to Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 146th st, n s, 112.6 w College av, 37.6x110. June 2, 1908, 3 years, —%. 9:2329. 24,000
- O'Connor, Nellie to John Gleason. Harlem River Terrace, w s, 500.5 s from s s 192d st, and w s Bailey av, 27.3x128.4 to e s land N Y & Putnam R R, x25x139. June 2, 1 year, 6%. June 4, 1908. 11:3238. 900
- O'Donnell, Katie B to Addie A Sullivan. Woodlawn road, n e cor Perry av, 26.1x97.8x25x90. May 29, due, &c, as per bond. June 1, 1908. 12:3345. 2,000
- Pollak, Wilma V, Irma C and Semele with Sarah Polack. Clinton av, e s, 111 s 175th st, 27.7x irreg x28x165.2. Extension mort. Mar 25. June 1, 1908. 11:2948. nom
- Patterson, Fannie S with Montefiore Home. Jackson av, No 1159. Subordination agreement. May 28. June 2, 1908. 10:2652. nom
- Pirk, Amalia to Geo E Buckbee. Decatur av, w s, 50 n 195th st, 50.1x102.6x50.1x104.6. May 29, 1908, due Sept 1, 1908, 6%. 12:3283. 7,000
- Pittelli, Frank to United States Cast Iron Pipe & Foundry Co. Jerome av, e s, 194.1 n 165th st, runs n 214.4 x e 198.11 x s e 51 to Cromwell av, x s 163.10 x w 198.9 to beginning; Cromwell av, w s, 357.9 n 165th st, runs n 51 x e 3 to av, x s — to beginning. Prior mort \$26,000. May 26, demand, 6%. May 29, 1908. 9:2503. notes, 17,500
- *Padula, Frank to Henry Whirtley. 14th st, s s, 330 w Av A and 25 w from n e cor lot 348, runs s 108 x w 25 x n 108 to st, x e 25 to beginning, being part of lot 348, map Unionport. Prior mort \$3,500. May 28, 2 years, 6%. May 29, 1908. 1,250
- *Same to same. 14th st, s s, being e ½ of n e ¼ of lot 348, same map. Prior mort \$3,500. May 28, 2 years, 6%. May 29, 1908. 1,250
- *Pletscher, Martin to Mary C Weeks, of New Rochelle, N Y. Glover st (Grace av), s w s, 100 n e Lyon av, 25x100, Westchester. April 18, 3 years, 5½%. June 4, 1908. 5,000
- Peterson, John R to Luella B Andrews and ano. Clinton av, w s, 200 s 176th st, late Woodruff av, 33x149.10. P M. June 3, 3 years, 6%. June 4, 1908. 11:2949. 6,000
- Peterson, John R to Stephen Wray. Clinton av, w s, 167 s 176th st, late Woodruff av, 33x149.10. P M. Prior mort \$6,000. June 3, 3 years, 6%. June 4, 1908. 11:2949. 500
- Reichmann, Adolph to Mary Wegemann. 148th st, No 534, s s, 300 e Brook av, 25x100. Prior mort \$10,000. June 3, 1908, due, &c, as per bond. 9:2274. 4,000
- Reiss, Frederick A to GERMAN SAVINGS BANK. 165th st, No 506, s s, 190.6 w 3d av, 46.4x96. June 2, 1908, 1 year, 5½%. 9:2369. 25,000
- Rosenberg, Sarah to Leopold Hutter. Fox st, No 1151, w s, 246.8 n 169th st, 25x100. Prior mort \$2,300. June 1, 3 years, 5%. June 2, 1908. 10:2719. 3,000
- Rosenwasser, Harry and Morris to Montefiore Home. Jackson av, No 1159, w s, 54.6 n Home st, 27x65.10x29.5x77.8. May 29, 3 years, 6%. June 2, 1908. 10:2652. 15,000
- Russhon, Mary to Chas Baumann. Decatur or Norwood av, e s, 63.4 s 205th st, 50x112.6. P M. June 1, 1908, 1 year, 6%. 12:3353. 2,000
- Rice, Mary with Henry D Brewster. Bainbridge av, e s, 250 n 197th st, late Rosa pl, 50x115. Extension agreement at 5% and 6%. May 28. May 29, 1908. 12:3290. nom
- Rizzuto, Agnes to Joseph L Buttenwieser. Morris av, Nos 635 and 637, s w cor 152d st, No 480, 58.10x100. May 29, 1908, 3 years, 6%. 9:2441. 2,000
- *Regent Realty Co with Geo H Steil. Morris Park av, n e cor Madison st, 50x95. Extension mortgage at increased interest from 5% to 6%. May 4. May 29, 1908.
- Schmidt, Peter to Margt Neill. Chisholm st, Nos 1327 and 1329, w s, about 190 s Jennings st, 40x110.7x40.5x104.8. P M. May 28, 3 years, 6%. May 29, 1908. 11:2971. 1,500
- *Sullivan, Patrick D, Harry Merritt and Kathryn and Edw J Keating to Bruckner Brothers Inc. 227th st, 13th av, n s, 205 w 4th av, 100x114, Wakefield. P M. May 28, 2 years, 6%. June 3, 1908. 840

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Schwartz, Adolph to Anna R Fairchild. Kelly st, w s, 155.3 n 165th st, 25x100. May 28, 3 years, 5½%. May 29, 1908. 10:-2705. 9,000

Solmax Realty Co to Edw F Cole. Mt Hope pl, s s, 550 w Fleetwood av, 25x125. Certificate as to mortgage for \$7,500. Feb 5. May 29, 1908. 11:2851.

Schmitt, Emilie to Nannette Boerckel. 150th st, n s, 175 e Brook av, 25x100. Prior mort \$17,500. May 28, due Jan 6, 1909, 6%. May 29, 1908. 10:2276. 500

Surplus Realty Co to John J Fox. Park av, e s, 100 n 182d st, 48x178.5x48x179.8. May 29, 1908, 1 year, 6%. 11:3038. 4,000

Surplus Realty Co to John J Fox. Park av, e s, 100 n 182d st, 48x178.5x48x179.8. Certificate as to mort for \$20,000. May 27. May 29, 1908. 11:3038.

Schonberger, Bertha to Chas R Strong. Prospect av, e s, 25 n 165th st, 20x79.5. May 29, 1908, 5 years, 5%. 10:2691. 3,500

Schierenbeck, Tillie to TITLE GUARANTEE & TRUST CO. Stebbins av, No 1154, s e s, 213 n e 167th st, runs s e 147.11 x n e 26.6 x n w 47.11 x s w 0.6 x n w 100 to av, x s w 25 to beginning. May 28, due, &c, as per bond. May 29, 1908. 10:2692. 3,000

Short, Joseph S to Hugh McLernon. 188th st, n s, 350 e Tee Taw av, 33.4x107x33.4x109. P M. Prior mort \$5,500. June 1, 2 years, 6%. June 2, 1908. 11:3219. 2,500

Schlesinger, Amelia to Adolph Freund. Burnside av, n s, 218.7 n w Ryer av, 50x99.9x30x125.5. June 1, 1 year, 6%. June 2, 1908. 11:3149-3156. 500

Saltzman, Isaac to Abraham Siegel. Wendover av, n s, 45 w Washington av, 40.3x99.2x40.3x99.6. P M. Prior mort \$42,000. June 1, installs, 6%. June 2, 1908. 11:2904. 6,000

Stern, Marcus to Herman Oppenheimer, Jr. 156th st, No 1125, n s, 100 e Kelly st, 25x100. Prior mort \$8,000. June 3, 1908, due, &c, as per bond. 10:2708. 2,000

Scherna, Katie with Otto J Scherna. Hoe st, w s, 100 n 167th st, 50.4x100. Extension mortgage. June 2. June 4, 1908. 10:-2745. nom

Timoney, Ellen with Geo W Moore. Dawson st, e s, 250 n 156th st, late Craven st, —x—. Extension mort. May 18. June 2, 1908. 10:2701. nom

Tobin, James J to Chas V Culyer. College av, No 1368, e s, 226.7 s 170th st, 16.7x100. Prior mort \$3,200. P M. June 1, installs, 6%. June 3, 1908. 11:2783, 2785. 8,000

Thurkauf, Virgil with Magnus Baumgartner. Union av, No 1145, w s, 72.9 s Home st, 16.10x100, except part for av. Extension mort. May 28. May 29, 1908. 10:2671. nom

Thurkauf, Virgil with Magnus Baumgartner. Union av, No 1145, w s, 72.9 s Home st, 16.10x100, except part for av. Extension mort. May 28. May 29, 1908. 10:2671. nom

Thorn, Thomas H to Wm H Holmes. Grand av, n w cor 197th st, 50x106 to Old Croton Aqueduct, x50x106. June 1, 3 years, 5½%. June 2, 1908. 11:3215. 10,000

Trube, Rebecca M to Harry Robitzek. 167th st, Nos 895 and 897, n s, 49.7 e Kelly st, 34x92.5x34x95. Prior mort \$7,500. June 1, 1908, due Dec 1, 1909, 6%. 10:2706. 650

Trowbridge, Charlotte F wife Miner, of Brooklyn, N Y, to Geo D Bergener. Home st, n s, 90 w Westchester av, 50x100. May 27, 3 years, 6%. May 29, 1908. 11:3006. 3,300

Trube, Josephine to Emil Robitzek. Southern Boulevard, e s, 97.8 n Freeman st, 17.9x102.7x13.10x103.3. Prior mort \$5,560. May 28, 3 years, 6%. May 29, 1908. 11:2980. 500

Trowbridge, Charlotte F wife Miner, of Brooklyn, N Y, to Carrie E Cornell. West Farms road, s e cor 167th st, 27.4x121.5x89.1x86.11. May 27, 3 years, 6%. May 29, 1908. 10:2751. 3,000

Underhill, Gardiner F to N Y & Suburban Co-Operative B & L Association. 177th st, n s, 120 e Morris av and 68.5 e Fleetwood av, 30x100. June 3, installs, 6%. June 4, 1908. 11:2806. 2,000

Utard, Emile to TITLE GUARANTEE AND TRUST CO. Popham av, w s, 31.3 s Palisade pl, 175x142.6x176.6x165.2. June 1, due, &c, as per bond. June 2, 1908. 11:2877. 12,000

*Ullman, Charles to Martin Norz. Lot 126 amended map No 1038 of Bronxwood Park, 40x98. June 2, 3 years, 6%. June 3, 1908. 2,500

Von Der Heyden, Carrie to Henry Stahl. 169th st, n s, 62.6 e Morris av, 20x90.5. P M. May 26, demand, 6%. June 1, 1908, 11:2785. 1,400

Viscardi, Gaetano to Magnus Baumgartner. Union av, No 1145, old line, w s, 72.9 s Home st, old lines, 16.10x100, except part for av. P M. Prior mort \$5,000. May 28, 4 years, 6%. May 29, 1908. 10:2671. 2,000

Walsh, Kate, William, and John, and Alice Lynch to John J Brady. 187th st, s s, 90.1 e Hoffman st, 29x66.8x29x67.6. May 29, 1908, 3 years, 5½%. 10:3065. 1,000

Will, Annie to August and Anna Hamburger, joint tenants. Prospect av, e s, 104.6 n Jennings st, 27.11x168.10x25.5x175.2. Prior mort \$18,000. May 28, due July 1, 1911, 6%. May 29, 1908. 11:2963. 1,500

Wood, Joseph W to Wm V Simpson. Ogden av, s e s, 209 n 167th st, late Union st, 26x196; Hampden st, s s, 162.6 w Jerome av, 37.6x100. May 23, 1 year, 6%. May 29, 1908. 9:2516. 500

Wellbrock, Martin to Geo Ehret. Brook av, No 1062. Saloon lease. May 29, demand, 6%. June 1, 1908. 9:2392. 3,500

Weinheimer, Frank L to Wm H Steinkamp. 203d st, s s, 310.4 e Valentine av, 21x100. June 2, 3 years, 5½%. June 4, 1908. 12:3308. 3,000

*Welch, Charles to Louis Schlaefer. Grace av, s w s, 150 n Lyon av, 25x100. P M. Prior mort \$3,300. May 27, 1 year, 6%. June 2, 1908. 1,800

Walsh, Kate with DOLLAR SAVINGS BANK of City N Y. 187th st, s e cor Hoffman st, 90.1x50. Subordination agreement. May 28. June 1, 1908. 11:3065. nom

Yesersky, Saml to Hyman Construction Co. Cauldwell av, w s, — n Westchester av, and being lot 50 map property occupied by the Ursuline Convent, 25x115; Cauldwell av, w s, — n Westchester av, and being lot 51, same map, 25x115. P M. Prior mort \$35,000. May 26, 1 year, 6%. June 4, 1908. 10:2624. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Whitlock av, w s, 25.6 n St Josephs st, 35.1x137.1x35x138.6. Title Guarantee & Trust Co agt New York Chartered Co; Harold Swain, att'y; Otto M Steinfeld, ref. Amt due, \$1,-567.96.

Home st, s s, 91.8 w Prospect av, 40.2x—, James G Wentz agt Abelman Construction Co et al; Boothby, Baldwin & Hardy, att'ys; James A Foley, ref. Amt due, \$12,707.33.

Southern Boulevard, s e cor 139th st, 115x186x100x128. Mutual Life Ins Co agt Broadway Reliance Realty Co et al; James McKeen, att'y; Chas S Brand, ref. Amt due, \$24,-968.00.

7th av, No 2572. John Finkbeiner et al agt Irene Grace et al; Action No 1; F P Hummel, att'y; Emanuel Tepper, ref. Amt due, \$7,901.25.

7th av, No 2570. Same agt same; Action No 2; Same att'y; William Klein, ref. Amt due, \$7,901.25.

7th av, No 2568. Same agt same; Action No 3; Same att'y; Wm J Bolger, ref. Amt due, \$7,901.25.

182d st, s s, 84.3 e Washington av, 18x72.11. Eureka Realty Co agt Hillside Realty & Construction Co; Action No 1; Lawrence E Brown, att'y; Jacob Levy, ref. Amt due, \$2,554.51.

182d st, s s, 120.3 e Washington av, 18x65.4. Same agt same; Action No 2; same att'y; Geo E Weller, ref. Amt due, \$3,314.60.

Creston av, e s, 93 s 183d st, 100x89.6. Same agt same; Action No 3; same att'y; Michael F Conry, ref. Amt due, \$10,454.10.

Houston st, Nos 100 to 106 East. Charlotte E Smith agt Charles Lowe et al; Ferdinand E M Bullowa, att'y; Harriette M Johnston, ref. Amt due, \$19,482.37.

132d st, n s, 235 e Lenox av, 20x99.11. E Ormonde Powers agt David Vogel; Theodore Hansen, att'y; Geo H Engel, ref. Amt due, \$7,348.05.

16th st, No 447 West. Grace King agt John H Tietjen et al; W E Benjamin, att'y; Burt L Rich, ref. Amt due, \$5,701.60.

133d st, n s, 185 e Lenox av, 25x99.11. Eva Kramer agt John E Simons et al; C W Bennett, att'y; Chas D Donohue, ref. Amt due, \$21,036.11.

Jerome av, n w s, intersec e s Macombs road, runs n e 497.3 to 172d st x w 332.5 to Inwood av x s w 84.5 x s 16.4 x s 332.1 to beg. Edw L Woolf agt Leicester Realty Co et al; James A Deering, att'y; J Hampden Dougherty, ref. Amt due, \$110,716.67.

3d st, s s, 45.4 e Goerck st, 45.4x88.6x45x94.3. Corn Exchange Bank agt William Laue; Bowers & Sands, att'ys; Joseph P Brennan, ref. Amt due, \$16,666.66.

11th st, Nos 322 and 324 West. Annie Miller agt Samuel Friedman; Julius Blumofe, att'y; Stephen S Blake, ref. Amt due, \$5,494.09.

Amsterdam av, e s, 53.5 s 185th st, 26.6x100.

Amsterdam av, s e cor 185th st, 26.11x100.

Harriet D Wolryche Whitmore agt Louis Meryash; Van Wyck & Mygatt, att'ys; J Aspinwall Hodge, ref. Amt due, \$21,926.80.

Amsterdam av, e s, 26.11 s 185th st, 26.6x100.

Douglas Robinson agt Louis Meryash; Van Wyck & Mygatt, att'ys; Chas F Bliss, ref. Amt due, \$10,184.50.

105th st, n s, 300 e 5th av, 50x100.11. Anna C Hough agt Herman B Cahen et al; Chas H Friedrich, att'y; Edw B La Fetra, ref. Amt due, \$6,866.17.

Fox st, w s, 100 s Longwood av, 360x100. Geo F Johnson agt Moses Greenbaum et al; Ferriss & Roesser, att'ys; Henry S J Flynn, ref. Amt due, \$45,943.33.

Freeman st, s s, 434.5 w Westchester av, 90.11x100x irreg. Lawyers Title Ins & Trust Co agt Mark H Rogers et al; Philip S Dean, att'y; Michael J Sullivan, ref. Amt due, \$4,021.03.

132d st, No 554 West. Solomon Cohen and Louis Cohen agt Louis M Reinach; Milton Mayer, att'y; Edw C Crowley, ref. Amt due, \$3,632.78.

26th st, No 212 East. Chas H Phelps agt John A Delaney et al; John P East, att'y; John C Gulick, ref. Amt due, \$10,208.75.

LIS PENDENS.

13th st, s s, 108 e 2d av, 25x103.3. Wm E Fay agt James W Cameron et al (action to declare deed void); att'y, Fretretch, Silkman & Seybel.

47th st, s s, 60 e 1st av, 129x125.6. Joseph di Benedetto et al agt Schwarzschild & Sulzberger Co; action to foreclose mechanics lien; att'ys, Hardy & Shellabarger.

Vyse av, No 2121. Clement H Smith agt Geo H Lester et al; action to set aside deed to ½ interest; att'ys, Langbein & Langbein.

Wall st, No 1. Francis J Murphy et al agt Number 1 Wall Street Corporation et al; action to foreclose mechanics lien; att'y, T F Keogh.

3d av, w s, 150.3 s 171st st, 232.3x149.1x245.11x162.10.

9th av, n e cor 204th st, runs n 199.10 to 205th st, x e 100 x s 199.10 x w 100 to beg. Fred V Calder agt Gustave E Beyer; notice of attachment; att'y, H B Davis.

Park av, No 3544. John Kelly agt Mark C Kelly et al; action to set aside deed, &c; att'ys, Goeller, Shaffer & Eisler.

151st st, Nos 502 and 504 West. Charles Clark agt Lillie B Vauce et al; amended specific performance; att'y, H D Patton.

152d st, n s, 80 w Union av, 20x50. Conrad

Ruggaber agt Margaretha Ruggaber; action to establish lien; att'y, M Bendit.

Av D, s e cor 11th st, 25x80. Geo W Klute et al agt Nicholas M Klute et al; partition; att'y, L S Goebel.

Willet st, No 99. Louis Rubin et al agt Jacob Blaustein et al; action to set aside quit claim, &c; att'ys, Rosenbluth & Silverman.

228th st, n s, 155 e Barnes av, 50x114. John Kosloski agt Barbara Duez et al; partition; att'y, A H Wadick.

Perry st, No 3.

Greenwich av, No 26.

Robert J Neill agt May Hill et al; partition; att'y, L S Hulse.

FORECLOSURE SUITS.

7th st, s s, 112.11 e 1st av, 25x90.10. Louisa Foeller agt Chas S Holzwasser et al; att'y, A L Westcott.

70th st, No 428 East. Maurice J Burstein agt Sadie Hoffberg et al; att'y, M S Schoenbaum.

Ludlow st, No 45. Isaac Cohen agt Charles Miller et al; att'y, J C Weschler.

Melrose av, n w cor 167th st, 101.3x99. Simon Heyman agt Ada V Levy et al; att'y, Kurzman & Frankenheimer.

20th st, No 222 West. Norbert Leibel agt Morris Goldman et al; att'y, M Kaufman.

88th st, No 202 West. Wm L Owen agt Harry Hardesty (specific performance); att'ys, Pavey, Moore & Harper.

114th st, s s, 155 e Park av, 37.6x100.11. Business Men's Realty Co agt Simon Hendsen et al; att'y, A Nelson.

Front st, No 32. Fidelity Trust Co agt Nellie Cotter et al; att'ys, Noble, Jackson & Hubbard.

Perry st, Nos 117 and 119. Nathan Kirsh agt Jacob Katz et al (amended); att'y, P Gross.

70th st, No 38 West. Oscar Lowinson agt Annie F Parsons; att'ys, Myers & Schwarsenski.

Broome st, No 58. Moses J Berger agt Aaron Greenberg et al; att'y, H Gottlieb.

Railroad av, n w cor Jefferson st, runs w 125 x n 122.6 x n e 265.6 x s 358 to beg. Sidney H Dixon agt Louis Langfeld et al; att'ys, Stillwell & Decker.

Bedford st, No 50. Joseph L Bittenwieser agt Denis M Gallo et al; att'ys, M S & I S Isaacs.

Lafontaine av, e s, 99.5 n 179th st, 25.1x95. Mutual Trust Co agt John P Wenninger et al; att'y, J A Peck.

104th st, No 157 East. Daniel Steinberg agt Zachary Levin et al; att'y, J Spreinberg.

Webster av, s e s, intersec s w s Tower pl, 25x100. Morris W Lowenstein agt Mina Seiffert; att'y, S Mork.

1st av, No 2059. Solomon Jacobs agt Marrian E Boskey et al; att'y, P Hellingner.

Burnside av, n e cor Grand Boulevard and Concourse, 102.1x261.9x irreg. Daniel P Hays agt Clarence D Baldwin et al; att'y, R Wolf.

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Lewis st, No 55. Citizens Savings Bank agt Rosi Grossman et al; att'ys, Pirsson & Beall.
116th st, No 311 West. J Julio Henna agt Solomon L Cohen et al; att'ys, Wolf & Kohn.
West End av, e s, 76.1 n 61st st, 24.6x100x irreg. Citizens Savings Bank agt Moss Realty Co et al; att'ys, Pirsson & Beall.
Burnside av, s e cor Grand Boulevard and Concourse, 165.6x88.9x irreg. Daniel P Hays agt Clarence B Baldwin et al; att'ys, R Wolf.
136th st, No 641 East. Jacob Marx agt Morris Broner et al; att'ys, Parker & Ernst.
155th st, n s, 275.3 e Railroad av, 50x101.3x50x 101.2. John H Meyer agt Domenico Summa att'y, R D Geswein.
78th st, s s, 238.4 e 3d av, 40x102.2. Isaac Cohen agt Philip Cohen et al; att'y, W B Marx.
West End av, e s, 51 n 61st st, 25.1x100. Citizens' Savings Bank agt Moss Realty Co et al; att'ys, Pirsson & Beall.
120th st, Nos 325 and 327 East. Belwood Realty Co agt Bartolomeus Linsky et al; att'ys, Lese & Connolly.

June 3.

12th st, s s, 108 w Avenue C, 37.6x103.3. Joseph L Buttenwieser agt Sigmund Morgenstern et al; att'ys, M S & I S Isaacs.
16th st, No 512 East. Italian-American Trust Co of the City of New York agt Pasquale Patj et al; amended; att'y, F E M Bullowa.
West Farms rd, s e s, e 1/2 lot 2, map of Bates Estate, Bronx. Italian-American Trust Co of the City of New York agt Abraham Greenberg et al; amended; att'y, F E M Bullowa.
3d av, e s, 52.6 n 170th st, 26x100. German Savings Bank in the City of N Y agt Zeltner Brewing Co et al; att'ys, Amend & Amend.
116th st, Nos 243 and 245 West. Mary Hershfield agt United Apartments Inc et al; att'ys, Eisman, Levy, Corn & Lewine.
Sullivan st, No 142. Mary L Fraser agt Louis Starr et al; att'ys, Frayer, Stotesbury & Gregg.
Hoe av, w s, 272.3 s Home st, 25x100. Lillian O Shiff et al agt Eastern Crown Realty Co et al; att'y, B Littell.
Summit av, e s, 80 s 164th st, 75x94.6. Ella M Goebel agt Margaret A Lyong et al; att'y, G C Goebel.
12th st, n s, 145.6 w Av C, 37.6x103.3. Joseph L Buttenwieser agt Sigmund Morgenstern et al; att'ys, M S & I S Isaacs.
164th st, Nos 438 and 440 West. Public Bank agt Max S A Wilson et al; att'y, S Friedlander.
167th st, No 758 East. Edw P Simms agt August H Daum et al; att'y, B Littell.
15th st, Nos 338 and 340 East. Abraham Kaplan agt William Woronov et al; att'y, J M Roeder.

June 4.

98th st, s s, 125 e 2d av, 25x100.11. Frank Boss agt Ignatz Bleich et al; att'y, E J Krug, Jr.
Forest av, s e cor 168th st, 123.6x31.10x irreg. Richard Coffy agt Ida Taylor et al; att'ys, Gerlich & Schweger.
125th st, No 122 East. Mutual Life Ins Co agt Charles Laue et al; att'y, J McKeen.
13th st, s s, 197 w Av A, 24.3x103.3. Jonas Weil et al agt Osias Karp et al; att'ys, Gross & Sneudaira.
26th st, No 506 West. William May agt Hugh McElroy et al; att'ys, Duer, Strong & Whitehead.
Lenox av, n e cor 125th st, 74.10x60x irreg. Jeasehold. Peter Doelger, Jr, agt John J Mooney et al; att'ys, Guggenheimer, Untermeyer & Marshall.
Elizabeth st, No 165. Edw F Burke agt Eliza O Hoyt et al; amended; att'y, J Bottomley.
Washington av, n w cor 179th st, 100x145. Lena Ettlinger agt Elias A Cohen et al; att'ys, Peacock & Steves.

June 5.

West End av, s w cor 67th st, 80.5x100; two actions; Equitable Life Ins Society of the U S agt Ida Margolies et al; att'ys, Alexander & Green.
3d av, e s, 105.2 n 178th st, 100x104.1x irreg; two actions. Max J Klein agt Northwestern Realty Co et al; amended; att'ys, Lese & Connolly.
Melrose av, n w cor 160th st, 101.3x99. Simon Heyman agt Ada V Levy et al; amended; att'ys, Kurzman & Frankenheimer.
Arthur av, w s, part of lot 91 map of Powell Farm, Bronx. August G Cook agt Philip Moresca et al; att'y, D Mathewson.
97th st, No 118 East. John J Mahony agt John Donohue et al; att'y, D P Mahony.
97th st, No 106 East. Same agt Abraham Weissman et al; att'y, D P Mahony.

JUDGMENTS.

June.
1 Ambas, Ameil—City of N Y397.28
1 Abrahams, Louis—the same215.39
2 Apgar, Leavitt S—City of N Y215.39
2 Atkins, John H—the same215.39
2 Adams, Frank H—Sperry & Popham Coal Co, Ltd355.26
2 Ashton, Wm J—Press Pub Co, costs, 156.43
2 Adams, Louis B—Ernest McNeill935.91
3 Anderson, Neil—City of N Y215.39
3 Amsey, Malcolm—the same215.39
3 Anderson, John—the same215.39
3 Anastasiar, Filadelfo—Barth S Cronin, costs, 32.41
3 Adler, Max—Burnham & Phillip177.79
3 Addison, John—German Exchange Bank3,583.79
3 Alexander, Mary H—Wm Kellner et alcosts, 57.70
4 Agid, Sale—Fire Assn of Philadelphia53.23
5 Ackerstein, Maurice—City of N Y207.94
5 Armato, Nicolo—Herman M Gidden314.17

5 Anderson, Jennie—People, &c100.00
5 Applebaum, Harry—Louis Greenberg229.65
5 Ansoorge, Bertha—Egan & Halley Construction Co1,137.50
5 Andre, Philip—Isidor Segall120.20
1 Book, Samuel—Welz & Zerweck1,372.72
1 Briscoe, Harry F—Samuel J Bloomingdale et al90.03
1 Brand, Geo P—Daniel Sand336.01
1 Blaustein, Herman—M H Nordlinger et al50.48
1 Berger, Samuel—Martin J Bisgen30.19
1 Bertelli, Ricardo—City of N Y37.53
1 Boynton—Geo M—Antonio Cervino, costs, 27.41
1 the same—the samecosts, 32.41
1 Boyd, John—Thatcher Furnace Co45.41
1 Boehm, Gustave—George Fiencke587.72
1 Brown, Gardner W—Charles Schmeiser, for possession of property and \$80.96, or 780.96
1 Brown, Elizabeth—Charles Johansen et al142.41
1 Burns, Thomas—City of N Y215.39
1 Benne, Edward—the same215.39
1 Bershatsky, Bernard—the same215.39
1 Baldwin, Chas E—the same215.39
1 Bapp, Louis—the same215.39
1 Bell, Anna M—the same156.35
1 Butler, Israel—the same215.39
1 Byrnes, Edw P—the same215.39
1 Bonn, John A—the same775.96
1 Briggs, Wm E—the same397.28
1 Bradley, Harry A—the same608.98
1 Bevaqua, Natale—Harry Von Glahn et al38.78
1 Brady, Sylvester M—Wm H Jackson(D) 433.66
2 Batten, Samuel—City of N Y491.95
2 Becannon, Wm H—the same586.62
2 Binnil, August W L—the same215.39
2 Ball, Fred—People, &c200.00
2 Bartzar, Sam—Morris D Levine94.54
2 Barnard, Helen M—Johnathan N Glass, 120.97
2 Beggs, William—People, &c100.00
2 Bauscha, William—Moe Frank12.31
2 Bauer, Jacob—Press Pub Co95.50
2 Becker, John G—People, &c300.00
2 Bandler, Max—Walter E Lewisson545.07
3 Baker, Hyman D & William—McCram Howell Co2,056.59
3 Bischoff, George—Mary Adelman29.25
3 Brandmker, Jacob L—Louis S Posner, 141.41
3 Blair, George—Peoples Trust Co1,056.57
3 Birkhahn, Chas D—Slamas Inc61.40
3 Bororosan, Charles—City of N Y215.39
3 Blades, Chas W—the same215.39
3 Bridge, Edward—the same215.39
3 Broderick, Samuel J—the same215.39
3 Braun, Augustus—the same215.39
3 Brown, Franklin I—the same37.53
3 Birger, Anna—Massachusetts Corset Co, 130.34
3 Brodsky, Harry—Standard Ice Cream Co233.51
3 Badgley, Howard G—Howard Realty & Development Co236.27
3 Bernheimer, Murray J—Peter J Tivnan86.15
3 Bartel, Sarah—Mortimer Dorfman38.52
3 Bernhard, Lillie—Ephraim Seff et al27.72
3 Barnes, Thurlow W—James McNaught, 592.50
3 Bloom, Louis—George Schneider52.98
3 Brinkerhoff, Juanna S Cohn, costs, 117.82
4 Battalia, Owen F—Louis Bernstein et al, 59.41
4 Balty, Esther L—City of N Y215.39
4 Burgess, Chas W—the same215.39
4 Block, Robert Z—the same77.63
4 Becker, Achilles—the same113.27
4 Bean, Henry W—Geo H Clune11,963.32
4 Bahr, David—City of N Y775.96
4 Brennan, Katherine—the same215.39
4 Brennan, Katherine—the same608.98
4 Boyd, Everett U—the same775.96
4 Benton, Leila—William Spelman27.55
4 Badracco, Samuel J—John M Sullivan, 714.74
4 Brodhead, Richard—Consolidated Ry, Lighting & Refrigerating Co25,934.39
4 Bretschneider, Abraham—People, &c500.00
4 Bauman, Joseph & Herman—Bordens Condensed Milk Co333.16
4 Beagen, Owen H—Anderson Price139.31
4 Bruce, Edw M—Lord & Taylor288.88
5 Baumann, Hans—J C Bogert Co757.40
5 Byrne, James E—City of N Y215.39
5 Butta, Anthony—the same215.39
5 Butler, Frank A—the same116.99
5 Byrnes, Stephen—the same215.39
5 Bower, Harry H—Erdman N Brandt94.08
5 Berry, Charles—John Forsythe229.41
5 Bindhardt, Richard A—Edith A Shaw35.10
5 Blum, Richard A—Kohn & Decker26.47
5 Birtram, Adolph—Merritt B Miller et al57.81
5 Brentini, Ellen—Thomas J Hillis146.40
5 Buck, Maurice C—Wm H Merriam652.58
1 Conklin, James J—Man Collecting Co84.41
1 Cohen, Meyer—City of N Y207.94
1 Cassidy, Joseph—the same207.94
1 Collins, William—the same215.39
1 Colgan, James—the same207.94
1 Chase, Norton—Edwin N Doll210.41
1 Clark, James F A—Charles Schmeisen; possession of property and \$80.96 or 780.96
1 Cohen, Max—Integrity Realty Co42.88
1 Campbell, Allan G—Butterick Pub Co, 3,434.56
1 Clare, Richard—City of N Y215.39
1 Carter, George & Agnes Maud—People, &c300.00
2 Cohen, David E—Eighth Avenue Triangle232.83
2 Carlin, Fredk W—Chas H Hyde2,969.37
2 Cushman, Arthur H—Percy D Wright38.39
2 Craig, William—Masons Supplies Co, 437.55
2 Clug, Simon—August Trenkman423.50
3 Callaghan, Kitty—Jacob C Miller, costs, 68.30
3 Conried, Alexander—Monroe Co205.41
3*Cuhe, Chas F—Curtis Blaisdell Co45.30
3 Craig, William—U S Glue Co67.30
3 Cohen, J Quinties—Phillip & Battoroff Mfg Co2,099.00

3 Cyzowski, Walter—Bert K Bloch86.09
3 Cook, Alexander J G—Bache McE Whitlock888.03
3 Cohen, Joseph, Samuel G & Abraham—Abernathe Ferguson69.03
3 Carroll, Emmet—Wallace G Kroger et al283.30
3 Cohn, Hugo—Dennis Flynn et al302.72
3 the same—the samecosts, 27.72
4 Cohen, Joseph—N Y City Ry Co, costs, 107.88
4 Christy, Anne—City of N Y586.62
4 Chanin, Samuel—the same207.94
4 Connolly, John—the same215.39
4 Cleeve, Henry F—Carl Fischer Hansen, costs, 95.40
4 Creamer, Joseph M—Ashley L Biedler, 56.41
4 Chamberlin, Arthur B—Park & Tilford51.92
4 Cohen, Joseph—People, &c500.00
4 Caggiano, Marie—the same500.00
5 Cohen, Barnet—City of N Y207.94
5 Casey, Martin, Jr—the same215.39
5 Campbell, James E—the same215.39
5 Casey, John K—the same215.39
5 Cohen, Meisel—the same207.94
5 Caso, Giuseppe—Angelo Di Benedetto, 84.72
5 the same—the same84.72
5 Campbell, John—City of N Y215.39
5 Cryan, Sarah G—North American Distilling Co295.16
5 Cohn, Isaac J—Combined Real Estate Interests163.41
5 Carbonaro, Vincenzo—Elias Cohen68.51
5 Cahn, Leopold—Aaron Gross1,321.96
5 Campbell, James A—E T Burrows Co, 292.41
5 Chamowitz, Solomon—Charles Saltzman et alcosts, 73.54
5 Conforti, Nicola—German Exchange Bank105.71
1 Doyle, Terrence O'R—City of N Y207.94
1 Dorno, Paul—Abendroth Bros114.26
1 Dalapina, Virginia—People &c500.00
1 Danz, Emil and Edward—George Fiencke660.77
2 Diffley, Cecelia—City of N Y775.96
2 De Walfoff, Samuel A—the same37.53
2 Dailey, Peter F—Chas H Buckley119.40
2 Di Giovanni, George—Morris Marks et al41.45
2 Duryea, Chas M—John B Brosseau30.42
2 Doelger, Joseph—People, &c500.00
2 Dickinson, John J—David J Tysen, costs, 157.90
2 Dowd, James—Kate Foley103.20
2 Dougherty, Susan—Century Bank215.58
2 Davis, Chas B—Isaac Katzen1,031.94
2 Dwyer, William—City of N Y215.39
3 Dumahart, Adolph—the same207.94
3 Dix, Jacob—the same397.28
3 Duffy, Philip—the same215.39
3 Dunham, Curtis—the same215.39
3 Dilk, Robinson, Josephine—Enrique C De Villaberde419.72
3 Daniels, Louis H—Howard Realty & Development Co354.01
4 Doyle, Bridget admrx—N Y City Ry Co, costs, 108.88
4 Durnegan, Elizabeth A—City of N Y215.39
4 Delenne, Ferdinand—Pierre Aquado86.91
4 de Puyster, Annie G—George Barrie et al319.05
4 Dolan, Peter—Christopher P Bonnie229.72
4 Darcy, James—International Vaudeville Co89.41
4 Dutel, Jacob—People, &c200.00
4 Disch, Gustav—Ludwig T J Obermeyer, 865.95
4 the same—Adolph Behn et al367.65
4 De G Annet, Otto—Benj S Catto104.72
4 Doe, John—Isaac Abramowitz et al180.96
5 Darbee, Willard B—City of N Y215.39
5 Davis, Richard—the same207.94
5 Demas, John—the same397.28
5 Davis, Harry—the same397.28
5 Doris, James—the same207.94
5 De Graff, Jacob—the same215.39
5 Daubenspecht, Walter—the same215.39
5 Dubinsky, Morris D—Chas M Straub, 404.90
5 De Carlo, James—Eastern Novelty Co, 69.41
5 Daly, Bernard—Nathan Ullman119.40
5 Datre, John—Magdalena Bauman45.82
1 Eppolotto, Thomas—Frank J Arnold et al44.35
1 Eisenberg, Joseph—Title Guarantee & Trust Co186.91
1 Ellis, Melville—Frank Vincent174.31
1 Erickson, Alexander H—John F Marsden, 60.06
1 Epstein, Jennie—Isaac Rosenzweig et al, 45.38
2*Eusner, Bruno—William Wessel47.15
3 Ernst, Bernhard—Mary Adelman46.05
3 Eisenberg, Abraham—City of N Y207.94
3*Epstein, Sam—Standard Ice Cream Co, 233.51
4 Edwards, Thomas A—City of N Y397.28
4 Edelson, Chas H—the same215.39
4 English, Wm J—Joseph Lang85.41
4 Eschelbacher, Joseph—Isaac Hahn87.78
4 Epstein, Joseph—Edw C Sheehy285.94
4 Economopolos, Spiro—Thomas Morgan, 163.22
5 Euell, Paul—Robert Altman276.83
5 Eliasberg, Philip—George Schleicher, costs, 68.18
1 Flannery, Thomas—Am Exchange Cigar Co50.66
1 Fleischauer, Jacob—Illinois Surety Co44.41
1 Fitzsimmons, Robert M—City of N Y, 113.27
2 Feather, William—City of N Y25.00
2 Fell, Florence—Cora F De Lorris8.41
2 Feinstein, Jennie—Wm H Hickerson, 270.16
2*Feinberg, Reuben—Louis Schrag29.67
2 Pumo, Luigi—People, &c200.00
2 Flanagan, James J—Martin J Glynn, Jr, et al76.24
3 Frankel, Joseph & Louis—M Wolfsheimer1,850.47
3 Fleisig, Samuel—H C Miner Lithographing Co946.23
3 Flanders, Wm P—Robert F Walker, 1,673.90
3 Fleischer, Rudolph—City of N Y397.28
3 Finn, Wm E—German Exchange Bank3,583.79

4 Fischer, Max—Valentine Gumprecht...666.21	5 Hart, Georg—Charles Appel .....30.03	2 Malcolm, Nellie—Edw H Sothern
4 Fagin, Louis—Charles Sachar.....176.73	5 Heritage, Alfred—Ada S Allen.....43,853.59	2 McCord, James B—Isaac S Vought et al.
4 Ferraro, Fredi—Guiseppe Salomia.....202.30	5 Hetrich, Chas B—St Dunstan Society...116.74	2 Moore, Charles—N Y C & H R R R Co.....48.14
4 Frazer, Wm G—Frazer & Geyer Co.12,338.56	5 Hutton, William—Sigfried Wittner.....costs, 68.18	2 Morris, Joseph—Isaac Katzen .....1,031.94
4 Frank, Catherine or Kate—Agnes Wray.96.91	5 Hirschbein, Joe—Joseph Teiman et al.430.10	2 Mensching, John J—Heyman Cohen.....69.81
4 Feinstein, Morris—Michael Nathan.....50.62	5 Hamersley, Lewis R J—H Jantzen Shoe Co.	2 Murphy, Patrick—People, &c.....500.00
4 Fine, Jacob J—Isaac S Heller.....283.90	5 Hayes, Christian—Cross, Austin & Ireland	2 Moses, Robert S—Geo A Dewey.....46.60
4 Feldman, Frank—Congregation Dobshe Tove	Lumber Co.....80.51	3 Mahoney, Mary admr—Interurban St Ry
Anshei Pinsk .....802.40	4 Israel, Samuel A—Julius Berliner et al.27.41	Co.....costs, 107.88
5 Fajen, John F—Edwin H Sayre et al.....19.76	5 Intermann, William—City of N Y.....207.94	3 Murphy, John—City of N Y.....215.39
5 Fuehsel, Chas H—Albert Bruen et al.532.95	1 Jones, Edward—Joseph Schragger et al.49.72	3 Montgomery, Benj B—the same.....215.39
5 Fish, Peter—Gustave Helmstetter.....143.41	2 James, Morgan T—Century Bank.....161.29	3 Macauley, Margaret—Max Isaacson et al.53.83
5 Failowitz, Adolph—Marion E Martin.....335.72	2 the same—the same.....215.58	3 Messer, Adolph—People, &c.....500.00
5 Fringo, Louis—Jacob London.....35.19	2 Johnson, Geo W—People, &c.....100.00	3 Morstatt, Wm G—Curtis Blaisdell Co.45.30
5 Frederico, Dorachick & Vincenzo—Hanover	2 the same—the same.....100.00	3 MacKenzie, James C—Joseph Seldin.....147.10
Fire Ins Co of N Y.....115.82	3 Jacobs, Jonas—Solomon Schild.....98.08	3 McClurg, Frank R—Bonwit Teller & Co.76.93
1 Green, Max—Joseph Wallman .....79.65	3 Jacobs, Michael—Slamas, Inc.....61.40	3 Mintz, Michael & Gustave—Alfred Samisch.
1 Giordano, Michael—People &c.....500.00	3 Joline, Adrian H recvr—Alice Carter.....279.17	1,635.81
1 Greenberg, Abraham—Abendroth Bros.114.26	4 Jordan, Clark L—Clementine M Silverman	3 Meeker, Herman E—August Mugler.....358.00
1 Goldman, Joseph—Morris Fried.....53.72	et al.....163.12	3 Morrell, Morris—Abernathie Ferguson.69.03
1 Goany, Jules—Gustav Hinrichs.....costs, 23.68	4 Jaccarini, Laura & Joseph—Bertha Dwor-	3 Maher, James S—Harry W Bell.....92.52
1 Ginsberg, Louis, admr—Charles Burkelman	sky et al.....69.41	4 Minet, Louis, Jr—Julius M Cohn et al.119.91
et al.....costs, 105.60	4 Jasam, John—Morris A Phillips et al.203.86	4 Merryash, Louis—John Lever .....319.55
2 Griffin, Jerome C—N Y Safety Chest Co.	5 Jaffe, William—Schwarzchild & Sulzberger	4 Maguire, John P—Benj B Davis .....90.46
.....costs, 50.30	Co.....147.79	4 Meyer, David S—John M Martin et al.402.40
2 Garcia, Juan—John Donovan.....580.68	5 Joline, Adrian H recvr—Herman Kruger.	4 Marie, Leopold—H J Ruge Co.....422.98
2 Goldman, Kalman—Bernat Zicherman.993.11	.....539.15	4 Murphy, James—Benj B Davis.....169.39
2 Goldstein, Meyer—Daniel J Merritt et al.	5 Jorrich, Max—Wm H Dewey.....526.81	4 Meyer, Albert A—Henry Massoit.....68.50
.....298.91	5 the same—the same.....526.81	4 McCabe, John—Dodge & Bliss Co.....76.79
2 Gantz, Solomon—City of N Y.....207.94	5 Jabaly, Michael—Louis Reichenbach et al.	4 Mertz, Emil—Walter C Heidelberg et al.
2 Garner, William—the same.....207.94	.....511.93	.....36.20
2 Gould, Kingdon—People, &c.....100.00	5 Johnson, Geo F—Daniel McAnerney et al.	4 Miller, Clifford L—Orlando W Norcross.....
2 Gewertz, Jacob M—Cross, Austin & Ireland	.....costs, 99.46	.....costs, 112.87
Lumber Co.....300.82	1 Kelly, Michael—City of N Y.....113.27	4 Mohnhaupt, Wm F—Bernard Krause.....104.61
2 Godesky, Frank—Everett A Bush et al.....	1 Kopolow, Charles—the same.....397.28	4 Murphy, Timothy D—Sigmund B Heine.359.31
.....263.17	1 Kirsh, Abraham—the same.....113.27	4 Myrick, Frank A—Edward Gustavson.....
2 Getman, Douglas A—Joseph Beck et al.	1 Koch, Abraham—the same.....397.28	.....costs, 13.94
.....141.41	2 Kenny, Christopher J—City of N Y.....97.31	4 McCarthy, Florence—Bert K Bloch.....76.93
3 Goldbrown, Joseph—Geo B Boyd.....343.90	2 Kruse, Fred Jr—People, &c.....100.00	4 Miller, Richard T—Lord & Taylor.....107.16
3 Goldstein, Jacob—Max Isaacson et al.54.31	2 Kaven, Samuel J—Daniel T Merritt et al.	5 Mechem, Geo B—Leopoldine Obendorfer.
3 Gunn, Martha—Met St Ry Co.....costs, 71.88	.....298.91	5 Meyer, Albert A—Alice A Cornish.....32.58
3 Griswold, Henry W—Robert Velie et al.	2 Kapelner, Mayer—Philip Miller.....41.56	5 Moran, Adam—Geo W Diable.....641.12
.....13,608.83	2 Kuhne, Edward—People, &c.....100.00	5 Moffit, Frederick D—Jacob Sporkin et al.96.53
3 Gardner, Burtis—City of N Y.....215.39	2 the same—the same.....29.67	5 Muller, August M—Alphons Dryfoos et al.
3 Greenblatt, William—Jacob S Kinster.....	2 Kelly, John J—Louis Schrag.....29.67	.....276.93
.....costs, 27.41	2 Kech, Henry—Wm Wessel.....47.15	5 Mosley, Geo W—Julius G Kremer et al.472.13
3 Gunderson, Susan gdn—42d St, Manhattan-	2 Kaufmann, Richard S—Chas B Hender-	5 McCullough, John—Frank A Spencer Jr.527.63
ville & St Nicholas Av Ry Co.....costs, 108.88	shot.....256.00	1 Nute, Henry O—Am Exchange Cigar Co.50.63
4 Granatel, Vincent—I Abramowitz et al.180.96	2 King, James M—Edw C Horan.....321.41	2 Nilsson, Fred—Abraham Bernhard et al.
4 Gallagher, James—City of N Y.....215.39	2 Klasse, Joseph—Morris Rosenfeld et al.82.07	.....101.42
4 Garmeister, Israel—the same.....113.27	2 Kohn, Theresa—Louis L Richman et al.	2 Neumann, Elizabeth—Isaac S Vought.....345.88
4 Group, Harry—the same.....207.94	.....costs, 35.72	4 Nebeling, Philip A—Herman Wauer.....118.67
4 Glickstein, Abraham—the same.....113.27	3 Katz, Louis—N Y City Ry Co.....costs, 67.88	5 Natanson, Max—David Buchner.....costs, 69.64
4 Gilliker, Chas H—the same.....397.28	3 Kimmey, Wm W—Chas F Rabell.....39.65	1 Osborn, Arthur W—Donald G Ross.....287.15
4 Gold, David—Thomas Mayer.....23.41	3 Kranz, Elias—Henry Brennick et al.94.76	2 O'Reilly, Thomas—People, &c.....500.00
4 Geyer, Hobart W—Frazer & Geyer Co.....	3 Katz, Hyman—Charles Lustick.....53.65	2 Ostrander, Lemuel A—Wm A Hoe et al.978.35
.....12,338.56	3 Kass, Bernard—Martin J Bisgen.....68.05	2 Osterby, Harry—Henry Weiss.....88.19
4 Gasparini, Paul—David L Sacks et al.32.15	3 Keenan, John—Michael Connolly.....8,491.15	2 Oeljeschlager, Hilbrick—George Ehret.836.90
4 Grecco, Angelo—People, &c.....500.00	3 Kirkham, I Cleveland—First Ntl Bank of	2 O'Brien, James F—People, &c.....100.00
4 Greenberg, Richard—Morris A Phillips et	Coudersport, Pa.....2,796.98	2 Ognibene, Luigi—the same.....300.00
al.....203.86	3 Kahn, Louis—Curtis Blaisdell Co.....132.59	3 O'Leary, John—William Nelson.....794.34
5 Goldstein, Jeanette—Mark P Ansoerge.....	4 Kaufman, Lena* & Henry—State Bank.116.49	2 Olenin, Alexas—Manhattan Electrical Sup-
.....costs, 109.78	4 the same—the same.....116.19	ply Co.....46.46
5*Goldfine, Benedict—Jacob Sporkin et al.	4 Kampf, John H—Wm E Fay et al.....519.41	3 Ostrowsky, Joseph—People, &c.....300.00
.....91.53	4 Kramer, Charles—Joseph Liebman.....248.91	3 Oshinsky, David—Solomon Solomon.....407.92
5 Gobetz, Isaac—Adolph S Popper.....183.91	4 Kuntzman, Rose—Paul L Bryant.....109.31	4 Ohsie, Wm E—People &c.....200.00
5 Gotthelf, Jacob—Barnhart Type Foundry	4 Kugler, Harris—Vitalio Mahler.....145.64	1 Petlin, Louis—Wetz & Zerweck.....1,372.72
Co.....161.51	5*Kellershorn, Henry—Charles Cain.....1,020.24	1 Payne, Wm I—James W Cassell.....67.81
5 Gruber, James—Willie & Saam.....97.29	5 Kamen, Lena—Julius Landesman.....79.65	1 Potter, Mary—Saks & Co.....141.25
5 Ginsberg, Isaac & Israel—L F Robertson	5 Keiser, Robert A—Dayton Hedges.....175.81	1 Pierce, Wm L—Cleveland Motor Car Co.32.67
& Son.....290.33	5 Kiernan, Peter—N Y Central Storage Co.	2 Paley, Morris—Louis Solomon.....130.65
5 Grosner, Louis—Etienne Ploton et al.231.68	.....35.11	2 Powers, John D—Wm O Hough.....355.02
5 Gruenfeld, William—Mary Wild.....200.00	5 Kallman, Charles—Aaron Gross.....1,321.96	2 Pirk, Frederick—Isaac Mollot.....24.91
5 Gazzola, Louis—Reedy Elevator Co.....	1 Lomonte, Fernando C—Edw L Eich.218.91	2 Potter, Howard N—William Bradley et al.
.....costs, 88.31	1 Levine, Morris—Judah L Weinberg.....497.12	.....255.29
5 Goss, H Leslie—Addison F Andrews.....74.67	1*Levine, Morris J—Jacob Rosenberg.....44.41	2 Payton, Philip A Jr—Albert H Atterbury.
5 Goldberg, Barnett—Jacob Markowitz.....144.65	1 Lang, Charles—City of N Y.....775.96	.....1,267.10
5 Gordon, Harris—So Amboy Terra Cotta Co.	1 Lese, Louis—John Whalen.....costs, 121.47	2 Patalano, Francesco—M N Clement.....500.00
.....1,386.33	1 Lindskog, Carl L—Abraham Rubin.....31.91	2 Pulley, Chas S—Bert K Bloch.....165.84
5 Guttman, Henry—City of N Y.....397.28	1 Lynch, Wm J—Chas W Lowrse.....105.41	2 Pincus, Jos ph—Aaron Loeb.....34.41
5 Gutstadt, Herman—the same.....215.39	2 Leibman, Moses—Frooks Engine Co.....44.76	3 Pinles, Eli—Chas S Schwerin.....278.27
1 Hofner, Augustus P—Breslin Hotel Co.687.57	2 Ledogar, Alexandrine—Katie J Schmidt.	3 Philan, Mary—Union Ry Co of N Y City
1 Huner, John C—Martin H Goodkind.111.91	.....97.52	.....costs, 108.88
1 Herrenschildt, George—G F Cashland & Co.	2 Legato, Joseph—People, &c.....200.00	3 Pierson, J Fred Jr—Henry A Clark.....3,526.80
.....381.97	2 Lopresti, Francesco & Maria A—Joseph	3 Perry, John W—Samuel H Potter.....11,973.86
1 Haas, Abraham—Howard C Odell.....180.86	Milayzo.....133.91	3 Paul, Edw C—Geo L Walker.....316.72
1 Hinrichsen, Ernest—Henry Von Glahn et al	2 Levin, Samuel* & Albert—Atlantic Glass Co.	3 Platt, Mae C Wood—Thomas C Platt.....
.....25.91	.....63.41	.....costs, 335.84
1 Haines, Genevive G—Katherine O'Connell et	2 Leary, Arthur—N Y C & H R R R Co.....	4 Protos, Michael L—Solomon Katz et al.132.15
al.....2,063.49	.....costs, 10.00	4 Pollack, Lou's—Walter C Heidelberg et al.
1 Hill, Frank T—Biglow Varnish Co.....50.48	3 Lewis, Geo L—Faxon, Williams & Faxon.	al.....36.29
2 Hooker, Caroline S—Walter H Clayton.104.06	.....124.81	4 Price, Clara—Walter W Delsarte.....40.40
2 Hill, Frank M—John Corbett.....(D) 5,618.93	3 Lindner, Peter—Mays Adelman.....17.07	6*Perichizzo, Guiseppe—Elias Cohen.....68.51
2 Hinck, John—City of N Y.....113.27	3 Levy, Lena—City of N Y.....207.94	6 Pinles, Eli—Bertha Wertheimer.....420.31
2 Hahn, George—the same.....215.39	3 Lane, Eliot T—the same.....215.39	5 Perlo, Joseph—Jennie Feinstein.....39.65
2 Hillman, Henry—the same.....207.94	3 Lemasso, Michael—the same.....215.39	5 Pudlin, Benedict—Reinhard H Lupin.179.75
2 Hanley, Wm J—the same.....397.28	3 Lyons, Emanuel—Connecticut Web Co.627.35	5 Paley, Joseph & John—Morris H Bernstein.
2 Harris, Joseph J—David Teicher.....222.40	3 Leiblein, Abraham—Samuel Levy.....146.20	.....177.92
2 Hess, Munroe D—Fass & Co.....67.31	3 Linsenmaier, August—Steers & Menko.183.08	5 Palumbo, Guiseppe—Michele Devits.....94.41
2 Hughes, Mary J—Albert H Atterbury.....	3 Leo, Albert T—Wm S Gottlieb.....159.65	3 Quencer, Wm J—People, &c.....500.00
.....1,267.10	3 Levin, Samuel—Jacob Weiss.....194.65	1 Roth, Adolph—Israel Rosenzweig et al.45.38
2 Harris, Harry B—Franklyn Lawrence.....	3 Loughlin, John—People, &c.....500.00	1 Reiss, Ernest V—Ellen L Baker.....253.16
.....20,394.06	4 Logan, Harry—D & M Chauncey Real Es-	1 Reiss, Mortimer—No River Ins Co.....48.81
3 Herrmann, Emil—Mary Adelman.....32.60	tate Co, Ltd.....112.81	1 Russ, Wm V—Goodyear Rubber Co.....193.27
3 Harrison, Mary—the same.....59.81	4 London, Albert—John Lever.....319.55	1 Rasmussen, Robert T—Samuel Abelloff.524.31
3 Horton, Thomas R—Craig R Guerin.....179.01	4 Lawson, John—Third Av R R Co.....	1 Rosenberg, Morris—Jacob Rosenberg.....44.41
3 Haskin, John B, trustee—City of N Y.132.20	.....costs, 108.88	1*Riley, Thomas P—Donald G Ross.....287.15
3 Haven, Matthew—the same.....215.39	4 Levey, Harry—Charles Sachar.....176.73	2 Rosenwald, Abraham—People, &c.....1,000.00
3 Heckman, James A—the same.....215.39	4 Levine, Isaac—Samuel Hurwitz.....35.16	2 Richmond, Samuel H—A Silomce Co.163.01
3 Hyde, Cuyler C—the same.....215.39	4 Lawrence, James W—Isaac S Vought et al.	2 Rosso, John—People, &c.....300.00
3 Harris, Devitt B—Catherine C Clark.....81.41	.....253.13	3 Rosenberg, Philip—Olin J Stephen, Inc.340.33
3 Holland, John L & Thomas G—E I Du Pont	4 Loth, Chas M—Lucius C Ryce.....81.41	3 Rhein, Otto—Christian Jenson.....66.65
de Nemorois Powder Co.....114.07	4 Loomis, Walter—People, &c.....300.00	3 Ryan, Margaret N—Eugene L Louis.....40.94
3 the same—the same.....485.88	5 Lowe, Charles—Wm H Dewey.....526.81	3 Rood, Horace E—Grant Squires.....295.00
3 Harris, Charles—People, &c.....1,500.00	5 the same—the same.....526.81	3 Rosen, Morris—City of N Y.....397.28
3 Hertz, David—the same.....1,500.00	5 Lentin, David—New Jersey Terra Cotta	3 Romero, Bolivar S—the same.....397.28
3 Held, Barbara—the same.....300.00	Co.....193.61	3 Raymond, Lydia J—John A Roebblings Sons
3 Hurst, James J—the same.....500.00	5 the same—Hydraulic Press Brick Co.	Co of N Y.....397.28
3 Heslin, Robert E—Eureka Fire Hose Mfg Co.	.....133.20	3 Robinson, Douglas recvr—Alice Carter.....279.17
.....179.33	5 Levenson, Morris—Louis Greenberg.....229.65	4 Richke, Joseph—Union Ry Co of N Y City.
3 Hall, Walter J—Benjamin Butler et al.	1 Murphy, Ida M—Francis X Kelly.....517.99	.....costs, 107.88
.....112.65	1 the same—the same.....114.58	4 Reynolds, Adna H—Eben P Jones.....25.41
3 Hungert, Solomon—Libbie Rappaport.2,932.59	1 McIndo, Richard—Wm H Hussey.....423.02	4 Rous, Raphine—John Credon.....170.86
3 Hano, Philip—Chas A Stein.....265.85	1 McKee, Robert—Francis C Neale Inc.512.40	4 Roeder, Abandon—People &c.....300.00
4 Hanley, Milton D—City of N Y.....215.39	2 Minkoff, Israel—Louis Solomon.....130.65	4 Richardson, Frank B—John E Judge.....65.01
4 Hansen, Peter—the same.....215.39	2 Mosk, Samuel—Metropolitan Tobacco Co.12.61	5 Robinson, Douglas recvr—Herman Kruger
4 Horton, Jeanette—Julia W Harbeson.82.62	2 Major, Simon—John A Roebblings Sons Co	.....539.15
4 Hollins, Frank C—Consolidated Ry Light-	of N Y.....168.69	5 the same—Arnold Renard.....229.15
ing & Refrigerating Co.....25,934.39	2 Maddon, William—City of N Y.....207.94	5 Ratner, Harris—Jacob H Greenberg.....119.21
4 Hutkoff, Nathan—People, &c.....500.00	2 Maguire, James—the same.....215.39	5 Rogaliner, Maurice—Lawson Consolidated
4 Hausling, Ferdinand M—John E Judge.....65.01	2 Meitt, Sam—People, &c.....1,000.00	Store Service Co.....382.59
4 the same—the same.....59.41	2 McClurg, John—City of N Y.....207.94	5 Rosenberg, Samuel—Rotograph Co.....48.41
4 Hannes, Lazarus—Edw C Sheehy.....93.81	2 Markel, Samuel—Walter Wilkens.....39.72	5 Radano, Nicholas—Waterbury Co.....costs, 23.08
4 Hoyt, May I W M—Citizens Trust Co of	2 Moncure, Margaret F—Frederick B House	5 Ramus, George—B & L Factories.....91.07
Brooklyn et al.....costs, 62.38	et al.....costs, 68.88	
4 Horowitz, Samuel & Murray N—Crescent		
Chemical Mfg Co.....177.79		
5 Hermiston, Ida—N Y City Ry Co.....costs, 108.88		
5 Heise, Herman—City of N Y.....775.96		
5 Harris, David—Louis Reichenbach et al.		
.....511.93		

5 Rachelson, Rubin—Jacob Markowitz.....144.65
5 Reitz, Samuel—William Saam .....97.29
5 Rolf, Bernard—Cross Austin & Ireland Lumber Co .....157.90
1 Sully, Daniel J—Thomas F Fox.....450.14
1 Schermerhorn, Chas E—City of N Y.....215.39
1 Steffner, John P—John Wanamaker, N Y.....29.41
1 Smith, Helen A—Oppenheim Collins & Co.....73.20
1 Sherman, Adolph—Jacob Jablour .....162.06
1 Shoff, Harry M—Max Chaim .....133.66
1 Shaw, Gerald E—Mark E Harris.....35.92
1 Shapiro, Lizzie—Sam Fleisig .....costs, 12.41
1 Schafraim, Leo—John Schreyer.....225.41
1 Streeter, Daniel D—Patrick Keegan.....costs, 87.35
2 Stern, Rosie—N Y City Ry Co.....costs, 97.88
2 Stern, Flora—the same .....costs, 107.88
2 Seaman, John R—Ntl Cash Register Co.....124.56
2 Spencer, James H—City of N Y .....113.27
2 Silverstein, Manuel—the same .....302.61
2 Shinberg, Jacob—the same .....37.53
2 Snyder, Chas—People, &c .....25.00
2 Strauss, William—Metropolitan Tobacco Co.....69.75
2 Schatz, Joseph—M Francis Kelley.....124.41
2 Snelling, Greenville T—William Bradley et al .....256.29
2 Stoff, Harry M—Olin J Stephens, Inc. 341.07
2 Soble, John J* & Harry J—Tennessee Lumber Mfg Co.....730.71
2 Slattery, Patrick H—Swift & Co.....34.02
2 Sacks, George—Allan McLane et al.....157.87
2 Schafer, Mary—Emanuel Eltzenheimer.....950.45
2 Schindler, Max—Lena Weinstein.....119.65
2 Schechter, William—Moe Frank .....12.40
2 Schneider, Hyman—Morris Lutkewitz.....31.65
2 Smith, Albert D P—Isaac Stern et al.....623.58
3 Siemer, John A—Aetna Indemnity Co.....391.91
3 Schroeder, Otto—Cornelius Huth et al.....29.65
3 the same—Oscar Kunath et al.....329.65
3 Strauss, Harry & Barnett—Fred Schmitt et al.....468.67
3 Sherwood, Frederick M—George Fogarty.....492.11
3*Samuelson, Abraham—Standard Ice Cream Co.....233.51
3 Stern, Morris—Curtis Blaisdell Co.....132.59
3 Sandler, Louis—Daniel Sheer & Co.....44.86
3 Saunderson, Wm M—Banks & Co.....72.47
3 Sheehan, John C—Catherine Hebe et al.....610.40
3 Schaefer, Maria—Federal Union Surety Co.....155.45
3 Saunderson, Edw J—Peter A Smith.....806.75
3 Stein, Louis—People, &c .....300.00
4*Silverson, Abraham—State Bank .....116.49
4* the same—the same .....116.19
4 Swanton, Margaret C—David L Hodge.....394.19
4 Salzberg, Morris—City of N Y .....37.53
4 Searing, Benjamin T—Frederick Schroeder.....216.50
4 Sands, G Winthrop—Irving W Wagnet.....2,596.73
4 Stemmerman, Wm C—Consolidated Ry Lighting & Refrigerating Co.....25,934.39
4 Sheridan, John—Isage S Vought et al.....253.13
4 Strauss, Aaron H—Henry Kaufman.....174.30
4 Schwartz, Joseph—Julius Morris et al.....264.50
4 Schwartz, Joseph L—Samuel Sherman.....costs, 79.62
4 Selleck, Oakley—Frances L Mausley.....153.97
4 Sinel, Joseph—Martin Catts .....99.65
4 Smith, George—People &c .....500.00
5 Stewart, Robert A—Wm H Dewey.....526.81
5 Schroder, Herman—Mary E Allison.....118.17
5 Sloan, Alfred P Jr—City of N Y.....215.39
5 Solan, John—the same .....215.39
5 Spadaford, Frank—Sears & Prunyn.....175.36
5 Seitzman, Isaac—Mario True .....44.41
5 Steindler, Caroline—Kohn & Decker.....37.22
5 Shattuck, Harry W—Herman E Schoenewerz.....157.11
5 Scott, Joseph N—Ada S Allen .....43,853.59
5 Schwartz, Charles—Harry L Rosen et al.....costs, 109.25
5 Smith, Geo L—Alphons Dryfoos et al.....276.93
5 Smith, De Wit—Fielding Gower .....1,301.15
1 Thompson, Chas H—Walter C Montgomery.....333.40
1 Tressel, William—Jacob Schrage et al.....49.72
2 Thompson, Charlotte E—City of N Y.....397.28
2 Tompkins, Edw A—the same .....207.94
2 Thomas, Frank—the same .....207.94
2 Thompson, Robert L—the same .....397.28
2 Tuchschneider, Hyman—M Lutkewitz.....31.65
2 Tempest, Minerva—John E Marsh.....119.67
3 Teitelbaum, Adolph—Walter E Lewissou.....545.07
4 Terry, Thomas H—N Y City Ry Co.....costs, 108.88
4 Tenney, Mary A, admx—Interurban St Ry Co.....costs, 108.88
4 Tiejen, John—Geo C Large .....114.96
4 Thompson, Lewis M—City of N Y.....207.94
4 Tatarinsky, Max—Joseph Liebman.....248.91
4 Thompson, John H Jr—Consolidated Ry Lighting & Refrigerating Co.....25,934.39
5 Telfair, Minnie V—Samuel W Smith.....60.85
5 Timendorfer, Dagobart—Charles Cain.....1,020.24
3 Underhill, Edw C—Harris Blum.....229.73
1 Van Clief, Jacob—Hyman Stone .....157.15
1 Varnev, Geo A—Wm A Hoe et al.....978.35
3 Van Mater, Heaten or Hiram H—A C & H M Hall Realty Co.....206.31
4 Valla, Gruseppina, admx—Edw F Roach.....costs, 32.67
4 Van Ness, Frank—City of N Y .....775.96
4 Van Vleet, Richard—John N Robins Co.....815.07
5 Valentine, Geo F—Joseph E Schaal.....1,054.76
5 Von Pustau, Carl—St Dunstan Society.....27.81
5 Viether, George—Gustave Helmstetter.....206.70
1 Weissmann, Abraham—Abraham Strauss et al.....104.79
1 Wimpfe, Fred—Phoebe Nalitt .....26.72
1 Wallace, Francis J—Herman I Johnson.....643.47
1 Wallack, Patrick—Thomas J Short .....651.82
1 Wallace, John C—North Jersey Title Guaranty Co.....142.15
2 Wheeler, Jennie—Wm L Forman.....1,384.51
2 Webb, Edw C—City of N Y.....491.95
2 Williams, J Ernest—People, &c .....200.00
2 Walleston, Louis N—Henry Weiss.....1,086.02
2 Wollbrink, Franz—Edmund Hendricks et al.....48.00
2 Wahlstadter, Samuel—Bernat Zieherman.....993.11
3 Wagner, Carl F—Carl G Burdick.....113.67
3 Weir, Levi C Pres—Samuel Ferrara.....costs, 1,500.00
3 Wittner, Sigfried—Sam Wohl .....254.64

3 Wingate, Fred A—Chester L Van Spiegel.....46.80
3 Wolf, Jacob—S Grabfelder & Co.....439.97
3 Williams, Roswell D—Hebrew Semilath Chassodim Assn .....17.65
3 Witte, Anne & William—Butchers Advocate Co.....93.41
3*Wormuth, Valentine—John A Roebings Sons Co of N Y .....22.48
4 Weinberg, Max & Lena—Boris Binstock.....472.12
4 Waldron, Horace—City of N Y .....965.31
4 Weber, Charles—the same .....215.39
4 Wilson, Emma—Wendel Bieser.....costs, 70.40
4 White, Chas W—Battery Place Realty Co.....320.21
4 Wellwood, John H—Central Bridge Coal Co.....154.91
4 Waterman, Arthur A—Frazer & Geyer Co.....12,338.56
5 Whiton, Louis C—Lenard Snider.....114.41
5 Willis, Geo C—Chas P Sanford.....113.08
5 Wyckoff, Albert C—Henry Schwed.....37.17
5 Westervelt, James V—Philip H Dreissigacker .....costs, 32.41
5 Weinstein, Jacob—Louis J Ladinski.....158.15
5 Wisner, Archie L—Kathryn M Parsons.....801.99
5 Willis, Harry—Carrie Berg .....1,598.58
5 Whipple, Clarence M—Bernard Kreizer.....373.63
5 Watt, Daniel C—Mary J Watt.....costs, 128.19
5 Wiener, Morris—H B Clafin Co .....191.16
2 Yost, Chas G—Minnie Deckerman.....111.81
2 Zelewsky, Israel—John A Roblings Sons Co of N Y .....168.69
3 Zwahl, John—Mary Adelmann .....48.20
3 Zimmerman, Hyman—City of N Y .....397.28
3 Zutty, Max—Solomon Solomon .....407.92
4 Ziedrich, Kurt—James E Nichols et al.....307.75

CORPORATIONS.

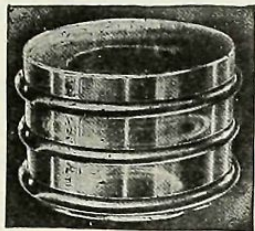
1 Perpetual Account Book Co—City of N Y.....113.27
1 N Y Building & Land Appraisement Co—the same .....113.27
1 Marine Engine & Machine Co—Pioneer Iron Works .....22,494.98
1 N Y City Ry Co—Katie Klein .....150.00
1 Forty-Second St Manhattanville & St Nicholas Av R Co—Michael T Costello.....1,100.00
1 Italian Grand Opera Co of N Y—Georgiana Straus .....332.41
1 City of N Y—Abraham Blum .....541.41
1 Jacobson Brilliant Trimmed Hat Co—Isidor Buckenfeld .....494.74
1 United Workers Realty Co—George Burton.....433.92
1 the same—John L Scott .....317.92
1 N Y City Ry Co—Luther F Fowler.....300.00
1 Morgan Realty Co—Uvalde Asphalt Paving Co .....10,317.08
1 Oliver H Allen Co—Lewis E Hanower.....1,284.91
1 Kingston Realty Co—Pettit & Reed .....174.63
1 the same—Blackfords .....394.79
1 O S W Corporation—Mabel Johnson.....83.85
1 Aetna Indemnity Co—Morris Rosenwasser.....costs, 90.82
1 Multiphone Co—Neal & Brinker Co.....191.55
1 Health Chemical Co—Joseph A G Chisis.....130.26
2 Broad Street Realty Co—Joseph J Bamberger et al.....costs, 92.50
2 F W Carlin Construction Co—Chas H Hyde.....2,969.37
2 Schmidt Gas & Electric Fixture Co—Harry Hilfman et al .....147.55
2 New York Koshier Poultry & Consumers Assn—City of N Y .....56.46
2 N Y City Ry Co—Julia M Love et al.....750.00
2 Buzzini Equipment & Construction Co—Salvatore J Buzzini .....346.67
2 Engineer Co—Chas A Hauck .....42.47
2 J Block Skirt Co—Thomas Tucker.....112.51
2 N Y City Ry Co—Frederick R Rohl.....1,635.44
2 the same—Sophie V Landauer.....100.00
2 the same—Benj Lynch .....500.00
2 the same—Frederick G Hungerbuhler.....1,250.00
2 the same—David L Kadane.....1,500.00
2 the same—Elvira Kadane .....3,500.00
2 N Y Office Partition Co—Henry Kulemans.....171.06
2 N Y Metal Covered Door Co—Tomback M-Phee Inc .....115.80
2 Empire State Engineering Co—Dodge Mfg Co.....76.41
2 City of N Y—Chester A Carroll .....150.00
2 the same—Robert Blaikie .....2,100.00
2 Tanzer, Praeger & Co—State Bank.....454.85
2 Dry Dock, East Broadway & Battery R R Co—Robert A Smith .....874.10
2 Ideal Paper Co—Walsh Paper Co.....672.32
2 State Bank—Moser Smith .....628.91
2 National Auto Lamp Co—Jacob Schnair.....327.49
2 W P Hannan Co—President, &c, Manhattan Co.....282.15
3 City of N Y—Sarah S Crowell .....1,382.47
3 Kingsland, Lyndhurst Land Co—William Bartels .....331.86
3 Curwell Co—Scheuer & Bros, Inc.....82.02
3 Mississippi Realty & Building Co—Phelps Bros Co.....292.72
3 Atlas Motor Co—O J Gude Co N Y.....186.15
3 Alaska Fur Co—Solomon Schild.....98.08
3 Hawley Mfg Co—Peoples Trust Co.....1,056.67
3 Forty-Second St, Manhattanville & St Nicholas Av R R Co—Catherine Hughes.....4,165.50
3 the same—James McGurk .....1,250.00
3 N Y City Ry Co—James Peterson.....125.00
3 the same—Honnet Lorge.....5,145.64
3 Standard Churn Mfg Co—Guy K Fullagar.....606.50
3*Helm Campbell Co Ltd—Slamas Inc.....61.40
3 Saxonia Grocery Co—Caspar Lauro.....363.15
3 Victor Rubber Tire Co—B F Goodrich Co of N Y .....188.08
3 Vacuum Cleaner Co—Geza Struhala.....165.00
3 Casey Contracting Co—Dominick Civitelle.....348.73
3 N Y City Ry Co—Marion V Etlinger.....2,250.00
3 Deutsch Bros Mfg Co—Ideal Paper Co.....724.95
3 Interborough Rapid Transit Co—Lillian Seville .....400.00
3 N Y City Ry Co—Harris Cohen.....1,125.00
4 Dry Dock, East Broadway & Battery R R Co—Abraham Deutsch .....200.00
4 N Y City Ry Co—Annie Reich .....750.00
4 A & E Leather Goods Co—City of N Y.....113.27
4 Central Union Gas Co—Margaret McArthur.....2,987.42
4 Union Ry Co of N Y City—James Delaney.....633.33

4 City of N Y—Alexander Purvis .....3,147.56
4 Supreme Lodge of the Sons of Italy—Francesco Muscannera .....215.41
4 The Charlton Shop—Syndicate Cloak & Suit Co .....42.38
4 42d St, Manhattanville & St Nicholas Av Ry Co—Adele M Sutton .....325.00
4 American Supply Co—L A Westerman Co.....118.70
4 Aseo Mail Order Co—the same .....118.20
4 Lochinvar Realty Co—Central Bridge Coal Co .....47.21
4 North Borough Home Co—Antonio Augustoni .....75.02
4 Hahn Mfg Co—N Y Flexible Metallic & Tubing Co .....396.03
4 Old Dominion Steamship Co—Louis Mandel et al .....248.92
4 N Y City Ry Co—Lawrence Ryan .....350.00
4 Summit Coal & Coke Co—Chas D Chase.....8,380.21
4 N Y City Ry Co—Margaret McCann.....1,000.00
4 Union Ry Co—Mary Daly .....450.00
4 Empire State Engineering Co—George Donohue et al .....161.10
5 Jones Printing Co—Bryant W Dinsmore.....581.63
5 Utilities Co of America—Frederic C Field.....545.61
5 N Y Agricultural Co—City of N Y.....207.94
5 Herbert Mfg Co—the same .....491.95
5 Pioneer Hygenic Ice Co—the same.....32.43
5 Steel Clad Reversible Broom Co—the same .....289.65
5 Harlem Auditorium & Theatre Co—the same .....491.95
5 Dry Dock, East Broadway & Battery R R Co—Bartholomew Riordan .....500.00
5 Federal Ins Co of New Jersey—Emanuel Cohn et al .....483.96
5 Boudoir Co—Henry L Walker et al.....49.93
5 Newland Realty Co—Fred S Schlesinger.....29.51
5 City of N Y—Nora I Stark, \$5,100; Samuel Yonon, \$1,600; Edw J Doyle, \$1,200; George Steller, \$2,100; Chas H Ray, \$2,100; Chas C Gladwin, \$1,100; John M Stark, \$600; Wm M Burns, \$5,100; James Coyle .....500.00
5 Keitel & Co—Duluth Brewing & Malting Co .....2,265.49
5 Gordon Heitzner Construction Co—So Ambroy Terra Cotta Co .....1,386.83
5 N Y Evening Journal Pub Co—John Drandrakes .....904.62
5 the same—George Capanake .....796.74
5 Interurban St Ry Co—Robt H Spare.....250.00
5 Hotel Gotham Co—Wm Ottman & Co.....1,186.32
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5 the same—Franco Bran50.00
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5*Globe Damp Proofing Co—German Exchange Bank105.71
5 Crescent Damp Proofing Co—the same.....105.71
5 N Y City Interborough Ry Co—George Clements2,160.80
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5 Goldman Bros & Co—Leo Silver146.02

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Peterson, Louise M & Clara Anderson—G L Jacquin. 1907102.15
Pond, Wm F—R La Roche. 1901.....1,590.00
Roth, Henry—Pelham Operating Co. 1904.1,244.97
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Wind, Anton—P Faltinoosk. 1907.....339.70
Wagner, Mary T & Daniel B Morgan—H J Horn. 1890.....178.50
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Woolverton, Wm H—A Mooney. 1908.....1,136.31
Zambetti, Thomas & Frank—J Hall. 1908.99.11

CORPORATIONS.

Apartment Construction Co & Samuel Mandel—Krenkel's Stable Co. 1904.....270.56
Same—A Schwoerer & Sons. 1908.....270.56
Same—same. 1908.....270.81
Brooklyn Heights R R Co—J F Leavens, Jr. 1908.....250.00
Knepper & Co—M Schneider et al. 1904.....329.65
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Loomis—Manning Filter Co—D S Norman. 1908.....100.00
Manuel A Diaz Sulphume Co—E C McKaller. 1908.....241.52
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Same—same. 1907.....548.92
Same—J J Dickinson. 1907.....540.54
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Realty Iron Works Co—C Levy. 1908.....10.00
Thompson—Starrett Co—J H McFadden. 1906.....125.07
Same—same. 1906.....4,941.31
Turner Construction Co—D Dagostino. 1908.50.00
Thompson—Starrett Co—J H McFadden. 1908.....121.60

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

MECHANICS' LIENS.

June 1.

1—6th av, No 873. Kalman Nemes agt Solomon O Leimer and F A Merrill\$40.00
2—Same property. William Nagy agt Same.32.00
3—Mulberry st, No 8.....
Worth st, No 192.....
H Baughan agt Guiseppe Longbardi.....790.00
4—Same property. Peter Muller agt Guiseppe Longbardi573.10
5—Hoe av, No 1206. Jake Friedman agt Sophie Stoller, Edith L Marks and George Waischawsky49.00
6—Av C, No 96. Philip Order et al agt Bertha Wolkenberg1,000.00
7—12th st, No 413 East. Joseph Shanske agt Giovanni A De Bellis and D'Usie & Co.625.00
8—110th st, n s, 59.8 e 8th av, 125x70.11. Lowrie Safe & Lock Co agt Henry Lehr.178.15
9—Mott st, No 228. Aaron Billow agt Davis Abraham44.00
June 2.
10—3d av, n w cor 121st st, 126x150. Henry W McManes agt Reformed Dutch Church of Harlem, Riley & Corrigan and Phoenix Heating Co.....373.39
11—Central Park West, Nos 292 and 293. John Norton agt Peter S Dumont742.96
12—Broadway, No 4308.....
184th st, No 662 West.....
Guarantee Electric Co agt William Lyman.....111.00
13—116th st, Nos 89 and 91 East. Same agt Jennie Lyman and William Lyman.....70.00
14—West End av, Nos 553 to 559. International Steam Pump Co agt New York Protestant Episcopal Public School and Vacuum Cleaner Co.....328.00
15—West End av, No 934. Harris Bartelstone & Son agt Samuel McMillan, Henry Erkins and J J McKeeran.....181.26
16—Eastburn av, e s, 200 n 174th st, 48x65. Frank Kaufman agt James Benson, Thomas Flood and George Erlich33.00
17—Same property. Morris Krook agt same.24.00
18—Same property. Joe Scheunckler agt same.15.50
19—Same property. Abraham G Lossman agt same.....34.62
20—Hoe av, No 1206. George Worschawsky agt Sophie Stoeller and Edith L Marks.....335.50
21—3d av, No 2234. N Y Radiator Co agt Geo B Corsa and Phoenix Heating Co.....251.80
22—Amsterdam av, e s, whole front between

128th and 129th sts, 199.10x200. Philip Bologh Co agt Frederick Whitredge recvr, Post & McCord and John Pink214.00

June 3.

23—Lexington av, No 1498. Abraham Lager agt Rose K Benaim60.00
24—Clinton st, No 173. Modern Fireproofing & Reconstruction Co agt Etta Warsawski.....3,700.00
25—239th st, s s, 140 e Kepler av, 25x100. Frederick N Du Bois agt Chas F Swallow and C L Weeks189.00
26—Cherry st, Nos 24 to 30. Matthew A Ryan agt Waldron Vanderpoel and N W Ryan Construction Co.....470.00
27—Grand av, s e cor North st, —x—. Wm C Schrenkeisen agt C E Nettle and Geo H Arnold50.00
28—Park av, No 1984. Samuel Shepard agt Julius Levy, Equity Building & Contracting Co, Dewitt C Koupal and Louis D Prager.48.99

June 4.

29—Eldridge st, e s, 63.3 s Hester st, 42.2x86.8. Frooks Engine Co agt Meyer Horowitz.....186.68
30—170th st, No 798 East. Burach & Co agt Charles Bauer and H A Schneider62.00
31—Satisfied.
32—239th st, s s, 100 e Kepler av, 40x100. Chas L Weeks agt Chas F Swallow and W Shelton Swallow247.00
33—110th st, n s, 50 w 5th av, 200x200 to 11th st. David Greenwald agt Mary G Pickney, Midway Park Co & Freeman Bernstein & Hyman Bernstein325.00
34—Commonwealth av, e s, 225 s Merrill st, 25x100. I Bornstein agt Max Lax, Esther Lax & Hyman Sepowitz50.00
35—90th st, No 401 East.
1st av, No 1740.

Thomas Potts et al agt Charles Seiferd & Michael Knalisch and Mutual Wood Working Co125.00
36—Av B, No 291. Same agt Louis Gordon, Barnet Levy & Daniel Mone & Mutual Wood Working Co85.00
37—Warren st, No 57. Frederick J Fleck agt Pauline Weiss & John L Cotter125.00
38—Ryer av, w s, 144 s 183d st, 75.5x75.6x75x66.8. John J Lawrence agt Wm H Danby & Lane Contracting Co of N Y.....148.97
39—7th av, No 432. Ennis Freir agt James Gridley & Abram Beirach125.00

June 5.

40—13th st, s s, 70 w Av C, 38x100. Chas H Bellows agt Joseph Wolkenberg.....933.50
41—44th st, No 110 West. Jacob Likovsky et al agt Joseph Kornhauser and Ignace Gruber197.00

BUILDING LOAN CONTRACTS.

June 1.

Prospect av, s e cor 175th st, 140x40. Greenwich Mortgage Co loans Begrich Schorn Realty & Construction Co to erect a — sty building; — payments\$30,000

June 2.

Terrace View av, s s, 445.3 w Jansen av, 25x100. Johanna Mulligan loans Emil M Sutting to erect a 2-sty flat; 5 payments.5,000

June 3.

155th st, s s, 225.6 e Courtlandt av, 50x100. City Mortgage Co loans Thomas D Malcolm Construction Co to erect a 5-sty flat; 11 payments33,000
151st st, n s, 150 e Broadway, 75x— to 152d st. City Mortgage Co loans Scheer-Ginsberg Realty & Construction Co to erect a — sty building; — payments30,000

June 4.

Prospect av, e s, 400 n 187th st, 100x98.6xirreg. Solomon C Powell loans Geo C Turner, Clara H Turner, David H Spring & Ora E Spring, to erect five two family dwellings; 9 payments31,500
Kelly st, e s, 131.3 n 165th st, 40x100. Henry M Powell loans Jane Kitchen to erect two three family dwellings; 8 payments.....16,490

June 5.

Tee Taw av, e s, 250 n Park View pl, 50x100. Excelsior Mortgage Co loans Geo W Edmondson to erect a two-sty dwelling; 5 payments5,000

SATISFIED MECHANICS' LIENS.

June 1.

Bryant st, w s, 100 s 172d st. Raymond Von Praag Supply Co agt Davis & Silverman, Inc et al. (April 14, 1908)\$300.00
Av D, s w cor 8th st, 100x200, Bronx. Henry G Silleck, Jr, agt Gustav Killenberg et al. (May 18, 1908)2,808.00
15th st, Nos 30 and 32 West. Bronx Ornamental Metal Stamping Co agt Realty Holding Co et al. (Feb 24, 1908)183.00
131st st, Nos 152 and 154 West. Patrick J Tague agt Anna B Hahn et al. (March 17, 1908)98.50
2163d st, No 764 East. David Bloom agt Ellen L Keegan et al. (April 30, 1908)111.72

June 2.

72d st, No 521 East. Hull, Grippen & Co agt Bohemian-American Workmen's Gymnastic Assn et al. (March 14, 1908)117.12
Ryer av, w s, 144 s 183d st. Baron Sheet Metal Works agt Wm H Danby. (May 20, 1908)775.00
141st st, Nos 239 and 241 West. Otto Goldberg agt Fredericka Hack. (May 4, 1908)48.12
121st st, No 234 West. Samya Engineering Co agt Annie Lessler et al. (Feb 25, 1908)155.00

Orchard st, w s, 77 n Stanton st. Griffin Roofing Co agt Jacob Shevell. (March 11, 1908)35.00

2Amsterdam av, e s, whole front between 114th and 115th sts. B Jelenski agt Joseph Polstein et al. (Oct 24, 1907).....248.75

2Henry st, No 37. Samuel Grossman et al agt Katzen Realty Co et al. (Nov 26, 1907).258.00
60th st, No 106 East. Heineken Bayne & McCarthy agt James D Voorhees. (March 18, 1908)3,199.98

12th st, No 413 East. Samuel Schuchman agt John A De Bellis et al. (March 20, 1908)30.00

June 3.

17th st, No 34 West. Raisler Heating Co agt Abraham Orently et al. (May 5, 1908).1,715.00

27th av, s e cor 111th st. Federal Tile Co agt Greene Court Building Co et al. (May 12, 1908)1,503.00

June 4.

121st st, n w cor 3d av. McMann & Taylor agt Reformed Low Dutch Church of Harlem et al. (June 2, 1908)373.39

Madison av, No 1080. Arthur E MacLean agt Isaac V Brokaw et al. (May 20, 1907) .317.30
85th st, No 254 West. Matthew Mallery agt H M Lesser et al. (May 16, 1908)45.25

Vyse av, No 2121. Tully Bros agt Geo H Lester. (June 4, 1908)325.00

Ryer av, w s, 150 s 183d st. Ross Lumber Co agt Suburban Home Builders. (Apr 9, 1908)356.43

June 5.

175th st, No 186 East. Louis Kramer agt Elizabeth Butler et al. (May 14, 1908).....30.00

1Trinity av, w s, 27 s 164th st. John J Donnelly et al agt Herman Strauss et al. (Feb 14, 1908)186.80

141st st, Nos 598 and 600 East. Brooklyn Fireproof Sash & Door Co agt Sancar Co et al. (July 13, 1907)125.00

81st st, No 312 West. Ritchings & Soutar Co agt A McD Morgan et al. (Dec 26, 1905)139.50

Spring st, s e cor Crosby st. A G Richter agt John E Olson Realty Co. (May 22, 1908)3,850.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS.

June 1.

Elsmere pl, Nos 861 to 869. Plunkett Plumbing & Heating Co on Elmsere Realty Co to pay Raymond von Praag Supply Co.\$2,000.00

ATTACHMENTS.

May 28.

Blyth, Margery, H; Bonwit, Teller & Co; \$147.25; C La Rue.
Innes, John A; Louis T McFadden; \$22,531.25; T D Rambaut.

May 29.

O'Grady, Patrick; C E Barker Mfg Co; \$1,550.68; \$2,630.26; Wyatt, Parks & Dawes. Mercantile Banking Co of Cananea, South America; John J Hayden; \$1,577.91; Hastings & Gleason.
Same; James Kooperstein; \$1,577.91; Hastings & Gleason.
Same; Chas M MacLaren; \$1,577.91; Hastings & Gleason.
Same; Jack L Woldenberg; \$1,577.91; Hastings & Gleason.
Same; Edmund R Lyon; \$1,577.91; Hastings & Gleason.
Jarvis Warehouses; Paul R H Horst; \$3,700; Duer, Strong & Whitehead.

June 1.

Deibert & Wilson Textile Mfg Co; Jacob H Jordan; \$5,714.83; F H Stillwagen.

June 2.

American Rolling Mill Co; R K Carter & Co; \$102.76; W H Dodd.
Consolidated Ohio Coal Co; Knickerbocker Syndicate; \$4,718.66; E G Sammis.

June 3.

Jansch, Ferdinand; Richard Siedenberget al; \$3,070.95; Miller & Hartcorn.
Saitta, Enrico; Samuel S Steiner et al; \$2,010; Liebmann, Naumburg & Tanzer.

CHATTEL MORTGAGES.

Note.—Through error in filing three (3) chattel mortgages were recorded on The Sulzer Casino in last week's issue of the "R. & G." As these were merely bills of sale improperly recorded, an injustice was done The Harlem River Park Amusement Company.

May 29, June 1, 2, 3 and 4.

AFFECTING REAL ESTATE.

Berliner & Greenberg, Monroe and Montgomery sts..I A Sheppard & Co. Ranges. \$250
Berliner & Greenberg. 411-414 East 56th..I A Sheppard. Ranges. \$40
Berliner & Greenberg. South side 112th st, 25 ft west of Lexington av..I A Sheppard. Ranges. \$528
Graham, M. 322-324 E 121st..A Spiro. Range, Chandeliers, &c. 450
Graham, M. 320-322 E 121st..A Spiro. Chandeliers, Ranges, &c. 450
Graham, M. 322 E 117th..A Spiro. Chandeliers, Ranges, &c. 400
Same. 308 E 102....same. Chandeliers, Ranges, &c. 300

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