

**REAL ESTATE BUILDERS**  
**RECORD AND GUIDE.**  
 ESTABLISHED MARCH 21<sup>st</sup> 1868.  
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to  
 C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

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

No. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

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

Copyrighted, 1908, by The Record & Guide Co.

Vol. LXXXII.

JULY 4, 1908.

No. 2103

ONCE again an attempt is being made to unite the various local and special associations of property owners in New York into an effective organization. The need of such an organization has been constantly preached in the columns of this paper, and the reasons in favor of it have appealed to all the men most intelligently interested in real estate; but every attempt to make such an organization completely representative and thoroughly effective has hitherto proved abortive. The crisis occasioned by the passage of the Mortgage Tax bill did indeed bring into existence the "Allied Real Estate Interests," which has served the interests of the property owners of New York City better than has any organization of real estate men since the death of the old Real Estate Exchange. But hitherto the influence of the "Allied Real Estate Interests" has been exercised more at Albany than in the City Hall, and its membership is not large enough to make it thoroughly representative. Any movement on behalf of more comprehensive organization is consequently to be most cordially approved. The reasons which have always existed in favor of more effective organization are rendered at the present time peculiarly strong by the dangerous and dubious condition of the municipal finances. The taxpayer in this city is confronted by an extraordinary and a dangerous condition. On the one hand it is extremely probable that his tax bills are to be increased by an average amount not far from eight or nine per cent. On the other hand, it is also probable that very important improvements will have to be postponed or abandoned because of the inability of the city to borrow money for the purpose. The city government, that is, will be obliged to tax real estate property more heavily than ever, while at the same time it will be unable to give to property owners the improvements demanded by the growth of the city. The situation certainly demands attention and action on the part of the taxpayers, and it is to be hoped that such action will be secured. At the present time the Board of Estimate is divided into a group which favors economic expenditure and a group which has a tendency to lavish extravagance. An efficient organization of taxpayers could be of immense assistance to the first of these groups, which includes as its chief members the Mayor and the Controller.

THE purchase of the Hotel Saranac by a member of the Phipps family offers food for reflection. The price reported to have been paid for the property is \$1,000,000, and in case the report is true, the value of the plot has increased by \$400,000 in about six years. This seems to be a large increase in value; yet no good judge of New York real estate will infer that the reported price is excessive. A value of \$110 a square foot for property facing on Broadway and Seventh avenue and only a few feet from the intersection of Broadway and 42d street must, in the light of corresponding values in other parts of the city, be considered distinctly moderate. A rich man cannot select a surer way of making money than by the purchase of a parcel of real estate of such strategic importance and by waiting patiently for the inevitable increase in value. In the present instance the price at which the property is reported to have been rented is sufficient to pay all carrying charges and a moderate but sufficient interest on the investment. Any increase in value will be undiluted profit, and there is no reason to suppose that some day the property will not sell for at least double the price which has recently been paid. The intersection of

Broadway, Seventh avenue and 42d street is at the present time the centre of the amusement district, and there are good reasons for believing that it will keep this distinction for many years to come. The Record and Guide has frequently explained why in its opinion the northward march of the retail trade, the theatres and the restaurants will be checked, at any rate, for a generation or so. These branches of business, instead of being distributed along a shifting line will be centralized as a result of transit improvements; and it is even possible that in case there is any shift during the next twenty years, the direction of the change will be a little to the south of Times Square instead of a little to the north. In any event a plot such as that on which the Hotel Saranac stands has a future as assured as that of the growth of Manhattan as a place of amusement and business for an ever-increasing number of millions. Its neighborhood is becoming more available than ever before, not merely as an area adapted for restaurants and hotels, but as an area adapted to business. The Hotel Normandie, somewhat to the south, is to be turned into an office building, and a structure devoted to similar purposes is to be erected by the Astor Estate on the block front on the west side of the square between 43d and 44th streets. It is probable that eventually the land covered by the Hotel Saranac will be used for an office building. The area is not large enough to constitute the site of a really profitable hotel, and as a hotel it will, in spite of its better location, always suffer from the competition of two such neighbors as the Hotel Knickerbocker and the Hotel Astor.

THE filing of plans for the new Equitable Building comes as something of a surprise. It has always been an open secret that at about the time the scandals in relation to the insurance companies became public the management of the Equitable Life was considering the erection of a much taller building on the site of its present structure, and it is now apparent that the plan has never been abandoned. There are indications, however that the new plans call for a much taller and more conspicuous building than the one projected by the former management. Even four years ago a building thirty-four stories high throughout the area of a whole block, over sixty stories high on a part thereof, and reaching in its tower a maximum height of more than 900 feet—such a building even four years ago would have seemed impossibly high. But after the Singer and Metropolitan Life towers indicated the advantages of such structures and their possibilities, the notions of architects and engineers have been considerably enlarged, and in the present instance the purpose of the management of the company seems to have been that of building just as high as modern engineering has made possible. For the present, at any rate, the safety and economy of a structure higher than the one planned by the Equitable Life would require a prolonged demonstration. On the other hand, the management of the company would hardly have publicly announced its intention of constructing such a gigantic building, unless it could give, if necessary, excellent reasons on behalf both of its safety and economy. The block upon which the Equitable Building stands is the most valuable block under single ownership in New York. The structure or structures now occupying the block yield a very small income upon the value of the property; and it is stated that some years ago the management of the company were convinced that the erection of a modern building on the site would pay well, not merely for its initial cost, but would also enable the company to earn a higher rate of interest on its immensely valuable site. The filing of the plans for the new building during the past week must be the result of this conviction; but, of course, the management had the additional inducement of the advertising value of such a high and huge structure. If the new building is ever erected, it will constitute a tremendous advance over all competitors and it will be more talked about than any modern building in the world. It will provide probably the best opportunity for an impressive architectural effect than has been offered to any architect since the construction of St. Peter's, and if this opportunity is well used it will become one of the world's most extraordinary and interesting spectacles.

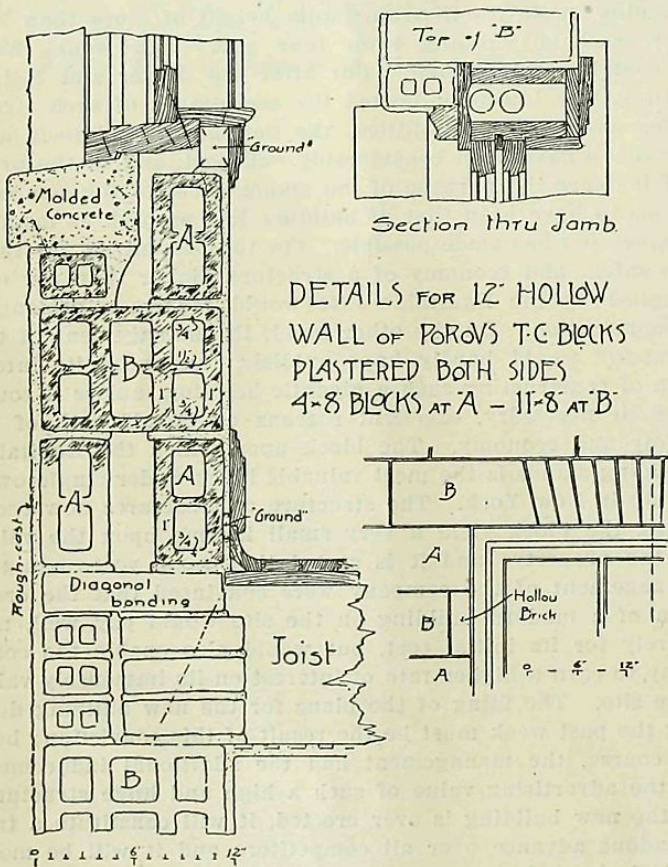
IN ANNOUNCING their plans for the new building at the present time the management of the Equitable Life have probably been influenced by two main reasons. In the first place its officers have probably feared the possibility of some restrictive legislation. It still remains wholly uncertain whether any effective restrictions upon the height of build-

ings will be embodied in the revised Code; but as long as such a danger existed the management of the company were wise from their own point of view in not delaying the improvement. Then the present unquestionably affords an unusually good opportunity to build with comparative economy. As the Record and Guide recently pointed out, a fireproofed building of the ordinary size can be erected just now for something like twenty or twenty-five per cent. less than it could a year ago; and it is probable that in case of so huge a structure the comparative cost could be reduced still further. The saving even of one-fifth on the cost of such a building means a couple of million dollars in the pockets of the company and a permanently higher return on its investment. People who have a good opportunity of building and can afford the luxury should build immediately, because they may not be able to build as cheaply again for a number of years; and the management of the company has shown excellent judgment in taking advantage of the prevailing conditions. It remains to be seen whether any other wealthy owner of a large plot in the financial district will follow suit—whether, for instance, the Mutual Life will submit to the less conspicuous position in which, after the new building is erected, it will be placed in respect to the Equitable. A few more improvements of this kind would convert a period of building inactivity into one of activity, and, in any event, the project of the Equitable Life will do much to restore confidence and bring about a renewal of interest in Manhattan real estate and building.

## TERRA COTTA BLOCK WALLS FOR DWELLINGS.

SOME instances of the use of hollow terra cotta blocks in laying up walls of dwellings, from plans by a Minneapolis architect, Mr. Frederick G. Corser, indicate progressive thought on his part on lines of application of good material to sensible and desirable structural functions.

In seeking for a rational solution of a vexing problem, Mr. Corser has been using hollow terra cotta blocks for the wall construction, and finishing the exterior surface with rough-cast plastering, substantially as illustrated in his detail, which has merits over the boarded frame covered with plastering.



This use of terra cotta is not new to the mason trades, but can be taken as a form of construction that strikes public attention with new force. It is especially adapted for houses of moderate cost.

We were interested in the criticisms which were passed upon the foregoing detail by the "Brickbuilder." The principal criticism of this authority is that the wall might better be built solid, by laying the blocks back to back without interspaces:

The extra air space (as per detail) is of no material advantage, presents some objections from a practical point, in respect to having the work level, plumb and true. An 8-in. wall with thorough bonding and blocks set back to back would be as strong as the 12-in. wall shown, and would cost considerably less to lay up, for the needful care desirable to erect such walls in good shape would not

be so much. Such compact building would afford more stable support for floors and roof bearings.

The laying of the blocks with the cells horizontal is a good scheme for it allows better beds and joints of mortar than a vertical setting—has the advantage of confining the retained air in small chunks, and relatively even distribution. The matter of strength either way would be of no material difference.

The detail shows too much air space in back of the concrete sill; the woodwork of the window frames is likely to shrink some, allowing moisture to gather and affect the inside finish—this space should be well filled and grouted with mortar; also the side boxing and sashes should be so detailed as not to necessitate the plowing out of the back of the outside casing for allowance for weights to run. If the cincture casing is made (we are of the opinion that the majority of carpenters will skip it) it adds an item of cost which is needless.

A final word: Have care in selecting the blocks, for the "Brickbuilder" says, if the blocks are not too porous the surfaces will take and hold the exterior plastering, which will become a solid part of the wall—if the facing is of good Portland cement. But if the blocks are too porous they will suck too much water from the fresh plastering, affect its intimate adhesion and make it brittle when set; so it is best to use in such cases a semi-dense terra cotta product.

## METHODS OF FINISHING CONCRETE SURFACES.

What was at first somewhat of an objection to the use of concrete construction, namely, the character of its surface, has now been turned into a positive advantage, for numerous methods have been devised by means of which much variety may be given to the appearance of the exposed surfaces. This variety lends itself to the development of architectural effects which much enhance the beauty of building construction. The technical features of the various methods of finish were recently presented in a paper before the Boston Society of Civil Engineers by Mr. M. C. Tuttle, secretary of the Aberthaw Construction Co. of Boston. With a definite loss of the full value of this interesting paper the following abstract is given for the purpose of presenting its salient features:

**Granolithic Finish.**—The objections to this finish lie in its flat dull color, its possible brittleness which may occur, its slipperiness under foot, and its apparent inequality of surface when light strikes it diagonally. Structurally, however, there is no real objection to this finish. When hard-troweled the surface well protects the under body of concrete from moisture.

**Rough Picked Work.**—By chipping off the excess mortar and cutting into the body of the concrete a surface roughening is given which breaks up the light and gives various shades of color. In Mr. Tuttle's opinion this method gives as pleasing a surface as can be obtained economically, and when the work is properly done injury from frost is avoided. His firm built the fence around the Soldiers' Field in Cambridge in 1899. The conditions are decidedly adverse, but careful inspection has shown no surface deterioration from the weather.

**Rough picking** has the advantage of showing the masonry honestly as concrete. A pleasing surface is produced at relatively little expense. A laborer with hand pick will dress between 40 and 50 ft of concrete surface two to three weeks old in one day. With a pneumatic tool he will cover 50 to 60 ft. This is the surface generally used by architects for landscape and other ornamental work.

**Rub Mortar Surface.**—In a number of factories the finish was secured as follows: After the forms were removed the concrete was thoroughly wet and then rubbed with coarse carborundum stone until the surface was brought to a lather. This was washed off and the surface dusted with a mixture of dry sand and cement which was thoroughly rubbed in. The final finish was given with a fine grained stone.

**Air Blast.**—When the Aberthaw Construction Co. built the stadium at Harvard they tried dressing the surface with air blast. Although the men were inexperienced it was shown that the hammered surface could be easily dressed in this way.

**Hammered Surface.**—A fine concrete aggregate can be dressed to a good surface with a stone hammer, but the cost will be greater than that of picking.

**Acid Treatment.**—By means of dilute sulphuric acid rubbed in with a steel brush the cement can be dissolved away from the particles of aggregate and the color brought out very effectively.

**Plastered Surface.**—Mr. Tuttle is of the opinion that in the future concrete construction will be built more nearly to standards as to sizes of columns, beams, etc., and that this will necessitate the use of plastering. This will be less expensive than the present method of building forms so accurately that the concrete shall assume its final shape.

A cheap method of finishing wall surfaces is to mix small pebbles with mortar and throw these at the wall. If the surface is kept free from freezing or from too quick drying out, they will adhere and make a rough, pleasing surface.

## DON'T YOU KNOW

of your own knowledge that the Real Estate Directory is the best thing of the kind ever published?

Remember if your time and that of your office force is worth anything, the Real Estate Directory and Checking Index is an economy. If not, it is an expense.

# CONSTRUCTION

## THE MODERN NEW YORK APARTMENT HOUSE

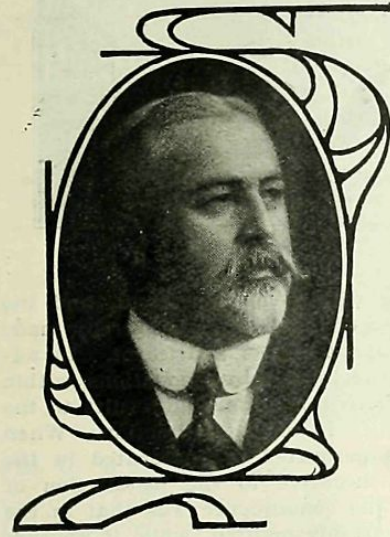
By HON. EDMOND J. BUTLER,  
Commissioner of the Tenement House Department



**D**RAFTED in a spirit of moderation by a body of representative business and professional men who had made a complete and thorough investigation of tenement house conditions in this city, the Tenement House Law of 1901 has become all of the success that was predicted for it by its friends, so much so indeed that there could now be no return to the old conditions in any of the essential features or provisions of the law. During the seven years that the law has been in effect, plans have been filed in the Tenement House Department for the erection of 19,760 tenement houses, providing apartments for 230,972 families, and at a total cost of \$461,981,000. This is, moreover, exclusive of the plans filed in the Bureau of

Buildings in the nine months immediately after the law came into effect, during which time the law was enforced by the Bureau of Buildings prior to the organization of the Tenement House Department on Jan. 1, 1902.

When the Tenement House Commission of 1900 made its investigation, it found 82,652 tenement houses in Greater New York. The far-reaching consequences of the new law, therefore, become apparent when we recall these figures, since it is readily seen that the number of new tenement houses for which plans have been filed is practically one-fourth as great as the total



HON. E. J. BUTLER.

number of tenement houses in the entire city at the time the law was framed. These figures are therefore ample evidence that the law has long since passed the experimental stage, and are, furthermore, a standing rebuke to those perennial antagonists of tenement house reform who annually lead a procession of greedy speculators to Albany, supported by a handful of disappointed architects and builders who have failed to properly adapt themselves to the new conditions in such a manner as to successfully cope with their more brilliant and progressive competitors. Taking into consideration the very great increase in the number of new tenement houses, and the greater increase in the number of apartments, it is safe to say that the consequences of the new law during the seven years of its enforcement are such that had this law not been in operation, half a century of remedial legislation could not have produced the results obtained by the seven years of work under the new law.

### BETTER FIRE PROTECTION.

Four main causes, three of which are within the law itself and the fourth in a large measure due to the work of the Tenement House Department, have contributed to make the new tenement house a success. The first of these causes is better fire protection. The cost of fireproofing in accordance with the requirements of the new law with regard to the non-fireproof tenement houses of the larger type erected in Manhattan is a serious item in the construction of the building, the law requiring the stairs, stair halls and entrance halls to be entirely fireproof, to be enclosed with brick walls, and to be shut off from all non-fireproof parts of the building by fireproof self-closing doors. In addition to this, the first tier of beams must be fireproof, except, of course, in the small tenement houses of the type commonly erected in the outlying districts. The law has now been in operation a sufficient length of time to afford an opportunity of studying the effect of fire upon the new law tenement house, and of thus determining whether or not the above requirements are justifiable. The most serious fire which has so far occurred in a new law tenement house was one which took place on Oct. 21, 1907, at premises 524-526 West 131st st. The fire originated in a new law tenement house in course of construction at 528-530 West 131st st, and spread to a new law house adjoining, which was

already completed and occupied. The report of the progress of the fire is extremely interesting and shows conclusively that had such a fire originated in an old law tenement house, the entire building would have been gutted from cellar to roof. The following is an extract from the report of the inspector:

"The fire which occurred at about 3 p. m. on the 24th inst. originated in a tenement in course of construction at 528-530 West 131st street, and swept across the party yard court, which is 13 ft. 6 ins. in width, entering above building on second, third, fourth, fifth and sixth stories through the windows opening on court. Only slight damage was done up to the fifth story, but on this floor the ceilings in the centre west apartment were burned through, and on the sixth story the floors, ceilings and beams of the similarly located apartment were badly burned, and the partitions entirely destroyed. The roof above this apartment was burned away, all that remains being the beams, which were badly charred. Slight damage was also done in the front west and rear apartments on the sixth story. The windows opening on the court from the stair hall on the fourth, fifth and sixth stories and in the bulkhead were destroyed. No damage was done to the hall except on the sixth story, where the metal covered doors to the east and west centre and rear apartments were badly scorched, but stood the test fairly well. Had the windows in the stair hall been provided with wire glass they probably would have withstood the heat, and fire and smoke would not have entered the halls."

An interesting feature of the above fire is that it spread across a court 13 ft. 6 ins. in width to an adjoining building. What would have happened in the case of the ordinary narrow air shaft of the old building type can readily be imagined. The second cause which has contributed to the success of the new law house is

### BETTER LIGHT AND VENTILATION.

In this respect probably more than in any other, the beneficial effects of the new law are to be felt. Dark, unventilated rooms and public halls, with their consequent legacy of filth, disease

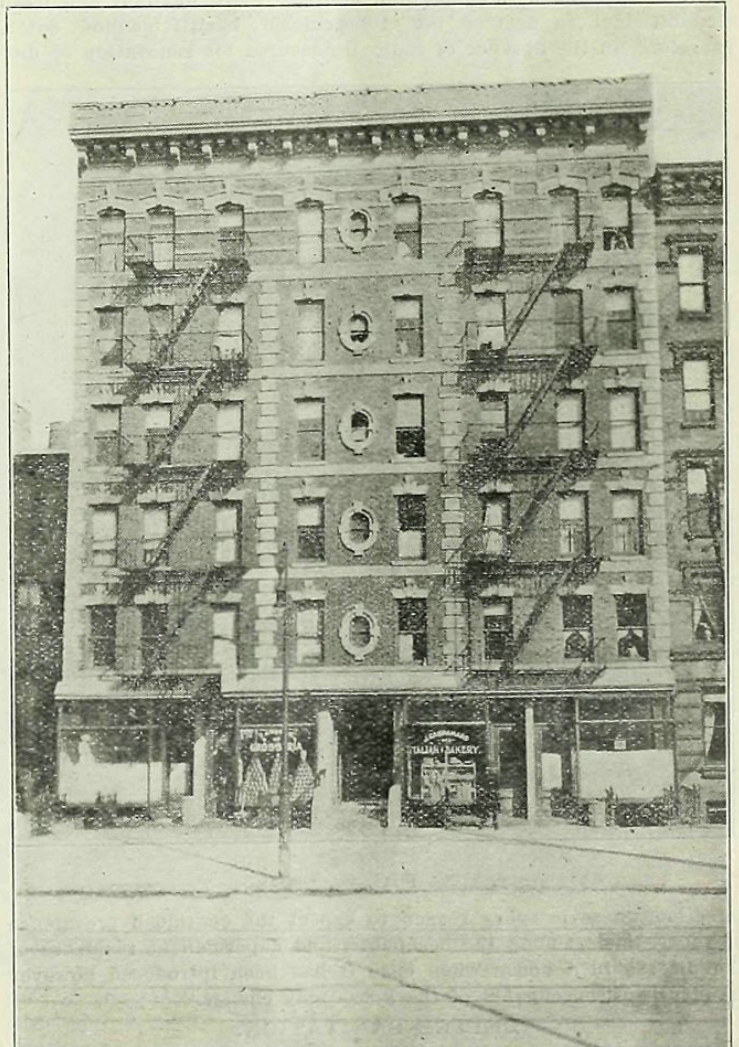


FIG. 1.

and crime, were found to be the crying evils of the old law tenement house. In the new law house, every room and public hall must have a window opening directly upon the street, yard or court. During the investigations conducted by the Tenement House Commission of 1900, it was shown conclusively that much of the tuberculosis existing in the city was due to lack of proper light and ventilation in the living rooms of the

and the toilet accommodation was frequently in the yards. As a consequence of this, the plumbing in connection with such fixtures frequently became foul, corroded and broken, causing an extremely unsanitary condition, due in a large measure to the division of responsibility among the occupants of the building as to maintaining the fixtures in a proper and cleanly condition. In the new law house, the water supply and also the



FIG. 2.

crowded tenements. In regard to this matter, Dr. Biggs, of the Board of Health, in an excellent paper dealing with tuberculosis in the tenements, stated as follows:

"Experimental investigations have shown clearly, however, that the tuberculosis bacillus, the only necessary factor in the production of tuberculosis, is rapidly destroyed by sunlight or even diffused daylight, and in this, as in all communicable diseases, the danger of infection is largely diminished by thorough ventilation, because of its influence in diluting the infectious material, but in too many of the houses in New York City there is never sufficiently thorough cleaning to remove the infection, and sun light, daylight and fresh air sufficient to destroy the tuberculosis bacilli cannot enter. Therefore, in the absence of radical measures for renovation or dis-

toilet accommodation must be within the apartment, and the responsibility for the cleanliness of the fixtures is thereby made a direct charge upon the occupant of the apartment. In addition to this, the placing of the toilet accommodations within the apartments has been productive of admirable results to the general health of the community in another direction. When the toilet accommodation was permitted to be located in the yard, there was little or no incentive to the installation of baths in the apartments, and the consequence was that in the old law houses baths were invariably omitted, while it appears



FIG. 3.

infection, there is every reason to expect the continued prevalence of tuberculosis among the occupants, and a permanent residence of the disease in a house when once it has been introduced however frequently the occupants of the house may change."

#### BETTER SANITATION.

Better sanitation has also been a very great factor in insuring the success of the new law house. In the old law houses the sinks were frequently placed in the public halls,

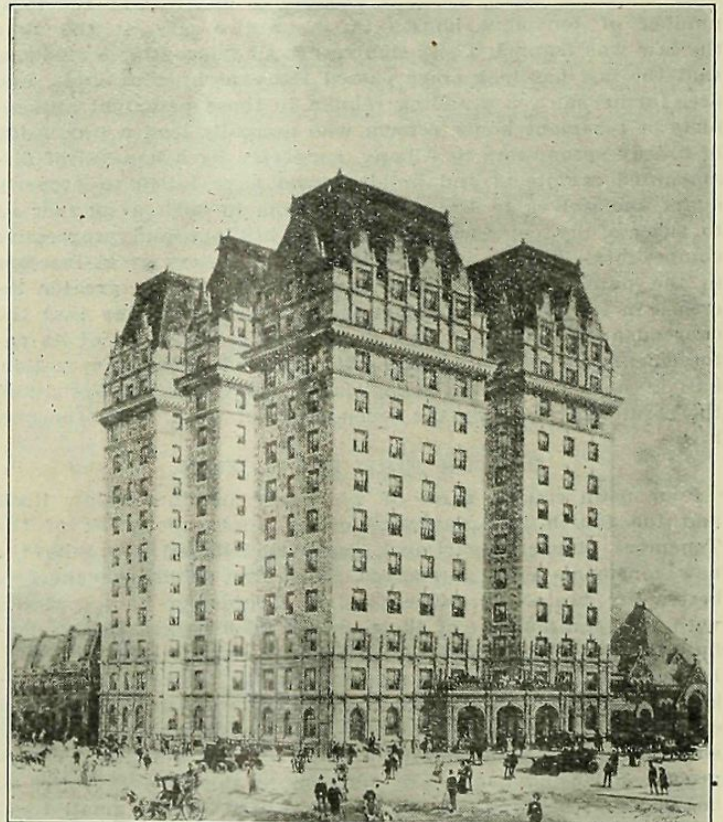


FIG. 4.

that approximately 80 per cent. of the new law houses are provided with baths.

#### BETTER CO-OPERATION WITH THE DEPARTMENT.

With regard to the matter of enforcement, the Tenement House Department has found from experience that co-operation between the architects and builders and the department is a very important essential, and it is matter for sincere congratulation that a very large majority of the architects and

builders have evinced a desire for such co-operation in the past. With a view to assisting in this respect, the department has recently inaugurated a practice of issuing its rulings in the form of bulletins, which are published in the Real Estate Record and Guide as soon as issued. This practice has been found to be extremely helpful, and has been productive of good

ferred to will be ashamed to raise his voice in protest against the exaction of the minimum requirements of a beneficent, humane and just law.

**MORE ARTISTIC TYPES.**

Coincident with and in some measure resultant upon the effort put forth to make the tenement house a better place to live in,



FIG. 5. BIRD'S-EYE VIEW OF FIVE NEW-LAW TENEMENTS, SHOWING LARGE OUTER COURTS CONNECTING WITH THE YARDS.

results. Apart from the large and growing number of architects and builders above referred to, there is, however, a class of architects and builders all too common in this city who, through failure to successfully meet even the minimum requirements of the law in a fair and proper manner, endeavor to obtain that which is expressly prohibited by the law through

there has sprung up a very distinct and praiseworthy desire to also make the tenement house a more beautiful place to live in. With the advent of light and air into the tenement house, there has come a taste for more artistic surroundings not only in the interior decorations and finish, but also in the style of exterior. Figure 1 represents a type of tenement house erected



FIG. 6. NEW-LAW TENEMENTS, UPPER WEST SIDE, SHOWING NEARER VIEW OF COURTS, ROOF LINE AND GOOSENECK FIRE-ESCAPE LADDER TO ROOF.

persistent attacks upon the law and upon the Tenement House Department. Fortunately, however, their number and influence appear to be rapidly declining, and it is evident that the time is approaching when the architect or builder of the type re-

in the heart of "Little Italy" in 1907. Ten years ago little or no attempt would have been made to add artistic finish to the front of a tenement house of this class, and located in this district. The rental in this type of building is from \$16 to \$18

per month for apartments consisting of three or four rooms and bath.

A more substantial type of house is that shown in Figure 2. The style of architecture corresponds in a large degree with the interior finish, the effort apparently having been to erect a plain, substantial house. The rentals in this type of building average about \$40 per month for apartments of five rooms and bath.

An exceptionally fine type of house is that shown in Figure 3. The building belongs to a class of the upper West Side, where the rentals are from \$1,500 to \$2,600 per year for apartments of seven and eight rooms and bath, to which is also added a servant's bath. The building is fireproof throughout, is arranged with large public halls and reception halls, passenger elevators and service elevators. The interior decorations and finish are the finest possible, while the exterior beauty of the building is one of the points of interest of the neighborhood in which it is located.

Figure 4 represents a type of the highest grade apartment house erected in this city. The building is a 12-story fireproof apartment house, the exterior beauty and grace of which can be seen from the photograph. The rentals are from \$3,000 to \$6,000 per year for apartments consisting of nine rooms and

## TEN YEARS OF CLAY PRODUCTS.

In ten years the value of clay products annually manufactured increased nearly \$100,000,000, or 158.23 per cent., the exact figures being from \$62,359,991 in 1897, to \$161,032,722 in 1906, according to the last publication on the subject by the Geological Survey.

Fancy or ornamental brick and hollow building brick or tile have for some years been decreasing almost steadily. Common brick increased from the minimum, 5,292,532,000 in 1897, to 10,027,039,000 in 1906, an increase of 4,734,507,000, or 89.45 per cent. in ten years; the value ranged from \$26,430,207 in 1897 to the maximum, \$61,394,383 in 1905, a gain of \$34,964,176, or 132 per cent. The price per thousand varied from \$4.99 in 1897 to \$6.25 in 1905.

Vitrified paving brick has ranged in quantity in the ten-year period from 435,851,000 in 1897 to 751,974,000 in 1906, an increase of 72.53 per cent., and in value from \$3,582,037 in 1897 to \$7,857,768 in 1906, a gain of \$4,275,731, or 119.37 per cent. The average value per thousand ranged from \$8.18 in 1899 to \$10.45 in 1906.

Front brick has made an almost steady gain since 1897, though its minimum quantity and value were in 1898, when the

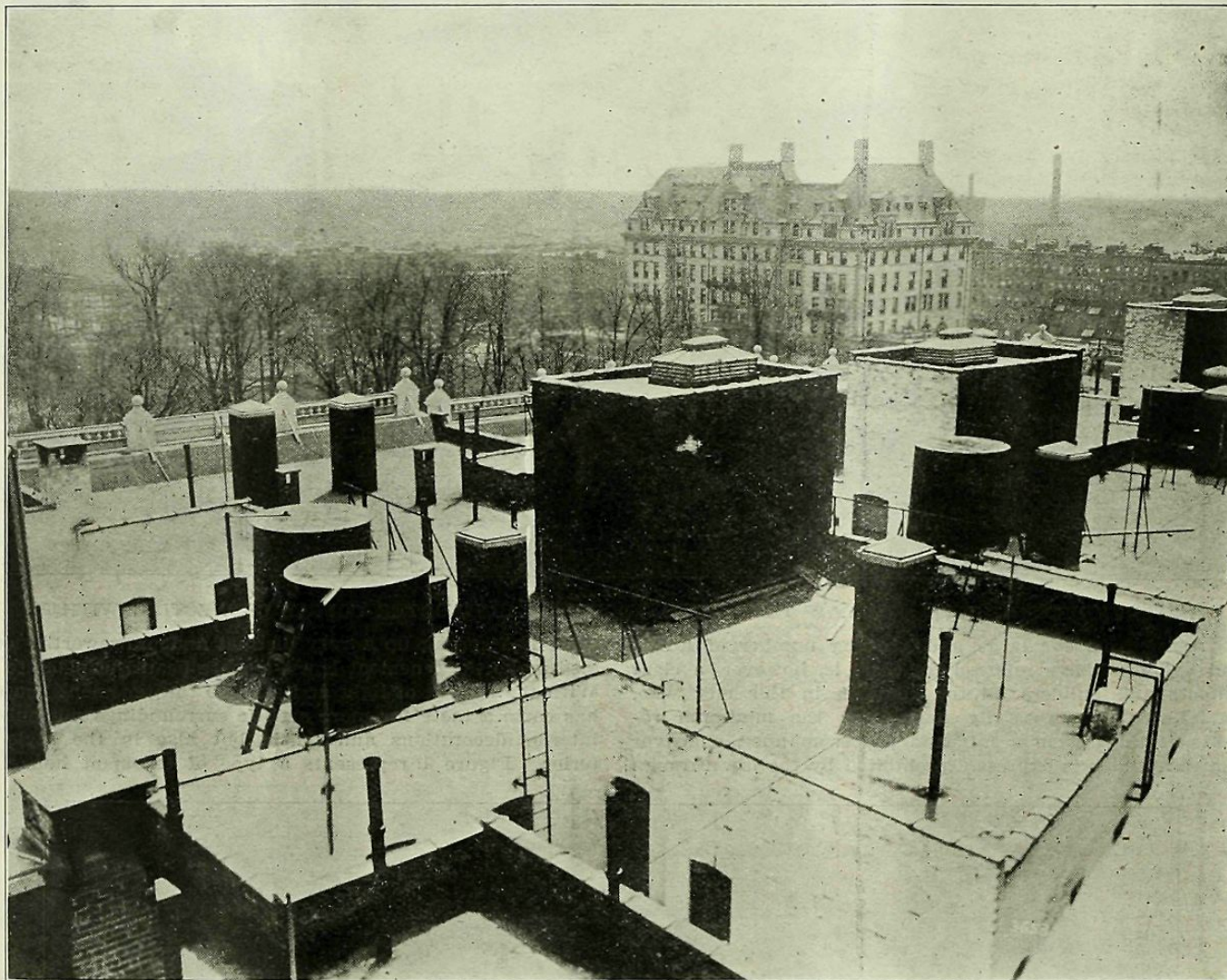


FIG. 7. VIEW OF ROOF OF NEW-LAW HOUSES, SHOWING SIZE OF COURT SPACES.

bath, two servants' rooms and a servant's bath being included, also a private bath connected with the bedrooms. The house is planned in such a manner that the majority of the rooms open either upon the street or upon a street court. As few as possible of the rooms open upon the yard or yard court. The equipment of the house is complete even to the smallest detail, and includes even a vacuum house-cleaning plant. The doors and trim are of mahogany, and the halls, which are spacious and well lighted, are superbly finished in marble.

Just how far this movement for a more artistic design of tenement house will proceed and what it will accomplish remains to be seen. It was undoubtedly delayed for a year or two immediately succeeding the passage of the new law owing to unfamiliarity with the law and the consequent result of such unfamiliarity, namely, lack of confidence. Much, however, has been accomplished within the last five years in this respect, and as architects and builders become more and more accustomed to the new law and are thereby enabled to more easily meet the specific requirements of the law, it is safe to say that even more attention will be given to the question of artistic design and the making of more beautiful and pleasing surroundings for the occupants of the buildings.

Ninety-five per cent. of all real estate brokerage in Manhattan is done by subscribers to the Real Estate Directory and the Record and Guide Quarterly. Why do you think this is?

former was 295,833,000 and the latter \$3,572,385. In 1906 the maximum were reached in 617,469,000 brick, valued at \$7,895,523, a gain of 321,636,000 brick, or 108.72 per cent., and of \$4,322,938, or 121.01 per cent. The average value per thousand to the manufacturer ranged from \$10.86 in 1899 to \$13.12 in 1905.

The enameled-brick product continues to increase in value, the minimum being \$279,993 in 1898, when it was first separately classified, and the maximum \$773,104 in 1906, a gain of \$493,111, or 176.12 per cent.

The fire-brick product has gained in value steadily since 1897, except in 1904, and it has run from \$4,094,704 in the former year to \$14,206,868 in 1906, a gain of \$10,112,164, or 246.96 per cent.

In drain tile 1897 and 1906 represent the minimum and maximum of this branch of the industry, the product of the former year being valued at \$2,623,305 and of the latter at \$6,543,289, a gain in ten years of \$3,919,984, or 149.43 per cent.

In the sewer-pipe industry the minimum value of product in the period covered was in 1898, when it was \$3,791,057. From that year it has steadily increased until 1906, when the maximum was reached—\$11,114,967—a gain since 1898 of \$7,323,910, or 193.19 per cent.

The use of architectural terra cotta has steadily grown with the years, the value of this article increasing from \$1,841,422 in 1897 to \$5,739,460 in 1906, a gain of \$3,898,038, or 211 per cent.

# WHAT A COOPERATIVE APARTMENT HOUSE IS

The Features Which Make the Studio Plan or Duplex Plan Different from Others, and the Cost of an Apartment of That Kind.



SOME years ago a number of painters clubbed together, bought land and erected an apartment house in West 67th st. Each of the subscribers had purchased one large apartment with a studio, and the apartments not so owned were rented at prices which in their aggregate were sufficient to pay all the expenses of the building, including the interest

on the mortgage and the taxes. The owners, consequently, obtained their apartments at the cost of their original investment, which in this instance was only \$10,000. They obtained an apartment which would rent for over \$2,000 a year for about \$500 a year, and they could congratulate themselves not only upon the possession of an unusually comfortable place in which to live and work but also upon a very good stroke of business.

This building was such a success from almost every point of view that other similar buildings were soon started. Within a couple of years two more co-operative apartment houses were built on the same block, and still another followed. In spite of the fact that in each new enterprise the cost of participation increased, these newer ventures repeated the success of the first, and in every case the subscribers soon found their stock selling at a premium.

This persistent success suggested the idea to certain other people that enterprises which were so profitable in West 67th st might be similarly profitable elsewhere in New York, as A. C. David relates the circumstances in the July Architectural Record Magazine. New sites were bought and new companies were formed, but with the increasing popularity of the idea a serious obstacle was encountered. The original building in 67th st was really a violation of that provision of the law that limits the height of tenement houses to one and one-half times the width of the street upon which they are erected. The clause had been evaded because the buildings were classified as apartment hotels; but they were not hotels. Every one of the larger apartments had a kitchen; and the buildings were manifestly "tenements," in the statutory meaning of the word. This defect in the title of the original buildings was cured by special legislation; but obviously co-operative companies could not continue to erect buildings in defiance of the law. The original plan required for its success an edifice about as high as an ordinary 12-story building; and such an edifice could be erected only on an avenue or on an exceptionally wide street. But land on avenues or exceptionally wide streets is much more expensive than is land on an ordinary 60-foot street, and this increased initial expense meant a substantially larger subscription on the part of the original stockholders. People interested in the new buildings were not deterred, however, by the necessity of enlarging their subscriptions.

More than a half dozen new co-operative apartment houses have since been erected, situated either on avenues or in wide streets like 57th st, and the price of apartments in these newer buildings has varied between \$18,000 and \$30,000. Moreover, with this increase in the initial cost, the character and plan of co-operative buildings have been changed. They no longer make their appeal chiefly to artists wanting studios, but are planned for the well-to-do New Yorker who wishes to own a

residence, but not to incur the expense of a private house. A man who pays even \$30,000 for an apartment in one of these co-operative buildings obtains a pleasanter and more convenient residence in a neighborhood, where a private house would cost about double that sum, and it looks as if co-operative apartment houses might become a permanent element in the building economy of New York. Some of the enterprises that have not been conservatively financed may succumb to a period of hard times, when the scarcity of tenants willing to pay a rental of from \$3,000 to \$5,000 a year will force the stockholders to contribute a share of the expenses of their buildings; but for the most part the method whereby these enterprises have been financed is sound and should stand the test of a few comparatively lean years.



SIXTY-SIXTH STREET STUDIO BUILDING.

66th St. and Lexington Av.

Charles A. Platt, Architect.

It is very much to be hoped that the co-operative apartment house will continue permanently to be a residential resource for well-to-do New Yorkers. Not only do they enable people of taste to live more comfortably for less money than it is possible in any other way, but they make for a better standard of apartment house design; and a better standard of apartment house design is something which is very much needed. American architecture has some more and some less promising aspects, but on the whole perhaps its least promising phase is the design of apartment houses. The architecture of skyscrapers may not be adequate in originality and daring to the engineering audacity which is embodied in their structure; but at its best their design assuredly exhibits an intelligent approach towards an appropriate solution of a difficult problem. A steady improvement can also be traced in the design of the average

factory and warehouse, even though this improvement still leaves much to be desired. As to domestic architecture, that is in the opinion of the author quite the most promising and progressive department of American architectural design. This promise does not, indeed, extend to those private dwellings erected in rows by speculative builders, but wherever residential design is being confided to architects in good standing, a constantly better result is being achieved. In respect to the design of apartment houses and tenements, on the other hand, there are no corresponding signs of improvement. They constitute as a class the most objectionable variety of buildings erected in this country, and hence the welcome that should be given to any movement which makes in the direction of improvement.

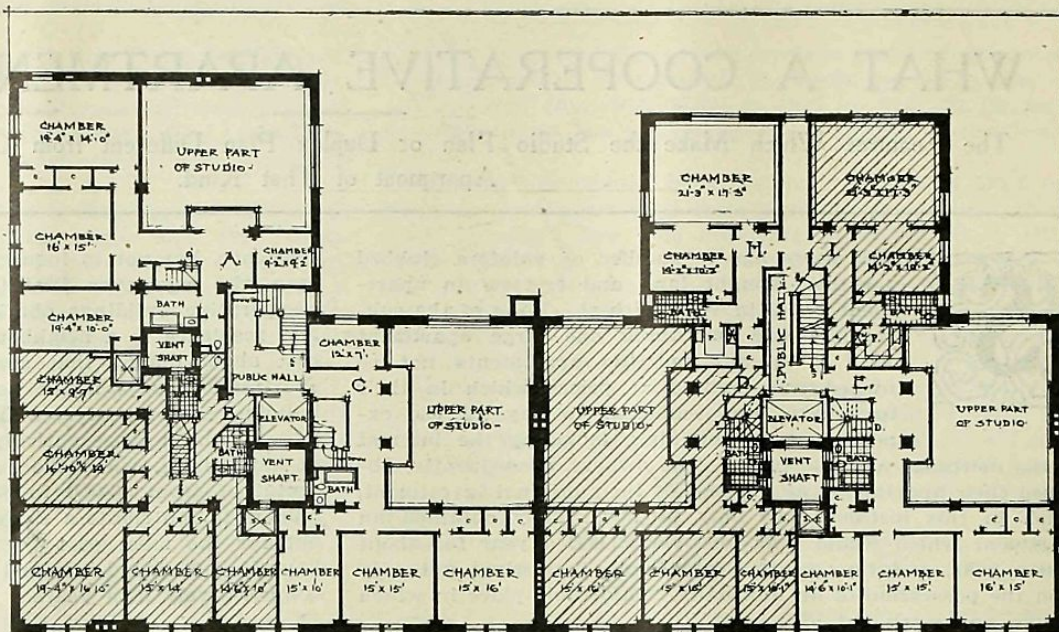
THE STUDIO PLAN EXPLAINED.

One of the advantages with which the co-operative apartment house started was that of a plan particularly well adapted to the purposes of a studio building; and as this plan had much to do with the success of the original buildings, it demands some description. The object of the plan was to combine successfully a big studio, at least eighteen feet high, with a suite of living-rooms, which were necessarily smaller in area and lower in height. The studio, of course, had to have a north light and a huge window. These various requirements were met by purchasing a plot 75x100 on the north side of the street. The area so obtained was cut in half by the entrance and the halls; and a series of seven studio apartments was proposed in each half. Every one of these apartments had a studio eighteen feet high on its north side, while on the south side were obtained two tiers of living-rooms, each less than half the height of the studio.

On the lower floor was a study, a dining-room and a kitchen, and on the upper as many bedrooms as the proprietor cared to squeeze into the space. All these rooms faced full south, and consequently obtained as much sun as the weather allowed. The distribution of space indicated above was the characteristic of the apartments which appealed to painters, and which had much to do with the success of these early enterprises.

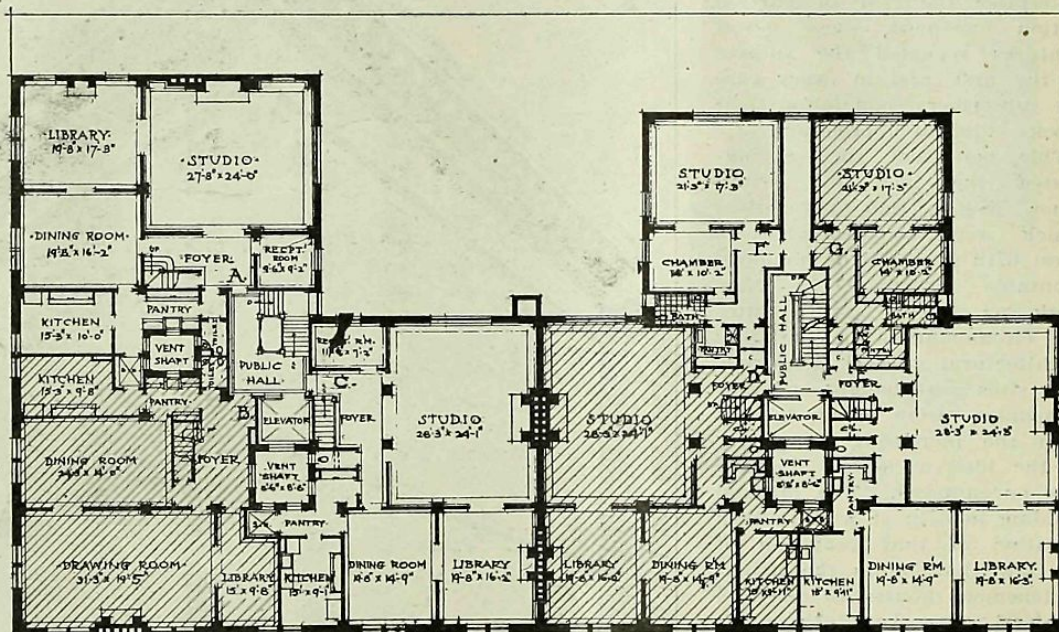
EARLY DEFECTS.

The plan, however, had certain defects, which, as the movement spread were bound to make trouble. The living-rooms in the front of the apartments were low and small. The space devoted to the accommodation of servants, which was adequate for an artist's family, was sometimes insufficient for a tenant who was paying a rent of \$2,300 a year. The single bathroom was deemed insufficient by many people, and the requirements of the hall made the wall of the studio on that side cut in at a bad angle. Moreover, when the necessity arose of erecting the buildings on an

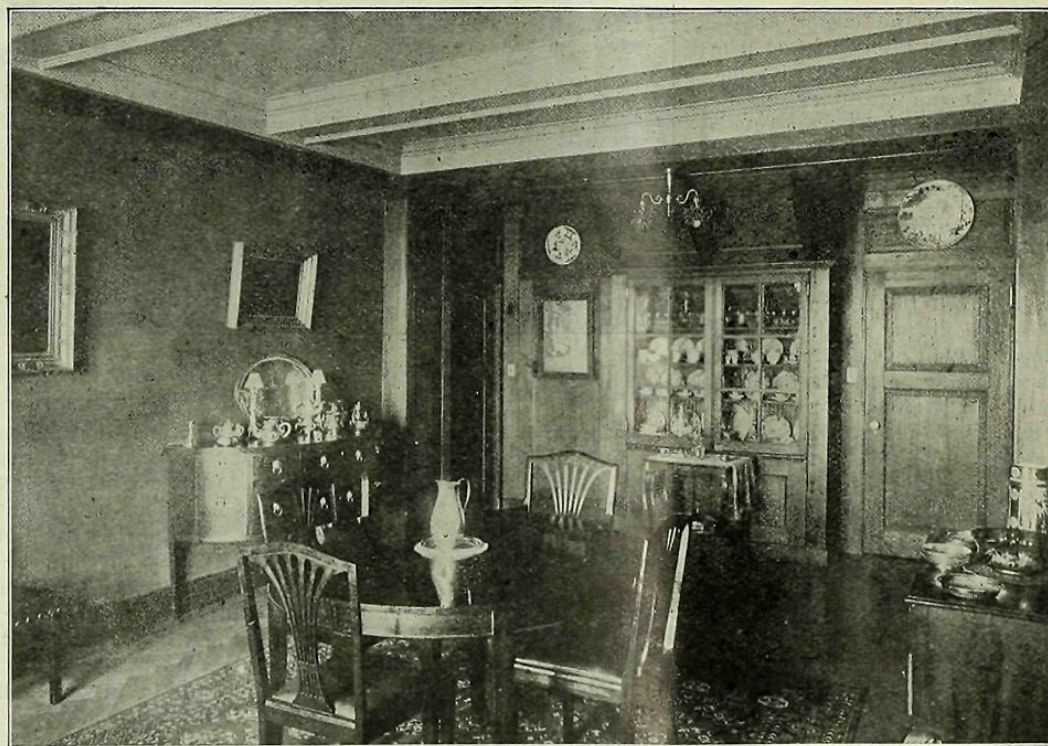


PLAN OF MEZZANINE FLOORS.

SIXTY SIXTH STREET STUDIO BUILDING



PLAN OF MAIN FLOORS



APARMENT "B"—DINING-ROOM.



avenue rather than a street, the plan came very near to breaking down, because the avenue lots in New York face east and west instead of north and south. The consequence was that the plan was modified little by little to meet the necessities of lots with different exposures and of tenants with different needs.

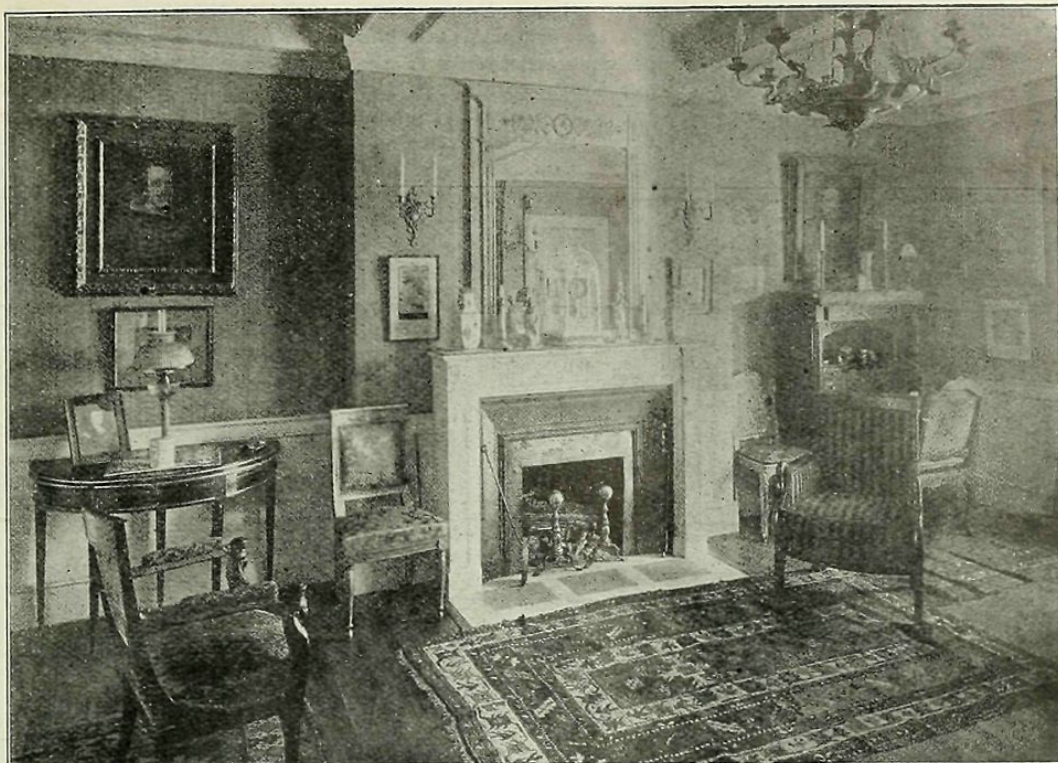
A plot, for instance, was purchased at the northeast corner of 66th st and Lexington av, which measured 100 feet on the avenue by 160 in the street. This plot was divided into two lots, each 80x100, and the series of apartments erected on the lot further removed from Lexington av resembled in plan those built in West 67th st, whereas that part of the building which faced both west and north had to undergo radical modifications. In certain apartments the studio was entirely abandoned, while in all of them many changes were made in details.

The plans which we reproduce herewith are those of one floor in the house at 66th st and Lexington av. The dimensions and the height of this building enabled the architect to do away with some of the defects of the earlier building. The additional five feet contained in the 80x100 lot was of some assistance in enlarging the living-rooms in the front of the apartments; and the height of these rooms was also somewhat increased. The angle at which one of the studio walls in the west side buildings cut in was dispensed with, and the looks of that room thereby much improved. These changes made the apartments more habitable; but they did not do away entirely with the difficulties raised by the old plan. For a small family who lived in a modest way the plan was well adapted; but families who pay a rent of \$3,000 and more a year do not always live in a modest way.

For such families there was a lack of servants' rooms and bathrooms, and it was obvious that if the price of these apartments should continue to increase, something radical must be done to adapt them to the needs of families who could afford to live more generously. And the only means whereby such a result could be accomplished would be to do away with the studio. In the original plan the studio was the main feature, because the apartments were intended for painters; but when the price of the apartments became so high that the average painter could no longer afford them, the need of a big studio no longer dominated the whole plan. The tendency has been to convert them into ordinary duplex apartments, planned so as to afford more space for servants and bath tubs, but minus the big, spacious studio.

#### DUPLEX APARTMENTS.

Such a change was inevitable as soon as the apartments passed beyond the means of the average painter; and the omission of the studio has undoubtedly tended towards a more economical use of the available space. It may be doubted, nevertheless, whether the two-storied apartment will ever possess the



APARTMENT "C"—LIVING-ROOM.



SIXTY-SIXTH STREET STUDIO BUILDING—APARTMENT "B"—LIBRARY.

charm and the interest which are characteristic of the studio apartments. With all its minor defects the original plan had certain extraordinary merits. To a person accustomed to the ordinary New York apartment or even to the ordinary New York house, its effect was positively exhilarating. It provoked such a feeling of amplitude. It was supplied with such

used in this instance is not only dignified in effect but attractive in surface and texture. Moreover, the architecture of the facade has been so managed that the benefit of a substantial material has been preserved. The great difficulty in the design of an apartment house or a hotel is to prevent the walls from being cut into strands by the necessary multiplicity of the windows; but in this instance Mr. Platt has managed to group his openings so as to give the walls a certain solidity and distinction of appearance. In order to appreciate the effect of this distribution one has only to compare it with that of the facade immediately adjoining on the north, which is built of the same material and is of the same height, but in which the windows have not been similarly grouped. The more southerly building is both more dignified and more distinguished in appearance. It suggests, remotely but still palpably, the admirable Italian tradition of palatial street architecture.



SIXTY-SIXTH STREET STUDIO BUILDING—APARTMENT "B"—LIBRARY.

an abundance of light and air. It was so big and yet so intimate, so spacious and yet so economical, and the studio made a most admirable living-room. As a matter of strict architectural proportion, the room was too high for its area; but its height, which would have been disagreeable in an ordinary apartment, was naturalized by the fact that the room was a studio. It was lighted by a huge north window, and with its abundance of even light and its spacious dimensions, it gave one the sense of being a room in the country rather than in the city.

The architectural merits of the first of these studio buildings were negative rather than positive. They escaped the errors in taste which were characteristic of the ordinary apartment house, without, however, attaining on their own part any peculiar merit. Their exterior design was decidedly neglected. It obtained a little more attention in each succeeding building, but it did not become of any interest until the first building was erected on the East Side. More thought was given to the design of the entrance hall, which, while not being made really attractive, was kept substantial and simple in effect. In one of the earlier buildings some money was wasted on unnecessary wall paintings; but this error was not repeated. For the most part the subscribers to these buildings spent as little as possible on the architecture of the facade or of the entrance. They preferred to keep their money for the decoration of their own individual apartments. In the later buildings, on the other hand, the tendency has been to spend rather more freely upon the public appearance of the building.

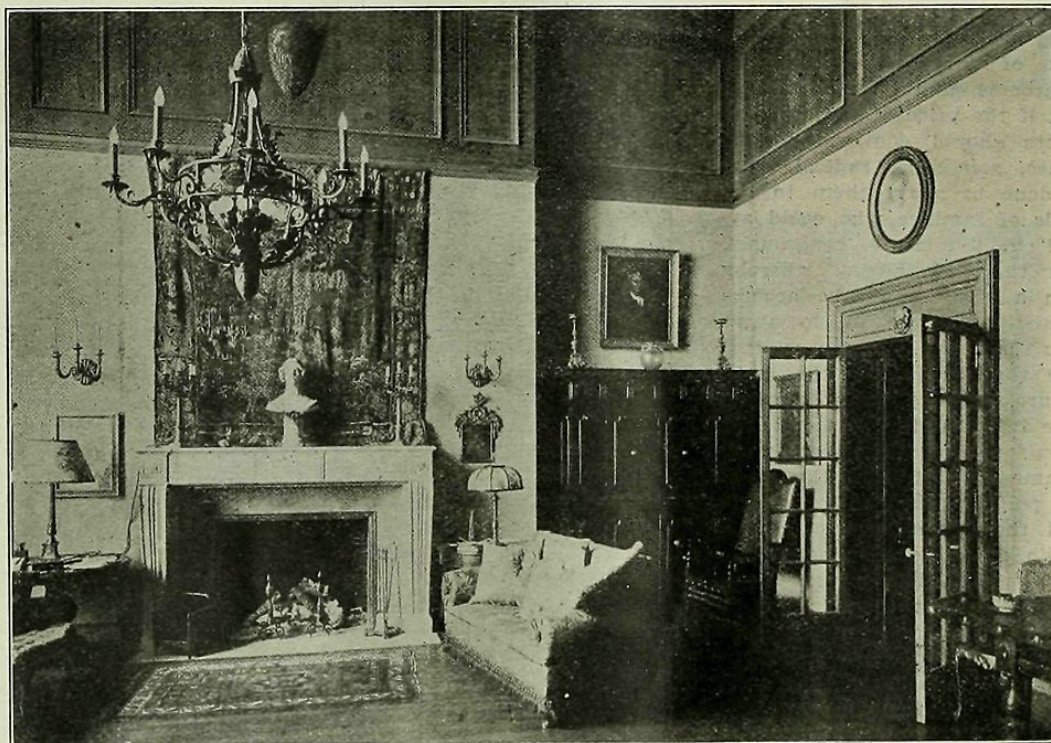
The apartments in these structures lease for \$3,000 a year and over; and their tenants naturally require a standard of good looks proportionate to the rentals they are paying.

The first co-operative apartment house in which this higher standard is embodied is the one illustrated herewith at the corner of 66th st and Lexington av. The stone, of which the building is constructed, contributes essentially to its dignified appearance. Doubtless it would have been possible to use brick and still obtain a fairly decent effect; but there can be no doubt that a building of such considerable height and dimensions should, when devoted to residential purposes, be constructed of stone, and the warm gray stone which has been

severely simple. In all its public parts the building is characterized by a strictly economical propriety of treatment.

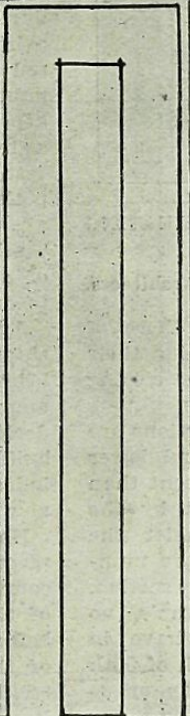
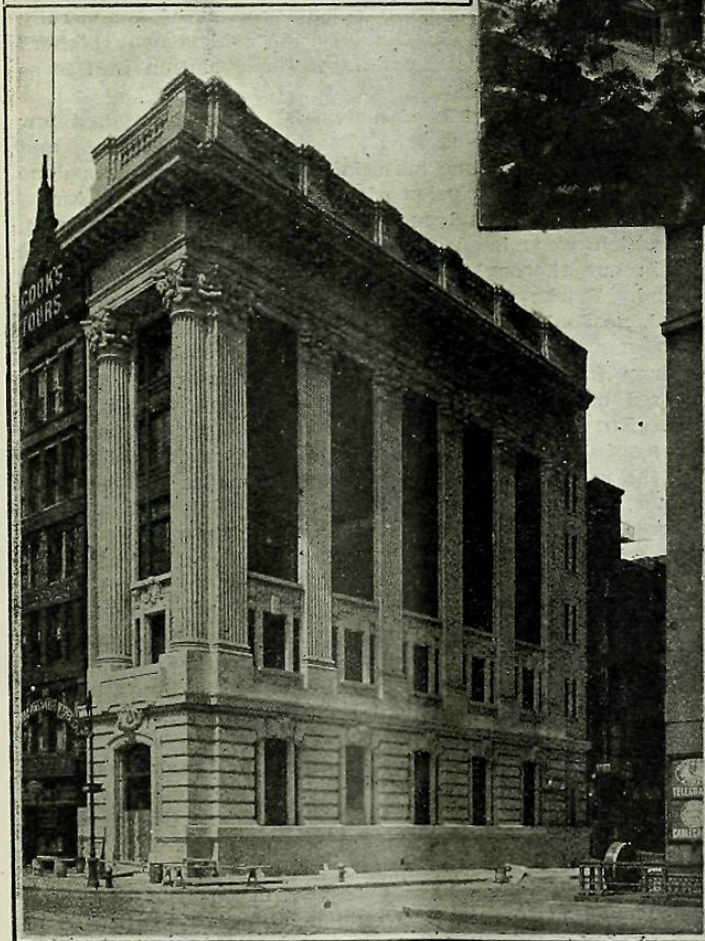
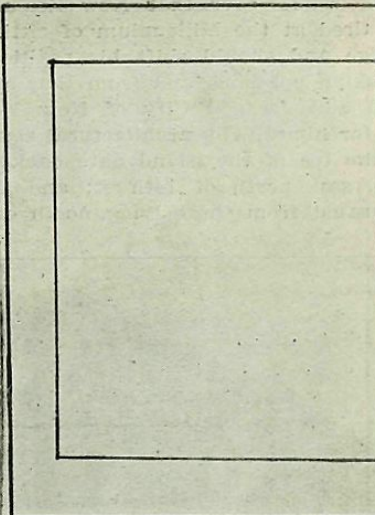
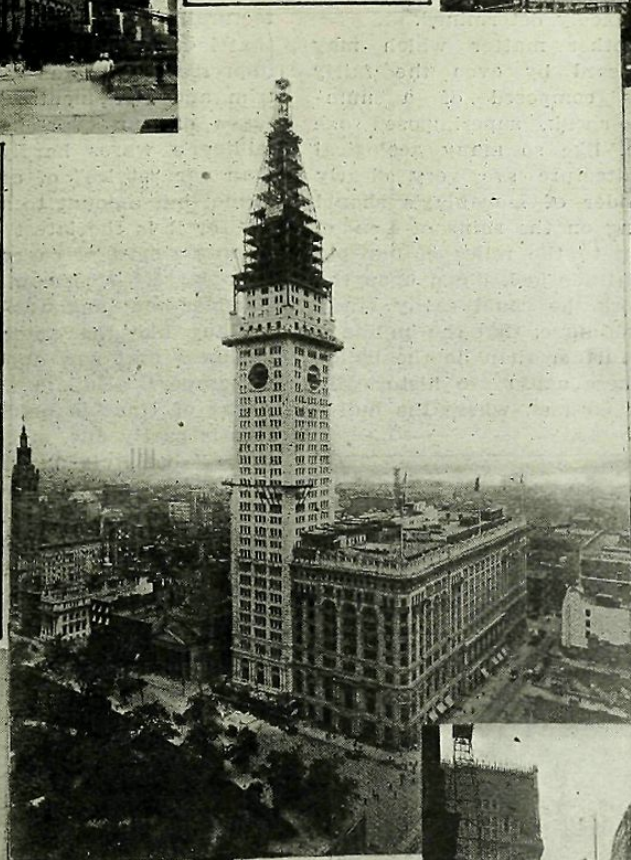
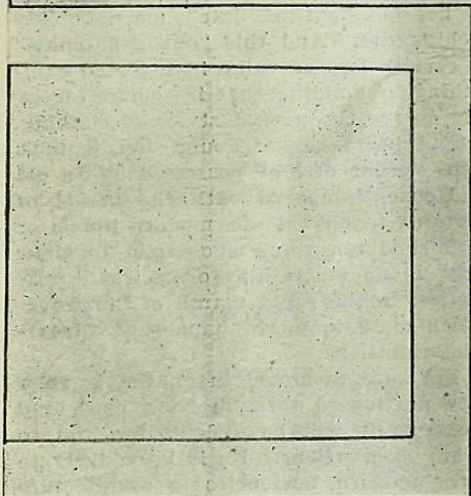
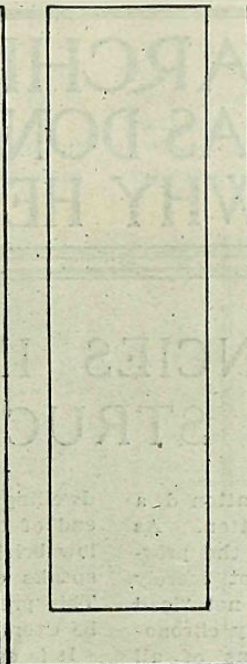
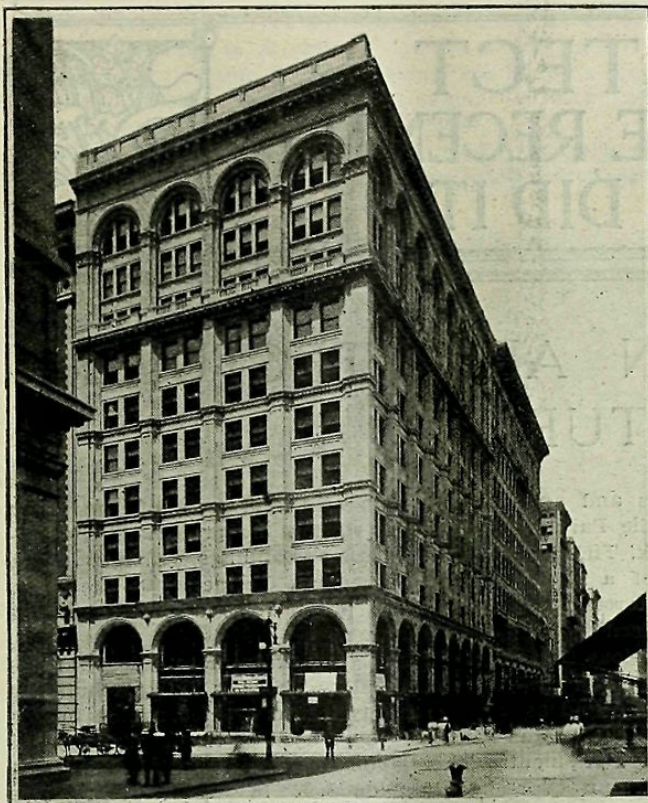
#### MENTAL PICTURES FOR THE DESIGNER.

It is impossible to do a great piece of work unless one be able to form an image of it in advance; unless one can see it as it will finally appear. If one were limited in vision to the detail actually in hand, the whole would never be completed; that which makes the perfection of the whole possible is the ability of the worker to keep that whole before him while he deals with the detached parts. Without that power the worker is a mechanical drudge, whose work has no quality save that of dogged fidelity to the task. Now, this power of keeping the whole before the mind while dealing with the parts, of seeing the completed machine while shaping a pin or a cog, or getting the complete effect of the argument while elaborating a minor point, re-



SIXTY-SIXTH STREET STUDIO BUILDING—APARTMENT "C"—STUDIO AND LIBRARY.

sides in the imagination. It is the light which must shine upon all toil that has in it intelligence, prevision and freshness; and its glow is as essential in mechanical as in purely artistic work. Whenever, in any kind of work dealing with any kind of material, there is constructive quality, any fitting of part with part, any adjustment of means to ends, there must be imagination.—Hamilton Wright Mabie.



ACKLER, MERRALL & CONDIT BUILDING.  
5th Avenue, southwest corner 35th Street.

NEW TERMINAL BUILDING, 103 PARK AVENUE.

THE METROPOLITAN TOWER.

IMPORTERS AND TRADERS NATIONAL BANK.  
Broadway, southwest corner Murray Street.

NEW YORK LAW SCHOOL, 172-4 FULTON STREET.

RECENT COMMERCIAL BUILDINGS

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

## MODERN TENDENCIES IN ARCHITECTURE AND STRUCTURE



ANY interesting accompaniments attend a journey northward through Manhattan. As one proceeds there is always ahead the prospect of reaching fresher things—not merely more vegetation, but streets that do not “lead into history,” buildings of a later day chronology, and, indeed, general conditions of all sorts that are less fixedly determined.

But there is another matter which may be more easily missed by even the fairly observant traveler.—New York is composed of a number of architectural strata, so to speak, superimposed one upon another from south to north, like so many geological formations. These layers of architecture are very clearly marked. If ever that New Zealander of Macaulay's should get tired at the Millennium of sitting on the ruins of London Bridge and should shift his position to the relics of our big Brooklyn pontoons and from that altitude look down upon the dead and decayed City of New York, he could easily study out for himself, by architectural signs alone, that the buildings on the toe of the island date back further than do the buildings, say, north of 14th st; and these again are historically separated from those lying north of 59th st, where the build-

ings and apartment houses east and west of the lower end of the Park. In this Park section the preference for yellow brick, Tiffany brick, brownstone trimmings, red terra cotta speaks of a choice that now belongs distinctly to the past. This preference may be revived, but if revived the choice will be exercised in a different manner.

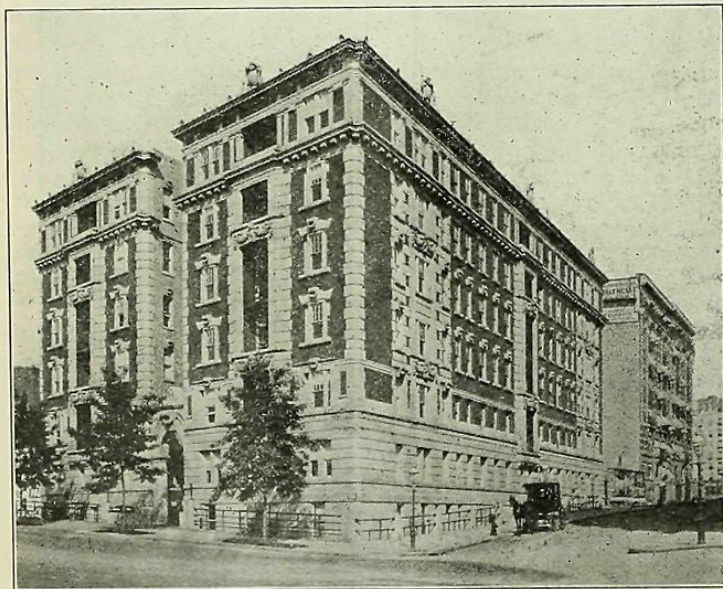
It is curious that our buildings grow older more quickly architecturally than they do structurally. There is many a building that is as sound as it was the day it was erected, which to-day impresses the eye as “antique” by reason of its decorations, its trim and equipment. This is one of the financial disadvantages of our ever-changing “modes” in architecture. The milliner's wares hardly become “out of date” more quickly than our “styles” of architecture. And this “out-of-dateness” cannot but amount to a certain loss of value in invested capital, for it is the latest thing in building that is sought for by tenants almost as eagerly as are the newest styles of clothing. It is largely a matter of appearance, no doubt, but it tells. Consider how long was the “prime of life” possessed by an old building like the Astor House, compared with the period of freshness that now appertains to any of our modern hotels or skyscrapers. Buildings finished ten years ago begin to show marks of time as quickly as do steamships or railroad cars. This is partly due, of course, to the rapid march of “improvements,” but it is due much more to mere changes of appearance than to essential deteriorations.

Thoughts of this kind are sure to crowd in on the traveler at the end of his journey northward through New York, and as he reviews his impressions it will be difficult for him to avoid some summary of his observations. He is very likely to ask himself, What are the modern tendencies in architecture and in structure? Is the more recent product of a generally essentially better type? Is the level of achievement higher? What are the characteristic details of the evolution that is so clearly observable?

Let us speak, first of all, of materials. During the last few years red brick has re-asserted itself in the architect's and builder's category of prime materials. This has not been done by any means to the exclusion of other brick. As we all know, there was a period, and moreover a fairly lengthy period, during which we missed from the new buildings that were arising in our thoroughfares the warm, familiar face of our red friend. Bricks yellow and pale were practically predominant and, no doubt, for a time added a spice of novelty to the aspect of our streets. However, of later years there has been a tendency (not to the exclusion of the lighter material) to restore red brick to at least an equal position with its competitors. But here again we must make distinction; for, after all, the revival has not precisely restored to us the old article. To-day the red brick selected is of many shades and varieties of surface, most of them making a very wholesome addition to our growing list of common building materials.

Again, with the greater variety, the bricklayer's craftsmanship seems to have been developed, if not improved. The bricklayer, or some one in conjunction with him, has become more enterprising. His experiments, which must be pronounced decidedly successful, have added a tone or texture to our later buildings that were not possessed by older buildings, unless, indeed, we hark back to Colonial days, whence some of the new inspirations seem to have derived.

Hardly anything more gratifying in a small way has to be recorded than this improvement in our brick buildings. The common-sense, hard-working, thoroughly domestic-character of the material has been much more closely seized than ever before. Designers and builders are apparently not ashamed of their material. They have evidently taken hold of it and tried to impart to it a thorough-going, idiomatic expression of its own. Brick, after all, is not a sleek, polished material, and the architect who treats it as something cheap and merely good enough as a substitute for stone misses the full value of his material. It is this willingness to treat brick as a “rough” material that has inspired the adoption of heavier mortar joints and the use of colored mortars, and the various effects that may be derived from the use of more complicated bonds than the old familiar English and Flemish. Indeed, in some



(PLATE A.) EXAMPLE OF COMPROMISE METHOD OF TREATING THE “OUTER COURT.”  
Riverside Drive, northeast corner 95th Street.  
Geo. W. Levy Building Co., Builder. Schwartz & Gross, Architects.

ings belong to a different epoch from that to which those of the old “West Side” belong, the latter, once more, finding their successors in the structures that to-day are so quickly closing up the last available open foot of Washington Heights.

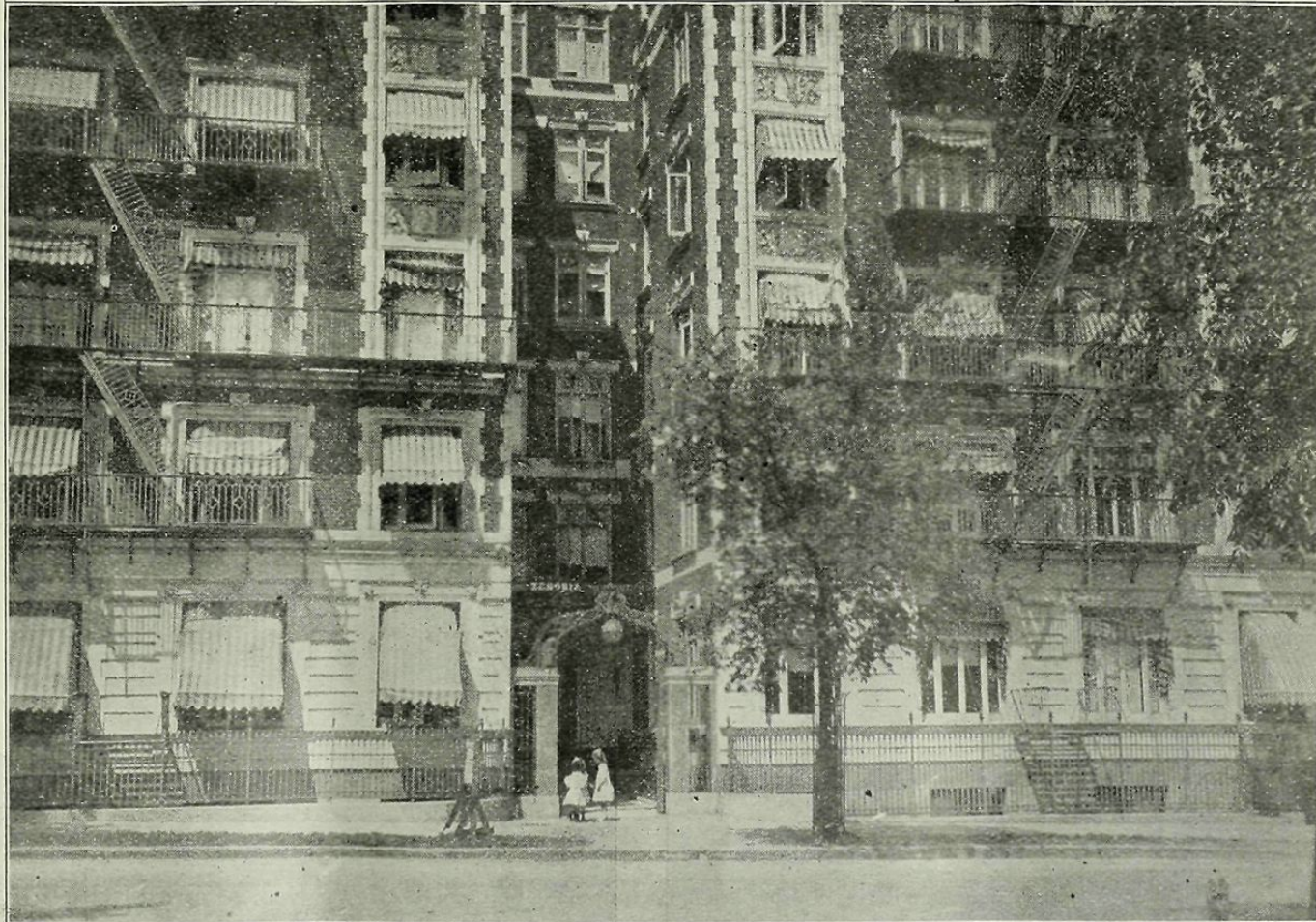
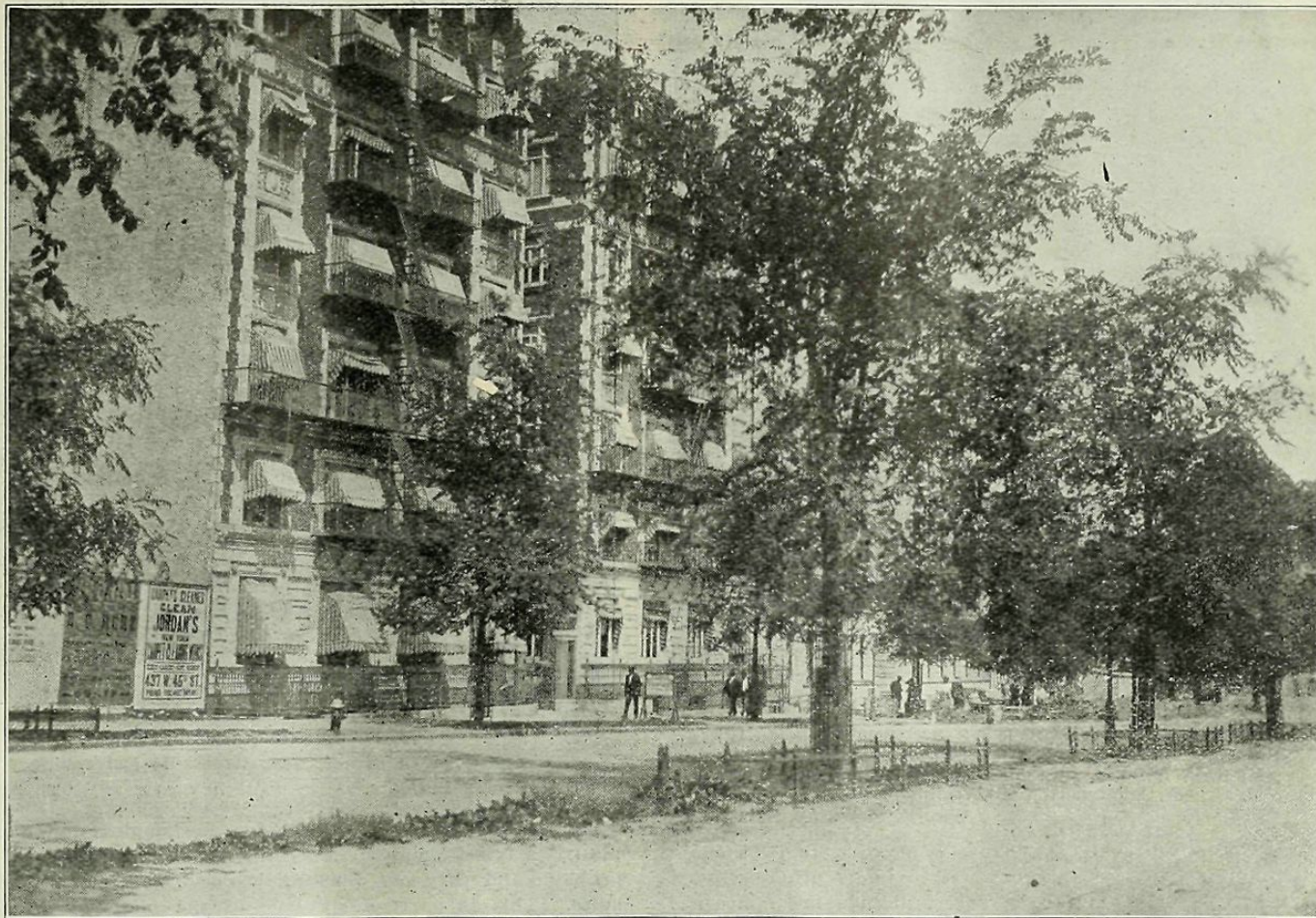
Of course, not all the buildings in any one of these sections are contemporaneous. The new mammoths of Wall st and lower Broadway are, in a certain sense, more modern and recent than even the latest outpost of an apartment house built by the last speculative builder on the Heights. But, amidst the modern buildings of the lower part of the city there are numerous “survivals,” and these survivals “date” that section. There is no Sub-Treasury, no City Hall, no St. John's, no Trinity, no little red brick dwellings such as we have in Charlton, Van Dam and King sts to be found, say north of 59th st. The further north we go by every twenty blocks or so there is a more universal “newness.” It is interesting, for instance, to compare the big section between 34th st and 59th st with the section between say 59th st and 72d st. The architecture is generally different; the plans of the buildings are different; the choice of materials is different, and the whole tone of the architecture belongs literally to another age. The old brownstone fronts speak of an epoch characteristically different from the later epoch that produced the Romanesqued

cases the bonding has become quite intricate, as though some one was interested in attempting all the permutations possible in brick work. Some very charming effects have been produced, particularly when used in combination with the varied shades of so-called "discolored" red brick.

This work has not been confined to the highest grade of buildings, but may be seen in the moderate priced apartment

wholesome to-day than it used to be; and there is no more instructive comparison than the one anyone may institute between tenement houses of ten years ago and those of the present regime. In a general sense it may be said the further north you go the better the tenement houses are.

When the reform was first proposed and afterwards when embodied in our laws there naturally arose an outcry. Every



(PLATE B.) AN EXAMPLE OF THE LOGICAL METHOD OF DEALING ARCHITECTURALLY WITH THE "OUTER COURT."

house and even structures that can scarcely disdain the title of tenement house.

And speaking of tenement houses, may we not clearly see that the builder to-day is deriving his benefits from the tenement house reform carried through by Mr. DeForest and his associates some few years ago? We say "his" benefits because no one questions that the city or our big tenement house population has been benefited. This class of building, in consequence of wise legislation, is vastly more sanitary and

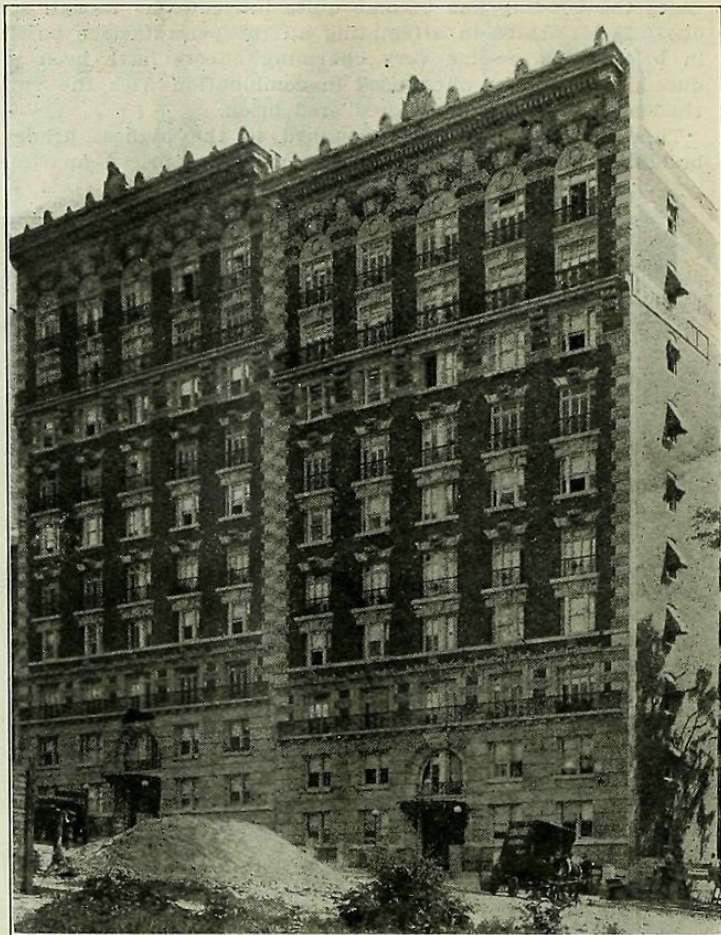
reform hurts some one, and the inevitable "squeal" was heard. The man who is supposed to have been most roughly trodden on was the tenement house builder and speculator. There was absolutely nothing in the reform for him. He was being pounded by a lot of theoretical reformers and socialistic bandits.

No doubt at first he suffered, mostly mentally. He was disturbed from his old ways. But this lasted only until a readjustment to the new conditions had been effected. Look to-day



(C) AN EXCELLENT EXAMPLE OF RECENT WORK; WELL DESIGNED.  
 Madison Avenue, southeast corner 64th Street.  
 Buckley Realty & Construction Co., Builder.  
 Wm. E. Mowbray, Architect.

and see what the result is. The twenty-five foot tenement with its murky hallways, narrow staircases, is practically extinct, actually extinct so far as new buildings are concerned. Buildings have been increased in size and on the whole they are better constructed, better planned, better lighted. Moreover, this increase in size, this substitution of fifty foot lots or larger for the old invariable twenty-five foot lot, has produced a very much higher grade of architectural effect and has permitted the "outer court."



THE PATERNO APARTMENTS.  
 116th Street, near Riverside Drive.  
 Paterno Bros., Builders. Schwartz & Gross, Architects.

This "outer court" is a very sane and logical modification of plan. A great many minds have become interested in the problem and they are working it out every year to better results. This is particularly true of the plans of all buildings above the lowest grade. In the first attempt at expressing the new idea the "outer court" was treated as a mere indentation in the building. There was merely a rough inner court allowed to remain open on one side to the street, and in the centre of this indentation the entrance was placed. It was simply a matter of plan and received no architectural treat-



(PLATE D.) THE NEW ADDITION TO THE HENDRIK HUDSON.  
 A good example of modern architectural design.  
 Broadway and 110th Street. William L. Rouse, Architect.

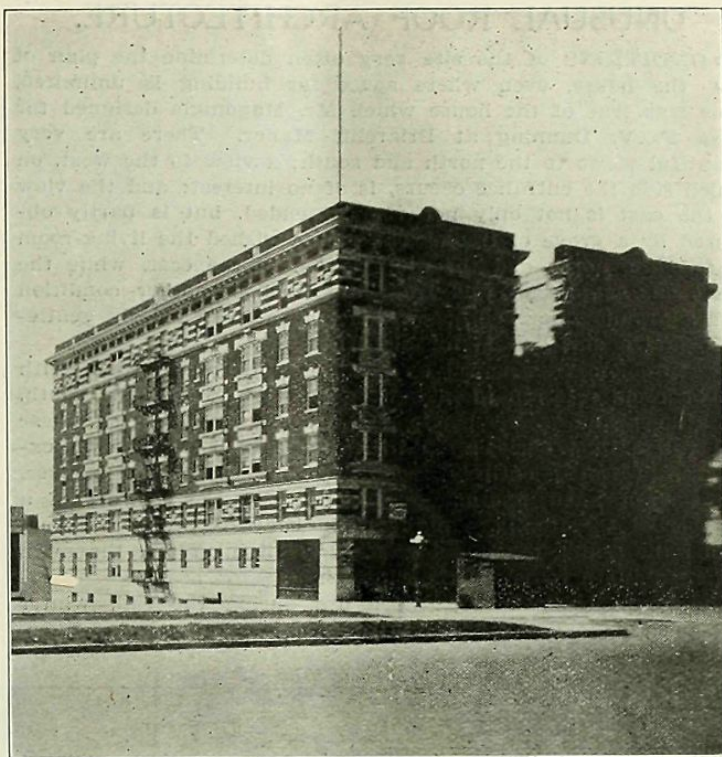


THE CLARENDON APARTMENT HOUSE.  
 Riverside Drive, Southeast Corner 86th Street.  
 Ronald H. Macdonald & Co., Builders. Charles E. Birge, Architect.

ment. Later, the designer saw that he was missing an opportunity, and in many cases to-day this so-called "outer court" is architecturally designed as an integral part or continuation of the facade itself. Our builders as a whole have not yet frankly accepted this court as an architectural opportunity. Some have compromised the situation by leaving the court in the rough on the inside; some have spanned the front with an archway that continues the first, second or third stories of the facade. (See Plate A.) A few more logical minds "go the whole figure," as shown in Plate B. This is really the right thing to do, and in the end it will surely be the accepted method.

As our buildings grow larger, that is, as larger and larger spaces are taken for our apartment houses, this "outer court" is developed into the big interior court which was first introduced on a grand scale into this city a number of years ago in the Spanish apartment houses on 59th st facing the Park. The Aphorp apartment house, spoken of and illustrated elsewhere in this number, is a very excellent recent example of the matter about which we are talking. The result is so satisfactory from every point of view that it is very encouraging to know that the economic tendencies of our building operations will insist more and more upon the use of these "inner" and "outer courts."

Architecturally, recent work, viewed in the gross, is decidedly better than it used to be. We are not speaking of isolated examples of buildings designed by architects of great reputation. Consider, if you please, the poorest of the designs shown



BROADWAY AND 143D STREET, APARTMENT HOUSE.

Broadway, northwest corner 143d Street.

T. J. McLaughlin's Sons, Builders. Schwartz & Gross, Architects.

will look even cheaper and nastier than a relatively inferior product would look were it treated in an honest and straightforward manner.

It is to be hoped that the day will arrive, even in our tenement houses, when no builder will use a meretricious substitute



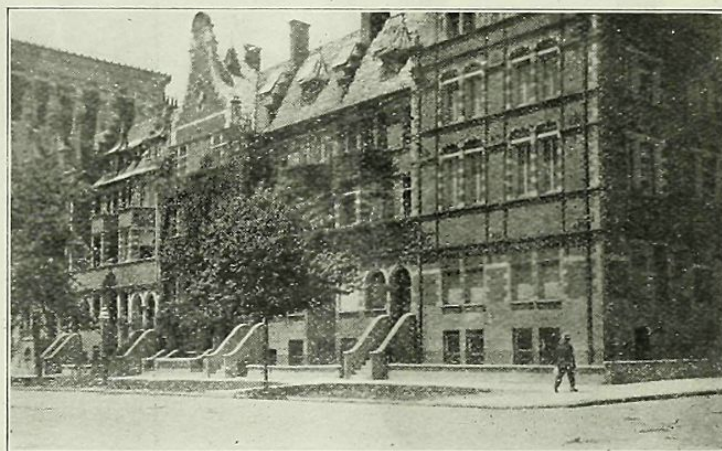
THE LATEST 5TH AVENUE BANK—THE NEW BUILDING OF THE SECOND NATIONAL BANK.

5th Avenue, northwest corner 28th Street.

Fuller Co., Builders. McKim, Mead & White, Architects.

in the accompanying illustrations of recent work. It may not be highly artistic, but its offences are not flagrant. It is decorous and, so to speak, keeps the peace. It may not reach the high level exhibited in, say, the Madison Avenue Apartment House (see Plate C) or the Hendrik-Hudson Apartment House (see Plate D), but it evinces conscious and intelligent design.

And it is not in externals only that the higher level is observable. We have already referred to the betterment of plan; we must not overlook the higher grade of equipment and construction. It is in these latter matters that o'd-time buildings are most completely "out of date." They are hopelessly degraded in plumbing, in fixtures of all kinds, and in decorations. In our newest building, unfortunately, the latter is, indeed, often entirely meretricious. The demand for "show" on the part of tenants has led builders to adopt too many cheap substitutes that had better be dispensed with. In each grade of building there is too much false effort to imitate the "effects" of the grade of building just above it. This produces a host of miserable imitations which add nothing to the real value of the building and will, in the end, by a quick process of deterioration, hurt the permanent value of the investment. Imitation tiling, cheap stained glass, inferior fixtures, and the like, may produce a surface effect for a year or two. But this is bound to wear off speedily and then, like the washed gold watch, it



AN EXAMPLE OF EXCELLENT DOMESTIC ARCHITECTURE AT THE END OF THE LAST CENTURY.

West side West End Avenue, between 84th and 85th Streets.

that imitates something better than itself. Use cement in the bathroom, yes, if you cannot use tiling, but why not use cement as cement and let the skill of the designer be bent upon producing the best effects possible in cement? This has been the law and principle of all truly artistic workers. It is the vice of the present day that we do not adhere to the only sound and lasting method.



THE BEACONFIELDS APARTMENTS.

Riverside Drive, s e cor 136th Street.

The Lowell Construction Co., Builder.

Schwartz & Gross, Architects.

## UNUSUAL ROOF ARCHITECTURE.

CONDITIONS of the site very often determine the plan of the house, even where space for building is unlimited. This was true of the house which Mr. Magonigle designed for Miss F. V. Dunning at Briarcliff Manor. There are very beautiful views to the north and south; a view to the west, on which side the entrance occurs, is of no interest; and the view to the east is not only not very extended, but is partly obscured by a grove of trees. The owner wished the living-room to face the north and the dining-room to the east, while the approach, as stated, was from the west. Another condition was a ground floor bedroom for her father, an elderly gentleman, and a small room for his attendant.

The problem was solved by making a U-shaped plan, with the bedroom referred to in a wing running toward the south, the kitchen and service portions in a corresponding wing, these two wings thus enclosing a little court with a southern exposure, protected entirely from any but the south breezes. This arrangement was made especially for the comfort of a member of the family. In the main body of the house were placed the dining-room and pantry, the living-room, the main staircase and a room for the attendant.

The house being intended for use during the fall, winter and spring, the architect endeavored to make the living-room,

having laps of irregular widths. The first time this roof treatment was used was in a house Mr. Magonigle built about seven years ago for Mr. R. E. Irwin, at Glen Ridge, N. J. This effect has been copied a number of times by other architects.

## THE MAN ON THE STREET.

A FEW years ago, returning from the Pacific Coast, I came from Central Montana to St. Paul on the same sleeper with a man who was being taken home with a broken back. He was a drummer for wool consignments, and to outreach some fierce competitors he had essayed to get to a desired sheep ranch to secure its business by going there on a broncho. He did not know the cayuse, or how to ride it, and had been thrown, with the above result. He was paralyzed, and it was hard to look upon him.

Fellow architects, brothers of the building activities, and all others, don't try to mount something that may throw you hard and bust you for fair, unless you have the equestrian skill to ride it out.

If you don't know a constructive scheme, keep out of it. If you haven't the capital or brains, don't bite off more than you can chew financially or mentally. More haste, less speed—it is for you if you pile on a big load and then have to stagger along ever liable to a fall down.



THE DUNNING HOUSE AT BRIARCLIFF MANOR.

H. Van Buren Magonigle, Architect.

although the windows face north, a room with practically southern exposure as well; he accomplished this by running a wide hall or "gallery" from the entrance vestibule and extending beyond the east end of the living-room to include entrances to the dining-room and service portions of the house; this passage is vaulted and has a tracery ceiling. It gives directly on the court, with French windows opening to the floor. Corresponding with these three French windows and directly opposite them are three glazed doors of exactly similar character in the living-room. The result is that in the winter the living-room has, to all intents and purposes, a southern exposure, and the low winter sun streams into it; while in the spring, fall and early summer the north windows of the living-room, and the doors and French windows referred to, can be thrown open and a cool cross-draft secured.

By this plan the ground floor bedroom has windows on three sides—east, west and south; and the kitchen has windows on two sides, those looking into the court being high up.

On the second floor the servants' rooms occur in the service wing, and there are four other bedrooms, a sewing-room, two bathroom for the family, besides the servants' bath; while over the first floor gallery is another, furnished and used as a sort of general sitting-room.

The house has concrete foundations, the upper part being of frame, with Portland cement stucco on wire lath. The windows are casements in nearly every case; the roof is of shingle, with an unusual treatment of the ridge, hips and eaves; they are rounded and softened, and the shingles are woven, besides

We have all of us been stung ere we learned this, but the old adage is pretty good to remember, "Don't monkey with the buzz-saw." A finger on the hand is worth five in the sawdust.

\* \* \*

Bill thinks he scored on Bud a short while ago in this wise: The discussion was about martyrs—about the great reformers. Bill spoke in praise of them, but Bud called him down. Bud reminded him that most of them finished their career as martyrs, and sagely remarked, "Don't commit the error of being one."

He isn't a tight-wad, but always has a dollar or two in his jeans. Bill is a spender and is generally in a chronic state of bustification. They both pull their wad out of the building trades trough.

"Well," said Bill, "I started in as an architect to make some money and also wanted to get a noddle full of good technical and aesthetic thinks; now, in my old age, I want to be a millionaire of heart."

Bud chewed the rag of reflection as he puffed at a good cigar. Nothing slow about him except his anger and snap judgments. Menticulture for yours, old sockdologer.

\* \* \*

In Longfellow's Village Blacksmith there is a splendid line known to and for us all: "And he fears not any man." Why should he?

He was as strong and true as the anvil he worked on, and which replied in kind to his ringing blows. He did his work the best he could, and the very dirt on his body was the evidence of



his activities, like the pencil marks on the hand of a busy draughtsman, or the dust of the building on the clothes of the active superintendent.

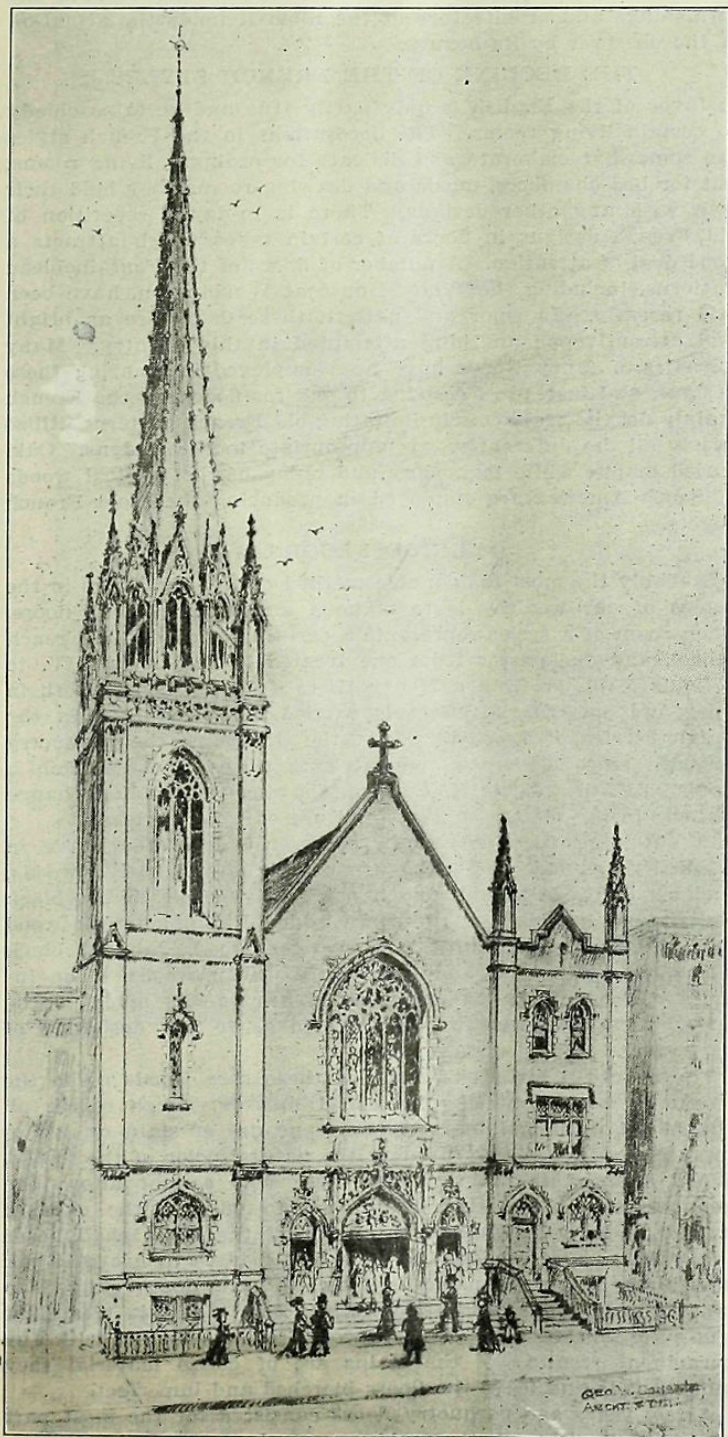
When one puts his shoulder to the wheel of mental or physical effort, feeling that it is duty well performed within one's capacity, what is there to fear from anyone? It is the shirkers, the parasites, those who are trying to fill position on threadbare capabilities and having some one else do the real labor, who have the shakes when the boss comes around, not those who are returning one hundred cents on the dollar or more.

The man who keeps one eye on the clock and the other on the cash drawer for a share of an unearned increment is a pitiable proposition, and his mental condition need not be coveted, for his days are numbered in short compass when the bleak wind of hard times and cutting down of expenses bloweth from the East.

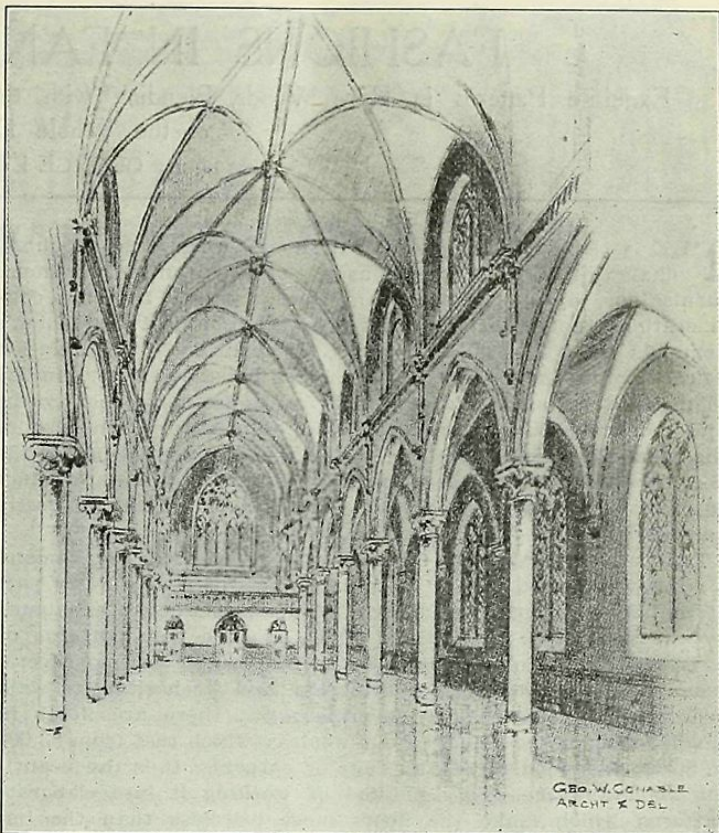
### CHURCH FOR UPPER WEST SIDE.

**W**ORK on the new Trinity German Evangelical Lutheran Church is now well under way at Amsterdam av and 100th st, and when entirely completed will represent a value approximating \$200,000. The building is to be one of the finest of the Lutheran churches in this city. The style of architecture is of the French Transitional Gothic. The spire is to have a height of 175 ft. A feature of importance will be thirty costly memorial windows, which will be donated by members of the congregation.

The main vestibule is reached through three doorways. From thence are broad steps, some leading up to the main auditorium and others down to the Sunday school. The main auditorium, has a seating capacity of six hundred, and is divided into nave and aisles by columns, with a vaulted arched ceiling to be richly ornamented.



THE NEW TRINITY GERMAN EVANGELICAL LUTHERAN CHURCH, NO. 164 WEST 100TH ST.  
George W. Conable, Architect.



INTERIOR OF TRINITY G. E. L. CHURCH.

The pastor's home is included in the right end of the building, and has direct communication with the basement.

#### THE MATERIALS.

The materials specified for the exterior are a light brown or buff brick with trimmings of light terra cotta and limestone, on a granite base. The exterior dimensions will be 60x101 ft. and three stories. The organ will be of the Hutchings & Votey make, costing in the neighborhood of \$12,000.

The principal contracts awarded to date are the following: General contract, Wakeham & Miller, 103 Park av; steel, John J. Radley & Co., 18th st and East River; heating, Lawrence J. Tivy, 13 Platt st; plumbing, Jasper & Goebel, 108 East 126th st; electric work, Watson Flagg Engineering Co., 27 Thames st; roofing, John Morrow Co., 225 West 50th st; excavating, Hugh Colwell, 17 East 129th st; fireproofing, Anness & Potter Fire Clay Co., 1 Madison av; terra cotta, South Amboy Terra Cotta Co., 150 Nassau st; bluestone, Jacob Stockinger, 332 East 64 st; building material, J. P. Kane Co., 103 Park av. George W. Conable, of No. 96 5th av, is the architect, and Rev. Dr. E. Brennecke the pastor.

### THE PASSING OF THE BOTTLE

#### DECISION TO HAVE DISTILLED WATER ON TAP IN BIG OFFICE BUILDINGS MAY HAVE FAR-REACHING RESULTS.

It was announced at the office of the Fifth Avenue Building Company, Brunswick Building, this week, that one of the features of the big structure to be erected on the site of the old Fifth Avenue Hotel would be a distilled water supply in the corridors and other places for the accommodation of the tenants in the offices. The installation of a distilling plant in a business building is a novelty so far, but if the innovation is as successful as it promises to be the awkward method of getting one's drinking water in a bottle may disappear. One prominent contractor said that it may mean the "passing of the bottle." The opinion of Mr. R. P. Bolton, the consulting engineer, was asked concerning the proposed method of providing distilled water.

"It will be a great convenience," he said, "and also a great saving to occupants of rooms in office buildings. The annual bill for drinking water as provided in bottles is enormous. The average cost for it in the large buildings in New York is about \$3 per thousand square feet per month. If rent is \$3 per square foot and bottled water \$36 a year per thousand square feet, that would mean that the water bill would be about 1.2 per cent. of the rent.

"Hitherto, the distilling plant has been too elaborate to have one installed in a building, but I believe that a Philadelphia concern has succeeded in overcoming this difficulty."

Mr. Bolton explained that the working of the distilling plant would be simple, the cooling process following immediately after the water was purified. The water would be distributed throughout the building from a large tank. It is conceded by many owners of mercantile buildings that the delivering of drinking water in bottles is a clumsy method at best, and it is also pointed out that the relieving of the tenants of the heavy burden of purchasing the water will be a strong drawing card for any structure that will have the distilled water provided in abundance.

## FASHIONS IN FANCY WOOD FLOORS

Exquisite Patterns in Rare Woods, Blending with the Walls, Draperies and Furniture, Are Important Parts of the Whole Design of the House

By GEORGE ETHELBERT WALSH

THE artistic treatment of our floors undergoes as many changes from time to time as any other feature of our house furnishings, and aside from any sanitary and hygienic considerations the evolution of the floor is as subject to fashion's demands as draperies, wall paper or furniture. The relation of the floor to the walls and furnishings must be closely studied to make it an appropriate setting for choice household goods, and modern architecture includes in its designing the size of the room, the furnishings and the period represented before the floor question is settled. The floor is planned as a distinct decoration, and this has developed an infinite variety of costly parquetry.

The use of hardwoods for floors has increased the demand for fancy imported timber from the forests of nearly every part of the globe, and the resources of two continents are exhausted by the decorators in their effort to produce new patterns or striking effects in parquetry. Oriental rugs costing several thousand dollars attract our attention, and we hesitate to walk over such expensive floor coverings; but there are floors in single rooms of the homes of our wealthy which cost from \$3,000 to \$6,000 independent of any rugs or carpets. It is the beautiful wood and the costly method of working it into elaborate patterns which make the floors more priceless than the imported rugs strewn over it.

Tripping over floors of white or red mahogany, teakwood or Italian walnut may yield a certain pleasure to the owner, but the real enjoyment of such floors comes from the sense of proportion and harmony of detail that meets the eyes. The floor with its exquisite patterns of rare wood blends artistically with the walls, draperies and furniture. Instead of a simple article to tread on, the floor becomes an important part of the general plan, essential to the development of the whole design of the place. In a less expensive way one can carry this idea out with our ordinary hardwoods, but, if the fashion demands frequent changes, the cost of bringing the floors up to date is not so simple a matter as most of the other decorations of the home.

### GRAY WOODS MOST FASHIONABLE NOW.

The fashions in hardwood floors have changed from the dark to the light, and from soft shades to the neutral tints, and back again to plain grays and blacks. One studies the evolution of the woods used for this purpose with a good deal of uncertainty. The dark woods used for floors ten and fifteen years ago were considered unsatisfactory on account of their showing every particle of dust. Then light woods, maple, mahogany and curly birch came into fashion, and most of our floors were made of some of these. To-day we have the gray woods as the most fashionable, such as the costly Italian walnut and the grayish green woods of Cuba and the Philippines. Then, too, teak is coming in for its share of attention. There are rich woods from the Orient that combine with these neutral tints to bring out patterns, and the effects are unquestionably striking and well suited to setting off the silk rugs.

The revival of old periods of furnishings has had its effect upon the decoration of our hardwood floors, and some of these improvements or modifications of old designs represent the latest in floors. The revival of the old English style of wainscoting our libraries and halls has brought into fashion the style of floor effects in dark woods and patterns to harmonize with English interior effects. A dozen New York homes have been treated in this way, and the floor designs are worthy of the best artistic attempts of any period. The English styles are more livable than the French, and they are taking the place of the latter in many homes. English designs in wainscoting and beaming are quite common in other houses than those of the wealthy, and the floors to carry out these effects may cost all the way from 50 cents to \$7 a square foot. The latter may be made of teakwood, Italian walnut or some other fancy imported wood, and the former of some less costly but nearly as effective native wood.

### BROAD PLANKS OF TEAK.

Teak wood has a hard and fine grain so that it wears almost like iron on the floor, and it lends itself admirably to the revival of the early English broad-planked floors. In fact, this is its chief use in the present revival of old English interiors. The floors of teak are laid in broad planks, with joints so closely fitting that it is difficult to detect them, and with thin strips of wood inserted at intervals to imitate the ancient joints. In the old English broad plank floor pegs of wood were inserted at the corners to hold down the surface, and even this detail is carried out with the teak wood planks to correspond to the old English pegs. Such a floor exquisitely finished and polished harmonizes well with the old-fashioned wainscoting and beams,

but what is equally important it makes a beautiful setting for the bright silken rugs of the Orient.

### SEVEN THOUSAND DOLLARS FOR A FLOOR.

The Italian walnut is a wood that has come in for a great deal of attention for floor purposes, and its great expense has served to limit its usefulness to those of wealth. A single floor of this wood in New York cost nearly \$7,000, and one of the Vanderbilt's town houses had a single floor laid of the same wood at an approximate cost of \$6,000. Of course the nature of the design has much to do with the expense of such a floor, and the wood itself is only a part of the cost.

These designs run from the popular herringbone style to the block, square, basket, prima vera and Fontainebleau. The latter are copies of the old French design which has quite a variety of applications. It runs from simple squares and bars set diagonally across the floor to quite intricate patterns. The Italian walnut lends itself to these patterns so that it is the most fashionable wood for those who can afford to use it. The grain of this wood is very close and hard like teak wood, and has most durable qualities for floor purposes. It practically has no wear-out to it. Some floors of this wood laid in the Italian villas are said to be in as good condition as when first put down a century or two ago. The color of the Italian walnut is a blend of pale brown and mouse-gray. It takes lustrous polish and makes the floor almost mirror-like in its reflection. When laid in beautiful patterns to harmonize with the rest of the furnishings and architecture of the room it holds the attention of the observer by its beauty.

### THE DECLINE OF THE FRENCH STYLES

in favor of the English is only partly true and pertains chiefly to certain living rooms. The decorations in the French styles are somewhat elaborate and delicate for ordinary living rooms, but for bed-chambers, music and drawing-rooms they hold their own with any other designs. There is to-day a repetition of old French designs in floors of certain types which attracts a good deal of attention. A number of floors of the Fontainebleau patterns, including the White House at Washington, have been laid recently. In color and pattern these floors are as bright and attractive as anything attempted in this country. Many varieties of fancy woods have been employed in securing these designs, and instead of clinging to oak for floors, as the French mainly do, the architects in imitating old French patterns utilize nearly all the different woods appropriate to the designs. Oak, curled maple, white mahogany and many of the tropical woods of South America are employed in producing these old French effects.

### PERIOD FLOORS.

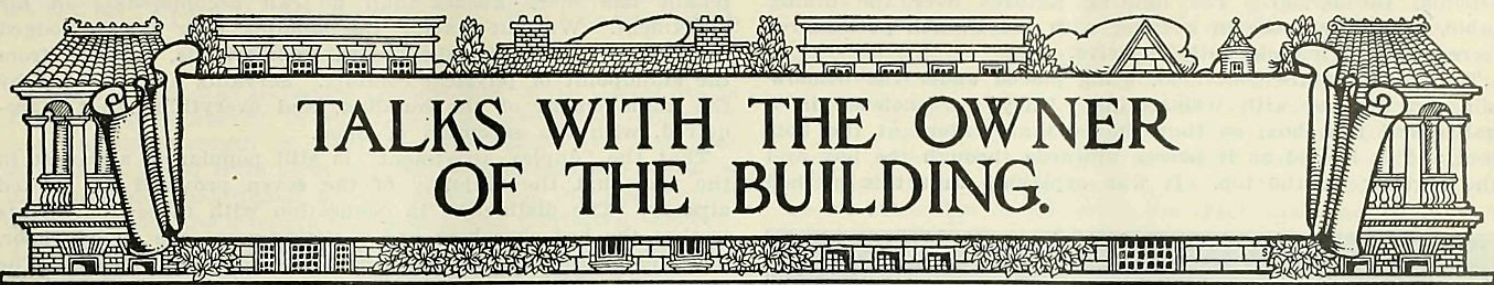
Probably the most fashionable method of treating floors in the homes of our wealthy is to make a series of "period" floors. Each room of a series represents a certain period of the French school, and one passes from one treated in the Louis XIV. to a Louis XVI., or from a Henry II. to a Gothic floor. Both in color and pattern the effect is carried out carefully. In the French series of "period" floors, the design of the parquetry becomes more elaborate and intricate as one passes from a Louis XIV. to a Louis XVI. room, showing the gradual change of taste in the matter of floors and use of wood patterns.

In obtaining these effects in floors, the decorators have in recent years made extensive use of all of our native woods, such as light, dark and golden oak, curly maple, birch, black walnut and ash, but to these are added Philippine teak wood and kiri, Italian walnut, African tiger wood, Jallapa, black mahogany, satinwood and many rare Cuban woods. The infinite variety of the effects obtained are due as much to the wide selection of rare woods provided as to any designing of patterns.

The beautiful lusters of some of these rare woods make the parquetry stand out like burnished mirrors, which reflect all the colors of the rainbow. There is no use of stain or dye to imitate woods, but everything is the natural color of the woods. Wood staining is practiced by those who cannot afford the genuine woods, but this is resorted to only in the cheaper classes of houses. Fashion decrees that the floors shall be of the genuine hard woods, and it is better taste to use real oak and birch in simple patterns than to have floors stained to imitate rare woods of the tropics. In fact, no stain treatment can quite imitate many of these woods, or at least not with any permanent results. If the stains are of cheap material they quickly fade and leave the floors blotched and imperfect.

A few years ago parquetry floors consisted for the most part of squares with cubes running unevenly around the border, with sometimes a herringbone pattern. But the cubes gave an

(Continued on page 20.)



## TALKS WITH THE OWNER OF THE BUILDING.

### WHAT A TENANT GETS FOR \$6,000 A YEAR

#### Conveniences in the Largest Apartment House on This Continent

CONVENIENCES for promoting the physical comfort in housekeeping apartments and interior finish to satisfy the aesthetic taste of the most exacting have been combined in the Apthorp, 78th street and Broadway, in a manner that almost defies criticism. That the head of a family drawing a salary of \$6,000 a year could not pay even the rent of one of the choicest suites of rooms in this attractive creation in architecture is interesting, but the devices introduced to make the inventive genius of man supply the needs of modern life are doubly interesting. To have ice whenever desired, without an ounce being brought into the apartment; to mail one's letters without going ten steps from the outer door of any floor; to have well furnished rooms under the same roof for guests whom one might be unable to accommodate and extra servants provided by the management; to have one's apartment isolated and yet on two floors, or a "duplex apartment";

archway, providing a carriage entrance, about 20 feet wide, pierces the central part of the Broadway and West End avenue sides and leads into the court, 134 feet long and 95 feet wide. In the center of this is a display of horticulture that would grace a select botanical garden, and around this, in turn, is the driveway. It will thus appear that those residing in the Apthorp do not descend from their conveyances until they are entirely excluded from the street.

The interior is a marvel of beauty and comfort. Immediately under the court is a service driveway, with entrance on 79th street. By means of this delivery, wagons proceed directly into the basement, stop opposite one of the four service elevators, and leave the building by driving around the center of the floor. In the basement, also, are the huge refrigerating plant, eight filters and all of the latest contrivances designed for such a structure. The refrigerating plant is duplicated so



THE APTHORP.

Two-thirds of the apartments in this great house have been leased in advance of the opening in September.

to eliminate the possibility of explosion in the gas range by a novel arrangement in setting the pipe that carries off the odors; these are but a few of the improvements adopted in the erection and completion of the Apthorp and account in a measure for the rents, which run as high as \$6,500.

Incidentally it may be stated that although the first tenants will not be able to move in until September there remain only about one-third of the apartments to be leased. The Apthorp occupies an entire block, facing on Broadway, 79th street, West End avenue and 78th street. It is twelve stories high, not including the basement. The exterior is of limestone, with granite trimmings, and, needless to say, it is fireproof throughout.

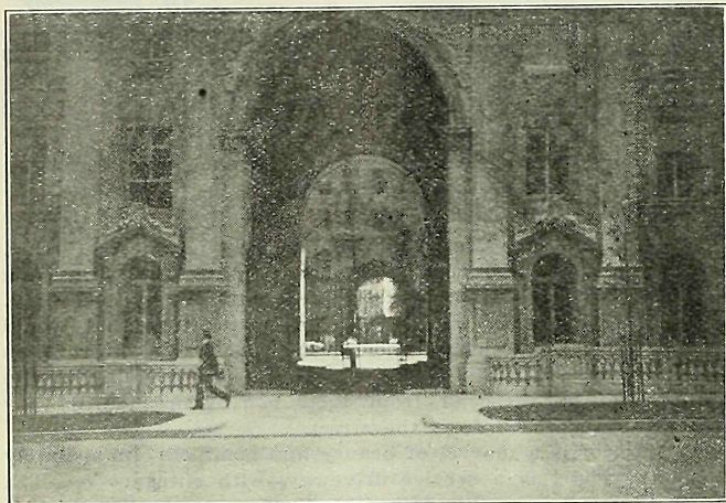
The two features which impress one before entering the structure are, first, its massive appearance from the street, and, second, the beautiful court in the center of the site. An

that if there should be an unavoidable breakdown of one machine, there is no interruption to the supplies.

There are four passenger and four service elevators, one of each at the four main entrances from the court corners. They are so placed that if the unexpected should happen and one is temporarily disabled, the other could be used for both purposes. Between each apartment and the main corridor is a private foyer. The number of rooms in the apartments, exclusive of closets, varies from six to ten. In the decoration great variety is displayed. The popular periods appear to be those of Louis Quatorze, Louis Quinze, Louis Seize, Francis the First, Elizabeth, Adams and Colonial. In a typical apartment the imagination can commune with the courtiers of the fourteenth Louis in one room, and, entering an adjoining room, be transported to Elizabethan atmosphere. However, the Colonial predominates, and some of the apartments are

Colonial throughout. The lighting fixtures over the dining table, especially those in keeping with the French periods referred to, are magnificently massive.

The radiators are concealed, being placed under the window sill and covered with wainscoting. They are enclosed in a galvanized iron box, so that the cold air enters at the bottom and is heated as it passes upwards through the box and the register on the top. It was explained that this method



AN ENTRANCE TO THE APTHORP.

precludes any draught of cold air in the room. A physician at St. Luke's Hospital remarked, recently, that a wintry blast, blowing against the window, caused the pane to cool the atmosphere in close proximity to it on the inside. This caused a downward rush of air, which, being interrupted by the sill, sent it across the room as a draught, a menace to the patients. This is overcome by the contrivance adopted.

In the kitchen is another interesting device. There have been cases where a high wind, blowing down chimneys, have caused explosions in the gas range. To obviate even this remote possibility, there is a break in the pipe that carries off the odors from the kitchen. The pipe is rectangular in shape from the range to the hood above. There is an interruption of about half a foot, and the pipe is continued in the regu-



COURT OF THE APTHORP, CONSIDERED THE LARGEST ENCLOSED COURT OF A HOUSEKEEPING APARTMENT IN AMERICA.

lation shape. The claim is made that the odors are carried off just as well as with a continuous pipe, while the danger of an explosion is rendered practically impossible. An incidental feature in the kitchen is the electric light on a flexible arm, whereby the globe can be placed over any part of the range.

An innovation is the maintenance of guest chambers on the twelfth floor, which is given up to these and the laundry. There are several of these in each corner, all provided with the very latest conveniences. They are available whenever any

tenant has more guests than he can accommodate in his apartment. Without leaving the building they can be lodged as well as if they remained with their friends, at least from the standpoint of physical comfort. Servants are provided by the management of the building, and everything that is required, with the exception of linen.

That the "duplex apartment" is still popular is apparent in the fact that the majority of the seven provided are rented already. The distinction in connection with these apartments is that the bed chambers and a sitting-room are on one floor, and the balance of the apartment immediately beneath. The reasons for such an arrangement are many, including the desire of a staircase effect, the keeping of servants on a different floor whenever desired, the lessening of discomfort to the household if a member is returning very late in the evening, etc. With the exception of these "duplex apartments," there are ten on a typical floor. There are in all 104 apartments.

The laundry on the top floor is a revelation of convenience. It is provided with about 140 tubs, two large ironing-rooms, as many drying-rooms, with steam-drying lockers, and an open space for sun drying. The pipes running through the steam dryers are hollow, it having been discovered that such a pipe will not tend to damage garments like solid pipes. The steam passing through them is reported as responsible for this.

In the refrigerators are coils through which brine is forced, so that whenever chopped ice is required for the table or other purposes, all that is necessary is to set a vessel, containing water, on the coil. The freezing process is very rapid.

A shaded promenade is provided on the 78th and 79th street sides of the roof. This will be one of the most attractive features, as the view therefrom is excellent. Playroom for children is also afforded on the roof, the projecting pipes being so arranged as to give as much clear space as possible.

One "duplex apartment" on the first and second floors was designed for a physician. The professional rooms are on the first floor, with a separate entrance on the 79th street side. The living rooms are immediately above.

Caen stone, from the environs of the French city of that name, has been used for surfacing the walls of the main corridors of all of the floors, with the exception of the first floor stair hall, where marble was used. The stone is imported in powder form, but it has also been used as shaped from the quarries. The fireproofing of the structure is supplemented by hose, so arranged that it could be used in emergency for a slight blaze without the necessity of calling firemen. The partitions and doors are fireproof. A mail chute has been installed in each corner of the structure, running up through the main corridors.

The structure is owned by William Waldorf Astor. Clinton & Russell, 32 Nassau street, are the architects, and John Downey, 410 West 34th street, the builder.

## FASHIONS IN FANCY WOOD FLOORS.

(Continued from page 18.)

uneven effect, and if the pieces of wood had different shades the broken nature of the surface was often unpleasant to the eye. The center of the floor was then plain and the borders of a rather ornate character.

### PARQUETRY FLOORS.

The fashionable parquetry floors which have succeeded these old cube floors are much simpler in design but more expensive. Borders except for special rooms are not largely in vogue. Frequently only one kind of wood is used for a whole floor, and the artistic effects obtained are the result of skilful manipulation of the grain of the wood. In this way contrasts in the natural wood are produced that are more effective than strong contrasts made by using two or more woods of striking difference in color. The skilful decorator will bring out light and dark shades in the same piece of wood and produce almost elusive patterns thereby. These patterns may not appear to the eye except at certain angles and in certain lights. Yet every pattern is clearly defined, but instead of a wholesale repetition of a design one sees at first only one or two designs scattered over a clear surface of delicately tinted wood. Streaks and grain in the wood are manipulated so they stand out well.

The designs, delicate and elusive at a distance, are worked out in harmony with the rest of the architecture of the room. The cost of the work is therefore involved as much in the artistic designing and execution as in the expensive raw material itself. Decorators spend much of their time in the study of the surroundings before the nature of the wood and the designs are even considered. It is an art that has developed in the last half dozen years, and it requires expert taste and craftsmanship to make it at all worth while.

A new company formed for the contracting of building construction is the Richard Carvel Company, with office and yard at 610 West 57th st. The firm will be pleased to furnish estimates on all classes of work in their line and solicit correspondence.

## STRENGTH OF PLAIN CONCRETE BEAMS.

By RICHARD L. HUMPHREY.\*

At the Structural Materials Laboratories of the United States Geological Survey, in St. Louis, Mo., a series of important tests on the strength of plain concrete beams has just been completed. These tests form part of a comprehensive series of investigations undertaken by the government for the purpose of determining the strength of concrete and reinforced concrete. The results will be printed within the next few weeks in a bulletin of the United States Geological Survey.

The work involved in those investigations consists of a study (1) of the constituent materials of concrete, (2) of its strength when molded into various structural shapes, and (3) of the methods by which its maximum strength may be developed through various forms of metallic reinforcement.

Although it is true that concrete possesses but little strength in tension and must be reinforced with metal to resist tensile stresses, it is believed that no study of concrete would be complete without a series of tests establishing its strength without reinforcement.

The tests reported indicate that concrete is unsuitable for use under conditions where it must resist tensile stresses because of the small loads it will sustain and particularly of the suddenness with which it fails, in striking contrast to the behavior of reinforced concrete, which usually shows a gradual development of cracks preceding failure.

This first series of beam tests covers 144 beams without reinforcement, 8 by 11 inches in section and 13 feet long, together with the corresponding compression test pieces, consisting of cylinders 8 inches in diameter by 16 inches in length and of 6-inch cubes. Of these tests those on 108 beams of 12-foot span, with their cylinders and cubes, and those on 108 beams of variable spans, 6 to 9 feet, which were made of the larger part of the 13-foot beams after rupture, are reported and comprise all of this series except the 52-week tests.

An attempt has been made to bring out, if possible, the comparative value of gravel, granite, limestone and cinders for use in concrete; the effect of age and consistency on the strength, as shown by the modulus of rupture of the long and short beams and by the ultimate strength of the cylinders and cubes; and the influence of age and consistency on the stiffness, which is indicated by the unit elongation of the long and short beams and by the initial modulus of elasticity, as determined by tests of the cylinders.

Three consistencies—wet, medium and damp—were somewhat arbitrarily chosen. Tests were made at the ages of 4, 13, 26 and 52 weeks.

No attempt will be made in the coming bulletin to generalize the results of the tests presented, or to draw any conclusions, however warranted they may appear from an examination of the test data. It is hoped that the matter contained will provoke discussion, and in order to promote this end extended expressions of opinion or attempted applications of theory to results have been avoided. A running commentary on the results of the tests, however, emphasizing matters of particular interest and indicating a few points that might lead to interesting analyses, will be included in the report. When the results of the 52-week tests become available, it is the intention to publish a thorough analysis of the entire series in another bulletin.

The purpose of this series of tests was to determine: (1) The effect of age on the strength of concrete; (2) the effect of variation in the consistency on the strength of concrete; and (3) the effect of different types of aggregates on the strength of concrete.

The first question is perhaps the most important, since an early attainment of considerable strength and no subsequent decrease in strength are two essential qualities in concrete, in order that a structure may be put to the use for which it is intended as soon as possible and that there shall be no subsequent deterioration in strength.

The least age at which any tests were made was four weeks, and at that period in no case except that of the cinder concrete, wet consistency, did the compressive strength fall below 2,000 pounds per square inch, while the cinder concrete had in every case a compressive strength of at least 1,000 pounds per square inch.

In every instance the compressive strength shows a substantial increase from four to thirteen weeks, with the single exception of limestone concrete mixed to a wet consistency, for which a decreased strength is indicated by the tests, a decrease which continues to the age of twenty-six weeks. This decrease in the strength of the limestone concrete is unexplainable, and the results of the 52-week tests on this material will be of value as indicating whether or not this decrease continues to the latter period. The other aggregates show either the same or a slightly greater strength at twenty-six weeks than at thirteen weeks.

The transverse tests on both the long and the short beams bear out very closely the fact indicated by the compression tests

on the cylinders and cubes, and lead to the belief that the tensile and compressive strength are affected alike by both age and consistency. The effect on the strength of the variation in the consistency is clearly shown. In almost every case the concrete of the damp consistency is the strongest and that of the wet consistency the weakest. This is true for the three ages at which the concrete was tested, and is confirmed by the tests of the beams, as well as of the cylinders and the cubes. Attention is called to the fact that the damp consistency used is much wetter than the damp consistency used in making mortar building blocks, for which the same conclusions may not apply.

The difference in strength of the stone and gravel concretes of the three consistencies is more pronounced than in the case of the cinder concrete. The effect of the consistency on the strength seems to depend to a great extent on the behavior of the concrete while being tamped and to the method used in tamping. Great care was taken to tamp all the concretes in the same manner. The thorough mixing of the concrete is absolutely essential and has a marked influence on the consistency.

The relatively slight influence exerted by the consistency on the strength of cinder concrete may be partly due to the structural weakness of the cinders themselves, which in the drier mixtures were to a great extent broken up by the tamper, while in the wet mixtures the cinders would move from beneath the tamper.

While it is true that in almost every instance the drier mixtures give the greater strength, it does not follow that dry (or damp) mixtures should be used in construction. Practical considerations warrant the use of a wet mixture. The difficulty in securing efficient tamping and a smooth finish in a damp concrete, the loss of strength due to the unavoidable drying out of the concrete used above water, the difficulty of securing in reinforced concrete an intimate union with the steel, and the far greater ease of placing wet concrete all seem to warrant the sacrifice of what in many cases is but a slight difference in strength for a greater ease of manipulation and a thorough bedding of the steel, which is of the utmost importance in reinforced concrete work.

It is dangerous to draw any general conclusions as to the relative value of concrete made of the four aggregates used unless the character of the aggregates used in this particular series of tests is carefully kept in mind. The gravel, granite, limestone and cinders were used as available representative types of aggregate, and while the results indicate that the granite makes the strongest concrete, it should not be assumed, therefore, that a granite concrete is stronger than a gravel, limestone or cinder concrete. Every material should be accepted or rejected on the results of the tests of qualities, regardless of the tests of other materials of the same type. Apparently insignificant differences in two materials which appear to be similar often cause considerable difference in the strength of concrete made from them. For instance, two limestones from the same quarry, crushed and screened under similar conditions, except that one was screened while wet, which caused the dust to adhere to the surface of the stone, would make concretes of considerable difference in strength.

Because the hard, flinty gravel used in these tests gave excellent results, it does not necessarily follow that a similar well-graded gravel, but composed of soft limestone or shale, would give like results.

### WILL EXCAVATE 53 FEET.

The excavations for the foundations of the big office building to be erected at Broadway and 23d st will vary from 30 to 53 feet owing to the peculiar lay of the land on that corner. The western part of the huge hole being blasted by Canavan Bros. will be 30 feet deep from the street level. This part of the site is solid rock. Borings made on the 5th av side of the site have led to the belief that the vein of rock does not run regularly and that the excavations will have to be made over 50 feet on the eastern part of the site before bed rock will be struck.

Mr. Canavan, of Canavan Bros., states that a similar condition was found when the excavations were under way for the National Theatre at 62d st and Central Park West. On that site shovels were working side by side with steam drills.

"In one place there was no rock to be found," said Mr. Canavan, "and within six feet of it the rock ran down abruptly below the depth required for the foundations. When there is rock on a site it does not follow that it is all rock."

The injunction restraining the Rheinfrank House Wrecking Co. from hastening the demolition of the balance of the old Fifth Avenue Hotel has retarded the work on the excavations. About 30,000 cubic yards, mostly rock, have to be removed, and about 500 cubic yards are being hauled away daily. There are 14 steam drills in operation. An interesting feature of the work now in progress is the assistance given to the truck teams in hauling the loads of rock from the excavated part to the street. A cable is attached to the wagon and when the horses are apparently pulling the wagon up the steep incline all that they are doing is, in the words of Mr. Canavan, "carrying the harness to the street."

\*Engineer in charge of Structural Material Investigations of the United States Geological Survey. Published by permission of the Director.

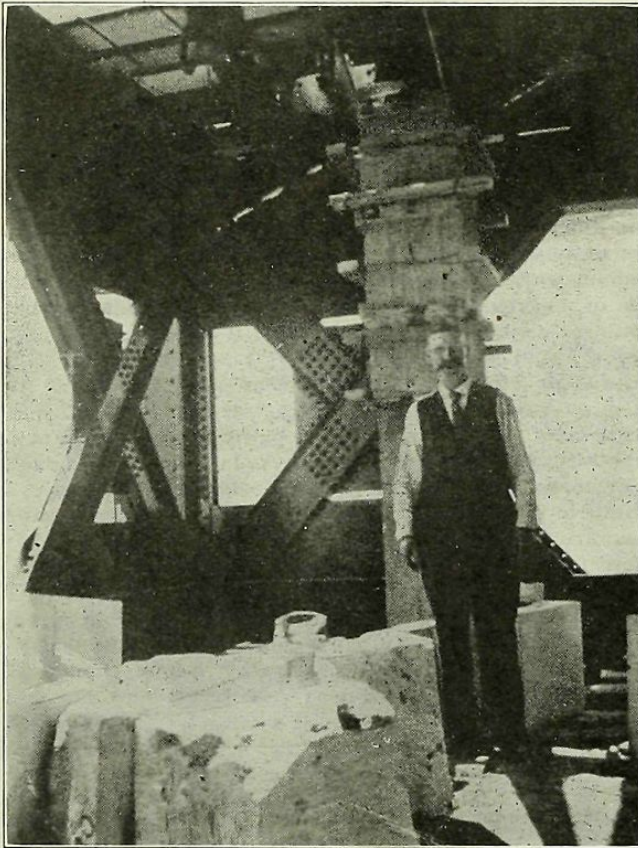
# HOW THE FLAG WAS RAISED ON THE HIGHEST BUILDING IN AMERICA.

By One Who Helped.

IT was a great experience and the writer is mighty glad he was up there when it happened, and, strangely enough, he was the only one from the outside except those whose duties called them on the building, and it was right that our paper, which is over forty years old, and a pioneer in the literature of the constructive world, should have had this privilege given its representative by circumstances and partly by planning. The dailies are supposed to be swift, and their ubiquitous men are ready to go anywhere, any time for the spectacular, but there was none up there where this actual event happened, 700 feet up in the blue, and there are a dozen steel boys or so who can bear witness to this fact.

I was ready to meet all comers, and hoped the raising would come off Friday, so as to measure pens and pictures with the elect, and get in this story for our last Saturday's publication. But it was not to be, for Big Mike Briordy, the foreman, did not give the word until Saturday morning, when at 8.30 his shirt-sleeve form appeared in our office, and I saw the signal indicated in his face. "Get busy." Just a few words, to confirm my prognostications, and I slipped on my coat, put my camera in my coat pocket, and went over as fast as I could otherwise get together.

Paddy Kennedy, the Man at the Gate, exchanged a fleeting greeting with me as I sped within. The quiet, efficient ele-



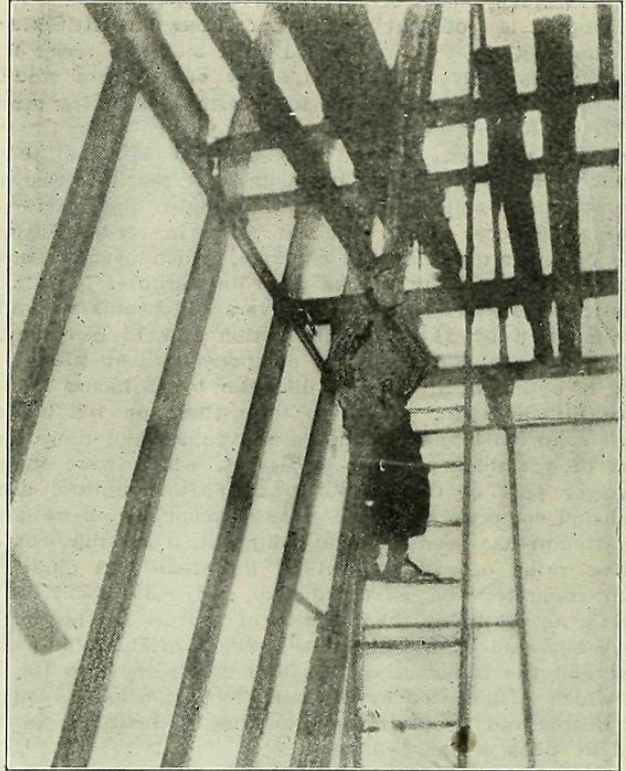
MIKE BRIORDY ON THE 34TH FLOOR.

vator man sent up his machine to the fortieth floor. Mike had preceded me. Then I began to climb for all I was worth. There was not much wind, and I was eager to get up, as you may well imagine. As I reached the riveting gang, with their forges and pneumatic machines, busy and noisy as bees, I saluted, still climbing, and was soon at the extreme top. Big Mike was there and "Hurry Harry" Carew, the active; and just below was Big Joe Dillely, with his two hundred pounds of hard muscular flesh, and his farm-bred smile. Pat Dunn, of gentle language and Indian actions, Dan McCarty, and Mike's brother, Pat Briordy, a careful erector of 25 years' experience. It was almost the entire old guard, and the rest were not far away.

They had rigged up a gin-pole to hoist the final steel, made of two angles, formed in section similar to the (red) cross used to mark the hospital service, but the red badge has not been called in on this work, for they have all been too careful. To the top of this fabricated section was lashed a three-inch pipe ending in a cap fitted for the halyards.

Mike was concentratedly making his final preparations, but looked up to recognize my presence as my head came up the ladder to where he was standing on the two narrow planks laid across the top rung some eight feet in diameter, or so. Then, as there was yet time to spare, I went down on the next level to be near Joe and the two Pats, who were preparing to raise this last steel of the great tower.

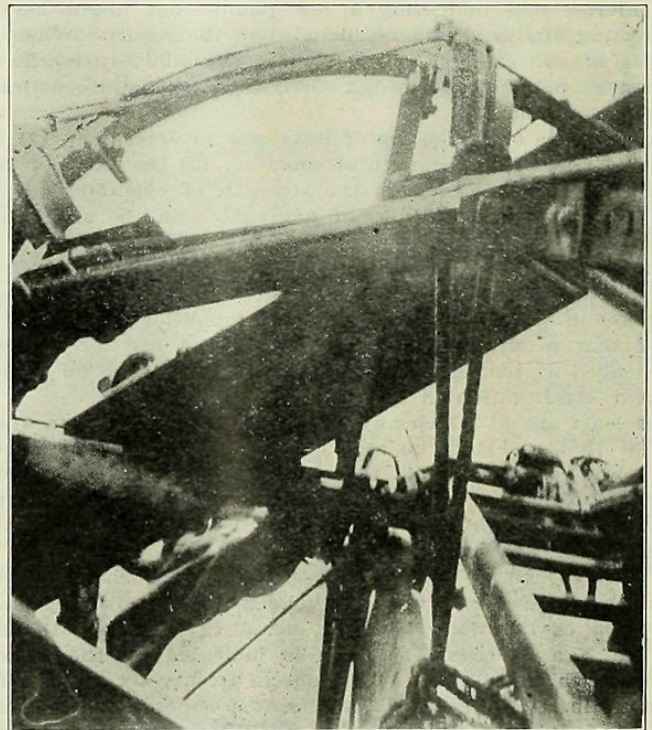
Then did they forget that I had not paid union dues, and let me "Lend a hand to help them." It was part of my mission. As the rope went through my hands, I felt the slack being taken in below, and looking down there was "Little Mike" smiling at me, and near by his brother, Blondy Jack, part of the old sidewalk force when they weren't busy up aloft, and



A HUMAN FLY.  
Jack Hedison among the rafters.

always on the spot. So up it went amid the interchange of strenuous terms, dear to the heart of erectors. The bon mots were particularly choice between Pat Dunn and Big Joe. It was expressive language between strong men.

Now the braces of angle iron are passed up—pretty good hand lifts. Room was scarce, but I was in the game, because I couldn't stand idle. Then Dave Moore and Jim Shaw ap-



THE TOP RING.  
And the planks we stood on to hoist the flag.

peared and got busy with some steel cable for stays, and as they climbed around on the edge, they both announced that they were deep-water sailors, and from the way they moved around the tie rods, and passed the coils along, I guess they were. I helped further inland, and Dave admonished me not to knock anything off the narrow scaffold in the way of bolts and small tools which were lying around that would have been

dangerous missiles falling from this height to passersby in the street, and I took care that I didn't.

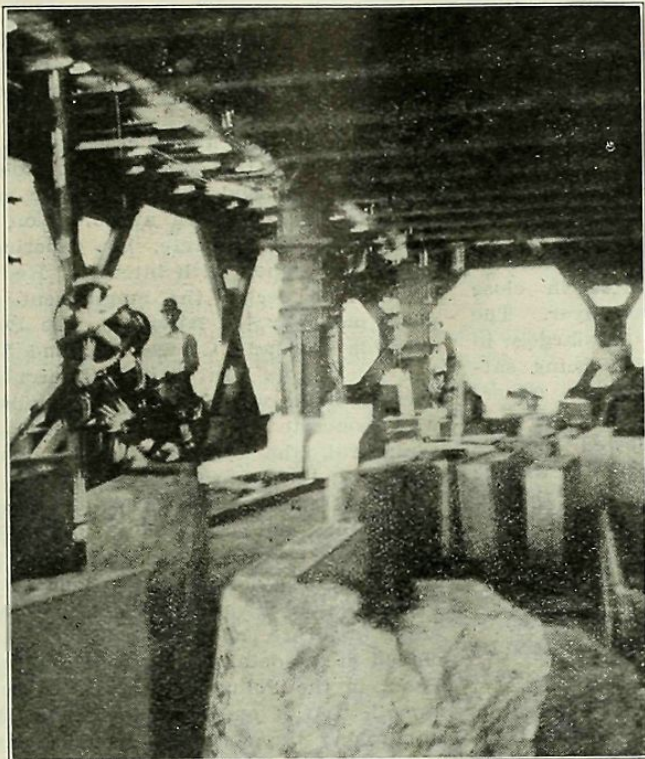
Now the boys began putting in final bolts in these stays, and Mike went down for the flag and pennant, which is 50 feet long, marked in bold letters, with the contractors' names.

**A BRIDGE BUILDER'S FEAT.**

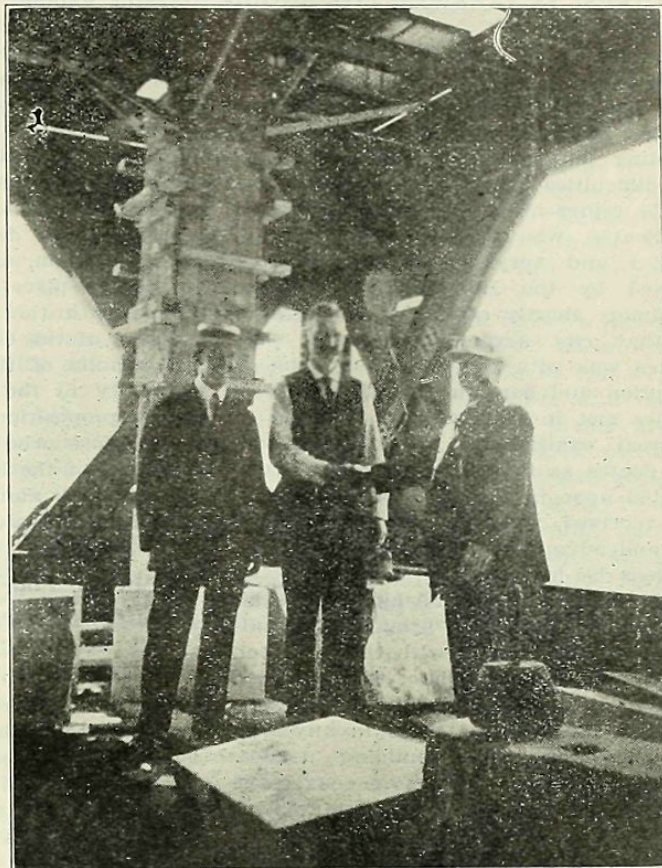
While he was down, Harry Carew, as the bolts were all in, shinned up the mast and spradd himself on the tip of it. He was a fitting ornament, this active, husky, fearless fellow,

as Mike was ready we went down. On the big truss floor I enticed him to a corner, where two of these great iron members joined bodies and made him pose for a snap. He did not like this much, but I clicked the lever on him without much trouble.

Our party went down the street to see the flying colors, and lo! there was a small green flag up there too. Pat Dunn's Celtic blood was suspected as having been responsible for this postscript of decorative effect, but there is no telling. The erecting firm gave a little more formal festivity later for the



BIG TRUSSES ON 34TH FLOOR.



FOREMAN ERECTOR MICHAEL BROIRDY RECEIVING CONGRATULATIONS.

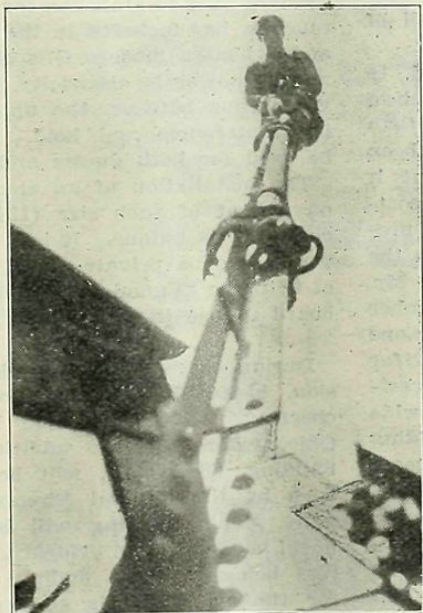
and I soon had him on the films. Incidentally, Mike gave him a disapproving bit of his mind thereon, when he heard of it, for this foreman is the embodiment of watchful care of his men. Bless your heart! it all ran off Harry's broad back like water off a duck, though he took it seriously while in Mike's presence.

Ruland, of Post & McCord's staff, and Pinchbeck, of the Metropolitan Life Co., also came up, and the former helped Mike bend the bunting to the halyards. There was more wind, and the frame—as the joints were but bolted and were yet to receive the rivets—shook perceptibly in the increasing breeze.

All was ready now, the word was given, and up she went right to the top: the red, white and blue floated out into the clear air and the deed was done.

Far above the street three hearty cheers were given by these iron lunged men part of our great industrial army ready to do or die, cheers for the Stars and Stripes, cheers for Post & McCord, and next for Big Mike. Pat Dunn yelled like a

men, but the real event had occurred, so I hiked me down to Captain, who is a crack-a-jack technical photographer, and he who had carried the American flag under real fire, listened with his kind smile to my tale as he developed the films. Then he gave me a piece of faded cloth and one of tarnished fringe, under which men have died in the performance of their duty, and I pinned it to a card and he marked it from S. O. B., and there was a big lump in my throat as he did this, for I realized how this little relic had made the other flag raising possible in playing its little part in preserving this great union of states. I had to let down the tension gradually, so I went up-town and bragged about the whole proposition to Hikus, who smiled indulgently, and then I finally went home to think it all over and to write this. I shall never forget June 27, 1908, with its memories of the manly overalled friends and the care they



**A HUMAN FINIAL.**

Harry Carew balancing on the pipe lashed to the angle irons for a temporary flagpole.

Commanche, and let the rest, and even Shorty Smith joined in with his penny whistle. It was grand, and we all felt the exhilaration of the dramatic scene.

Hardly was the trick done when Mike began giving his orders for the next necessary work. It was a short day, and all must be secured quickly, and it was. The men scattered each to his post and got busy on other work, and just as soon



**"BIG JOE."**

Ready to hoist the last section, shown in left.

took of me way up in the air amid the steel works, they had so faithfully erected. While these men are a picked gang of a trade, often misunderstood from the exhibition of the very qualities which make for their efficiency in robustness and dare devilism, they are a typical portion of a great organization which counts for us as an industrial and social force. May their future accomplishments be even greater.

ARCHITECTUS.

# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### How a Successful Permanent Exhibition of Building Material was Started.

EXPERIENCES OF THE DIRECTOR, AND SOME IDEAS THAT HE GIVES IN ANSWER TO INQUIRIES.

In connection with the energetic efforts being made by the members of the Building Trades Employers' Association to get their permanent exhibition of building material well under way, and the difficulties experienced, a Record and Guide representative interviewed Mr. I. H. Scates, who was the director of a similar and very successful movement started by the Builders' Exchange of Baltimore shortly after the conflagration in that city several years ago. Mr. Scates was with the exhibition from its inception and bore the brunt of the obstacles met in the endeavor to build up a great exhibition. In the talk with Mr. Scates as to why the exhibition was decided upon in Baltimore, how the idea was received, what the principal difficulties and advantages were, and what suggestions he had to offer, he said:

"The motive in establishing the exhibition was a desire to bring the organization in closer touch with the architect, builder and general public; to strengthen the organization, and to aid in mutualizing the interests of those in any way connected with the building trades. Those in authority and more conversant with the conditions necessary to extend the influence of the Exchange with the situation, to them fell the duty of converting the more conservative members, who, though not opposing, were inclined to look upon the proposition as an experiment, the success of which was doubtful. One of the principal difficulties was that of careful and thorough investigation, securing proper quarters, establishing rates, organization and the plan of operation.

"The salient advantages have been the greater possibilities of our organization," said Mr. Scates, "and by distribution through the medium of the Department of Permanent Exposition of practical information, which has not only made the Builders' Exchange of Baltimore city a factor in the community, but has increased the advantages of the Exchange by aiding materially in the increase of membership, and has done much toward producing a close affiliation between the architects and the Exchange. The department was not organized with an idea of profit; the revenues have been continuously distributed in the interest of and to aid the exhibitors. It has, however, been self-sustaining.

"Suggestions along this line would lead to a detailed account of organization. Organization of a department of permanent exposition, to be successful, must be based largely upon conditions which maintain locally; their success will depend to a great extent on the loyalty of the membership. An Exchange, with a large membership fully interested in its work and its development can aid materially in the establishment and development of a department of permanent exposition, and such departments, properly organized and in good condition, can be of great benefit to the Exchange proper. There will always be many obstacles to surmount in any locality in establishing a department of permanent exposition upon a basis which will be satisfactory to the Exchange and to the exhibitor.

"In the fullest sense much depends upon the plan adopted at its inception. We here in Baltimore gave several years to the consideration of inaugurating a

department of permanent exposition, and the scheme had the fullest investigation of a competent committee. Visits were made and the plans of the various successful exhibit departments were fully considered from the data obtainable by that committee, and after visiting various exchanges we were enabled to map out a plan of conduct for our department which we believed was suited to our local conditions. There has been no reason to change this plan, the original methods of which still maintain.

"An exhibit department must be a silent salesman, and every effort must be made to place the exhibitor in close touch with the prospective buyer. The success of the department lies largely in the results of the exhibit as being satisfactory to the exhibitor as an advertising proposition."

To those who have followed the beginnings of the local exhibition it will be patent that many of the ideas thrown out by Mr. Scates were adopted here.

### Can the Poor Have Bungalows?

PROBLEM IS TAKEN UP BY A CONCERN WHICH BELIEVES PLAN IS FEASIBLE.

Can the people of very moderate and limited circumstances enjoy the comfort and conveniences of a bungalow? Mr. J. L. Theo. Tillack, representing the Home-Seeker Architectural Co., 45-49 John st., believes that the question can be answered in the affirmative, and to this end his concern is planning to erect structures of this character that will come within the financial ability of the class referred to in the interrogation.

"Such people, especially in a great city like New York, are forced to live in cheap apartments or in the two-family houses," he said, in this connection. "The bungalow is not a luxury. It provides comforts and conveniences that should be within the reach of all. It is one of our aims to bring this about, and we believe that it can be done. The bungalows hitherto erected have been too costly for persons of limited means. We believe that we have a plan whereby even the poor will be able to reside in the suburbs in a modern bungalow, with all of the conveniences it provides."

Mr. Tillack has plans completed to carry out this idea. Of course, such a structure would be less elaborate than the majority of those that have been put up in New York's suburbs, but it would be just as comfortable as the costlier ones. The Home-Seeker Co. is preparing a publication that will explain the plan indicated above. Incidentally, Mr. Tillack's concern is designing a number of very handsome bungalows, notably one to be erected at Maplewood, N. J., for Mr. Geo. H. Gifford. One of the interesting features in this dwelling will be wide closets that will be provided with folding doors, enabling the occupant of the room to expose the suit he desires at any time, and precluding the necessity of groping in a dark corner of the closet for it. Another detail is a small opening in the wall between the dining-room and kitchen, shutting out all odors from the former room.

Mr. Tillack states that the bungalow is steadily growing in favor. Many are going up on Long Island and in Jersey, their popularity increasing with the economy with which they can be erected.

—Ammunition is accumulating for a building boom, all right. Another "race of skyscrapers" is being organized,

### Experiment in the Coloring of Concrete.

Mr. George Beck, who designed several of the most elaborate exhibits that are displayed by the Concrete Association of America, on the eleventh floor of the Brunswick Building, 5th av. and 26th st., is experimenting with colors in concrete in connection with the exhibit of Tucker & Vinton.

Mr. Beck states that he has used the coloring before the concrete was molded, so that it is solid throughout the composition. As he is an authority on the possibilities of concrete, his experiment is being watched with interest. He was retained to design the magnificent displays made by the Alsen Co., the Pennsylvania Portland Cement Co. and Tucker & Vinton. In these his aim has been to show what can be accomplished with concrete in the architectural, the sculptural, the ornamental, the monumental and the garden effect.

The first has been done in a handsome entablature, the second in a bust of Pan, the third in an American eagle, the fourth in a pylon, and the last in the Pennsylvania display. Pieces of concrete furniture, such as tables, are included in the details. The face of Father Penn, in the Pennsylvania exhibit, is so smooth that if one were to feel it while blindfolded the sensation would suggest fine silk. Mr. Beck, who is a designer of refreshing originality, is an Englishman of the old school of thoroughness, and can execute as well as model. He believes that if there is any lack of confidence in concrete for the class of work referred to, it is because ignorance of its proper use has been largely the cause. The details he has been able to incorporate in the exhibits of the Concrete Association called forth comment from some of the highest authorities in the city. The eagle and the face of Penn are two of these well-executed products of his handiwork.

### Marine Elevator Installation.

The use of elevators on steamboats is not confined to large ocean liners. Mr. C. K. Billings, who had the handsome yacht "Vanadai" built on the Clyde and brought over to Hoboken for the finishing touches, has included in the conveniences of his boat a modern Otis elevator. The motive power is electricity, and the elevator runs between the upper deck and the staterooms and hold. It can thus be used for both guests and baggage.

The installation of an electric elevator on a boat of such size (1240 tons) and character is unique. It is a decided convenience on a private yacht, the location of it in the "Vanadai" enabling those on board to use it for various purposes.

During these days of business depression, bread lines, idle factories, etc., a cheering note comes from Youngstown, Ohio, where a large additional factory building, 60x200 ft., will be erected at once by the General Fireproofing Company. This building will be put to a novel use, and is an evidence of the progress being made in finding a substitute for timber, which is so rapidly disappearing. It will be devoted to the manufacture of steel office furniture and filing devices, including steel sections or "Units," desks and tables. This furniture is finished to so closely resemble oak or mahogany that the difference cannot be detected by sight alone. The steel furniture possesses advantages over wood, in that it is fire-resisting, space-saving, indestructible through use, and is not affected by moisture.



**PRICES CURRENT.**

**BRICK.**—Only forty-four barge loads of Hudson Rivers were disposed of in this market last week. For the week ending July 22, of last year, the sales amounted to 101 barge loads. At the present time arrivals and sales are nearly balanced, owing to the fact that half the manufacturers are not shipping. Quotations continue nominal.

President Hammond, of the Manufacturers' Association, considers that prices ought to be alluring to builders, and that bricklayers should study their own interests and endeavor to meet their employers on a wage basis that would permit of a full resumption of operations. It seemed to him, as he remarked this week, that they should take note of the tendency of the times to substitute for bricks materials which can be utilized for a less labor cost, and to realize that, to quote the late President Cleveland, it is a condition that confronts them and not a theory.

In a report of the New York State museum, the annual mineral production of that State for 1907 is given a total value of \$37,427,405. The clay materials made in New York that year were valued at \$12,688,868, which was somewhat less than in 1906, due to the smaller output of building materials. The number of building brick manufactured was 1,366,842,000, valued at \$7,424,294. The counties along the Hudson River alone contributed 1,051,907,000 brick, with a value of \$5,471,743. Pottery manufactures, on the other hand, showed a large increase, the value amounting to \$2,224,895, against \$1,795,008 in 1906.

The annual report of the city engineer of Erie, Pa., gives some interesting information about the cost of street repairs. The average cost of all the asphalt streets was 7.6 cents per square yard, per year. About two-thirds the area of asphalt streets in the city are repaired under a general contract under the direct supervision of the city at a cost of only 4.5 cents a square yard, and the others are under a special contract calling for an annual payment of a lump sum which amounts to 13.7 cents a square yard.

Most of the brick pavements are repaired by day labor, under orders of the city engineering department. Several of the brick streets cost nothing; two over 6 cents; the average cost being but 0.4 of a cent per square yard for the year. A few new streets are under special contract for repairs at a lump sum per year, which amounts to 1 cent a square yard.

<b>BRICK.</b>	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 .....

<b>Fronts:</b>		
Bluffs, No. 1 (delivered at buildings)	21.00	28.00
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

<b>Enameled:</b>		
English size .....	70.00	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

**CEMENT.**—This is the Fourth of July, the beginning of the second half of the year, when prophecies are to be fulfilled and building operations will have more energy. A large amount of work waits at the post for the raising of the bar, but at the same time there are indications that some contracts will be postponed until the demand for middle-class housing is more urgent than at present.

The cement trade particularly feels the postponement of a large quota of public works—the various small improvements

which may be of small importance individually, but which in the aggregate are of magnitude. It is regretted that the city is not able to do more than it has this season in the way of providing work.

Prices are not quotably different for the main supply, but some large concerns which have long held for an advance over the general market price, have yielded to the inevitable. This week Atlas quotes for dealers \$1.48 to \$1.55 per barrel in wood and cloth, delivered f. o. b. alongside New York City, within our free lighterage limits, in 250-bbl. lots. Dragon quotes \$1.48 flat, and Vulcanite \$1.48@1.53. All the standard companies are now virtually on the same price basis.

Cement manufacturers are all interested in the useful series of experiments with building materials that are being conducted with the aid of government grants. It was noted that difficulty was found in determining whether the concrete made from limestone, granite, gravel or cinders sustained the least damage. The surfaces were all rather badly pitted by the fire and washed away by the stream of water. The test was unfair to cinder concrete, as the sample of cinders was poor, containing a large percentage of unburned coal, which ignited and left the surface of the concrete much pitted. The granite concrete was, perhaps, the best. The damage in no case extended far into the concrete, probably not more than one and a half inches, and the evidence shows that even at this depth the temperature was comparatively low. Linen tags which were placed in the hollow concrete blocks when they were moulded emerged from the furnace undamaged. Sometimes, however, these blocks split after being subjected to the fire and water test. Manufacturers consider that further experiments will be necessary before anything approaching a satisfactory material can be obtained. As far as the experiments go, they appear to prove the contention of government experts to the effect that a really fireproof material has yet to be found. To the United States government, especially, the problem is one of the greatest importance.

<b>CEMENT.</b>		
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
Alsens (American) Portland.....	1.48 .....
Vulcanite .....	1.48 1.53
Trowel Portland .....	1.48 .....
Nazareth .....	.....
Dragon Portland .....	1.48 .....
Dyckerhoff (German) Portland.....	2.45 .....
Alsens (German) Portland.....	2.35 .....

**IRON, STEEL, ETC.**—Railroad orders for structural steel continue light, but the "prospects" are accumulating, the same as for house construction. It is believed that when important tonnages are available prices will be made to take the business.

Every week adds to the number of works in prospect, some of which are of large size, as, for example, the new Equitable building; but only a few out of many have yet produced building contracts.

Commenting on the future of general business conditions, Fisk & Robinson, the well-known banking firm, in their monthly bulletin of investments, say: "Expressions of confidence are heard on all sides, and money is abundant and cheap, not only at home, but, with some exceptions, daily growing fewer, all over the world. As a matter of fact, the bank reserves of the world are higher than at any previous time. The prices

of commodities generally have materially declined, but in certain directions, notably the rates for steel, liquidation may have to go further before the point of encouragement is reached. Except in two directions, broadly speaking, labor is sharing in the liquidation. These exceptions are in metal working and in the transportation lines. In both cases the fight is on."

Bar iron remains dull and nominal. Many mills in the Central West are idle pending a settlement of the wage scale on July 7. Sales here continued to be confined to carload lots ranging from 1.20c. to 1.30c. base Pittsburg, equivalent to 1.36½ and 1.46½ c. tidewater, base half extras, the outside price for refined iron. Store prices are nominal at 1.75 c. base full extras.

Tin plate manufacturers report a heavy call for nearly all grades. Mills are running to capacity on rush orders, and are not expected to shut down until the middle of July. Galvanized plates are also in good request, but black plates are still a little slow. Prices are \$3.89 for 100-pound coke plates f. o. b. New York and \$3.70 at Pittsburg mills, with the independents quoting \$3.65. Price f. o. b. Swansea for tin plate is 12s. 1½d.

Business in sheet zinc continues of small proportions. Customers are taking nothing beyond actual requirements for immediate use, and trading is mainly routine in character. Prices are steady on the basis of \$7.00 per 100 pounds f. o. b. smelter, with 8 per cent. discount. There is no charge for extras. Prices on cask lots are held at \$7.05 and \$7.15 per 100 pounds.

<b>PIG IRON.</b>		
The following are the nominal delivered prices in this district for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:		
<b>Northern.</b>		
No. 1 x Jersey City.....	\$16.25@	\$17.00
No. 2 Foundry x Jersey City.....	15.75	16.50
No. 2 Plain .....	15.25	16.00
<b>Southern.</b>		
No. 1 Foundry, steamship dock...	16.75	17.25
No. 2 Foundry, spot (nominal)...	16.25	16.75
No. 3 Foundry .....	15.75	16.25

<b>STRUCTURAL.</b>			From store.
<b>Beams and Channels, 15-in. and</b>			
under .....	1.76	2.25	
Angles .....	1.76	2.25	
Tees .....	1.81	2.35	
Zees .....	1.81	.....	

<b>BAR IRON FROM STORE (National Classification).</b>		
<b>ROUND AND SQUARE IRON.</b>		
1 to 1½ .....	base price	@ \$1.90
¾ to ¾ in. ....		1-10c extra
1 to 1½, base price (nominal)....		@ \$1.75

<b>FLAT IRON.</b>		
1½ to 4 in. x ½ to 1 in., base price	.....	1.90
1½ to 4 x ¼ x 5-16.....	2-10c	extra
2 to 4 in. x 1½ to 2 in. ....	5-10c	extra
4½ to 6 in. x 11-16 to 1½ ins. ....	4-10c	extra
Norway Bars .....	3.60	8.75
Norway Shapes .....	3.75	4.00
Machinery Steel, Iron finish, base	.....	1.90
Soft Steel Bars, base or ordy sizes	.....	1.90
Tool Steel, regular quality .....	7.00	.....
Tool Steel, extra quality.....	13.00	.....

<b>SOFT STEEL SHEETS.</b>		
¾ and heavier .....	2.55	.....
3-16 .....	2.65	.....
No. 8 .....	2.65	.....
<b>Blue Annealed.</b>		
No. 8 .....	2.50	.....
No. 10 .....	2.50	.....
No. 12 .....	2.55	.....
No. 14 .....	2.60	.....
No. 16 .....	2.70	.....

<b>(One Pass R.G. cleaned—Cold Rolled. American.)</b>		
No. 16 .....	\$2.90	\$3.30
No. 18 } .....	2.95	3.40
No. 20 } .....		
No. 22 } .....	3.00	3.35
No. 24 } .....		
No. 26 .....	3.05	3.40
No. 27 .....	3.10	3.45
No. 28 .....	3.20	3.50

<b>RUSSIA, PLANISHED, ETC.</b>		
Genuine Russia, according to assortment, per lb. ....		
Patent Planished, per lb. ....	A, 10c;	B, 9c, net
Galvanized iron jobbing, price.....	70 and 10%	
Metal Laths, per sq. yd. ....	22@24	

<b>SOLDERS.</b>	Case.	Open.
Half and Half .....	19½@	20
No. 1 .....	17½	18

<b>SPELTER.</b>		
Ton lots .....	5½	5¾

**TERNE PLATES.**  
N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X 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 ..... 4¾ 4¾  
 Less ..... 4¾ 5½

**ZINC.**  
 Sheet, cask lots.....per lb. 7½  
 Sheet .....per lb. 8

**LUMBER.**—Current and prospective elements controlling the lumber trade in the metropolitan district are ably summarized by Robert W. Higbie, of 45 Broadway, through the Lumber Trade Journal, saying, in part:

"Lumber conditions in the metropolitan district at this time are not very different from the conditions which exist in every line of trade, so that what is true of lumber interests would naturally be true of general business conditions, although it is probably true that business has suffered more in and about New York City than anywhere else because New York was the storm-center of the recent disturbances.

"Hardwood is moving some to-day. That fact alone is an improvement, for a few weeks ago, particularly in February and March, it was not possible to interest buyers in hardwoods on any terms, at any price, unless the hardwood was required for immediate use.

"When the panic came nearly all the lumber-consuming concerns had large stocks on hand. The result has been that these concerns have simply drawn from their stocks on hand as long as they could before buying. This has necessarily produced a condition which will shortly make a demand for all kinds of lumber.

"As to prices, hardwood has suffered probably less, with the possible exception of plain oak, than almost any kind of lumber that is largely used in this market. There has been some weakening in prices, but not to any extent that can be compared with the weakening in yellow pine and North Carolina pine prices. We must, however, not overlook the fact that we are at the beginning of the dull season, namely, July and August, and in addition to that we have the uncertain conditions produced by the political situation, so that no very marked improvement ought to be expected before September. I do believe that after we have passed the usual dull season, and when the political situation shall have developed so that we have a fairly clear prospect, there will be a gradually improving demand, with consequent strengthening of prices, for it must be true that with the curtailment of production which has gone on for six months there cannot be large stocks of lumber in first hands. It seems to be the almost general opinion that, assuming that we have the crop results which are now so promising, and assuming that the result of the election in November does not upset confidence again, we will have normal business conditions commencing with the beginning of the year 1909.

"There is one thing that the lumber trade ought to remember: that out of any given period of ten years, fully eight will show good results; the other two years are apt to be more or less indifferent or worse, and we must expect and be prepared to meet untoward conditions part of the time, but in the long run the lumber business is going to be all right, and with the decrease in supply of standing timber and the enormous increase in population in this country, no man who has timber holdings or investments need have the slightest worry or concern."

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@.....  
 6 to 9 inch cargoes.....18.00 \$19.50  
 10 to 12 inch cargoes.....20.00 21.00

**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..... 21.00  
 Ship stock, easy schedules..... 27.00 28.00  
 Ship stock, 40 ft. average..... 37.00 38.00  
 Heart face siding, 1 and 1¼-in... 29.00  
 1 in. wide boards, heart face..... 36.00  
 1½ and 1½ 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..... 41.00 43.00  
 By Steam, add \$1.00 to \$1.50.

**LONG LEAF YELLOW PINE FLOORING.**  
 "A" Heart face rift, D. & M., 13-16  
 x 2½ counted 1 x 3.....\$52.00@\$55.00  
 "B" Heart rift, D. & M., 13-16  
 x 2½, counted 1 x 3..... 46.00 47.00  
 "C" Heart rift, D. & M., 13-16  
 x 2½, counted 1 x 3..... 31.00  
 "A" Rift, D. & M., 13-16, counted  
 1 x 3 ..... 42.00 43.00  
 "B" Rift, D. & M., 13-16, counted  
 1 x 3 ..... 37.50 37.75  
 "C" Rift, D. & M., 13-16, counted  
 1 x 3 ..... 26.00 29.00  
 "A" Flat, D. & M., 13-16, counted  
 1 x 3 ..... 27.25 30.00  
 "B" Flat, D. & M., 13-16, counted  
 1 x 3 ..... 25.50 24.75  
 No. 1 Com., D. & M., 13-16,  
 counted 1 x 3..... 19.25 20.50  
 No. 2, Com., D. & M., 13-16,  
 counted 1 x 3..... 13.75 15.00  
 "A" Heart Rift, 13-16 x 3¼,  
 counted 1 x 4 ..... 44.50 48.50  
 "B" Heart Rift, 13-16 x 3¼,  
 counted 1 x 4 ..... 39.50 42.00  
 "C" Heart Rift, 13-16 x 3¼,  
 counted 1 x 4 ..... 36.25 40.50  
 "A" Rift, 13-16 x 3¼, counted 1x4. 32.25 34.00  
 "B" Rift, 13-16 x 3¼, counted 1x4. 25.25 29.00  
 "C" Rift, 13-16 x 3¼, counted 1x4. 25.25 28.50  
 "A" Flat, 13-16 x 3¼, counted 1x4. 24.25 25.50  
 "B" Flat, 13-16 x 3¼, counted 1x4. 24.25 25.50  
 No. 1 Com., 13-16 x 3¼, counted  
 1 x 4 ..... 19.75 20.50  
 No. 2 Com., 13-16 x 3¼, counted  
 1 x 4 ..... 14.00 16.00

**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. ....  
 10-in. .... 36.00 37.50  
 12-in. .... 36.00 36.00  
 No. 2 barn boards, 8-in..... 46.00 47.50  
 10-in. .... 34.00 35.00  
 12-in. .... 36.00 37.00  
 No. 3 barn boards, 8-in..... 38.00 39.00  
 10-in. .... 32.00 32.00  
 12-in. .... 32.00 34.00  
 10-in. .... 34.00 35.00

**HARDWOOD FLOORING.**  
 K. D. Bored, End Matched or Butted, and  
 Bundled.  
 13-16 Oak, 2, 2¼ and 2½.....\$86.00  
 Clear quartered white oak..... 49.00  
 Select quarter-sawed white oak..... 80.00  
 Clear quartered red oak..... 45.00  
 Select quarter-sawed red oak..... 52.00  
 Clear Plain sawed white oak..... 42.00  
 Select P. S. white oak..... 50.00  
 Clear plain sawed red oak..... 40.00  
 Select P. S. red oak..... 35.00  
 Common oak, red and white..... 23.00  
 No. 2 Factory or common oak, red and  
 white ..... 45.00@\$47.00  
 4 in. 1st and 2ds..... 47.00 52.00  
 5-4, 6-4 and 8-4 in. 1st and 2ds... 34.00 37.00  
 4 in. Common ..... 37.00 40.00  
 5-4, 6-4 and 8-4 in. Common..... 24.00 27.00  
 4-4 in. Culls ..... 28.00 30.00  
 5-4, 6-4 and 8-4 in. Culls..... 47.00 49.00

**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

**HARDWOOD.**  
 White Ash, 4-4 in., 1st and 2ds...\$52.00@\$55.00  
 White Ash, Common ..... 36.00 38.00  
 Brown Ash ..... 38.00 40.00  
 Basswood ..... 37.00 40.00  
 Basswood, Common ..... 32.00 34.00  
 Red Birch ..... 47.00 50.00  
 Red Birch, Common..... 29.00 31.00  
 White Birch ..... 35.00 36.00  
 White Birch, Common ..... 24.00 26.00  
 Cedar ..... 36.00 40.00  
 Cherry, 4-4, Nos. 1 and 2..... 93.00  
 Cherry, Common ..... 52.00  
 Chestnut, 4-4, 1st and 2ds..... 47.00 49.00  
 Chestnut, Common, 4-4..... 33.00 36.00  
 Cypress, 1st and 2ds, 1 in..... 46.00  
 Cypress, 4-4 selects ..... 40.50  
 Cypress, 4-4 shop ..... 29.00  
 Cypress, 4-4 common ..... 25.00  
 Elm ..... 25.00 30.50  
 Hazel ..... 35.00 50.00  
 Maple, 4-4, 1st and 2ds..... 30.00 32.00  
 Walnut, Nos. 1 and 2..... 85.00 115.00  
 Walnut, Rejects ..... 57.50 67.50  
 Culls ..... 35.00  
 Yellow Poplar, rough, 5-8, 1st and  
 2ds, 8-in. and up..... 42.00 45.00

**PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.**

F. O. B. Car or Vessel at Norfolk, Va.  
 No. 1. No. 2. No. 3. Box.  
 4-4 Edge, under 12 ins.\$26.00 \$25.00 \$17.00 \$14.00  
 4-4 Wide Edge, over 12  
 inches ..... 40.00 33.00  
 5-4 Wide Edge over 12  
 inches ..... 41.00 34.00  
 5-4 x 10 inches..... 36.00 30.00 21.50 16.00  
 5-4 x 12 inches..... 40.00 33.00 23.50 17.00  
 6-4 Edge ..... 32.00 28.00 19.00 15.00  
 6-4 x 10 inches..... 37.00 30.00 22.00 16.00  
 6-4 x 12 inches..... 41.00 33.00 24.00 17.00  
 8-4 Edge ..... 33.00 29.00 19.00 15.50  
 8-4 x 10 inches..... 38.00 30.00 23.00 16.00  
 8-4 x 12 inches..... 42.00 33.00 25.00 17.00

Red Heart Edge.....\$11.00  
 Mill Culls, Edge ..... 10.00  
 Red Heart and Mill Culls, 8 inches..... 12.00  
 Red Heart and Mill Culls, 10 inches..... 13.00  
 Red Heart and Mill Culls, 12 inches..... 14.00  
 Bark Strips, Nos. 1 and 2..... 20.00  
 Bark Strips, Box..... 10.00

TERMS—Freight, Net Cash; Balance, 2% discount on arrival of car, or net 30 days.

**PAINTS, OILS, ETC.**—The season which is considered the best by manufacturers and jobbers is now on the wane, and trade in materials is now more particularly in the hands of the retail shops.

Business could be divided into three classes, one of which would be repair work in first-class houses; 2d, repair work of ordinary nature; 3d, original contracts on new buildings. Under the first heading a large amount of work has been running. This has been more particularly noticeable in the suburbs. Still, there has been much to do in town. The class which has seen the least amount of work is the third named. Yet, one of the leading firms handling paints, oils and varnishes said this week that they had nothing to complain of.

Manufacturers of metallic paints are firmer in their views as to values. Considerable more firmness is noticeable in all descriptions of glues. Consumers of putty show a disposition to buy ahead.

Of principal interest in the local window glass market was the quoting last week of unusually low prices on hand-made glass. The figures agreed upon were 30 for single and 35 for double. The prices were decided at a recent meeting of the Eastern Window Glass Jobbers' Association. Despite the fact that these prices were far below those yet asked, orders have not been materially increased.

Devoe & Reynolds, at Fulton and William sts., say their business is double what it was three months ago, and is practically normal now. The most interesting thing about the revival in their case is that the railroads—the business which was hardest hit by the panic—are now the firm's best customers.

Lowe Bros., who do an especially large business with country stores, said: "Our sales around New York have hardly fallen off 10 per cent. The oddest thing, however, is that our salesmen find that the country districts, as far as buying paint is concerned, have not been at all affected by the money stringency. It is in places like Brooklyn, where so many banks have failed, that we are doing a poor business."

**OILS, City Prices.**  
 Linseed Oil, raw, 5 bbl. lots.....\$0.44@\$0.45  
 Linseed Oil, boiled ..... .46 .47

**PAINTS, Dry.**  
 Lead, red, American, in kegs.... .06¾ .07  
 Litharge, American, in kegs..... .06¾ .07  
 Ocher, Amer., per ton..... 8.50 16.00  
 Ocher, Amer. Golden..... .02½ .03¼  
 Venetian red, American..... .75 1.25  
 Venetian red, Eng., 100 lbs..... 1.15 1.60  
 Tuscan red ..... .07 .10  
 Yellow chrome, pure..... .13¾ .15  
 Vermillion ..... .07 .25  
 Oxide zinc, American ..... .05½ .05¾  
 Oxide zinc, French..... .08½ .10¾

**PAINTS IN OIL.**  
 Lead, white, American, in oil:  
 Lots of 500 lbs. or over..... .06¾  
 Lots less than 500 lbs..... .07¼  
 Lead, English, in oil..... .10½ .10¾  
 Blue, Chinese ..... .36 .46  
 Blue, Prussian ..... .32 .36  
 Blue, Ultramarine ..... .13 .16  
 Brown, vandyke ..... .11 .14  
 Green, chrome ..... .12 .16  
 Sienna, rew ..... .12 .15  
 Sienna, burnt ..... .12 .15  
 Umber, raw ..... .11 .14  
 Umber, burnt ..... .11 .14

(Continued on page 31.)

## BUILDING OPERATIONS.

### Particulars of Equitable Building Plans.

**BROADWAY.**—The one-quarter inch scale drawings of Architects D. H. Burnham & Co., of Chicago, Ill., are now complete for the new Equitable Life Assurance Society Building (Paul Morton president) which is to be erected on the whole block plot bounded by Broadway, Nassau, Pine and Cedar sts, fronting 167.1 ft. on Broadway, 152.3 ft. on Nassau st, and 304.2 ft. and 312.3 ft, respectively, on Pine and Cedar sts. (The Equitable acquired 14-16 Pine st in 1897 and 13-15-17 Nassau st in 1906.) The main building will be 34 stories, or 489 ft. in height. Above the main building will be a square tower of 28 stories, capped with a cupola, the tower and cupola being 420 ft. high. This will make the total height of the building 909 ft. above the curb, exclusive of the flagstaff, which will be 150 ft. higher. The total number of stories with the tower section will be sixty-two, making it the highest building in this country. The Eiffel tower at Paris (the highest in the world) measures 984 ft. above the ground. The Metropolitan tower 700 ft., the Singer tower 593 ft. above the curb level, the Washington Monument is 555, the Philadelphia City Hall 547, the Cologne Cathedral 515, the Pyramid of Cheops 486 ft., the City Investing Building 485 ft., the Antwerp Cathedral 476 ft., the Strasburg Cathedral 474 ft. The new Whitehall Building will contain a tower having 36 stories and rising 447 ft., the West Street Building is 404 ft. high and the Park Row Building 382 ft. The structure will be equipped with a group of thirty-eight passenger elevators, built in two rows in a corridor finished in ornamental bronze. Eight of these elevators will run to the top of the tower extension. In addition to these, there will be several elevators exclusively for freight. The facades are to be of light-colored brick and granite, with trimmings of terra cotta. The design will be the Renaissance type, presenting bays set between pilasters of Corinthian and Doric pattern, the corners being offset with clustered columns. The bays will be elaborately decorated with carved work. The roof of the main building will be finished with cupolas several stories high set around the base of the tower. The tower structure will be in two sections, one section extending from the thirty-fourth to the forty-ninth story. The main cupola will extend above this. As announced in the Record and Guide, of issues March 21, 1908, and Dec. 28, 1907, the building will probably have more floor space than any other building in the world. Of course no building contract has yet been awarded. The D. H. Burnham Company is represented in New York by Mr. E. R. Graham, with headquarters at the Holland House, 5th av and 30th st.

### Architect for the New State Prison.

On Saturday, June 27, the board of award on plans for the new \$2,000,000 State prison, which is to take the place of "Sing Sing," made its selection from among the many plans which had been submitted in the contest. The design of W. J. Beardsley, of Poughkeepsie, won first place. The second best plan went to Warren & Wetmore, of Manhattan, who receive \$3,000; and the third choice to Herts & Tallant, also of Manhattan, who also receive \$3,000. The plans of the three winners of the competition become the property of the State, and their best features may be incorporated in the new building. Besides the prize winners, there were seven other architects in the competition whose plans warranted the board of award in voting them \$500 each

under the terms of the competition. These architects were S. B. Colt and Chard & Chard, of Manhattan, Vogt & Merrill, of Washington, D. C.; Westinghouse, Church, Kerr & Co., of Manhattan; Wood, Donn & Deming, of Washington, D. C.; Arthur D. Sneden & Athiers, Darrach & Beekman and Kenneth M. Murchison and Architectural Associates, New York City. The new prison will be situated on the Bear Mountain tract on the border line between Rockland and Orange counties, at Highland Lake and opposite Iona Island. This site, comprising some 500 acres, was purchased by the State for \$75,000. Contracts for the construction, it is not expected, will be issued before 1909.

### Hugh Apartment House for Riverside Drive.

**RIVERSIDE DRIVE.**—Architects Schwartz & Gross, 347 5th av, were commissioned on Wednesday of this week to prepare plans for the improvement of eight city lots at the northeast corner of Riverside Drive and 85th st, fronting 102.2 ft. on the Drive and 200 ft. in the street, with a 12-sty elevator apartment house of the highest type. Messrs. Brody, Adler & Koch, of No. 132 Nassau st, will be the owners of the building. The site in question is part of the block front between 85th and 86th sts, which was formerly occupied by the Misses Ely's school. In size the proposed building will class next to the new "Hendrik Hudson," at Riverside Drive, Broadway, 110th and 111th sts. It was learned from the architects on Thursday that the project will consist of one building with apartments for six families on each floor. The frame will be of steel, with facades of Indiana limestone, light colored brick, and terra cotta trimmings. Further particulars of materials and construction are withheld for the present. Operations will be commenced as promptly as possible. Of course, no contracts have yet been placed.

### Another Country Residence at Arverne.

**ARVERNE, L. I.**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a country residence to be situated on the east side of Clarence av., 220 feet north of Amstel Boulevard, Arverne, for Max Germansky, builder, care of architects. The building will be in the old Dutch style of architecture, 40x100 feet, and one of the most modern residences, equipped with gas and electric combination lighting, two stories, basement and attic, with a laundry and clothes-drying apparatus in the basement. The architects have prepared plans for five of these residences, on which work was started about a fortnight ago. It is expected that buildings will be ready for occupancy by October 1, this year. Mr. Harry M. Lewis, of the Leonard Moody Real Estate Co., 189 Montague st., Brooklyn, was one of the brokers who negotiated this deal.

### Improvement of the Barrington House Site.

**7TH AV.**—Work will be rapidly carried out for the improvement of the old Barrington house site (now cleared), on the block front of 7th av., between 43d and 44th sts., where the Astor Estate is to erect a 6-sty skeleton frame studio, store and office building. It was originally intended and plans were drawn for remodeling the old building, using the old walls, but this plan was later abandoned. The new building will measure 204x102 feet, having a facade of light brick and terra cotta, and trimmed throughout in oak. The cost is estimated in the neigh-

borhood of \$175,000. James McWalters, 2434 Broadway, has the general contract, and Charles A. Platt, 11-15 East 24th st., is the architect.

### Contracts for 28th St. Building.

**28TH ST.**—Louis A. Hornum, 145 East 42d st., has awarded to Thomas J. Waters, 217 West 125th st., the mason work, and Charles Wein, 160 West 99th st., the carpenter contract, for the new 7-sty mercantile building to be erected on a plot 53.4x100 feet, at Nos. 131-133 West 28th st., to cost in the neighborhood of \$400,000. The building will be of semi-fireproof construction, containing two electric elevators. The Tarrytown Building Co., 103 East 125th st., of which John A. Walker is president, is the owner, and have the general contract. The building is to be completed by November 1.

### Thompson-Starrett Co. to Build Rockefeller Orangery.

General contract has been awarded to the Thompson-Starrett Co., No. 49 Wall st., for a building, 200x50 feet, for John D. Rockefeller, to be erected on his estate at Pocantico Hills, Westchester County, for the express cultivation of oranges. The construction will be of terra cotta block and ornamental stucco. Active operations will be commenced by August 1. Wm. W. Bosworth, No. 527 5th av., is the architect.

### Latest Improvement for Broadway Corner.

**BROADWAY.**—Plans have been completed by Messrs. Neville & Bagge, 217 West 125th st., for a high-class elevator apartment house, 99.11x140 feet, to be located at Broadway, northwest corner 151st st., six stories in height, to cost in the neighborhood of \$175,000.

### Apartments, Flats and Tenements.

**MANHATTAN.**—Sub-contracts will soon be let for the 12-sty high-class elevator apartment house which the Winthrop Realty Co., 94th st. and Riverside Drive, will erect at the northeast corner of Riverside Drive and 113th st., at a cost of \$300,000. Geo. Fred Pelham, 503 5th av., has already prepared plans. See issue, May 23, 1908.

**MANHATTAN.**—B. W. Berger & Son, 121 Bible House, are preparing plans for a 5-sty flat building, 24.9x92.3 feet, for Geo. and Kate Zintl, 299 East 3d st., to be erected at No. 246 East 3d st., at a cost of \$20,000.

**MANHATTAN.**—Gross & Kleinberger, Bible House, are making plans for \$12,500 worth of interior changes to the 3-sty building, No. 242 East 7th., for the Hungarian Congregation, 630 East 5th st.

**MANHATTAN.**—Max J. Klein, 35 Nassau st., owner, O. Reissmann, 30 1st st., architect, will alter the 5-sty tenement, No. 64 West 133d st.

**MANHATTAN.**—M. Zipkes, 353 5th av., has drawn plans for interior changes to the 5-sty tenement, No. 73 Essex st., for Samuel Kollman, 374 Grand st.

**MANHATTAN.**—J. H. D. Meyer, 177 East 90th st., will improve the 5-sty tenement, No. 177 East 90th st., from plans by Fred. Ebeling, 420 East 9th st.

**MANHATTAN.**—Young & Gronenberg, 67 West 36th st., are preparing plans for interior changes to the 5-sty tenement, No. 735 3d av., owned by Florence Z. Harris, 12 West 70th st.

**MANHATTAN.**—C. A. Cullen, 18 West 34th st., has plans for alterations to the 6-sty flat building, northwest corner Amsterdam av. and 135th st., for Fred. Plump, 476 West 143d st.

MANHATTAN.—The Arcade Building Co., 1947 Broadway, has prepared plans for alterations to the 6-sty flat building, Nos. 207-209 West 85th st., owned by Edith A. Reiffert, 36 West 93d st.

MANHATTAN.—F. A. de Menron, 87 Main st., Yonkers, N. Y., is preparing plans for changes to the 5-sty flat building, No. 240 East 90th st., for the Rev. J. N. Connolly, 230 East 90th st.

MANHATTAN.—Jardine, Kent & Jardine, 3 West 29th st., have prepared plans for improvements to the 4-sty tenement house, Nos. 111-115 West 46th st., for the Bronx Improvement Co., 128 Broadway.

MANHATTAN.—Goldner & Goldberg, Westchester and Jacksons avs., Bronx, have prepared plans for extensive improvements to the 4-sty flat building, No. 70 East 109th st., owned by Yetta Sas-morsky, on premises.

MANHATTAN.—Estimates are wanted on iron, plumbing, trim, plastering, mason work, etc., on four 4-sty double brick flats, 40x89 each, to be erected at the southeast corner of Eastern Parkway and Nostrand av., Brooklyn. Plans may be seen at No. 275 Lenox av., Herman J. Levy, owner; Harry T. Howell, 3d av. and 149th st., architect.

#### Banks.

CATSKILL, N. Y.—The general contract for the new Catskill Savings Bank was awarded to the M. L. Ryder Building Co., First National Bank Bldg., Albany, N. Y. The estimated total cost of the building is \$40,000.

MANHATTAN.—A. H. Taylor, 6 East 42d st., Manhattan, architect for the new Union Dime Savings Bank, to be erected at the northwest corner of 6th av. and 40th st., is taking figures on the same. Brick and stone, 1-sty, 98x100 feet.

NEW HAVEN, CONN.—The contract for alterations and additions to the Connecticut Bank Bldg., at Church and Center sts., has been awarded to J. N. Leonard & Co., of New Haven, for about \$35,000. Brown & Von Beren, architects, 865 Chapel st.

#### Churches.

BAYONNE, N. J.—Rev. F. Hampton Berwager, pastor of Grace Evangelical Lutheran Church, states that the congregation has purchased the plot of ground at the northeast corner of Ave. C and 37th st., and will erect a new edifice.

BRIDGEPORT, CONN.—Leonard Ashheim, of Waterbury, is drawing plans for a \$35,000 synagogue to be erected by the Congregation Adath Israel in State st., near Park av. An old residence on the site will probably be moved to the rear of the lot.

BUFFALO, N. Y.—Architect Geo. A. Setter, Fougerson st., will receive bids until August 1 for the erection of a 3-sty brick building, 53x91 feet, at Moselle and Ferry sts., for St. Matthew's (R. C.) Parish. Rev. Fr. James C. Bubenheim, 24 Urban st. To contain church, school and living apartments. Estimated cost, about \$35,000.

CAMDEN, N. J.—Preliminary arrangements for the erection of a new \$41,600 edifice for the Linden Baptist Church, at 9th and Linden sts., have been completed. Turner & Stewart were given the contract for the structure. The architect, Arthur Truscott, professor in the Drexel Institute, will have general supervision.

BRIDGEPORT, CONN.—The Peoples' Presbyterian Society has purchased property on the north side of Laurel av. as a site for the proposed chapel which the society is to erect this summer. It is probable that competitive plans will be submitted at once and that the building will be completed by September. Thomas P. Taylor has the matter in charge.

#### Dwellings.

FAR ROCKAWAY, L. I.—Figures are being taken by Architect Morrell Smith, Far Rockaway, L. I., for the new residence of Jas. M. Cronin to be erected at Far Rockaway.

LAKE GEORGE, N. Y.—Work has begun on the new residence of Miss Anna C. Stebbins, of Springfield, Mass., at Lake George, N. Y. C. A. Rich, 320 5th av., Manhattan, is the architect. Schermerhorn Const. Co., Lake George, N. Y., is general contractor.

BRIDGEPORT, CONN.—George W. Jackman, president of the Springfield Manufacturing Co., has acquired a tract of land fronting 100 feet on Park av., about opposite Washington Terrace, and will immediately start the construction of eight houses.

QUOGUE, L. I.—Architects Satterlee & Boyd, 1123 Broadway, Manhattan, are preparing plans and will receive bids for a 2½-sty residence, 30x70 feet, for Captain Alfred T. Mahan, of the U. S. N., to be erected at Quogue, L. I. Estimated cost is \$20,000.

ST. JAMES, L. I.—Architects Ford Stewart & Oliver and Lawrence Smith Butler, 103 Park av., Manhattan, are still taking figures on the \$25,000 residence of F. C. Huntington to be erected at St. James, L. I. Frame stucco and cement, 2½-sty fireproof, 55x30 feet.

WEEHAWKEN, N. J.—Plans are being prepared, and figures will be taken shortly, on a new residence to be built on the Boulevard Loop, Weehawken, N. J., the owner of which will be announced later. Robert C. Dixon, Jr., of Weehawken, is the architect. Cost, about \$20,000; 2½-sty brick and limestone.

#### Factories and Warehouses.

SYRACUSE, N. Y.—The Mack-Miller Candle Co. has purchased property at North Saline and Wolf sts. from the Haberle Crystal Spring Brewing Co., and will move its plant from Baldwinsville.

MANHATTAN.—Frank A. Rooke, 489 5th av., Manhattan, architect, is taking bids on the 2-sty model bakery for Larimer A. Cushman, to be built on the northwest corner of 111th st. and Broadway. Brick and limestone, non-fireproof, 48x73 feet.

STAMFORD, CONN.—Plans have been prepared for a new building to be erected in South st. by the American Hydraulic Co., 103 Park av., Manhattan. Brick, 34x50 feet, with a wing, 27x34 feet, four stories high. Otto Davis, care of owners, is the engineer in charge.

MANHATTAN.—No contracts have yet been awarded for the 6-sty brick warehouse, 25x103.3 feet, which Jacob Mayers, 203 Broadway, will erect at No. 426 West 14th st., to cost \$20,000. Plans are by L. A. Goldstone, 45 West 34th st., and Edward Necarsulmer, 31 Union sq.

JERSEY CITY, N. J.—Work has commenced on the addition to the American Type Founders' Co. factory on Communipaw av., Jersey City. John T. Rowland, Jr., and Frank Eurich, Jr., both of Jersey City, are the architects. W. L. Crow Const. Co., 289 4th av., Manhattan, is the builder.

BUFFALO, N. Y.—The Collins Baking Co., 376 Michigan st., is having plans prepared by Green & Wicks, architects, 110 Franklin st., for an addition to their plant at Clinton and Adams sts. Brick, slow-burning construction, 3 stories, 107x270 feet; elevators, gas engine. Cost, about \$80,000.

BUFFALO, N. Y.—The Lawrence Stove Mfg. Co. (gas stoves), 1432 Seneca st., has purchased property and will let contracts for rebuilding a brick 3-sty factory, 60x70 feet; slow-burning construction, freight elevator, gas engines; no heat. To cost \$20,000. Thos. W. Harris is architect, No. 1 Erie Co. Savings Bank Bldg.

PATERSON, N. J.—Plans have been completed for the new addition to the Manhattan Shirt Company's plant in River st. Contractor John W. Ferguson, of Paterson, is the architect. Building will be 5-sty brick, 80x37 feet, containing 6,000 square feet of floor space. The cost will be \$25,000, and its appearance will be in keeping with the present mill front.

BRIDGEPORT, CONN.—The Bridgeport Brass Co. is contemplating the erection of a mammoth tube mill in Housatonic av., to the north of its West Side mill, for the purpose of relieving the crowded conditions at its East Side plant. The McGeorge Engineering Co., of Cleveland, is preparing plans for the structure, which will be of brick and steel, 160x400 feet, and cost in the neighborhood of \$70,000.

#### Halls and Clubs.

MANHATTAN.—Wilfred E. Anthony, architect, No. 170 5th av., is preparing plans for a 1-sty addition to Columbus Hall in 60th st., west of Columbus av., owned by the Paulist Fathers.

MONTROSE, PA.—Architect H. Osgood Holland, Mutual Life Bldg., Buffalo, N. Y., has been advised by the Montrose Association, near Scranton, that his competitive plans have been accepted for an auditorium to seat between two and three thousand. Details not decided.

NEW CANAAN, CONN.—The Selectmen have been instructed to purchase the Dickerman property in North Main st. as a site for the new town hall. It is probable that competitive plans will be submitted by several architects. The details of the building have not been decided upon as yet.

## Furlong & Furlong

221-223 East 135th Street, New York

GRAVEL, ASPHALT  
TIN, COPPER  
TILE AND SLATE

## ROOFS

WATERTIGHT CELLARS AND FLOORS  
DAMP-PROOFING AND INSULATING  
CORNICES, SKYLIGHTS  
GUTTERS AND LEADERS

## FEDERAL COMPANY

Factory and General Offices, CHICAGO, ILL.

Manufacturers of

A Complete Line of High  
Grade Plumbers' Brass for  
Lavatories, Baths, Water  
Closets, Showers, etc.

1123 BROADWAY, NEW YORK.

See pages 620-621 Sweet's Index

## WM. M. TORRANCE, C. E.

ENGINEER and CONTRACTOR

Reinforced Concrete Specialist

Small, difficult or intricate concrete construction  
promptly and economically executed

Tel., 1352 Cort. 253 BROADWAY, NEW YORK

## GEORGE DOAN RUSSELL LAWYER

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.  
SPECIALTY.—Legal Matters in All Branches  
of Building Business, Mechanics' Liens, Etc.  
7 Years' Practical Building Experience  
12 Years Lawyer

DANBURY, CONN.—At a meeting of the Danbury Gymnasium Association plans were discussed for the erection of a new gymnasium building. Tentative plans were presented by two members of the association, and they will act as special committee to put those plans into operation if possible.

SPRINGFIELD, MASS.—Architects E. C. & G. C. Gardner, of Springfield, have been selected to draw plans for the new building for the Young Women's Christian Association. It will probably be a 3-sty brick building, with a basement. The committee is composed of L. C. Hyde, Frederick Harris, O. M. Baker and C. H. Beckwith.

RICHMOND HILL, L. I.—The Federation of Men's Clubs will erect a large club house, with game rooms, gymnasium, swimming pool, etc., at Richmond Hill, L. I. Dr. D. A. Rodgers was made president of the organization, which consists of clubs from the following churches: Ozone Park Methodist, Ozone Park Congregational, Richmond Hill Presbyterian, Brooklyn Manor Pilgrim Congregational and Union Congregational of Brooklyn Hills.

#### Hospitals and Asylums.

ROME, N. Y.—Griffiths & Pierce, of Utica, N. Y., have obtained the contract for building a hospital at the County Home, at Rome, to cost about \$83,550.

NEW LISBON, N. J.—Bids will be received by Joel Horner, Director of the Board of Chosen Freeholders, at Mt. Holly, for erecting a hospital at the Almshouse, New Lisbon.

WEEHAWKEN, N. J.—H. Horenburger, 422 East 159th st., Bronx, is taking figures on separate contracts for the new Hudson Hospital to be erected in Weehawken for the North Hudson Hospital, William Goulden, president, 149 Bergenline av., Union Hill, N. J. Brick, three stories, with basement, 100x35 feet.

#### Libraries.

MT. VERNON, N. Y.—Bids will be received by E. L. Tilton, architect, 32 Broadway, Manhattan, for erecting a 1-sty addition to the present library. Probable cost, \$20,000.

WEST HAVEN, CONN.—The following committee has been appointed to receive plans in competition for the proposed new library to be erected at Campbell av. and Elm st., West Haven: Clarence L. Clarke, chairman; Frederique R. Lewis, Harry E. Nettleton, Mrs. Clarence Clarke, Mrs. R. H. Lewis, Mrs. A. F. Woods, Mrs. C. D. Phelps, J. H. Holmes, C. B. Lomas, George McLaren, Frank L. Mason and Oswald B. Graham. The competition closes July 15.

#### Office and Loft Buildings.

MANHATTAN.—Operations will be commenced at once for the new 12-sty loft building, 60x90 feet, which E. E. and Terry Hinkle, 534 West 56th st., will erect at Nos. 38-44 West 26th st., at a cost of \$200,000. Plans are by the Hingle Iron Co.

MANHATTAN.—Chas. T. Wills, Inc., 156 5th av., has the general contract to erect the new 12-sty loft building, 56.3x90.2 feet, at Nos. 15-17 West 38th st., for Mary L. Barbey, 4 East 39th st., to cost about \$150,000. Delano & Aldrich, 4 East 39th st., are the architects.

MANHATTAN.—Keeps & Nezdol, 8 Duane st., Manhattan, have the general contract for alterations to the office and loft building at the northeast corner of Broad and South sts., for Marie J. Bowen. Architect Clarence Luce prepared these plans, which consist of general alterations throughout the whole building.

ELMIRA, N. Y.—A 2-sty pressed brick building, 47x60 feet, will be erected on the property owned by the Chemung Valley Mutual Loan Association in East

Water st., nearly opposite the Chemung Canal Trust Company's building, as soon as Architect Joseph Considine can turn over the plans. No contract let yet.

BUFFALO, N. Y.—Dr. H. E. Pierce (World's Dispensary Medical Association) contemplates the erection of a store and loft building, 60x75 feet, in the east side of Main st., north of Chippewa st. Construction will probably be of brick, stone and steel, fireproof. 3 or 4 stories high, and built so that more stories may be added at some future time.

#### Schools and Colleges.

SCHENECTADY, N. Y.—Bonds to the amount of \$360,000 have been authorized to build six public schools. Address Clerk Board of Education.

NEW CANAAN, CONN.—The School Board has been instructed to appoint a committee of three to secure plans for a \$25,000 schoolhouse. Plans are to be submitted by October 10.

WILLIAMSTOWN, N. J.—Henry L. Reinhold, Jr., Philadelphia, Pa., has been engaged to prepare plans for a 4-room addition to be erected to School No. 6 at Williamstown, N. J.

GENEVA, N. Y.—The trustees of Hobart College are considering the erection of a dormitory for women in connection with the Wm. Smith College for Women. Probable cost, \$35,000.

WINSTED, CONN.—A committee has been appointed to investigate the need of a new schoolhouse in the first district. The committee consists of E. B. Gaylord, J. L. Carroll and L. C. Strong.

NEW HAVEN, CONN.—Architects Brown & Von Beren have completed plans for the new schoolhouse in the Welch district. Bids will be received for a brick structure and one of reinforced concrete.

#### Stables and Garage Buildings.

MANHATTAN.—Plans are ready for the 4-sty fireproof garage building, 51.1x97.2 feet, for J. Henry Yockel, 51 East 99th st., to be erected in the north side of 83d st., 41.8 feet west of Lexington av., to cost \$50,000.

BUFFALO, N. Y.—John D. Larkin (the Larkin Co.) has let the general contract to J. H. Tilden & Co., 14 Henry st., for the erection of a private garage in rear of his premises at 237 North st. Building is of brick and stone, 2 stories and basement, 40x52 feet, with living apartments on second floor. Cost, \$10,000. Robert J. Reidpath, architect, Builders' Exchange.

#### Bids Opened.

Bids were opened by the Board of Education, Monday, June 29: No. 1—For alterations and repairs to P. S. 72, Queens: C. L. Dooley, \$24,700 (low bid). Other bidders were: Lawrence J. Rice, Charles Wille, Joseph Ohlhausen, Hartman & Hogan, William Werner. No. 2—For installing heating and ventilating apparatus in new P. S. 158, Brooklyn: Blake & Williams, \$39,543 (low bid). Other bidders were: Gillis & Geoghegan, James Curran Mfg. Co., E. Rutzler Co., Frank Robson Co., Inc., William C. Ormond. No. 3—For installing electric equipment in new P. S. 93, Brooklyn: Reis & O'Donovan, \$6,939 (low bid). Other bidders were: Brown & McClure, T. Frederick Jackson, Inc., Cowden & DeYoung, Commercial Construction Co.

#### Contracts Awarded.

W. H. Fissell & Co., St. James Building, No. 1133 Broadway, Manhattan, has obtained the general contract to erect the new post-office building at Calais, Me., to cost \$63,900. The work is to be completed by November 1, 1909.

MANHATTAN.—Wallace Van Doorn & Son, 229 West 36th st., Manhattan, received the contract for alterations and additions to the residence of G. C. Comstock, at 313 West 86th st. R. C. Ste-

## Turner Construction Co.

11 BROADWAY  
NEW YORK CITY

### Reinforced Concrete

**WHITNEY-STEEN CO.**  
ENGINEERS  
CONTRACTORS & BUILDERS  
135 BROADWAY, N. Y.  
NEW-YORK HARTFORD BUTTE DENVER

See our special advertisement  
on page 9

## Oswin W. Shelly

156 FIFTH AVENUE  
NEW YORK CITY

General Building Construction  
Reinforced Concrete Construction

Look up our special announcement  
in April 4, on page 11

## The Bryson-Gamble Co.

165 Broadway  
New York



PNEUMATIC  
FOUNDATIONS

## HOUGHTALING & WITTPENN

### Front Bricks

White, Gray, Red, Buff  
Tan, Orange, Old Gold  
Brown and Mottled

NEW ENGLAND HARVARDS  
ENAMELED AND PAVING  
BRICKS

44 East 23d St., New York  
Telephone, 1154 Gramercy

## ENAMELED IRON SIGNS

FOR USE IN ERECTION OF BUILDINGS  
Also ENAMELERS OF SPECIALTY  
WORK, REFLECTORS, ETC.

**INGRAM-RICHARDSON MFG. CO.**  
100 WILLIAM ST., N. Y.

Tel., 2394 John WILLIAM DAVIES, Mgr.

phenson, 1 East 27th st., prepared the plans.

MANHATTAN.—W. H. Fissell & Co., 1133 Broadway, have received the general contract for enlarging and remodeling the 4-sty building, No. 441 West 21st st., into a residence and studio for A. A. Weinman, No. 97 6th av., from plans by Albert R. Ross, 16 East 42d st.

MANHATTAN.—Richard Carvel Co., of 510 West 57th st., has obtained the general contract to prepare plans and erect a 2-sty brick store and restaurant building, 50x60 feet, at 652 West 57th st., for Collins & Keating, lessees. Owner, Charles E. Appleby, Glen Cove, L. I.

MANHATTAN.—F. N. Dowling, 433 5th av., has obtained the carpenter work, and Springstead & Adamson, 424 East 107th st., the mason work, for extensive changes to the 4-sty residence, No. 62 East 55th st., for Frederick S. Dennis, M.D., No. 542 Madison av. W. G. Hannessen, 473 5th av., prepared the plans.

MANHATTAN.—The Foundation Co., No. 115 Broadway, recently obtained, and is now at work on the contract for the construction of the foundations for the new building of the Farmers' Loan & Trust Company. This building extends through from Beaver st. to Exchange pl., and adjoins the old building of that company. The foundations consist of eighteen concrete piers, all carried down to bed rock, using compressed air—the pneumatic caisson method. The Geo. A. Fuller Co. is the general contractor.

#### Estimates Receivable.

Bids will be received by the Armory Board, Tuesday, July 7, for installing alterations, improvements, furniture, in various armories of the National Guard, New York, in the Boroughs of Manhattan and Brooklyn.

By the Fire Commissioner, Tuesday, July 7. No. 1, for furnishing and delivering paints, oils, varnishes, brushes and painter's supplies to the repair shops for the Boroughs of Manhattan, the Bronx and Richmond. No. 2, for furnishing and delivering lumber to the repair shops for the Boroughs of Manhattan, the Bronx and Richmond.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, July 8. No. 1, for furnishing, delivering and laying water mains in 1st av., from 110th to 125th st., and in 125th st., between 1st and 3d av. No. 2, for repairing and restoring artificial stone sidewalks and curbing and resetting natural stone curbing. No. 3, for furnishing and delivering double nozzle standard New York hydrants, repair parts for the same and lead-lined iron pipe, unions, elbows and couplings.

#### Government Work.

Fort Terry, N. Y.—Sealed proposals for furnishing and installing 50 horse-power boiler in pumping station here will be received, July 18. Address Quartermaster, Fort Terry, N. Y.

U. S. Engineer Office, Newport, R. I.—Sealed proposals for dredging and removing rock from Pawtucket River, Rhode Island, will be received July 22. Harry Taylor, major engineers.

Army Building, New York.—Sealed proposals for removing long rock in harbor at Echo Bay, N. Y., and ledge rock in Bronx River, N. Y., will be received, July 17. John G. D. Knight, colonel of engineers.

Proposals for coal and ash plant will be received at the Navy Department, at Washington, July 11, for installing a coal and ash handling plant, navy yard, Philadelphia, Pa. R. C. Hollyday is chief of bureau.

The contract heretofore issued to the Oliver Iron & Steel Co., of Pittsburgh, Pa., at \$1,797,40, under class 21, canal

circular 441, for furnishing 1,000 bars of double-refined iron, has been cancelled and awarded to the Bethlehem Steel Co., at \$2,775,24.

Department of Commerce and Labor, Light-House Establishment.—Sealed proposals will be received at the office of the Light-House Engineer, Wilmington, Del., July 10, for furnishing metal work for the superstructure of the light-house at elbow of Cross Ledge Light Station, Delaware Bay, N. J. Address Light-House Engineer, Wilmington, Del.

The Isthmian Canal Commission will soon purchase, by circular proposal, a quantity of flanged or boiler steel for use on locomotives, steam shovels, iron body dump cars, cranes, dredges and shop use, consisting of sheet steel of various numbers and all B. & S. gauge; also a quantity of sheet steel for boilers and fireboxes; also 200 sheets of planished iron for jacking boilers; also a quantity of flat tool steel for punching tools and a number of sheets of annealed steel, as well as 500 bars of flat merchant iron, 12-foot length, 1 inch by 9 inch.

There will be purchased by the Isthmian Canal Commission within a few days, and a circular proposal is now in course of preparation in which bids will be called for furnishing a quantity of porous drain tile for subsoil drainage. There will be 5,000 feet 4-inch inside diameter, 25,000 feet 6-inch inside diameter, 25,000 feet 10-inch inside diameter, and a quantity of T's for above as follows: 300 6-inch inside diameter, 200 10-inch inside diameter; also an additional quantity of T's for above of 400 6-inch and 10-inch inside diameter.

#### Brief and Personal.

Defeat is only for those who accept it.

Wouldn't be surprised if July began a dull period.

A Chicago dispatch reports a heavy demand for steel.

B. Nicoll, of B. Nicoll & Co. (iron and steel), No. 59 Wall st., has sailed for Europe.

Chairman of the United States Steel Corporation, E. H. Gary, expects to sail for Europe shortly.

McHarg-Barton Co., contractors, have removed their office from 299 Broadway to the City Investing Building, 165 Broadway.

Builder Cornelius S. Brady, of the firm of James Brady's Sons, contractors, of Bayonne, N. J., died suddenly on Wednesday at his office at Bayonne.

The thousand-foot skyscraper is not so much a dream as it was before the Equitable filed its plan. If you are going to limit building height and area it is about time to begin.

Estimates are wanted by the Circum Bearing Company, 123 Liberty st., Manhattan, from manufacturers upon parts of circum bearings, malleable and cast iron, stamped steel work, etc.

Louis Wechsler, the general contractor, sailed, on July 2, on the steamer "Amerika," with his family, to make an extended tour through France, Germany and Switzerland, and will return early in October.

Mason R. Strong, formerly bridge engineer with the Erie R. R., has taken the architectural and engineering practice of the late W. Wheeler Smith and will continue the business at his present offices, No. 7 Wall st., Manhattan.

Conditions are looking a little brighter in the cast-iron pipe trade. Quite a number of contracts are in sight. Bids will be opened at Manchester, Mass., on July 10, for 443 net tons of 16-inch, and 523 net tons of 14-inch pipe.

Major W. L. Simpson, of the Nineteenth Infantry, who has been on duty in the office of the chief of artillery of the army, has been detailed for duty in the purchasing department of the Isthmian Canal

Commission. He will be the purchasing officer in Manhattan.

The Thomas Brace Rail Co., No. 115 Broadway, has incorporated, with an authorized capital of \$2,000,000, to manufacture rails and railroad appliances, cars, structural iron, motors, etc. E. T. Thomas is at the head of the concern.

George W. Maltby, senior member of the firm of George W. Maltby & Co., marble dealers, died on Wednesday from heart trouble at his home in Buffalo, N. Y. Mr. Maltby built the McKinley monument in Buffalo and the McKinley mausoleum at Canton, O.

John Wynkoop, architect, of the firm of Squires & Wynkoop, No. 44 Cortlandt st., returned from Europe on Tuesday on the "Kronprinzessin Cecilie." Mr. Wynkoop recently completed a course of study at the French National School of Architecture, the Ecole des Beaux Arts.

#### Fifth Avenue Hotel Marble Sought to Match Rare Mantelpiece.

In a handsome dwelling in Connecticut a section of the marble beneath the mantelpiece became damaged recently, and, as the color and grain of the marble was rare, the owner was at a loss how to replace it. He heard of the choice decorations removed from the Fifth Avenue Hotel and thought that the various kinds of marble in that structure might provide him with the small section needed.

The contractors who are repairing his house sent a representative to New York to look into the matter. All of the interior marble had been removed to the storage yards of the Rheinfrank House Wrecking Company, 620 E. 14th street, which is completing the demolition of the old building. The representative there found a piece of marble that resembled very closely the rare piece destroyed, and he took it to Connecticut to see if it was near enough to be used in the mantel.

#### America Uses Many Barrels.

Upwards of 150,000,000 barrels and circular packages are manufactured in the United States annually. Few people, except those whose business it is to know, realize the extensiveness of the cooperage industry in this country.

The heaviest demand comes from the cement business. The flour business ranks next, closely followed by sugar. Containers for fence staples, bolts, nuts, nails and packages for roasted coffee, spices, crockery, fruits and vegetables follow in the order named, while glass manufacturers, baking-powder companies, liquor distillers and candy, tobacco and cheese packers are big users of barrels. The demand for barrels for molasses, oil, lard and pork is also enormous, while dry paint, glue, snuff, oatmeal, screws, castings and general hardwood articles annually increase the demand on the cooperage supply.

While the amount of expenditure for barrels can be quite closely estimated for a given year, it is not possible to say how many barrels are in actual use. The life of a barrel is put down at one year by the trade, but this is far from true. A majority of barrels are used many times. They begin as sugar or flour barrels and are then sold to the farmer for shipping his produce to the market. It may be that they are returned to him several times, carrying potatoes to the market on the first trip and tobacco or lettuce on the next, each cargo being lighter in weight than the previous one, owing to the weakened condition of the barrel. Finally the barrel may serve out its lifework as a refuse receptacle, and in the end can be used for fuel. Thus it may be said that a barrel fills as useful a career as almost any other manufactured article, and its life is much longer than a season.

The demand for barrels is steadily growing because modern machinery has made it possible to make them for the trade cheaper than almost any other form of durable package. That it is the most convenient form of package has long been acknowledged. The timber used in tight barrels has to be selected with care, as it must not only be water tight, but barrels for the oil, whisky and paint trades in addition must be capable of resisting high internal pressure. The lumber used for this work must be carefully selected, that cured by slow air drying under shelter being the most satisfactory.

**Voids and Weight of Crushed Stone.**

The University of Illinois Engineering Experiment Station has recently issued Bulletin No. 23, "Voids, Settlement and Weight of Crushed Stone," by Ira O. Baker. This bulletin gives the results of some experiments to determine the proportion of voids in crushed stone loaded by various methods in cars and in wagons, to find the amount of settlement during transportation in wagons and in cars, and also to obtain the relation between the weight of a unit of volume of the solid stone and that of the same volume of crushed stone immediately after being loaded in various ways, into cars and wagons, and also after being transported different distances.

Crushed stone is usually nominally bought and sold by volume, but really by weight, since in ordinary commercial transactions the weight of a cubic yard of crushed stone is assumed and the number of yards in a shipment is obtained by dividing the total weight by the assumed weight of a cubic yard; and yet there seem to have been almost no experiments made to determine the actual weight of a cubic yard of crushed stone under any particular condition. Apparently the only experiments heretofore made upon this general subject are a few brief ones upon trap rock, conducted by Mr. McClintock, lately President of the Massachusetts Highway Commission. An account of his experiments is presented and discussed in this bulletin, but the main features are an elaborate series of test upon crushed limestone.

All the results are summarized in a table which gives for different sizes of crushed stone the coefficients by which to multiply either the weight of a cubic foot of the solid stone (or its specific gravity) to get the weight of a cubic yard of the crushed stone at the crusher and also at the destination, for stone from the three different quarries. This elaborate table is summarized in the following statement. The mean coefficient by which to multiply the weight of a cubic foot of solid limestone to obtain the weight of a cubic yard of crushed limestone is as follows:

For 1/2-in. screenings .....	15.5
For 1/2-in. to 2-in. stone.....	14.6
For 2-in. to 3-in. stone.....	15.2
For trap rock the corresponding coefficients are as follows:	
For 1/2-in. screenings .....	14.6
For 1/2-in. to 1 1/2-in. stone.....	13.5
For 1 1/2-in. to 3-in. stone.....	13.9

**A Builders' Exhibit in San Francisco Also.**

The Building Supplies Exhibit Company of San Francisco, this week, opened a permanent exhibit hall for building supplies of all descriptions.

It occupies the entire second floor of the Bulletin Bldg., in Market st., the principal artery of San Francisco; is fitted with booths, library, offices and telephones, and open every day from 7 a. m. to 5 p. m.

The managers will not receive any spe-

cial compensation for their services, but only act as general agents, urging visitors to patronize the subscribers. They will display according to instructions and advertise the Exhibition in the best mediums.

**CURRENT PRICES.**

(Continued from page 26.)

**STONE.**—Advices from Scotland make note of a presentation to Mr. William Boddie by the members of the Aberdeen granite trade of a bust of himself in Kemnay granite.

Mr. Arthur Taylor, in making the presentation, said that notwithstanding the remarks made by Birmingham architects as to Norwegian compared with Aberdeen granite, buildings of Aberdeen granite would remain standing long after those built of Norwegian granite had crumbled to dust. In presenting that bust to ex-Baillie Boddie, they sincerely trusted that the original in flesh and blood would be long spared to be among them. He asked Mr. Boddie to accept the bust, and he asked the company to rise and drink the health, wealth and long life and prosperity to ex-Baillie Boddie, "father" of their trade.

When Mr. Boddie started business in Aberdeen, which was in 1858, there were but six or seven firms engaged in granite and now there are eighty firms, employing eight hundred hands.

There was a decided element of humor in the action of foreign laborers in an English quarry during the past month. Owing to the slackness of work wages were cut from fifteen cents to twelve and a half cents per hour. The men thereupon marched in a body to the machine shop and had two and one-half inches cut from their shovels, shouting, "Short money, short shovels."

The Woodbury Granite Co. has the contract for the granite in the West Side Markethouse, at Cleveland, O. The building is to be of pressed brick, with pink granite trimmings, mostly all polished. The granite will be quarried in Maine and cut at Hardwick. The amount of the contract to the Woodbury Granite Co. on this job is reported to be \$150,000.

A correspondent of the Granite Cutters' Journal, writing from New York, says: "Trade is very dull, with little prospect for the near future. Any of you fellows who are contemplating 'hitting the trail' in this direction had better sit down and try another think. I understand that the free lodging houses are doing a 'full-capacity' business, and the police have gotten real mean in regard to letting a man utilize a nice doorstep or even the butt of a tree for a bed."

**STONE.**—Wholesale rates, delivered at New York.

Nova Scotia in rough, per cu. ft..	\$0.90@	\$	....
Ohio freestone .....	.85		.90
Minnesota freestone .....	.75		....
Longmeadow freestone .....	.85		....
Brownstone, Portland, Conn.....	.60		.75
Scotch redstone .....	1.05		....
Lake Superior redstone.....	1.10		....
Granite, Maine .....	.45		.50
Granite, grey .....	.50		.90
Granite, black .....	.75		3.00
Granite, Milford pink.....	....		1.00
Granite, Picton Island red.....	....		1.20
Granite, Picton Island pink.....	....		1.25
Limestone, buff and blue.....	....		.80
Kentucky limestone .....	....		.90
Portage or Warsaw stone.....	.90		....
Caen .....	1.25		1.75
Vermont white building marble..	1.00		1.50
South Dover building marble....	1.25		....
Bennington building marble.....	1.25		....
Georgia building marble.....	1.40		2.00
Tennessee marble .....	2.35		2.50
Wyoming bluestone .....	....		.90
Hudson River bluestone (promiscuous sizes, per cu. ft.).....	.80		....

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

Genuine No. 1 Bangor.....	\$5.25@	\$6.50
No. 1 Chapman.....	5.25	6.00
No. 1 Red.....	10.00	12.00
Brownville and Monson Maine....	6.50	8.00
Peach Bottom .....	6.00	7.50
Unfading Green .....	6.00	7.00

**BEFORE** entering into a contract for foundations involving expensive shoring, sheet piling, pumping, excavation and masonry, let us show you how we can eliminate these factors.

**Raymond Concrete Pile Co.**

135 Adams Street, Chicago 140 Cedar Street, N. Y.  
1103 Union Bank Building, Pittsburg  
Arcade Building, Philadelphia  
Offices in the Principal Cities.

**THEODORE STARRETT & CO.**

Building Construction  
Managers and Consulting Engineers  
Estimates, Appraisements  
103 Park Avenue, - New York.  
S. E. corner 41st Street

**HARBISON-WALKER  
REFRACTORIES CO.**

MANUFACTURERS

**Front Brick all Shades**

No Excuses for Non-delivery

New York Office, - 1133 Broadway  
Tel., 5687-5688 Madison.

**H. E. FRICK CO.**

286 Greenwich St., New York

Designers and Manufacturers of

**POWER HOUSE SPECIALTIES**

Smoke Flues, Oil Tanks, Grates, etc.

New York Agents

Tel., 3119 Cortlandt Newton Fire Brick Co.

ESTABLISHED 1898

**J. M. Adams Audit Co.**

(INCORPORATED)

SPECIALISTS FOR TEN YEARS IN  
Building, Engineering, Real Estate  
and Corporation Accounting

PRACTICAL AND ECONOMICAL SYSTEMS INSTALLED

Telephone, 4169 Madison

1133 BROADWAY, NEW YORK

**FRANK VERNON  
CEMENT, BRICK, LIME**

Truck Load or Cargo Lots  
Lowest Market Price

TERMINAL BUILDING, Park Avenue, at 41st St.  
Telephone, 116-38th Street

## 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.

Baxter st, Nos 83-85, 6-sty brk and stone store and tenement, 50x86.4; cost, \$50,000; Kittenplan & Rubinger, 220 Broadway; ar't, L A Goldstone, 45 W 34th st.—272.  
Bleecker st, s cor, at Lafayette and Mulberry sts, 1-sty brk soda water stand, 3.2x15.8 and 15; cost, \$200; Tanenbaum, Strauss Co, 649 Broadway; ar't, H Horenburger, 122 Bowery.—276.  
Mott st, No 277, 1-sty brk and stone outhouse, 6.3x13.4; cost, \$1,000; John Palmien, 63 Park row; ar't, Chas B Meyers, 1 Union sq.—281.  
Perry st, Nos 140-144, 4-sty brk and stone stable, 63.1x93.7; cost, \$70,000; The Fleischmann Co, 701 Washington st; ar't, Arthur M Duncan, 15 William st; b'r, Turner Const Co, 11 Broadway.—277.  
Pell st, No 9, 1-sty brk and stone outhouse, 13.6x9.8; cost, \$1,000; Mrs A Jennings, Bath, N Y; ar't, Henry J Feiser, 150 Nassau st.—270.  
14th st, No 426 W, 6-sty brk and stone warehouse, 25x103.3, tar and gravel roof; cost, \$20,000; Jacob Mayers, 203 Broadway; ar't, L A Goldstone, 45 W 34th st, and Edward Necarsulmer, 31 Union Square.—273.  
Broadway, the blk, 62-sty brk and stone office building, entire plot, Nassau st tile and slate roof; cost, \$10,000,000; Equitable Life Assur Cedar st Co, Broadway and Nassau sts; ar'ts, D H Burnham & Co, Pine st Chicago, Ill, and the Holland House, 5th av and 30th st, Manhattan.—275.  
1st av, No 55, 1-sty brk and stone outhouse, 10x13.8; cost, \$1,000; R J Casey, 53 3d av; ar't, Henry Regelmann, 133 7th st.—274.

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

17th st, No 413 East, 1-sty brk and stone outhouse, 10.6x13.8; cost, \$1,200; Wolf & Cohen, 49 1st av; ar't, O Reissmann, 30 1st st.—278.  
26th st, Nos 38-44 West, 12-sty and basement brk and stone loft building, 60x90, tar and gravel roof; cost, \$200,000; E E and Terry Hinkle, 534 W 56th st; ar'ts, Hinkle Iron Co, 534 W 56th st.—282.  
27th st, Nos 31-33 East, 8-sty brk and stone stores and offices, 47.4 x90, plastic slate roof; cost, \$80,000; Felt Const Co, 117 W 26th st; ar't, Frederick C Zobel, 114-116 E 28th st.—279.  
28th st, Nos 131-133 W, 7-sty brk and stone mercantile building, 53x93, gravel and slag roof; cost, \$400,000; Tarrytown Building Co, 103 E 125th st; ar't, Louis A Hornum, 145 E 42d st.—271.

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

83d st, n s, 41.8 w Lexington av, 4-sty brk and stone garage, 51.1x97.2; cost, \$50,000; J Henry Yockel, 51 E 99th st; ar't, John Hauser, 360 W 125th st.—280.

#### NORTH OF 125TH STREET.

180th st, s s, 149.8 W Broadway, two 5-sty brk and stone tenements, 52.6x87.4; total cost, \$72,000; Wm C Oesting, 889 St Nicholas av; ar'ts, Neville & Bagge, 217 W 125th st.—269.  
Audubon av, s w cor 178th st, 6-sty brk and stone tenement, 85x100, slag roof; cost, \$250,000; Washington Heights Development & Const Co, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av.—283.

### BOROUGH OF THE BRONX.

Dorothea pl, n s, 98 e Marion av, 2½-sty frame dwelling, peak shingle roof, 34.6x31.6; cost, \$4,500; Roger Sullivan, 194th st and Briggs av; ar't, Wm Kenny, 2600 Decatur av.—462.  
Home st, No 1017, 1-sty frame portable church, 22x44; cost, \$1,800; Presb'y of New York, Rev D G Wylie, 10 W 96th st, chairman; ar't, Chas H Richfer, 68 Broad st.—459.  
Main st, w s, 150 s Walnut st, 1-sty frame shed, 50x40; cost, \$700; A Fellenstein, on premises; ar't, Chas R Baxter, 3099 Middletown road.—474.  
Reservoir pl, s e cor Reservoir Oval, two 2-sty frame dwellings, 20 x68.8 each; total cost, \$8,000; Jos Poldow, 1228 Hoe av; ar't, Jas E Ford, 3061 Webster av.—475.  
152d st, n e cor Park av, 1-sty brk chicken market and stable, 28x75; cost, \$3,000; C Friedman, 467 E 152d st; ar't, Mitchell Shaub, 234 E 121st st.—460.  
172d st, n e cor Longfellow av, 4-sty brk tenement, 25x60; cost, \$25,000; Froma Realty Co, 61 Park Row; ar'ts, Moore & Landsiedel, 3d av and 148th st.—464.  
174th st, e s, 188 s Westchester av, 2-sty frame dwelling, 21x47; cost, \$5,200; Tillie M Stadler, 1350 Leland av; ar't, Henry A Stadler, Jr, 1350 Leland av.—461.  
193d st, n w cor Morris av, twelve 2-sty brk dwellings, eleven 16x40, one 18x40; total cost, \$62,200; H V Singhi, Aqueduct av and Kingsbridge road; ar't, J C Cocker, 2010 5th av.—467.  
198th st, n w cor Decatur av, six 3-sty brk dwellings, 19.6x37 each; total cost, \$39,500; Wm C Bergen, 180th st and Andrews av; ar't, Chas S Clark, 445 Tremont av.—466.  
219th st, n s, 433.4 e Barnes av, 2½-sty frame dwelling, peak slate roof, 27x51; cost, \$6,500; Michael Rauch, Bronxdale; ar't, John Davidson 638 E 227th st.—458.  
236th st, s s, 75 e Oneida av, 2-sty frame dwelling, 21x55; cost, \$6,000; Cushing Realty Co, F. A. Thurston, 132 Nassau st, Pres; ar't, J J Vreeland, 2019 Jerome av.—468.  
Balcom av, e s, 50 n Latting st, 2-sty frame dwelling, 20x31.8; cost, \$2,500; Dan McLean, 1416 Balcom av; ar't, John McLean, 1416 Balcom av.—472.  
Beaumont av, e s, 75 n 183d st, two 4-sty brk tenements, 37½x89 each; total cost, \$50,000; Emil Ginsberger, 2272 Prospect av, ow'r and ar't.—455.  
Creston av, w s, 100 n 198th st, 2½-sty frame dwelling, peak shingle roof, 22.6x49; cost, \$6,500; R McAdam, 17 E 198th st; ar't, Chas S Clark, 445 Tremont av.—465.  
Fremont av, s s, 116.9 w Av B, 2-sty brk dwelling, 20x52; cost, \$7,500; Caroline Keller, 179th st and Berrian av; ar't, B Ebeling, 1136 Walker av.—473.  
Morris av, s w cor Kingsbridge road, twelve 3-sty brk dwellings, eleven 16x40, one 18x40; total cost, \$62,200; H V Singhi, Kingsbridge road; ar't, J C Cocker, 2010 5th av.—470.

Morris av, w s, 80 s Kingsbridge road, six 3-sty brk dwellings, 16x40 each; total cost, \$30,600; H V Singhi, Kingsbridge road; ar't, J C Cocker, 2010 5th av.—471.  
Parker av, e s, 188 s Castle Hill av, 2-sty frame store and dwelling, 24.6x62; cost, \$9,000; S Vensiguerra, 98 Castle Hill av; ar't, Henry Nordheim, Boston Road and Tremont av.—463.  
Ryer av, e s, 25 n 180th st, two 2-sty frame dwellings, 21x52 each; total cost, \$14,000; Irving Construction Co, Jas A Irving, 531 Tremont av, Pres; ar't, Arthur Boehmer, 3d and Tremont avs.—457.  
Tremont av, n s, 96 e Crotona av, three 1-sty brk stores and dwellings, 25.4½, 24.10½, 23.0¼x71.10; total cost, \$9,000; John Reid, 114 and 116 W 39th st; ar't, Chas H Fox, 214 W 103d st.—456.  
Washington av, e s, 100.3 s 171st st, 6-sty brk tenement, 50.1x98.6 and 95.6; cost, \$50,000; Leader & Bloom, 1834 Clinton av; ar't, Chas M Straub, 147 4th av.—469.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Clarkson st, No 22, toilet, partitions, windows, to 4-sty brk and stone tenement; cost, \$700; Corporation of Trinity Church, 187 Fulton st; ar't, James E Connelly, 45 E 128th st.—1335.  
Chrystie st, Nos 73-75, toilets, partitions, windows, to 6-sty brk and stone tenement; cost, \$200; Samuel Alberloff, 29-31 Liberty st; ar't, Harry Zlot, 230 Grand st.—1373.  
Cedar st, Nos 113-117, 4-sty brk and stone side extension, 23.8x52, walls, to 5-sty brk and stone store and warehouse; cost, \$8,000; Chas Wolff, 173 E 64th st; ar'ts, J B Snooks Sons, 73 Nassau st.—1362.  
East Broadway, No 287, fire escapes, to 4 and 5-sty brk and stone school; cost, \$600; Children Aid Society, 105 E 22d st; ar't, Benj Sackheim, 254 Grand st.—1358.  
Eldridge st, No 84, tubs, sinks, tank, to two 5-sty brk and stone tenements; cost, \$5,000; Mrs Barbara Drekman, 456 Putnam av, Brooklyn; ar'ts, Shampan & Shampan, 772 Broadway, Brooklyn.—1337.  
Fulton st, s w cor Gold st, alter windows, to 6-sty brk and stone store and loft building; cost, \$800; D E Seybel, 41 Park row; ar'ts, J B Snooks Sons, 73 Nassau st.—1341.  
Front st, No 51, install steam heating room, to 5-sty brk and stone warehouse; cost, \$800; estate of James Phyfe, 121-123 Front st; ar't, Wm C Haskell, 1328 Broadway.—1361.  
Henry st, Nos 173-174, partitions, show windows, to 7-sty brk and stone tenement; cost, \$2,000; M Klein, 101 W 114th st; ar't, O Reissmann, 30 1st st.—1343.  
Mott st, No 277, partitions, skylights, fire escapes, to 2, 3 and 4-sty brk and stone tenements and stores; cost, \$3,000; John Palmeri, 63-65 Park Row; ar't, Chas B Meyers, 1 Union sq.—1324.  
Norfolk st, No 25, erect stairs, to 4-sty brk and stone school; cost, \$4,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1354.  
Orchard st, No 101, partitions, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$9,000; Leader, Bloom & Silverman, 1834 Clinton av, Bronx; ar't, Chas M Straub, 147 4th av.—1379.  
Prince st, No 10, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,500; M Di Stefano, 216 Elizabeth st; ar't, C H Dietrich, 338 E 49th st.—1381.  
Pell st, No 9, windows, partitions, skylights, to two 4-sty brk and stone tenements; cost, \$400; Mrs A Jennings, N Y; ar't, Henry J Feiser, 150 Nassau st.—1332.  
Watts st, No 88, alter stalls, stairs, iron columns, beams to 4-sty brk and stone store and loft building; cost, \$3,000; Mrs Carrie Mitchell, 218 W 127th st; ar't and b'r, J Odell Whitenack, 99 Vandam st.—1349.  
5th st, No 334 E, partitions, windows, tank, to 5-sty brk and stone tenement; cost, \$3,000; Chas McManus, 99 Nassau st; ar't, Henry J Feiser, 150 Nassau st.—1331.  
6th st, No 535 E, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,500; A Kuhn, 533 E 6th st; ar't, O Reissmann, 30 1st st.—1333.  
6th st, No 533 East, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,500; A Kuhn, 533 E 6th st; ar't, O Reissmann, 30 1st st.—1365.  
6th st, No 514 East, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,500; A Muller, 533 E 6th st; ar't, O Reissmann, 30 1st st.—1364.  
7th st, No 83 E, windows, partitions, new plumbing, to 4-sty brk and stone tenement; cost, \$3,500; M Jacobowitz, premises; ar't, Erwin Rossbach, 2010 Broadway.—1334.  
7th st, Nos 213-213½ East, partitions, windows, to two 5-sty brk and stone tenements; cost, \$3,000; Mary Kromoff, 436 E 138th st; ar't, David Stone, 127 Bible House.—1339.  
14th st, No 46 East, partitions, to 6-sty brk and stone loft and hall; cost, \$5,000; Brill Bros, 44 E 14th st; ar't, S S Sugar, 502 W 136th st.—1338.  
18th st, No 38 West, new front wall, to 6-sty brk and stone loft 17th st, No 41 West building; cost, \$6,000; Samuel P Tull, 15th and Market st, Philadelphia, Pa; ar't, Richard L Walsh, 100 William st.—1370.  
18th st, Nos 18-22 West, elevator shaft, partitions, to 11-sty brk and stone loft building; cost, \$500; Susquehanna Silk Mills, 13 W 17th st; ar't, Otis Elevator Co, 17 Battery pl.—1363.  
24th st, No 482 West, 2-sty brk and stone rear extension, 18x25, to 2-sty and basement brk and stone dwelling; cost, \$2,000; Chas O Johnson, 482 W 24th st; ar't, Henry Davidson, 255 W 69th st.—1344.  
28th st, No 28 W, new stairs, to 4-sty brk and stone public school; cost, \$7,000; City of New York, Citl Hall; ar't, C B J Snyder, 500 Park av.—1325.  
28th st, No 117 West, 1-sty brk and stone front and rear extension, 22x25 and 10, alter show windows, to 3-sty brk and stone shop and restaurant; cost, \$700; Cheseborough & Whitman, 1167 1st av; ar't, C B Brun, 1 Madison av; b'rs, O N Eaton & Co, 117 W 28th st.—1347.  
38th st, Nos 233-235 East, partitions, to 5-sty brk and stone hotel; cost, \$150; M Fleck, 412 Pleasant av; ar'ts, Schaefer & Jarger, 461 Tremont av.—1372.  
39th st, No 53 West, partitions, stairs, elevator shaft, to 4-sty brk and stone loft building; cost, \$4,000; Wm F Paris, 26 W 35th st; ar't, James A Clarke, 464 Canal st.—1380.  
42d st, No 434 West, partitions, to 5-sty brk and stone tenement; cost, \$1,500; Charles Berkemeyer, 190 Baltic st, Brooklyn; ar't, Joh nH Knubel, 318 W 42d st.—1371.  
48th st, No 40 West, alter walls, add 1 sty to rear extension, to 4-sty brk and stone dwelling; cost, \$1,500; J H Morgan, Cement Point, Clayton, N Y; ar'ts, Warren & Wetmore, 3 E 33d st.—1359.



- 54th st, No 112 West, 1-sty brk and stone rear extension, 25x10, partitions, iron girders, to 2-sty brk and stone garage; cost, \$350; E J Donnell, 114 W 54th st; ar't, P J Murray, 103 Park av.—1360.
- 55th st, No 317 West, partitions, toilets, dumb waiter shaft, to 3-sty brk and stone dwelling; cost, \$500; John J Cronin, M D, on premises; ar't, R H Almiroty, 208 5th av; b'r, R H Casey, 109 W 30th st.—1351.
- 57th st, No 27 East, 4-sty and basement brk and stone rear extension, 11.5x10.1, toilets, partitions, skylights, to 4-sty brk and stone dwelling; cost, \$3,500; Arthur B Duel, 254 Madison av; ar't, Theo C Visscher, 425 5th av.—1348.
- 57th st, No 228 E, new stairs, to 4-sty brk and stone public school; cost, \$4,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1327.
- 63d st, No 220 East, erect stairs, to 4-sty brk and stone public school; cost, \$4,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1353.
- 70th st, No 159 East, 4-sty brk and stone front extension, 19x9.11, partitions, to 4-sty brk and stone dwelling; cost, \$14,000; Dr H B Wilcox, 515 Madison av; ar't, William Emerson, 281 5th av.—1377.
- 75th st, n s, 105 e 3d av, erect stairs, to 4-sty brk and stone public school; cost, \$4,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1328.
- 79th st, n s, 100 e 3d av, new stairs, to 4-sty brk and stone public school; cost, \$4,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1326.
- 85th st, Nos 228-230 East, 3-sty brk and stone front extension, 50x20, windows, alter roof, partitions, front wall, to 1-sty brk and stone church; cost, \$15,000; Union A M E Church, on premises; ar't, Chas Gens, Jr, 165 E 88th st.—1367.
- 91st st, No 314 East, alter windows, to 5-sty brk and stone tenement; cost, \$50; Morris Erde, 176 Monroe st; ar't, Harry Zlot, 230 Grand st.—1375.
- 108th st, No 202 East, skylights, partitions, store fronts, to 4-sty brk and stone store and tenement; cost, \$3,000; Pauline Goldsmith, 56 2d av; ar'ts, Gross & Kleinberger, Bible House.—1357.
- 109th st, No 345 E, partitions, windows, brick piers, to 4-sty brk and stone store and tenement; cost, \$2,500; F Sackett, 65 W 87th st; ar't, H Horenburger, 122 Bowersy.%1330.
- 116th st, No 105 West, windows, toilets, to 2-sty brk and stone cafe; cost, \$300; S E & M E Bernheimer, 2566 Broadway; ar't, C B Brun, 1 Madison av.—1350.
- 118th st, No 360 West, partitions, skylights, to 3-sty brk and stone dwelling; cost, \$500; Alex Horvitz, 360 W 118th st; ar't, Otto L Spannhake, 233 E 78th st.—1342.
- 123d st, No 301 West, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$650; Edward Bach, 2283 8th av; ar't, Frank Hausle, 81 E 125th st.—1340.
- Broadway, No 173, show windows, partitions, alter stairways, to 5-sty brk and stone store and office building; cost, \$2,000; James E Cooley estate, 436 5th av; ar't, Woodruff Leeming, 20 Broad st.—1366.
- Lexington av, s e cor 68th st, erect stairs, to 4-sty brk and stone school; cost, \$4,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1355.
- Lexington av, w s, 105th to 106th st, erect stairs, to 4-sty brk and stone public school; cost, \$5,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1352.
- West End av, No 547, add 1-sty, windows, to 3-sty brk and stone dwelling; cost, \$1,000; Arthur J Mack, 79 5th av; ar'ts, Neville & Bagge, 217 W 125th st.—1336.
- 1st av, No 601, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$225; Mary Casson, 275 w 84th st; ar't, H A Casson, 205 Amsterdam av.—1323.
- 1st av, No 1556, alter stairways, to 4-sty brk and stone store and tenement; cost, \$1,500; Samuel D Wohlfeil, 441 E 87th st; ar't, Anthony Vendrasco, 1851 McGraw av.—1356.
- 3d av, Nos 122-124, cut doors, to two 3-sty brk and stone store and loft buildings; cost, \$300; Caparall & Calamaris, 124 3d av; ar't, John H Knubel, 318 W 42d st.—1345.
- 3d av, Nos 1989, alter windows, to 4-sty brk and stone tenement; cost, \$200; Payne estate, 158 E 126th st; ar't, Harry Zlot, 230 Grand st.—1376.
- 3d av, n w cor 58th st, store fronts, to 5-sty brk and stone store and loft building; cost, \$500; Dugro estate, 14th st and Broadway; ar't, Chas Stegmayer, 168 E 91st st.—1374.
- 5th av, No 588, partitions, mezzanine floor, to 6-sty brk and stone store and loft building; cost, \$3,000; Henry G Trevor, 11 William st; ar't, James J F Gavigan, 1123 Broadway.—1369.
- 8th av, No 163, partitions, piers, new front wall, to 2½-sty brk and stone store and dwelling; cost, \$3,000; C Fisture, 552 Hudson st; ar't, Geo M McCabe, 96 5th av.—1378.
- 8th av, Nos 2467-2469, new skylights, doors, alter shafts, to two 5-sty brk and stone tenements; cost, \$1,500; E B Renwick, Short Hills, N J; ar't, S E Gage, 3 Union sq.—1346.
- 9th av the block, new roof, to 4-sty brk and stone hospital; cost, \$2,500; Roosevelt Hospital, 59th st; 10th av ar't, Mason R Strong, 7 Wall st.—1329.
- 58th and 59th sts 4-sty brk and stone rear extension, 20.8x12.6, partitions, windows, to two 4-sty brk and stone tenements; cost, \$2,000; estate M J Adrian, 472 Grand st; ar't, John H Friend, 148 Alexander av.—1368.

## BOROUGH OF THE BRONX.

- Bush st, s s, 34 e Grand Concourse, 1-sty frame extension, 19x7.5, to 2-sty frame dwelling; cost, \$475; John H Halsey, on premises; ar'ts, Knochenhauer & Smyth, 475 Tremont av.—361.
- Marvin pl, w s, 125 n 1st st, move 2½-sty frame dwelling; cost, \$300; L E Field, North 10th av, Mt Vernon; ar't, Jas H Perry, 2 Park av, Mt Vernon.—351.
- 216th st, s s, 114.5 w Barnes av, increase to 3 stories and new partitions, &c, to 2½-sty frame parochial school; cost, \$4,000; St Mary's R C Church, Rev John J Carr, Williamsbridge, pastor; ar'ts, Clermont & Jackson, 300 Gun Hill Road.—344.
- Arthur av, n w cor 180th st, new show windows, new partitions, to 3-sty frame store and dwelling; cost, \$1,000; B Rosenberg, 7 W 20th st; ar't, O Reissman, 30 1st st.—353.
- City Island av, w s, 38 s Schofield st, move 1-sty frame shed; cost, \$50; Jacob Springer, City Island; ar't, Geo S Miller, City Island.—357.
- City Island av, e s, 328 s Schofield st, move 1½-sty frame dwelling; cost, \$500; Martin Stephenfufur, Vickery Lane; ar't, Chas S Clark, 445 Tremont av.—349.
- City Island av, e s, 236.6 s Schofield st, move 2-sty frame dwelling; cost, \$500; Mary A Williams, on premises; ar't, Chas S Clark, 445 Tremont av.—350.
- City Island av, n w cor Centre st, move 1-sty frame shop; cost, \$50; S H Booth & Sons, City Island, ow'rs and ar'ts.—359.
- City Island av, No 539, move 1 and 2½-sty frame hall and boat house; cost, \$1,000; Anna L Thwait, 536 City Island av; ar't, Walter H C Hornum, 360 W 125th st.—362.
- City Island av, s e cor Prospect av, move 1 and 2-sty frame dwelling and store; cost, \$600; Henry Hunneke, Crotona Park East; ar't, J J Vreeland, 2019 Jerome av.—364.
- Gleason av, s s, 308 e Castle Hill av, new foundation, to 2-sty frame dwelling; cost, \$500; Mathias Schlegel, 2230 Gleason av; ar't, Max Hausle, 2223 Powell av.—354.
- Grand av, w s, 100 n Fordham Road, change from double gable to single gable and new stairs, to 2½-sty frame dwelling; cost, \$1,050; Mrs Mary Guidone, on premises; ar't, J R Serviss, 2514 Webster av.—356.
- Park av, No 3528, new store front, new girders, &c, to 4-sty brk stores and tenement; cost, \$350; Wilhelm Grimer, 309 E 180th st; ar't, Franz Wolfgang, 535 E 177th st.—348.
- Prospect av, e s, 108.6½ n 165th st, 1-sty frame extension, 7.2x15, new partitions, to 2-sty frame dwelling; cost, \$1,200; Mrs Jennie Amdur, 871 Macy pl; ar't, Robt Glenn, 356 E 149th st.—347.
- Sedgwick av, e s, 300 s of 189th st, new gravity and pressure tanks supports to 7-sty brk home and school; cost, \$1,000; Webb Academy Home, on premises; ar'ts, The Rusling, 89 Cortlandt st.—358.
- Tremont av, n s, 69 w Prospect av, new store front, new partitions, and two 3-sty frame stores, offices and dwellings; cost, \$1,000; John A Gray, on premises; ar't, Chas S Clark, 445 Tremont av.—355.
- West Farms road, s w cor Forest st, move 2½-sty frame dwelling; cost, \$400; L E Field, N 10th av, Mt Vernon; ar't, Jas H Perry, 2 Park av, Mt Vernon.—352.
- West Farms road, junction Main st, move 1-sty frame shop; cost, \$200; Owen Clinton, Main st; ar't, Henry Nordheim, Boston road and Tremont av.—360.
- West Farms road, s s, 94.9 e Madison av, move 1-sty frame office; cost, \$75; A M Field, Williamsbridge road, ow'r and ar't.—363.
- West Farms Yard N Y, N H & H R R, w s Commerce av, new foundation to 1-sty frame passenger station; cost, \$800; N Y, N H & H R R Co, New Haven, Conn; ar't, I D Waterman, New Rochelle.—346.
- Westchester Yard N Y, N H & H R R, 60 w Blondel av, new foundation to 1-sty frame passenger station; cost, \$800; N Y, N H & H R R Co, New Haven, Conn; ar't, I D Waterman, New Rochelle.—345.

## REDUCING THE COST OF FIRING CEMENT.

The cost of burning cement has been greatly reduced by the introduction of rotary kilns, and a better product is obtained at the same time. Many improvements can still be made, however, and a number of economies realized which are not at present practiced.

The British Cement Maker says that hitherto the great aim of economists in cement manufacture has been to reduce the fuel required, and little or no notice has been taken of the recovery of by-products from the kiln gases. Yet, as pointed out by a German cement maker recently, the loss of alkalies by volatilization in the kiln is very considerable, amounting (if this gentleman's statement is correct) to over half a ton of potash and soda per day. Hitherto the attempt to recover this soda and potash has not been made on a sufficiently large scale to prove its commercial possibility, but the question is receiving a considerable amount of attention on the Continent, and is interesting as a probable development of the cement trade. The economy realizable by larger rotary kilns has been clearly shown by Edison, says the Cement Maker:

Such large kilns enable the hot gases from the burnt clinker to become more intimately mixed with a larger quantity of unburnt material than is possible with smaller kilns, and therefore a much greater economy is effected. At the same time, a larger proportion of air can be admitted, so that complete combustion can be fully assured.

The loss of heat through the high temperature of the gases passing up the chimney can only be reduced to a certain limit, as a certain temperature for these effluent gases is necessary in order that they may be properly carried away.

Correct regulation of the air supply to the kiln will also effect a saving where this matter has not received its proper attention, as the admission of too much air may cause as much loss of fuel—owing to the heating of an unnecessarily large volume of air—as an insufficient supply of air leading to incomplete combustion of the fuel blown into the kiln. With modern rotary kilns the danger most to be feared is an excess of air, as the general arrangements of this type of kiln tend in this direction. Unfortunately for testing purposes, the amount of carbon dioxide in the gases passing away from the kiln is of little value as an accurate guide—cement kilns in this respect differing entirely from brick kilns and boilers—as the proportion of carbon dioxide liberated from the cement mixture is constant in its total amount, but very variable in the rate at which it is evolved. This variability seriously interferes with the accurate adjustment of the air supply when regulated by the composition of the exit-gases, though with a sufficiently long kiln and a steady output the variations are not so troublesome as might be imagined, and a fairly constant figure of 20 per cent. of carbon dioxide in the exit gases can usually be secured.

Too little air must be avoided at all costs, it is charged, as the product is less completely burned and of a lower quality than when a good oxidizing atmosphere is present inside the kiln. Larger kilns, correct air supply and recovery of the potash and soda are the three directions in which the cost of firing may be most probably reduced.

—The best real estate service we could sell you would only cost you \$340. A mere nothing, if you were equipping a carpenter or delicatessen shop. This service is knowledge. Knowledge is your stock in trade. Why hesitate and stunt your legitimate growth? The Realty Records Co. can give you a wonderfully good service for \$100.

# 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.	
		June 26-July 2, inc.	June 28-July 3, inc.	June 26-July 2, inc.	June 28-July 3, inc.
Total No. for Manhattan	237	Total No. for Manhattan	330	Total No. for Manhattan	330
No. with consideration	8	No. with consideration	22	No. with consideration	22
Amount involved	\$232,725	Amount involved	\$2,521,291	Amount involved	\$2,521,291
Number nominal	229	Number nominal	308	Number nominal	308
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date	5,221	Total No. Manhattan, Jan. 1 to date	7,784	Total No. Manhattan, Jan. 1 to date	7,784
No. with consideration, Manhattan, Jan. 1 to date	359	No. with consideration, Manhattan, Jan. 1 to date	538	No. with consideration, Manhattan, Jan. 1 to date	538
Total Amt. Manhattan, Jan. 1 to date	\$19,234,319	Total Amt. Manhattan, Jan. 1 to date	\$28,693,203	Total Amt. Manhattan, Jan. 1 to date	\$28,693,203
		1908.	1907.		
Total No. for the Bronx	183	Total No. for The Bronx	196	Total No. for The Bronx	196
No. with consideration	6	No. with consideration	23	No. with consideration	23
Amount involved	\$36,450	Amount involved	\$133,925	Amount involved	\$133,925
Number nominal	177	Number nominal	173	Number nominal	173
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date	4,138	Total No., The Bronx, Jan. 1 to date	5,048	Total No., The Bronx, Jan. 1 to date	5,048
Total Amt., The Bronx, Jan. 1 to date	\$3,082,607	Total Amt., The Bronx, Jan. 1 to date	\$4,261,015	Total Amt., The Bronx, Jan. 1 to date	\$4,261,015
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>9,359</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,832</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>12,832</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$22,316,926</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$32,954,218</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$32,954,218</b>
<b>Total No. for Manhattan, for June</b>	<b>933</b>	<b>Total No. for Manhattan, for June</b>	<b>1,157</b>	<b>Total No. for Manhattan, for June</b>	<b>1,157</b>
<b>Total Amt. for Manhattan for June</b>	<b>\$2,463,471</b>	<b>Total Amt. for Manhattan for June</b>	<b>\$2,729,212</b>	<b>Total Amt. for Manhattan for June</b>	<b>\$2,729,212</b>
<b>Total No. Nominal</b>	<b>868</b>	<b>Total No. Nominal</b>	<b>1,085</b>	<b>Total No. Nominal</b>	<b>1,085</b>
<b>Total No. for The Bronx, for June</b>	<b>1,116</b>	<b>Total No. for The Bronx, for June</b>	<b>1,015</b>	<b>Total No. for The Bronx, for June</b>	<b>1,015</b>
<b>Total Amt. for The Bronx, for June</b>	<b>\$397,425</b>	<b>Total Amt. for The Bronx, for June</b>	<b>\$1,693,950</b>	<b>Total Amt. for The Bronx, for June</b>	<b>\$1,693,950</b>
<b>Total No. Nominal</b>	<b>1,081</b>	<b>Total No. Nominal</b>	<b>720</b>	<b>Total No. Nominal</b>	<b>720</b>

### Assessed Value Manhattan.

1908.		1907.	
June 26-July 2, inc.		June 28-July 3, inc.	
Total No., with consideration	8	Total No., with consideration	22
Amount involved	\$232,725	Amount involved	\$2,521,291
Assessed value	\$208,000	Assessed value	\$1,930,500
Total No., Nominal	229	Total No., Nominal	308
Assessed value	\$9,145,500	Assessed value	\$10,925,300
Total No. with consid., from Jan. 1 to date	359	Total No. with consid., from Jan. 1 to date	538
Amount involved	\$19,234,319	Amount involved	\$28,693,203
Assessed value	\$14,599,600	Assessed value	\$18,847,600
Total No. Nominal	3,862	Total No. Nominal	7,246
Assessed value	\$250,985,300	Assessed value	\$300,058,600

### MORTGAGES.

1908.		1907.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	226	Total number	149
Amount involved	\$11,194,267	Amount involved	\$20,924,128
No. at 6%	96	No. at 6%	51
Amount involved	\$7,788,115	Amount involved	\$172,875
No. at 5%	24	No. at 5%	18
Amount involved	\$512,500	Amount involved	\$67,210
No. at 5 1/4%	2	No. at 5 1/4%	1
Amount involved	2	Amount involved	1
No. at 5 1/8%	2	No. at 5 1/8%	1
Amount involved	\$26,250	Amount involved	\$75,000
No. at 5%	51	No. at 5%	65
Amount involved	\$1,728,500	Amount involved	\$2,497,050
No. at 4 1/2%	2	No. at 4 1/2%	1
Amount involved	2	Amount involved	1
No. at 4 1/4%	2	No. at 4 1/4%	1
Amount involved	\$26,250	Amount involved	\$75,000
No. at 4%	2	No. at 4%	1
Amount involved	2	Amount involved	1
No. at 3 1/2%	2	No. at 3 1/2%	1
Amount involved	2	Amount involved	1
No. at 3%	2	No. at 3%	1
Amount involved	2	Amount involved	1
No. without interest	53	No. without interest	14
Amount involved	\$1,138,902	Amount involved	\$77,150
No. above to Bank, Trust and Insurance Companies	52	No. above to Bank, Trust and Insurance Companies	9
Amount involved	\$8,864,000	Amount involved	\$20,064,550
		1908.	1907.
Total No., Manhattan, Jan. 1 to date	4,645	Total No., Manhattan, Jan. 1 to date	8,490
Total Amt., Manhattan, Jan. 1 to date	\$168,452,124	Total Amt., Manhattan, Jan. 1 to date	\$216,019,516
Total No., The Bronx, Jan. 1 to date	3,676	Total No., The Bronx, Jan. 1 to date	4,623
Total Amt., The Bronx, Jan. 1 to date	\$18,714,741	Total Amt., The Bronx, Jan. 1 to date	\$50,885,907
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>8,321</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>13,113</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$187,166,865</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$266,905,423</b>
<b>Total No. for Manhattan for June</b>	<b>810</b>	<b>Total No. for Manhattan for June</b>	<b>1,145</b>
<b>Total Amt. for Manhattan for June</b>	<b>\$21,781,554</b>	<b>Total Amt. for Manhattan for June</b>	<b>\$24,901,630</b>
<b>Total No. for The Bronx, for June</b>	<b>1,063</b>	<b>Total No. for The Bronx, for June</b>	<b>972</b>
<b>Total Amt. for The Bronx, for June</b>	<b>\$4,064,963</b>	<b>Total Amt. for The Bronx, for June</b>	<b>\$5,361,664</b>

### PROJECTED BUILDINGS.

1908.		1907.	
June 27-July 3, inc.		June 29-July 5, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	16	Manhattan	22
The Bronx	58	The Bronx	53
Grand total	74	Grand total	75
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$11,196,400	Manhattan	\$1,698,450
The Bronx	403,700	The Bronx	515,700
Grand total	\$11,600,100	Grand total	\$2,214,150
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$164,325	Manhattan	\$438,125
The Bronx	16,350	The Bronx	11,330
Grand total	\$180,675	Grand total	\$449,455

Total No. of New Buildings:		1908.	1907.
Manhattan, Jan. 1 to date	302	Manhattan, Jan. 1 to date	619
The Bronx, Jan. 1 to date	781	The Bronx, Jan. 1 to date	1,168
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,083</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,787</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$38,915,171	Manhattan, Jan. 1 to date	\$48,025,410
The Bronx, Jan. 1 to date	6,829,425	The Bronx, Jan. 1 to date	12,468,550
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$45,744,596</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$60,493,960</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$6,944,584</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$11,608,553</b>
<b>Total No. New Bldgs., Manhattan, for June</b>	<b>72</b>	<b>Total No. New Bldgs., Manhattan, for June</b>	<b>131</b>
<b>Total Amt. New Bldgs., Manhattan, for June</b>	<b>\$15,593,335</b>	<b>Total Amt. New Bldgs., Manhattan, for June</b>	<b>\$10,288,900</b>
<b>Total No. New Bldgs., The Bronx, for June</b>	<b>184</b>	<b>Total No. New Bldgs., The Bronx, for June</b>	<b>218</b>
<b>Total Amt. New Bldgs., The Bronx, for June</b>	<b>\$1,630,155</b>	<b>Total Amt. New Bldgs., The Bronx, for June</b>	<b>\$1,920,975</b>

### BROOKLYN.

CONVEYANCES.		1908.		1907.	
		June 25-July 1, inc.	June 27-July 2, inc.	June 25-July 1, inc.	June 27-July 2, inc.
Total number	550	Total number	697	Total number	697
No. with consideration	23	No. with consideration	34	No. with consideration	34
Amount involved	\$301,028	Amount involved	\$326,600	Amount involved	\$326,600
Number nominal	527	Number nominal	663	Number nominal	663
<b>Total number of conveyances, Jan. 1 to date</b>	<b>13,614</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>18,567</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>18,567</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$11,458,283</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$12,246,610</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$12,246,610</b>
<b>Total No. of Conveyances for June</b>	<b>2,347</b>	<b>Total No. of Conveyances for June</b>	<b>2,957</b>	<b>Total No. of Conveyances for June</b>	<b>2,957</b>
<b>Total Amt. of Conveyances for June</b>	<b>\$881,914</b>	<b>Total Amt. of Conveyances for June</b>	<b>\$1,663,020</b>	<b>Total Amt. of Conveyances for June</b>	<b>\$1,663,020</b>
<b>Total No. of Nominal Conveyances for June</b>	<b>2,241</b>	<b>Total No. of Nominal Conveyances for June</b>	<b>3,779</b>	<b>Total No. of Nominal Conveyances for June</b>	<b>3,779</b>

### MORTGAGES.

Total number	524	Total number	713
Amount involved	\$1,875,030	Amount involved	\$2,639,757
No. at 6%	389	No. at 6%	366
Amount involved	\$1,114,637	Amount involved	\$975,836
No. at 5%	92	No. at 5%	196
Amount involved	\$423,449	Amount involved	\$943,145
No. at 5 1/4%	24	No. at 5 1/4%	95
Amount involved	\$96,090	Amount involved	\$459,570
No. at 4 1/2%	3	No. at 4 1/2%	3
Amount involved	3	Amount involved	\$33,500
No. at 4 1/4%	1	No. at 4 1/4%	1
Amount involved	\$855	Amount involved	\$5,500
No. at 3%	1	No. at 3%	1
Amount involved	\$5,000	Amount involved	17
No. without interest	17	No. without interest	52
Amount involved	\$234,999	Amount involved	\$222,206
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>13,612</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>18,877</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$45,544,782</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$84,224,447</b>
<b>Total No. of Mortgages for June</b>	<b>2,123</b>	<b>Total No. of Mortgages for June</b>	<b>2,970</b>
<b>Total Amt. of Mortgages for June</b>	<b>\$8,031,948</b>	<b>Total Amt. of Mortgages for June</b>	<b>\$12,299,850</b>

### PROJECTED BUILDINGS.

No. of New Buildings	95	No. of New Buildings	140
Estimated cost	\$434,740	Estimated cost	\$1,867,965
Total Amount of Alterations	\$77,790	Total Amount of Alterations	\$40,186
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,279</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>5,442</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$13,121,118</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$40,762,554</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$2,681,302</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$3,462,203</b>
<b>Total No. of New Bldgs. for June</b>	<b>416</b>	<b>Total No. of New Bldgs. for June</b>	<b>920</b>
<b>Total Amt. of New Bldgs. for June</b>	<b>\$2,647,530</b>	<b>Total Amt. of New Bldgs. for June</b>	<b>\$9,121,835</b>

### THE WEEK.

THE market is just the usual summer variety. Small in volume, with an occasional large deal put through to add some spice to it. The recent hot wave has undoubtedly had a great deal to do with the inactivity. Many men who ordinarily invest in property have left town, feeling that they can secure just as many bargains in the fall as at the present time. The professional speculator is apt to hold off, at the present time, unless he can get a long enough contract to carry him over the period when taxes become a lien. This year it happens to fall on the 5th of October. Should title be taken after that date, the seller would be compelled to pay this amount, unless it was stipulated differently in the contract. This is an item of importance with the man who buys, to sell again, while an investor, or one who is purchasing for his own occupancy, is likely to overlook the point.

A man long identified with the realty market in New York said, the other day, it resembled to his way of thinking the average summer roof garden show, inasmuch as it should not be taken seriously. This is, undoubtedly, one way of looking at the matter, but it is not the way to make money in real property. The real estate business rules resemble those in other

lines. One must purchase when no one else will, and sell when everyone is buying.

Among the sales that attracted notice was that of a plot of eight lots at the northeast corner of Riverside Drive and 85th st. A 12-sty high-class apartment is going to be erected by the purchasers. The parcel has a frontage of 102.2 feet on the drive and 200 feet on the street. Another sale on the drive that attracted attention was the vacant property, 38.4x200, running through to Claremont av, 300 feet south of 119th st. This plot is also going to be improved. It is especially desirable for high-class apartments, having a beautiful view, not only of the river but also over the grounds of Columbia University.

The northeast corner of Riverside Drive and 127th st, comprising about 11 lots, figured in one of the deals for the week. The frontage is about 161.6 feet on the drive and 100 feet on the street, with irregular depths.

There is a very good demand for private dwellings. The upper West Side came in for the major number of sales reported of this character. The 4-sty dwelling 260 West 73d st, 18.8x102.2, was bought by George W. Collord; 306 West 78th st, a 5-sty American basement dwelling, 18x102.2, was sold by Minnie S. Currie; Augustus W. Clarke bought 315 West 82d st, a 4-sty dwelling on a lot 25x102.2, and the 3½-sty building 133 West 85th st, 20x100, also changed hands.

The largest mortgage of the week was recorded on the old Fifth Avenue Hotel property at the northwest corner of the avenue and 23d st. The Metropolitan Life Insurance Co. loaned the Fifth Avenue Building Co., a corporation formed to build and operate this structure, \$6,500,000 at 6 per cent. for five years. The present structure is being demolished, and a new 14-sty office building will take its place. Another mortgage worthy of attention was for \$400,000 given by the ministers, etc., of the Reformed Protestant Dutch Church to the Farmers Loan and Trust Co. on the property on the southeast corner of 38th st and Madison av, 98.9x125. This loan is for one year and bears interest at 6 per cent. This property is improved with a church.

A mortgage of \$250,000, due date and interest rate as per bond, was recorded on the property on the south side of 27th st, 291.6 feet east of 6th av, 58.6x98.9. The James Livingston Construction Co. were the borrowers and the Germania Life Insurance Co. were the lenders. Another mortgage of importance that was put on record during the week affected the property at the junction of 5th av, Broadway and 23d st, known as the Fuller (Flatiron) Building. This mortgage is for \$300,000 and bears interest at 5 per cent., and has one year to run. There is a prior mortgage on this holding of \$2,000,000. The Equitable Life Assurance Co. is the lender and the Island Realty Co., which is subsidiary to the United States Realty and Improvement Co., is the borrower. Marks Rosenberg, Harry Sandler and William Goldberg borrowed from the Manhattan Savings Institution \$90,000 on the property located on the east side of 3d av, about 49.4 feet north of 24th st. There are two lots, each 36.11x97.7. This mortgage is divided \$45,000 on each lot, and the due date and interest rate appear only in the bond.

## THE AUCTION MARKET

ALL told there were 37 parcels of realty advertised for sale up to and including Thursday. Among these there were four put up at voluntary sale by Mr. Joseph P. Day on Tuesday. None of these pieces found bidders and finally were bid in by parties in interest.

This accentuates very strongly the position maintained by the Record and Guide since last fall. Almost weekly this paper has advised property owners to hold on to their property as long as possible. There is practically no demand for property at auction at the present time, and anyone is exceedingly foolish to so offer realty under the circumstances.

The total result of the market up to Thursday night is as follows: There were 37 pieces offered; 16 went to the plaintiffs; 8 sold; 4 adjourned; 2 withdrawn, and 7 bid in by parties in interest. Certainly not a successful week.

Conditions at the present time are not ripe for sales of this nature. The public in general are not familiar with this branch of the business, and the professional is very careful what he buys, because as a rule he is pretty well loaded up, and is having in many instances hard work to keep what he has.

Undoubtedly in the late fall, conditions will have greatly improved. Operators look for a building movement after election, and many feel that next spring will see considerable activity in the market. Certainly investors are holding back at the present time. Whether it is because they have not the ready money, or have not the inclination, is undetermined, but the fact of the matter is that they are coming into the market very slowly.

It is a shame from their standpoint, because bargains are being picked up every day, and it will not be long before these same investors will be paying a substantial profit to those who had the foresight and good judgment to purchase when there was no demand. Now is certainly the time to buy at auction, but not the time to sell.

## REAL ESTATE INVESTMENTS.

THE real estate broker who has made his business a continual study, who has guided the investment of capital for his clients into conservative real estate and mortgage securities, welcomes the present temporary depression because it demonstrates his claim to their absolute security and freedom from fluctuation. He welcomes it because it means that the

effect will be to invite additional large capital to the same field.

When railroad and industrial stocks depreciate one-half within a year, and railroad and municipal bonds have suffered a large loss in their market values in a similar time, it means that the capitalist, large or small, will turn his attention to the form of investment that offers the greatest security, and where he can always realize one hundred cents on the dollar—real estate mortgages in New York City.

The enormous additional capital which will surely be turned to such investments means an easier money



FRANK D. AMES.

market and a consequent revival of real estate investment and speculation. In the wonderful activity of the past four years, there has been a readjustment of values, new business centers have been created, new residential sections established, and values are on a safe and sound basis. The ever-increasing growth of the city in population, wealth and business activity means a steady and healthy increase in real estate values. There is no better proposition presenting itself to the small investor, where his money is absolutely safe, earning a good percentage, and steadily increasing, than the equity in a well-located income property on Manhattan Island, provided he use good judgment or depend upon the advice of a reputable and conscientious broker. Money so invested enables him to retain direct control over it and benefit by every dollar it earns, instead of having the earning power regulated by a board of directors or subject to the manipulation of others, who may return but a small part of what it has been worth.

The interest of property owners, through their various organizations, in the municipal expenditures; the interest of the landlord considered and protected by the Real Estate Board of Brokers in all proposed legislation affecting real estate; the possibility of simplified transfers through the adoption of the Torrens System, are all matters that serve to show how real estate investments are encouraged and safeguarded.

Pessimists and alarmists are sure to be in evidence when the serenity of the business world is disturbed. There are not many in the real estate world. The owner and the broker are confident that realty values will not be affected. A return to normal conditions is already taking place, and with the survival of real estate values the confidence of the public in this class of investment will give an added impulse to the business.

FRANK D. AMES.

## FIFTH AVENUE CORNER INVOLVED.

A lis pendens was filed against the property at the southeast corner of Fifth av. and 42d st., as a result of an action to impress vendee's claim. This action was brought by Felix Isman against the American Safe Deposit Co.

On October 27, 1906, Mr. Isman signed a contract to purchase this corner for \$1,550,000, which was the record price for property of this character. The size of the property is 23x100. There is a clause in the contract that the bank should have possession until January 1, 1908, when title was to have passed. An extension, however, was granted for six months, which brought the day for passing title to July 1.

Joseph Fox, president of the bank, said: "This suit represents an effort on Mr. Isman's part to recover the amount paid by him on signing the contract. His claim is that there are encroachments."

It was reported some time ago that Mr. Isman was the purchaser of the property on the southeast corner of Fifth av. and 38th st., a 4-sty dwelling, 25.3x100, known as No. 421 Fifth av. Title was taken a few weeks ago by Mrs. Elizabeth M. Anderson, who owns adjoining property, subject to a mortgage of \$448,000. The sale of this property, together with all the holdings on this block, was recently reported.

Mr. Isman formed a corporation bearing his name to take title to the Stewart Building, on the northeast corner of Broadway and Chambers st.

## LAW DEPARTMENT

### RESPONSIBILITY FOR GOODS IN STOREROOM.

To the Editor of the Record and Guide:

A tenant places trunks, etc., in general storeroom in basement of apartment house, the janitor holding the key of said storeroom. No receipt is given for trunks, etc., and nothing is said in the lease about storeroom. The storeroom is broken into, the trunks are broken open and goods taken therefrom. Can the tenant recover from the owner of the apartment house? Please quote decisions. A. B.

Answer—The question is purely one of fact for a jury to decide the extent to which the landlord or owner held out any representations to tenants either expressly or impliedly as to storage facilities.

### FIRE INSURANCE FROM THE OWNER'S STANDPOINT.

To the Editor of the Record and Guide:

In your issue of June 6th appeared an article under this heading, which I read with a great deal of interest, but it failed to touch upon what has long been to me a very important point—what is the standing of insurance when a contract of sale has been made, and before the title is closed? The only allusion made to the subject in the article mentioned is that "the company must also be promptly notified of any change in the policyholder's interest in the property, occurring after the policy is issued."

Answer.—This is one of the most dangerous and generally least considered matters in the sale and purchase of real estate, during the usual thirty days in which the rights of everybody, so to speak, sleep.

Theoretically the new characters of the parties as former owner and present owner, become fixed on the signing of the contract—"that which is to be, is," is an old principle in the law; the general rule being for a long time, that the vendee in a contract for the sale of land is entitled to any benefits or improvements, happening to the land after the date of the contract, and must bear any losses by fire or otherwise, which occur without the fault of the vendor. This view has been considerably modified in later times as the courts were called upon to relieve purchasers from completion of contracts where fire had occurred; the relative importance of value in the modern building in connection with the land on which it stands having so greatly changed from earlier times. But we have yet to learn of how the absolute nullification of insurance, under the wording of Fire Insurance policies, even under the standardized form, can be possibly hoped to be avoided by court decision, as respects the unlucky "former" owner. He is at once and at one fell swoop bereft of insurance protection by the act of signing contract of sale, and also of much of the former protection from the courts in forcing an unwilling "new" owner to pay the full purchase price for a thing despoiled of much of its value and attractiveness, by reason of unexpected fire within the fateful 30 days of theoretical and often not actual, change of relationship to the property of the several parties to the contract.

That this is a merely academic danger, and that no company would take advantage of it may be better decided after looking up the case of the Brighton Beach Racing Association against the Home Insurance Co. in its long journey from the court of first instance to final decision in the Court of Appeals.

## MORTGAGES AS INVESTMENTS.

By THEODORE L. BAILEY.

THE mortgage is the best form of investment for the ordinary man who is unversed in the arts of high finance and unfamiliar with the intricacies of corporate bookkeeping. Of course there are good and bad mortgages, and a careful investigation is necessary in order to select the good mortgages.

A parcel of real estate, however, with the building erected upon it, is the simplest kind of property to investigate. The safety of underlying securities is dependable upon the amount of equity in proportion to the amount of the mortgage, therefore it is imperative that the investor shall know to a nicety the value of the property upon which he loans his money.

If it is possible to discover the value of any kind of property by investigation, it is certainly possible to determine the value of a compact piece of improved, income-producing real estate situated within a thriving city.

To be sure there is none of that speculative element in mortgages which renders corporate stocks and bonds attractive to the speculator. But it must be remembered that many an investor looking for a profit in addition to the interest, purchases corporate bonds which he is certain (having received a "tip") will appreciate substantially in value in a few years. But, alas, how many such investors count the depreciation instead of appreciation in the value of their bonds? Investment with an eye to security of principal should be made without any speculative purpose. If one speculates, he looks to an appreciation in value and disregards the income feature. The safest in-

vestment is that which returns no profit to the investor other than a stipulated income.

### SAVINGS BANKS INVEST.

The savings bank, which is extremely conservative in its management, hedged in by the most rigid legal restrictions in its investments, derives its largest income from mortgages. The savings bank realizing the truth of the old maxim, "the smaller the speculative element, the greater the security," invests in bonds netting not over 4 per cent. and mortgages netting as high as 5 per cent. Therefore, when the bank pays the depositor 4 per cent. interest and invests this same depositor's money in bonds netting only 3 or 3½ per cent., it is clear that the bank loses money upon this transaction, and would be unable to continue the liberal rate of interest to its depositors were it not for the 5 per cent. (and just at present 5½ per cent.) mortgages. The latter not only give great security to the principal, but also a very generous rate of income. Therefore, we may say that although the mortgage investor is assured of no appreciation in the value of his investment he is also assured to an equal extent of no depreciation. While the chance of fluctuation is imperative to speculation, it is in no way essential to a conservative investment.

The mortgage has not a very ready market for its sale. But the mortgage is an investment, permanent in character, and like any other investment, is not intended to be sold and resold. Nevertheless if some unforeseen contingency requires that the investor raise cash upon his securities, he can take his mortgage, together with his policy of title insurance, and appraisal by an acceptable appraiser, to a financial institution and borrow cash upon it.

Mortgages have the advantage of running for a shorter time than bonds. Any property, whether it be industrial, railroad or real estate, is certain to change in value, either increase or decrease in 30 or 50 years, and if in this change the property steadily decreases, the bond holder watches his security becoming less and less, but he is helpless to do anything except sell at a loss if his bonds have a long time to run. Whereas the ordinary mortgage on real estate is for so short a time (3 or 5 years) that at the expiration of the period an examination is had, an appraisal made, and if the property is found to have shrunk in value, the mortgage is either called and paid off or reduced in amount at the option of the investor, or if the property is found to have appreciated in value the mortgage is left undisturbed for an indefinite period.

### PROPORTIONAL VALUE.

Of course, the most important factor in any investment is the proportion which the value of the property bears to the amount of the loan. This proportion, although absolutely necessary to ascertain, before one can stamp an investment as sure and safe, is practically impossible to discover in the case of a large railroad or industrial corporation. But with a single piece of real estate in a large city it is a very simple matter. The most accurate way of obtaining a conservative estimate of the value is through the medium of an appraisal of an experienced and conservative appraiser. Such an appraiser will have in his plant complete records of sales, mortgages, leases, contracts and rents of property within a certain locality for a period of many years, so that such an appraiser can ascertain the history of the value of the real estate in the section in which is situated the lot under appraisal. To reinforce the investigation of the appraiser the investor or his representative can examine the records and ascertain at what prices property in that particular vicinity has been bought and sold. The property itself can then be examined and the rents may be ascertained from the various tenants. In figuring the value of property, the amount of taxes, repairs and the expenses should be deducted from the amount of gross rents, and the result (the net income) should be about 10 per cent. of the value of the property. Again, the assessed values are of record and these are known by one experienced, to be a certain percentage of the actual value, varying with the locality. In addition the affidavit of the owner as to the cost of the property and the amount of rents may be obtained. After making these simple investigations and relying especially upon the appraisal of a well-known conservative appraiser, the investor will reduce the risk of investment to the minimum. In addition to the security afforded by the mortgage, the investor can also insist upon a responsible bondsman whose financial standing may readily be investigated through the medium of a commercial agency or otherwise.

The mortgage is not only more staple than corporate securities, but it has the additional advantage of costing the investor no commission or other expense, as the broker's commission, policy of title insurance, mortgage tax, and all incidental expenses of every kind are paid by the owner of the property. Furthermore, in New York State the holder of the mortgage is exempt from personal taxes to the extent of the mortgage. And a further advantage, in these times to be considered, is the freedom of the mortgage from regulation and legislation prejudicial to the investor.

—Knowledge is a real estate man's stock in trade. The Real Estate Directory, the Record and Guide Quarterly and the Checking Index is concentrated information.

REALTY CONDITIONS SHOWN.

FLUCTUATIONS IN THE MARKET GIVEN IN CONCISE FORM.

A table is printed herewith showing the comparative results, weekly and monthly, for the first six months of this year, as compared with the corresponding period last year. This table shows the total number of deals reported, those that were located below 59th st., those above 59th st., and those put through in the Bronx. In addition, the total number of conveyances recorded in the Boroughs of Manhattan and the Bronx are given.

It will be seen at a glance that in the early part of 1907 business had already begun to show the effects of the coming depression, though the downward movement did not start in earnest until April, in which month a large falling off occurred. In the corresponding period, however, in 1908, the market was on the mend, as shown by the increased volume reported.

When looking at the table, it must be borne in mind that

some of the months show the dealings of five weeks, as there are that number of Saturdays. The average system is probably the best to get the clearest idea. In January, 1908, the average number of sales reported weekly was 35¼; February, 48 3-5; March, 59 3-4; April, 58¼; May, 61 2-5; and June, 69¼. In other words, the business completed for the month of June was one hundred per cent. larger than that of January.

The weekly averages for 1907 were as follows: January 131¼, February 130¼, March 159, April, 144, May 138¼, and June 108. These figures show that in January, 1908, about 25 per cent. was done as compared with 1907; February about 35 per cent.; March about 38 per cent.; April about 40 per cent.; May almost 45 per cent., and in June almost 64 per cent.

It will be noticed that under the heading of Manhattan and Bronx conveyances the number are far in excess of those reported at private sale. The reason for this is that these latter columns include everything that has been recorded. Those properties that were sold at auction, deeded by will, as well as conveyed by deeds of trust, correction, quit claim, release dower, partition, bargain and sale, executors, etc., are all included in these totals.

COMPARISON SALES TABLE.

SHOWING WEEKLY AND MONTHLY TOTALS OF PRIVATE SALES FOR THE SIX MONTHS ENDING JULY 1, 1908, AS COMPARED WITH THE CORRESPONDING PERIOD LAST YEAR, TOGETHER WITH THE NUMBER OF RECORDED CONVEYANCES.

1908.						1907.					
Week Ending	Total	Below 59th St.	Above 59th St.	Manhattan Conveyances	Bronx Conveyances	Week Ending	Total	Below 59th St.	Above 59th St.	Manhattan Conveyances	Bronx Conveyances
Jan 4	30	9	13	8	152	Jan 5	94	42	37	15	357
Jan 11	20	3	8	9	209	Jan 12	143	51	67	25	334
Jan 18	38	9	20	9	195	Jan 19	139	65	58	16	315
Jan 25	53	12	23	18	192	Jan 26	149	61	66	22	215
<b>Total</b>	<b>141</b>	<b>33</b>	<b>64</b>	<b>44</b>	<b>748</b>	<b>Total</b>	<b>525</b>	<b>219</b>	<b>228</b>	<b>78</b>	<b>1,221</b>
Feb 1	38	8	20	10	120	Feb 2	152	67	59	26	221
Feb 8	54	11	26	17	215	Feb 9	123	52	51	20	353
Feb 15	39	8	10	21	133	Feb 16	120	49	44	27	185
Feb 22	56	9	29	18	189	Feb 23	128	44	44	40	280
Feb 29	56	9	30	17	123	<b>Total</b>	<b>523</b>	<b>212</b>	<b>198</b>	<b>113</b>	<b>1,039</b>
<b>Total</b>	<b>243</b>	<b>45</b>	<b>115</b>	<b>83</b>	<b>780</b>	<b>Total</b>	<b>523</b>	<b>212</b>	<b>198</b>	<b>113</b>	<b>1,039</b>
Mar 7	54	9	30	15	250	Mar 2	159	55	75	29	239
Mar 14	63	11	32	20	175	Mar 9	182	62	78	42	407
Mar 21	61	12	36	13	208	Mar 16	135	45	63	27	249
Mar 28	61	14	29	18	197	Mar 23	154	49	58	47	297
<b>Total</b>	<b>239</b>	<b>46</b>	<b>127</b>	<b>66</b>	<b>830</b>	Mar 30	165	57	76	32	229
<b>Total</b>	<b>239</b>	<b>46</b>	<b>127</b>	<b>66</b>	<b>830</b>	<b>Total</b>	<b>795</b>	<b>268</b>	<b>350</b>	<b>177</b>	<b>1,421</b>
April 4	57	8	33	16	272	April 6	139	54	58	27	429
April 11	56	11	32	13	213	April 13	127	46	57	24	238
April 18	66	18	36	12	218	April 20	158	55	61	42	336
April 25	54	17	17	20	168	April 27	152	59	47	46	282
<b>Total</b>	<b>233</b>	<b>54</b>	<b>118</b>	<b>61</b>	<b>871</b>	<b>Total</b>	<b>576</b>	<b>214</b>	<b>223</b>	<b>139</b>	<b>1,285</b>
<b>Total</b>	<b>233</b>	<b>54</b>	<b>118</b>	<b>61</b>	<b>871</b>	<b>Total</b>	<b>576</b>	<b>214</b>	<b>223</b>	<b>139</b>	<b>1,285</b>
May 2	91	19	41	31	218	May 4	163	46	72	45	374
May 9	52	15	24	13	261	May 11	138	54	47	37	403
May 16	53	11	30	12	171	May 18	139	48	45	46	288
May 23	70	16	27	27	203	May 25	115	43	37	35	254
May 30	41	8	16	17	190	<b>Total</b>	<b>555</b>	<b>191</b>	<b>201</b>	<b>163</b>	<b>1,319</b>
<b>Total</b>	<b>307</b>	<b>69</b>	<b>138</b>	<b>100</b>	<b>1,043</b>	<b>Total</b>	<b>555</b>	<b>191</b>	<b>201</b>	<b>163</b>	<b>1,319</b>
<b>Total</b>	<b>307</b>	<b>69</b>	<b>138</b>	<b>100</b>	<b>1,043</b>	<b>Total</b>	<b>555</b>	<b>191</b>	<b>201</b>	<b>163</b>	<b>1,319</b>
June 6	68	16	27	25	240	June 1	106	28	37	41	216
June 13	70	13	21	36	178	June 8	189	57	38	44	380
June 20	82	19	34	29	215	June 15	109	33	49	27	235
June 27	57	5	19	33	197	June 22	95	30	34	31	309
<b>Total</b>	<b>277</b>	<b>53</b>	<b>101</b>	<b>123</b>	<b>830</b>	June 29	91	21	45	25	221
<b>Total</b>	<b>277</b>	<b>53</b>	<b>101</b>	<b>123</b>	<b>830</b>	<b>Total</b>	<b>540</b>	<b>169</b>	<b>203</b>	<b>168</b>	<b>1,361</b>
<b>Total</b>	<b>277</b>	<b>53</b>	<b>101</b>	<b>123</b>	<b>830</b>	<b>Total</b>	<b>540</b>	<b>169</b>	<b>203</b>	<b>168</b>	<b>1,361</b>
<b>Grand total</b>	<b>1,440</b>	<b>300</b>	<b>663</b>	<b>477</b>	<b>5,102</b>	<b>Grand total</b>	<b>3,514</b>	<b>1,273</b>	<b>1,403</b>	<b>838</b>	<b>7,646</b>
<b>Grand total</b>	<b>1,440</b>	<b>300</b>	<b>663</b>	<b>477</b>	<b>5,102</b>	<b>Grand total</b>	<b>3,514</b>	<b>1,273</b>	<b>1,403</b>	<b>838</b>	<b>7,646</b>

NEW STREET CLEANER.

AN INVENTION THAT PROMISES MUCH IN CLEANING ASPHALT PAVEMENTS.

A street cleaning machine of a type never before used on the thoroughfares of Manhattan is now on trial by the Department of Street Cleaning. The machine is called a "squeegee" by the makers, since it bears a resemblance to the small hand squeegees used in cleaning windows and other even surfaces. The roller is attached to the rear of the truck, is about six feet in length, and consists of 4 x 1-inch blades of solid rubber arranged spirally about the roller core. The rubber is stiff enough to hold itself erect and the spiral shape keeps it from bending down or becoming too pliable.

In describing the operation of the squeegee wagon the Municipal Journal and Engineer says that the roller rotates as the truck moves forward, scraping the dirt loose and, by reason of the oblique setting of the roller, working it sideways into the gutters. Supported on the truck gear is a 500-gallon water tank, and a connected pipe suspended horizontally between the wheels and under the tank spreads water over the area just in front of the roller, which prevents dust and loosens and softens the dirt. This part of the device, however, has been found to be inadequate when the streets are very dry, and a regulation sprinkler operates ahead of the squeegee under such conditions.

The new machine is in use in St. Louis and it is said that it not only does better work on smooth pavements than did either the flusher or machine sweeper, but it also saves about 40 per

cent. of the cost of cleaning the streets. It has been found that cleaning by the flusher cost in St. Louis on an average of \$1 per great square for the downtown district, while the first month's test shows the squeegee to have accomplished the same work for \$0.63. It is claimed that greater economy will result by the use of two or three machines in one cleaning squad under the direction of one foreman.

Deputy Street Cleaning Commissioner Edwards said recently that the squeegee wagon now on trial in Manhattan is accomplishing the best results yet obtained in cleaning asphalt pavements. "Not only does the machine do the work quickly and noiselessly," said Mr. Edwards, "but it does it so well that were the department empowered to expend the necessary sum in purchasing one it would do so without delay."

TEMPORARY RECEIVER NAMED.

Justice Blanchard, of the Supreme Court, appointed Arthur Hirsh temporary receiver of the property of the Arthur E. Silverman Building Co., builders and contractors, with offices at 299 Broadway. This appointment was made on application of John J. Falihee, Herman Kertscher and Clementine Silverman, directors, to dissolve the corporation.

The assets consist of equities in real estate at 51 East 96th st; Oak Terrace and Beekman st, Bronx, and a second mortgage on the property located at 250 Manhattan av. The receiver is required to give a bond of \$3,000.

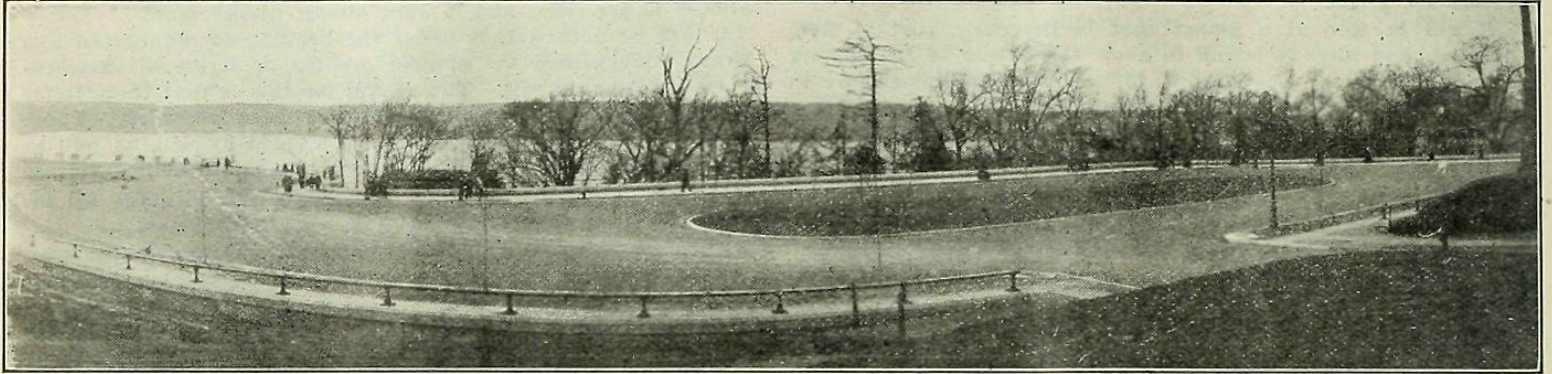
The liabilities are said to be \$240,000.

## RIVERSIDE DRIVE EXTENSION.

REGINALD PELHAM BOLTON.

THIS portion of the present extension of Riverside Drive has just reached completion, and would be opened to traffic but for the unfortunate delay due to the injunction which has for so long a period retarded the completion of a small section of the drive at 152d street.

The new driveway at this point turns from the position which it occupies at the west side of Trinity Cemetery, where it overhangs the railroad tracks on the line of 12th avenue by an



abrupt turn inland, almost immediately followed by another turn northward, and then passes around a portion of the still beautiful Audubon Park to a junction, at an acute angle, with the one-time Boulevard Lafayette, now Riverside Drive, at 158th street. This portion of the Drive is shown in the panoramic illustration, which is taken from the line of 156th street looking towards the Hudson River.

The drive on its westerly margin is supported by an immense rock wall, which in places is upwards of 45 feet in height, and has very greatly injured the once charming residential properties immediately below. The roof which projects just above the bend of the drive on the left-hand side of the

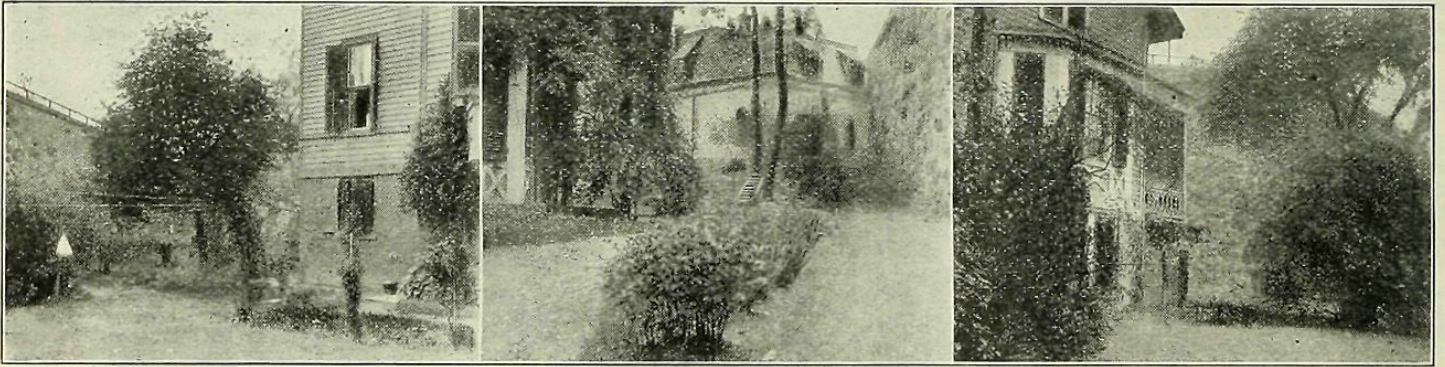
This condition of affairs, which is likely to cost the city a considerable sum of money, has been brought about by the departure at this point from the policy of the acquisition, as park lands, of the land lying west of the drive. South of Trinity Cemetery all such lands have been acquired, down to the right of way of the Hudson River Railroad, but north of 155th street no such policy has been followed.

The fourth illustration shows the pleasing results which have been brought about as regards other property by the form of the driveway. This shows the residences on the Grinnell estate, standing amid beautiful surroundings, between 156th

and 157th streets, and the Church of the Intercession, standing on high ground on the right of the picture.

The block south of this view is that upon which have been erected the two beautiful museum buildings of the Hispanic Society and the Numismatic Society. These properties, by the grade and position of the new driveway, are brought into the most desirable condition for use and development, and the three blocks from 155th to 158th street constitute some of the most beautiful sites for the highest class of institutional buildings, such as those we have named, which could be found in any part of the city.

Such a correction is proposed by the plan for the improve-

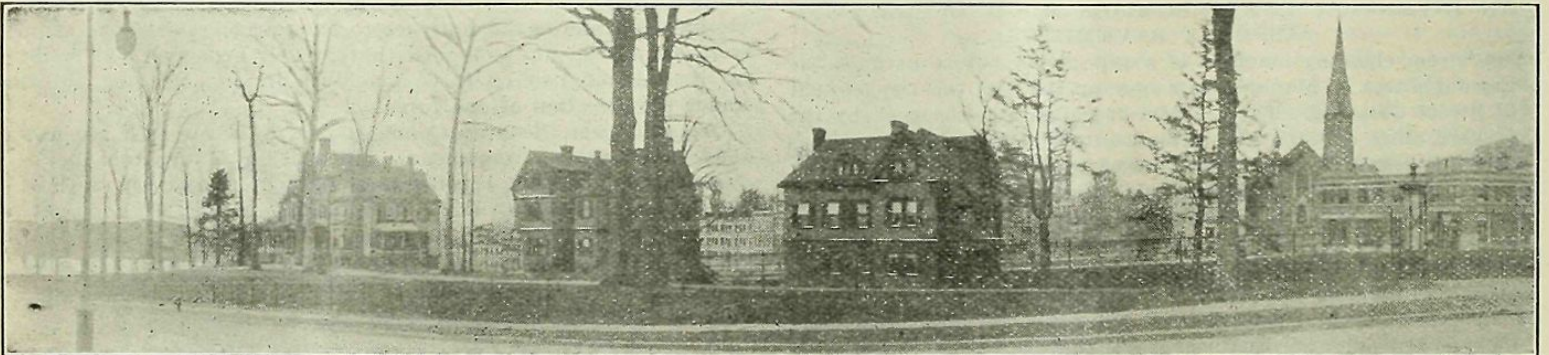


picture is that of the once well-known home of J. J. Audubon, the naturalist.

The curious form which the drive takes is that which was prescribed under the act of the Legislature which compelled the city to construct this extension, and the lines themselves were planned, in certain property owner's interests, by Mr. John C. Shaw. The result has been not merely to create a form of the driveway which competent engineers, as well as the city authorities, consider is undesirable and even dangerous, but to force upon the city a number of suits for damage to property, by reason of the high elevation at which the drive is erected. The injurious effect is shown in the series of

ment and extension of Riverside Drive, north of 155th street, which plans have been prepared for the Borough President by Mr. F. Stuart Williamson, C. E., and which were brought up before the Board of Estimate at its meeting on the 19th of June, with a view to the adoption of the plans as part of the city map.

The plan thus proposed includes the acquisition by the city of all lands west of the present drive, and thus would wipe out the present situation as regards properties in Audubon Park, and would enable the new line of the drive to proceed from the present turn at Trinity Cemetery by an easy grade and gracefully curving line through the present Audubon Park to a



small illustrations taken from the residences below the drive and looking towards the retaining wall.

The view on the right shows the westerly side and porch of the Miller residence, on the line of 157th street, which charming home has been completely blanketed by the turn of the great wall across its front garden.

The center view illustrates the brick stables of the Grinnell estate, one corner of which has been cut off by the wall, and all means of access to the building has been shut up.

The third view shows the effect of the blank wall upon the outlook of the Audubon residence.

junction with the Boulevard Lafayette, or northerly part of the drive, in the neighborhood of 161st street, passing over 158th street (which is now a street on which considerable hauling business is carried on) by a handsome stone archway.

The present line of the drive would be left to form a connecting link with Broadway and Fort Washington avenue, the main stream of traffic being diverted from the dangerous intersection with 158th street.

The consideration of this matter has been postponed until the meeting of the Board of Estimate in September, when it will come up again for adoption.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

**BOWERY.**—Henry A. Goldman sold for Jacob Cohen to James J. McGovern 16 Bowery, brk and frame buildings, 25x100, between Pell and Doyers sts.

**COMMERCE ST.**—Abram Bachrach sold 19 to 23 Commerce st, running through to 53 to 57 Barrow st, six 3-sty buildings, 73x78, to the Haase-Lippman Construction Co., which will erect a flat on the site.

#### Builder Sells Holding.

**NORTH MOORE ST.**—J. Romaine Brown & Co. sold for Hugh Getty 38 and 40 North Moore st, a 6-sty business building, 50x87.6, 100 ft. east of Hudson st. The property is under lease to Cook & Bernheimer Co., which expires shortly. There is a mortgage of \$60,000 on the property. This property last changed hands on Dec. 27, 1899, when the present seller bought from Carrie A. Brink.

#### Adds to Holdings.

**27TH ST.**—Irving I. Kempner bought 115 West 27th st, 4-sty front and rear buildings, 25x98.9. Mr. Kempner recently bought No. 117, adjoining, and now controls a plot 50x98.9. A number of parcels in this block have changed hands recently. Michael Coleman bought 109 and 111 West, two old houses, 40x98.9, 140 ft. west of 6th av, and resold them to the Marmack Construction Co., with a building loan for an 11-sty and basement fireproof loft building, to be completed Jan. 1, 1909; and a 12-sty commercial structure, 43.9x98.9, 200 ft. west of 6th av. This property was also owned by Mr. Coleman.

**31ST ST.**—Ethel R. Rouget sold to Margaret Maher 1-3rd interest in the property 125 East 31st st, a 4-sty brk dwelling, 103.6 ft. west of Lexington av, 18.7x98x irregular. The consideration was \$5,750. It is assessed with improvements at \$21,000.

**48TH ST.**—The Taylor Sherman Co. sold for Dr. John F. Erdmann to J. Morgan 40 West 48th st, a 4-sty dwelling, 16x100.5. This property was bought by Mabel A. Downing in December, 1905, for \$56,350. The premises adjoining, No. 42, a similar house, was purchased by Edward G. Janeway in May, 1905, for \$49,500.

### NORTH OF 59TH STREET.

**MANHATTAN ST.**—Slawson & Hobbs sold for Harris and Eli Maran the 6-sty apartment house 39 to 41 Manhattan st, 40x90x100. This is one of a row of four similar houses which are 87 feet deep. An old street called Hayward or Edward st used to run by this holding. It is diagonally opposite the junction of Manhattan and 125th streets.

**73D ST.**—James H. Ottley sold 260 West 73d st, a 4-sty and basement dwelling with extension, 18.8x102.2, to George W. Collord.

#### Dwelling Bought in 77th Street.

**77TH ST.**—John J. Kavanagh sold for Gertrude Gillig to Palmer Coolidge for occupancy 62 East 77th st, a 4-sty and basement dwelling, 12.6x102.2. The same broker recently sold No. 64 adjoining and similar to Mrs. C. L. Best for occupancy.

**78TH ST.**—Minnie S. Currie sold 306 West 78th st, a 5-sty American basement dwelling, 18x102.2.

**80TH ST.**—Davis & Robinson sold for Joseph S. Marcus 112 East 80th st, a 3-sty brownstone dwelling, 18.4x102.2. There is a mortgage of \$6,500 on this property. It is located 112 ft. east of Park av. The Alvarado apartment is on the southeast cor of Park av, and the Co-operative apartment house is on the northeast cor of the av. This latter building is 100x100, and is built 14 stories high with a depth of 90 ft.

**82D ST.**—Pease & Elliman sold for Louis Cahn and Annie Gottlieb 315 West 82d st, a 4-sty dwelling, 25x102.2, to Augustus W. Clarke. The house is built to a depth of 55 ft. Abutting is the Rexton, a 7-sty apartment, with a frontage of 75 ft. The house just sold is admirably situated, being near Riverside Drive Park.

**82D ST.**—The firm of J. B. Ketcham sold for Calos Tirado, of Venezuela, to a client for occupancy, the 4-sty dwelling 61 West 82d st, 19x102.2, adjoining the northeast cor of Columbus av.

**83D ST.**—J. C. Hough sold to Jacob Winkler the 5-sty single flat 164 West 83d st, 20x100.11.

#### Purchases for Occupancy.

**85TH ST.**—Slawson & Hobbs sold for Rose O'Connor, of 220 Waverly pl, the 3½-sty dwelling 133 West 85th st, 20x100. The building has a depth of 55 ft. This property was purchased by the present seller on April 17, 1906, for \$28,500. It was assessed unimproved for \$11,000, and with the building at \$23,000. A mortgage was placed on the property, the Lawyers Title Insurance & Trust Co. being the lenders, for \$19,000 at 5%, due June 30, 1909.

**86TH ST.**—Pease & Elliman sold for William H. Hall, Jr., the new 5-sty American basement dwelling 36 West 86th st, 25x102.2. The new owner will occupy the house. This dwelling is the sixth one sold out of a row of 8 recently completed. A majority of the buyers were formerly residents of the section east of Central Park. The building is 65 ft. deep. This street is 100 ft. wide and is under the supervision of the Park Department.

**87TH ST.**—The McVickar, Gaillard Realty Co. sold for a Mrs. Duer 62 West 87th st, a 4-sty and basement dwelling, 18x100.8, to a client for occupancy.

**97TH ST.**—Richtmyer & Irving sold for Louis P. Dowdney, of 97 Macdougall st, 150 West 97th st, a 3-sty dwelling, 17.6x100.11, to John J. McCarthy. Title will be taken July 10. The present seller has only had possession for a short time, having acquired title on March 30, 1908, from Samuel H. Ditchett, subject to a mortgage of \$12,000. The property was assessed at the amount of the mortgage.

**113TH ST.**—Edward J. Moloughney sold to Paterno Bros. 75x100, on the north side of 113th st, 225 feet west of Amsterdam av. The buyers will erect an 8-sty apartment house. The sellers bought this property about three weeks ago from L. N. Hershfield, together with the abutting property on the south side of 114th st. The property to the east of that just sold is vacant. The present purchasers are heavily interested in this locality, and have constructed a number of high-class apartments. At the present time they are completing one in the south side of 116th st, west of Broadway.

**119TH ST.**—I. Randolph Jacobs & Co. sold for Osk & Edelstein 125 x100 on the south side of 119th st, 150 ft. east of Amsterdam av. This immediately adjoins the plot sold by the same brokers to the Jumel Realty & Construction Co., who are erecting thereon a 6-sty elevator apartment house. There is a water gate on the southeast cor of Amsterdam av. The entire block front on both sides of

119th st, between Morningside av West and Amsterdam av, is vacant. Morningside Park is one block to the east. University Court, a 6-sty elevator apartment with a frontage of 150 ft. and a depth of 90 ft., abuts on 118th st.

#### Dwellings Sold in 133d Street.

**133D ST.**—John M. Royall sold to Dr. P. H. Roberts the 3-sty dwelling 37 West 133d st, 16.8x99.11. The house is built to a depth of 52 feet.

**133D ST.**—Nail & Parker, in conjunction with James A. Jackson, sold for Mary Murphy 120 West 133d st, a 3-sty and basement private dwelling, 20x99.11, to Caroline Mimms. The building is 45 ft. deep. The subway station is two blocks to the north on Lenox av and 135th st.

**133D ST.**—J. Clarence Davies sold for Mary A. McCormack 251 West 133d st, a 3-sty private dwelling, 16.8x99.11, to George F. Picken. Some property was put in in trade.

**AMSTERDAM AV.**—Arnold, Byrne & Baumann sold for the estate of Albert Cromwell to William Stewart 90 Amsterdam av, a 5-sty flat, 25x100.

#### Claremont Avenue Sales.

**CLAREMONT AV.**—Slawson & Hobbs sold for the Nova Realty Co. to a client for investment the four 5-sty triple apartment house, 182, 184, 186 and 188 Claremont av, each on a plot 40x108. These houses are built to a depth of 88 ft. They are located 100 ft. north of 125th st, and in a desirable apartment house section. The Old Bloomingdale road skirted this property. Grant's tomb and Riverside Park is one block to the west. Crescent Court, 100x100, is on the southwest cor of 127th st, while almost directly opposite the properties just disposed of are two 6-sty elevator apartment houses, 75x100, and built 87 ft. deep. The present sellers bought the property in April, 1907, from the Jumel Realty & Construction Co., subject to a mortgage of \$156,000. The Nova Realty Co. is composed of G. G. Schreiber, D. T. Davis and W. B. Symmes, Jr.

**LEXINGTON AV.**—S. A. Israel sold for M. J. Foss 1696 Lexington av, a 3-sty brownstone dwelling, 16.8x75, to a client, who will occupy.

#### Madison Avenue Activity.

**MADISON AV.**—John J. Kavanagh sold for a client 963 Madison av, a 4-sty and basement dwelling, 20.4x100.5, between 75th and 76th sts. Title will be passed July 7. The adjoining house 961 was bought at voluntary auction by E. G. Thompson in September, 1904, for \$41,600.

**MADISON AV.**—M. Adler sold for A. H. Landeker the southeast cor of Madison av and 123d st, a 3-sty dwelling, 20.11x100. The building is 58 ft. deep. Mount Morris Park is opposite and assures extra light and air. The entire block front is improved with private dwellings. H. Tock is the buyer. The southeast cor of 9th av and 216th st was given in trade.

**MADISON AV.**—Louis H. Lowenstein sold for the estate of Chas. T. Barney 1822 Madison av, a 3-sty building, 20x75. The purchaser intends to make extensive alterations and use the property for business purposes. It was assessed for \$13,000.

**MADISON AV.**—Benoit Wasserman sold to Lowenfeld & Prager the Lorraine, a 7-sty elevator apartment house, 50x100, at 1427 and 1429 Madison av, between 98th and 99th sts.

#### Large Riverside Drive Sale.

**RIVERSIDE DRIVE.**—The City Investing Co. sold to Brody, Adler & Koch, through Bernard Smyth & Sons, the 8 lots at the northeast cor of Riverside Drive and 85th st, fronting 102.2 feet on the Drive and 200 feet on the st. The buyers will erect a 12-sty apartment house on the site. The property, which has been held at \$409,000, is part of the block front between 85th and 86th sts, which was formerly occupied by the Misses Ely's School. The 86th st half of the plot was resold by the City Investing Co to Ranald H. Macdonald & Co., and part of it has since been improved with an apartment house. No building loan is made by the City Investing Co. in connection with the sale to Brody, Adler & Koch.

**RIVERSIDE DRIVE.**—Bernard Smyth & Sons sold for the Society of the New York Hospital, 38.4x200, on the east side of Riverside Drive, extending through to Claremont av, 300 feet south of 119th st. On the east side of Claremont av is the grounds of Barnard College. A splendid view of Columbia College can be had from the premises just sold.

#### Vacant Property Changes Hands.

**RIVERSIDE DRIVE.**—Chas. M. Rosenthal bought from Albert London, through C. Flaum, the plot at the northeast cor of Riverside Drive and 127th st, having an area of about 11 lots, with frontages of 161.6 ft. on the Drive and 100 ft. on the st. The rear lines are irregular, giving the parcel a maximum depth of 182 ft.

### WASHINGTON HEIGHTS.

#### Apartment Changes Hands.

**135TH ST.**—W. Hamilton McBride sold for the D. L. Block Co. 618 West 135th st, a 5-sty apartment house, 40x88x100. The price is reported to have been \$65,000. This is the 3d house in this block sold recently through Mr. McBride. On Jan. 8, 1907, a mortgage for \$36,000 for 5 years at 6% was recorded. On July 30, 1907, a second mortgage of \$8,500 for 2 years at 6% was placed.

**AUDUBON AV.**—Charlotte Alliton sold 550 West 183d st, southwest cor of Audubon av, a 5-sty flat, 24x104.11. The house has a depth of 100 feet.

**AMSTERDAM AV.**—Casper Levy and Henry Marks sold to Sigmund Elkin 1749 and 1751 Amsterdam av, two 5-sty triple flats, with stores, 50x100, adjoining the southeast cor of 147th st.

#### Bought for Improvement.

**FT. WASHINGTON AV.**—Times Realty & Construction Co. bought from the City Real Estate Co., through I. Randolph Jacobs & Co., the northeast cor of Fort Washington av and 162d st, about 6 lots, which will be improved with a high-class elevator apartment house.

**9TH AV.**—Max Marx bought through David Stewart 99.11x100 at the northeast cor of 9th av and 213th st. The northwest cor of 213th st and 9th av, 100x100, vacant, sold at voluntary auction in April, 1905, to M. Fraade for \$22,500.

**9TH AV.**—M. Adler sold for H. Tock the southeast cor of 9th av and 216th st, 50x100, to A. H. Landeker, who gave in exchange the southeast cor of Madison av and 123d st.

### BRONX.

**FAILE ST.**—American Real Estate Co. sold another one of its new A-RE-CO 2-family houses, 1021 Faile st.

**169TH ST.**—S. Ullman sold for Mrs. M. Mayer 714 East 169th st, 4-sty double flat, 25x100.

182D ST.—Barney Mayhoff sold for E. B. Tieschmann the southeast cor of 182d st and Buchanan pl, 26x100.

#### Activity on Belmont Avenue.

BELMONT AV.—Louis Marinelli sold for Henry Kroepke to Louis and Giovanni Derienzo the dwelling 2336 Belmont av.

BURKE AV.—On Burke av, between Kingsbridge road and Jefferson av, the Edenwald Land Companies have sold 6 adjoining lots to Bessie, Victor, Israel, Morris, George and Abraham M. Stoller.

#### Trade on Brook Avenue.

BROOK AV.—Eugene J. Busher sold for John C. Giese the southwest cor of Brook av and 149th st, 35x90x irregular, a 5-sty brk triple flat, with three stores, to William McGowan, who gives in part payment 2 lots on the north side of Woodlawn road, and a plot on the west side of 3d av. This deal involves about \$99,000.

COMMERCE AV.—Hayden & Co. sold for Edward J. Farrell a lot on Commerce av, to a builder. It will be improved with a detached house.

EDWARDS AV.—Frank Gass sold for Charles J. Hausman and Bernard Meyers, lots 119, 120 and 121 on the east side of Edwards av, Seton estate, about 75x100, to Charles E. Nance, who will erect 2-family houses on the plot. Mr. Nance gives in trade a 2-family dwelling on 6th st, Unionport.

HOE AV.—J. J. Haggerty sold the new 2-family frame house 1544 Hoe av for Lyman W. Divine, to John Enders.

JONES AV.—The Edenwald Land Companies sold a lot on Jones av, 200 ft. south of Jefferson av, to Max Weiss.

#### Buys for Investment.

LONGFELLOW AV.—J. J. Haggerty sold the 2-family frame house 1423 Longfellow av, 25x100, for Alfred Nelson to John Reynolds.

SEDGWICK AV.—Hayden & Co. sold for Edward J. Farrell 7 lots on Sedgwick av to a builder, who is having plans drawn for 7 detached houses.

UNIONPORT.—In part payment for three lots on the east side of Edwards av, Seton estate, Charles E. Nance gives a 2-family dwelling on the south side of 6th st, 125 feet west of Ave. C, Unionport.

WASHINGTON AV.—Joseph Weil sold for the Bohemian Realty Co. the two 4-sty double flats on the east side of Washington av, north of 167th st, to H. Hornickel.

WESTCHESTER AV.—Frank Gass sold for Elizabeth G. Devine and Edith Hahn, 50x86, on the north side of Westchester av, 51 feet east of Taylor st.

WOODLAWN ROAD.—Eugene J. Busher sold for William McGowan to John C. Giese 2 lots on the north side of Woodlawn road, 52 ft. west of Hull av, 52x100. This property was given in part payment for the southwest cor of Brook av and 149th st.

3D AV.—In part payment for the southwest cor of Brook av and 149th st, William McGowan gave John C. Giese a plot 70x100 on the west side of 3d av, commencing 110 ft. south of 179th st. Eugene J. Busher was the broker.

3D AV.—The Columbian Board of Brokers, in conjunction with I. L. Levin, resold for Charles Wynne and D. Reggal, 4000 and 4004 3d av, three 4-sty flats, with stores, 75x90, to Samuel C. Baum, who gives in part payment 321 South 4th st, Mt. Vernon, a 3-sty frame building, 53x105.

#### LEASES.

Polsom Brothers leased for Helen A. Marbray to Hector R. Marchetti the 3-sty dwelling 64 West 11th st.

Charles F. Noyes Co. leased for 10 years the entire building 179 South st for Fannie E. D. Story to Margolies & Radin.

Polsom Bros. leased for Helen A. Marbray to Hector R. Marchetti for occupancy the 3-sty and basement dwelling at 64 West 11th st.

William Hutter leased to Konrad Guhring the 5-sty double flat 138 East 103d st for a term of three years, at an aggregate rental of \$5,700.

Heil & Stern leased for L. F. Post for a long term of years the entire 6-sty and basement building 547 Broadway, running through to 118 Mercer st.

Spear & Co. rented for Mrs. Mary Pinchot to the Favorite Paper Box Co. for over ten years the entire 5-sty and basement building 211-213 Wooster st.

The Cuozzo & Gagliano Co. leased for Mr. S. Grossman to a client the 4-sty building at 209 1st av for a term of 5 years at an aggregate rental of \$15,000.

Van Vliet & Place leased for William S. Thompson, for a term of years, the 3-sty building at the southeast cor of Charles and West sts, at an aggregate rental of \$34,000.

The Underwriters' Realty and Title Co. leased for E. S. Appleby to the Hartford Lunch Co. for a term of years the building 1544 Broadway. The lessee will make extensive alterations.

Nail & Parker, in conjunction with James A. Jackson, leased for Osk & Edelstein to a client for a term of years 54 West 133d st; also 120 West 133d st, both 3-sty and basement dwellings.

S. Osgood Pell & Co. leased for Henry B. Anderson for a term of years the dwelling 466 Park av, between 57th and 58th sts. The lessees, Burnett & Chapman, will use the house as a private hospital and sanitarium; also the dwelling 8 East 92d st, to Miss Elizabeth Moseley.

Chas. F. Noyes Co. leased for the Golden Hill Building Co. (Henry S. Thompson, President) to the Ocean Accident and Guarantee Corporation, Ltd. (Oscar Ising, American manager), the 2 upper floors of the Insurance Building now being erected on plot 90x125 at the northwest cor of John and William st. The lease is for a long term of years at an aggregate rental of about \$600,000. Each floor will contain about 9,000 square feet of space.

The Bar Association leased through S. Osgood Pell & Co. to the Phi Gamma Delta Club the dwellings 32 and 34 West 44th st, adjoining the association's building. The lease is for 10 years at an aggregate rental of \$75,000. The club, which now occupies the building at 44 West 44th st, will convert the 2 houses into a single structure for use as a clubhouse. Plans for the alterations, which will amount almost to entire reconstruction have already been prepared by Architect Washington Hull. Work will be begun in the near future.

#### SUBURBAN.

GLEN RIDGE, N. J.—Edward P. Hamilton & Co. sold for William H. Wallace his property on Woodland av, Glen Ridge, N. J., consisting of a dwelling and stable, and about ½ acre of ground.

ROSLYN, L. I.—S. Osgood Pell & Co. sold the Stow Estate property at Wheatley Hills, Roslyn, L. I. This property is very well known and adjoins the Carence Mackey, William C. Whitney, Stanley E. Mortimer and E. D. Morgan estates. The buyer is Henry C. Phipps, of Pittsburg, Pa. This is the second large purchase of real estate recently made by Mr. Phipps. Last week he bought the Hotel Saranac, on the west side of Broadway, between 41st and 42d sts, for a figure said to have been \$1,100,000.

RIVER VIEW MANOR.—Hastings Homes Co. sold at River View Manor to Percy Winter a large villa plot in Calumet av to Dr. Harold W. Wright, a villa plot in the north side of Ravine Drive-way, 200 feet north of Buena Vista driveway; to Oliver M. Burdett a large villa plot in Buena Vista driveway, 150 ft. north of Pleasant av; to Mrs. Anna A. Cockey a villa plot in Buena Vista driveway, north of Pleasant av, to Herbert W. Squires a villa plot in the west side of Euclid av, 200 ft. north of Villard av, and to James Collins a villa plot in the west side of Euclid av, 300 ft. north of Pleasant av.

CENTRE ISLAND POINT, L. I.—S. Osgood Pell & Co. sold for Gordon Burnham the Mrs. D Le Roy Dresser mansion and property on Centre Island Point, Oyster Bay, L. I. The estate is situated within half a mile of the Seawanhaka Yacht Club. The property was held at \$200,000. The purchaser, W. J. White, intends to spend a large sum of money on the property, which stands out on the Sound, with a fine view up, down and across Long Island Sound for miles. This, in conjunction with the W. L. Stow estate sale by the same firm, shows the demand for Long Island real estate caused by improved transportation facilities.

BRIGHTON HEIGHTS.—Eidie & Contois sold 5 lots on the west side of Haven Esplanade, 100x125, to August Loeffler, of Stapleton.

#### UNCLASSIFIED SALES.

The total number of sales reported is 61, of which 6 were below 59th st, 39 above, and 20 in the Bronx, the sales reported for the corresponding week last year were 70, of which 22 were below 59th st., 23 above, and 25 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 226, as against 169 last week, and in the Bronx 214, as against 389 last week. The total amount involved is \$12,209,358, as against \$5,236,179 last week.

The amount involved in the auction sales this week was \$885,470, and since January 1, \$34,433,110. Last year the total for the week was \$595,257, and from January 1, \$27,102,107.

101ST ST.—Slawson & Hobbs sold for David Spier and Moritz Rauner the 5-sty triple flat 72 West 101st st, 25x100.11.

WASHINGTON AV.—Joseph Weil sold for the Bohemian-American Building Association Bretislav, the two 4-sty double flats 1182-1184 Washington av, 50x128.6, to H. Hornickel.

ARTHUR AV.—Fitzgerald & Broderick sold the 2-sty dwelling 2498 Arthur av, 25x79, for a client to Vincenzo Chanese.

#### HOTEL GOTHAM CHANGES HANDS.

Judge Blanchard last Wednesday denied applications to appoint a temporary receiver for the Hotel Gotham, 5th av and 55th st. The claimants were Henry Kelly, Jr., a fruit dealer, holding a judgment for \$710.77, and Theodore Schmalholz & Son, with a claim for \$741, were the applicants.

Negotiations have been pending for some time past for the taking over the management of the property by L. M. Boomer and E. L. Merry, both connected with the Hotel Plaza. The Metropolitan Life Insurance Co. holds two mortgages on the Hotel Gotham property aggregating \$1,950,000, with accrued interest, and the Knickerbocker Trust Co. holds a mortgage of later date for \$450,000. The title is in the name of the 55th St. Co.

A movement is on foot to form a new organization which will embrace all interests. It is stated by Mr. Boomer that he will have nothing to do with the property until this is an assured fact. He insists on being assured of the security of the lease. At the present time Henry L. Goodwin is in charge of the hotel. He assumed control last Wednesday when Mr. Carl Berger left to go to Newport to open his establishment there.

Taken all in all, matters are in an involved state, though those in position to know state that, in a short time, everything will be righted. Failure to obtain a liquor license is said to have interfered with the prosperity of the place. The hotel is within 200 feet of the Fifth Avenue Presbyterian Church. Efforts to obtain a license through the Legislature have failed twice.

#### LARGE BRONX DEAL CONSUMMATED.

Title was taken during the week by Church E. Gates & Co., lumber dealers, to a large parcel of land owned by the Oak Point Land and Improvement Co., lying northeast of the Oak Point yards of the New York, New Haven & Hartford Railroad.

The property extends to the Eastern Boulevard and Tiffany st., and contains about 40 acres. Extensive water-front is involved in the deal. John F. Steeves, of Church E. Gates & Co., said that his firm would establish a large lumber yard on the property.

TREATMENT FOR NEW WALLS.—There are times when it is desirable to decorate new plastered walls and ceilings. When the occasion arises resort to the use of some good brand of cold water paint which, when applied to the plaster, gives a finish at once. One coat will suffice, but two are better. Cold water paint may be obtained at most any decorators' supply store, and is inexpensive.

—The Manhasset Apartment House, an 11-sty structure, on the west side of Broadway, between 108th and 109th sts., 201x100, is advertised to be sold at auction in July. This is to satisfy a judgment of about \$483,000, secured by Carrie M. Butler against the Manhasset Realty Corporation and others. The property carries prior liens aggregating \$840,000.



# WANTS AND OFFERS

## ITALIAN LABORERS

SKILLED OR UNSKILLED

SUPPLIED

FOR ALL KINDS OF

## CONSTRUCTION WORK

CITY OR COUNTRY

VINCENZO CIOFFI

Tel., 2621 Franklin 75 MULBERRY ST., N. Y.

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

HUSTLING YOUNG MAN, experienced in city real estate business, desires position in active office; moderate compensation expected; references. Address "M." c/o Record and Guide.

CONTRACTING ENGINEER for large building company, open for engagement. Expert designer, estimator and solicitor; acquainted with architects. Would invest small amount if desired. "HUSTLER," Box 163, Record & Guide.

HURD'S PRINCIPLES OF CITY LAND VALUES. Price, \$1.50.

A book that shows how city values are made and the basis upon which real estate appraisements should be made.

WE DO

MAP MOUNTING  
COLORING AND  
BINDING  
BOOKBINDING  
REAL ESTATE MAPS AND  
ATLASES REPAIRED

J. M. SCHMIDT BINDERY  
(Established 1848)

Phones { 3844 } Beekman { 5588 } 307 Pearl Street  
New York

## Lawyers Title Insurance & Trust Company

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

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN  
TITLE DEPARTMENT 37 LIBERTY ST. }

Title Department and Trust and Banking Department.  
Brooklyn Branch, 188 Montague Street.

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

**LENDS ON APPROVED STOCKS** and Corporation Bonds as Collateral.

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

**OFFICERS:**

**EDWIN W. COGGESHALL, President and General Manager.**

LOUIS V. BRIGHT,	} Vice-Presidents.	HERBERT E. JACKSON, Comptroller,
THEORWALD STALKNECHT,		WALTER N. VAIL, Secretary.
ARCHIBALD FORBES, Treasurer.		LEWIS H. LOSÉE, Ass't Genl. Manager.
		U. CONDIT VARICK, Asst. Treasurer.
		GEORGE A. FLEURY, } Ass't Secretaries.
		FREDERICK D. REED, }

DAVID B. OGDEN, Counsel.

**EXECUTIVE COMMITTEE:**

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

## NEW BUSINESS

Can be obtained by advertising in the RECORD AND GUIDE

## WILL-BAU REALTY COMPANY

*Business Leasing A Specialty*  
103 PARK AVENUE  
Telephone, 6730-38 Corner 41st Street

## REAL ESTATE NOTES

Arnold L. Steinfeld, formerly with Charles F. Noyes & Co., has opened a real estate office at 84 William st.

W. Hamilton McBride has leased, through C. D. Snyder, the Groff cottage at Avon-by-the-Sea, N. J., for the season for his own occupancy.

Samuel Goldsticker has been appointed agent for the building, 206 Broadway, southeast corner of Fulton st., formerly occupied by the Evening Post.

William E. Harmon is in Joplin, Mo., in connection with property owned in that city by the United Cities Realty Corporation, of which he is president.

A mortgage for \$75,000 was made, in the form of a building loan, to the Moorehead Realty Co. by the City Mortgage Co., on the property, 120x100, on the south side of 149th st., 149.4 feet west of St. Ann's av.

Aaron M. Goldstein has discontinued his real estate business at the southeast corner of Wendover and 3d avs., to manage the Bronx office of the banking firm of Searing & Co., which is located on the northwest corner of these avenues.

A new real estate firm has come into the field. McKee, Hayward & Co. have opened an office at 2644 Broadway, near 100th st., and will conduct a general real estate and insurance business. The firm is composed of Messrs. G. R. McKee and M. M. Hayward.

J. M. Gummey & Sons, a Philadelphia real estate firm, opened New York offices at 21 West 34th st. The firm was established in 1848. Its officers are James F. McF. Gummey, president; Herman Hoopes, vice-president; John D. Taylor, treasurer; and Samuel Earley, secretary.

Robert A. White, formerly of Kehoe & White, and Theron F. Pierce have formed a partnership under the firm name of White & Pierce for the transaction of a general real estate and insurance business, with offices at 128 Broadway. Mr. White has been a member of the Board of Brokers for the last four years.

It is announced that Henry C. Phipps is the buyer of the Hotel Saranac, on the west side of Broadway, between 41st and 42d sts. About \$40,000 will be spent in altering the structure, which will be leased to the Considine Bros., who now run the Metropole, adjoining on the north, for 21 years for hotel purposes. Mr. Phipps is heavily interested in Manhattan realty. The reported lease of the southeast corner of Broadway and 43d st. by John L. Murray has been denied. This property was reported leased last fall to Harry Levey, and plans for a 12-sty theatre and office building were drawn by V. Hugo

Koehler. Full details, with illustrations, were printed in the Record and Guide on March 21, 1908. No bids have been received nor contracts awarded.

Herman Wronkow, the well-known real estate operator and investor, is the lessee of the Hotel Normandie, reported in last week's issue of the Record and Guide. Estimates are being drawn up for converting the basement into a Russian bath establishment for men. A feature will be that the upper stories will be connected with the bath by private elevators. In all probability the ground floor will be used for banking purposes, while the upper part of the building will be devoted for offices.

Charles F. Noyes Co. negotiated a mortgage bond issue covering the 6-sty office building, 90x125, now in course of construction at the northwest corner of John and William sts. The bond issue is for 21 years. A photograph of the building was printed in the Record and Guide under date of June 27. Building is being erected by the Golden Hill Building Co., of which Henry S. Thompson is president. Charles F. Noyes Co. has also recently leased the two upper floors of the building for 20 years to the Ocean, Accident & Guarantee Corporation, Ltd., of London. The ground floor of the building is to be occupied by companies represented by the Jameson & Frelinghuysen Agency, among which are the Globe & Rutgers, American Fire Ins. Co., Stuyvesant, Pacific and Spring Garden.

## BRONX RIVER PARKWAY.

If property owners along the line of the proposed Bronx River Parkway entertain the idea that they are likely to secure fancy prices for land necessary in the construction of that driveway they are doomed to disappointment. Madison Grant, president of the Commission, recently asserted that the acquisition of lands by the municipality must be clean.

"The low river lands are of little value," said the Commissioner recently. "In their present condition they are unsight'y and are of no use for building purposes. We purpose to use these lands for a parkway, and the uplands, giving a frontage on the parkway, will greatly increase in value. We are trying to persuade the owners to give bottom lands to the city in cases where they own uplands, which would be benefited by the improvement, and to give us an option at a reasonable value for the adjoining property.

"Where all the property is taken the Commission intends to see that the city in this project shall not pay one cent more than the property could be purchased for by private individuals."

The Commission hopes to cover ground from Bronx Park to Kensico Dam by gifts or options to avoid the expense of condemnation proceedings. Warning is given that excessive prices for lands will not be paid.

# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**ROSELLE ST.**—Laying out extension from Silver st to West Farms road. Referred back to President of Bronx.

**VAN CORTLANDT AV.**—Opening, between Sedgwick and Van Cortlandt Park South. Approved by Board of Estimate. Entire cost to be assessed upon property benefited.

**PUBLIC PL.**—Opening and extending at intersection of Mosholu av and Broadway. Referred to chief engineer of Board of Estimate and President of Bronx.

**231ST ST.**—Opening and extending from Bailey av to Riverdale av. Approved by Board of Estimate. Area of assessment fixed as follows: Beginning at a point on a line bisecting the angle formed by the intersection of the prolongations of the centre lines of West 232d st and West 234th st, as laid out between Spuyten Duyvil road and Kingsbridge av distant 100 ft. westerly from the westerly line of Riverdale av, the said distance being measured at right angles to the line of Riverdale av and running thence southeastwardly along the said bisecting line to the intersection with the prolongation of a line midway between West 232d st and West 234th st, as laid out between Kingsbridge av and Broadway; thence southeastwardly along the said line midway between West 232d st and West 234th st to the northwesterly line of Broadway; thence eastwardly in a straight line to a point on the southeasterly line of Broadway where it is intersected by a line bisecting the angle formed by the intersection of the prolongations of the centre lines of West 233d st and West 234th st, as laid out between Broadway and Bailey av; thence southeastwardly along the said bisecting line to a point distant 100 ft. south easterly from the southeasterly line of Bailey av, the said distance being measured at right angles to the line of Bailey av; thence southwestwardly and always distant 100 ft. southwestwardly from and parallel with the southeasterly line of Bailey av to the intersection with the prolongation of a line distant 200 ft. southwestwardly from and parallel with the southwestwardly line of West 230th st, as laid out between Bailey av and Broadway, the said distance being measured at right angles to the line of West 230th st; thence northwestwardly along the said line parallel with West 230th st and the prolongations of the said line to the intersection with the northwesterly line of Broadway; thence northwestwardly in a straight line to a point on the northwesterly line of Tibbett av where it is intersected by a line distant 200 ft. southwestwardly from and parallel with the southwestwardly line of West 230th st, as laid out between Tibbett av and Spuyten Duyvil road; thence northwestwardly along the said line parallel with West 230th st to a point distant 100 ft. northwestwardly from the northwesterly line of Spuyten Duyvil road, the said distance being measured at right angles to the line of Spuyten Duyvil road; thence northeastwardly and always distant 100 ft. northwestwardly from and parallel with the northwesterly lines of Spuyten Duyvil road and Riverdale av to the point or place of beginning.

## CONDEMNATION PROCEEDINGS.

**161ST ST.**—Opening and extending from Broadway to Riverside Drive. Commissioners Eugene A. Kennedy, Jas. T. Meehan and Michael W. Rayens will present supplemental and additional bill of costs and expenses in this proceeding to Supreme Court on July 17.

**BOULEVARD LAFAYETTE.**—Opening and extending at or near Durandos lane, as laid out for use as a public park. Commissioners Daniel P. Hays, Alexander Schlesinger and Wm. H. F. Wood will present bill of costs and expenses in this proceeding to Supreme Court on July 17.

**HAVEN AV.**—Opening and extending from West 177th st to West 181st st. Commissioners Edward J. McGean, Edward D. Farrell and John J. O'Connell have completed their estimate and assessment in the proceeding. Objections may be presented in writing on or before July 23d and will be heard Sept. 17. The limits of their estimate and assessment are as follows: Beginning at a point formed by the intersection of a line parallel to and distant 100 ft. westerly from the westerly line of Fort Washington av and a line parallel to and distant 100 ft. southerly from the southerly line of West 177th st, running thence westerly along said line parallel to West 177th st and its westerly prolongation to its intersection with the southerly prolongation of a line parallel to and distant 100 ft. westerly from the westerly line of Buena Vista av; thence northerly along said southerly prolongation and parallel line and its northerly prolongation to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of West 181st st; thence easterly along said line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Northern av;

thence northerly along said last mentioned parallel line to its intersection with a line parallel to and distant 400 ft. northerly from the northerly line of West 181st st; thence easterly along said last mentioned line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Northern av; thence southerly along said last mentioned parallel line to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of West 181st st; thence easterly along said last mentioned line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Fort Washington av; thence southerly along said last mentioned parallel line to the point or place of beginning; excepting from said area all streets, avenues and roads or portions thereof, heretofore legally opened as such area is shown upon our benefit maps deposited as aforesaid.

## ASSESSMENTS.

**RECEIVING BASIN.**—At the north side of the intersection of Sedgwick av and Cedar av. Assessment completed and ready for examination.

**CROTONA PARK NORTH.**—Paving with asphalt and curbing from East 175th st, at or near Arthur av, to East 175th st, at or near Waterloo pl. Assessment completed.

**LONGFELLOW AV.**—Sewer, between Lafayette av and Harlem River Branch of New Haven and Hartford R. R. Assessment completed.

**RODMAN PL.**—Sewer, between West Farms road and Longfellow av, and in Longfellow av, between East 176th st and Boston rd. Assessment completed and ready for examination.

**McCLELLAN ST.**—Regulating, etc., between Morris av and the Grand Boulevard and Concourse. Assessment completed.

**CYPRESS AV.**—Sewer, between East 138th and East 141st sts. Assessment completed.

**CYPRESS AV.**—Paving with asphalt and curbing, from the property of the New York, New Haven and Hartford Railroad to East 138th st. Assessment completed and ready for examination in office of Board of Assessors.

**MORRIS AV.**—Paving with asphalt and curbing, from Kingsbridge road to Jerome av, at Park View terrace. Assessment completed and ready for examination in office of Board of Assessors.

**209TH ST.**—Regulating, etc., between Perry av and Webster av. Assessment completed and ready for examination.

**37TH ST.**—Restoring asphalt pavement in front of premises 413 and 415. Area of assessment: North side of 37th st, 175 ft. west of 9th av, known as Lot No. 25 in Block 735. Assessment entered June 30. Payable within 60 days.

**144TH ST.**—Paving, curbing and re-curbing, between Lenox av and the westerly line of Exterior st along the Harlem River. Area of assessment: Both sides of 144th st, from Lenox av to Harlem River, and to the extent of half the block at the intersecting and terminating avenues. Assessment entered June 30. Payable within 60 days.

**SEAMAN AV.**—Regulating, etc., from Academy st to Isham st. Area of assessment: Both sides of Seaman av, from Academy st to Isham st, and to the extent of half the block at the intersecting and terminating streets and avenues. Assessment entered June 30. Payable within 60 days.

**143D ST.**—Paving, curbing and re-curbing between Lenox av and the easterly line of Fifth av. Area of assessment: Both sides of 143d st, from Lenox av to Fifth av, and to the extent of half the block at the intersecting and terminating avenues. Assessment entered June 30. Payable within 60 days.

**BECK ST.**—Opening, from Prospect av to Leggett av. Area of assessment as follows: Beginning at a point formed by the intersection of a line parallel to and distant 100 ft. westerly of the westerly line of Wales av, and a line parallel to and distant 100 ft. northerly of the northerly line of Fox st, running thence northerly along said parallel line to Wales av to its intersection with a line parallel to and distant 100 ft. northerly of the northerly line of Beck st; thence easterly along said parallel line to Beck st to its intersection with a line parallel to and distant 100 ft. easterly of the easterly line of Longwood av; thence southerly along said parallel line to Longwood av to its intersection with a line parallel to and distant 100 ft. northerly of the northerly line of Fox st; thence westerly along said last-mentioned parallel line to Fox st to the point or place of beginning. Assessment entered June 29. Payable within 60 days.

—If realty information is hard to get, you let it slide. The Real Estate Directory, the Checking Index and the Record and Guide Quarterly make it easy to get, therefore it is used

## A DUST PREVENTATIVE.

### PRACTICAL SUGGESTIONS IN THE USE OF TARVIA—ITS ADVANTAGES OVER CRUDE PETROLEUM.

Owners of property situated on macadam streets who have been annoyed by the excessive rise of dust after the passage of automobiles and other vehicles will be interested in an article on "Road Coatings and Dust Preventives," by the County Engineer of Camden, N. J., which appears in the last annual report of the Commissioner of Public Roads of New Jersey. After speaking of the great need of an efficient remedy for the nuisance mentioned, the author affirms that "Sand cushion, gravel surfacing, modified forms of salt, oil and tar have been tried with varying degrees of success." The Committee on Roads, accompanied by its engineer, inspected some tarvia-coated roads in Pennsylvania, and were induced to believe that experiments with tarvia would prove satisfactory, especially on the famous White Horse turnpike leading from Philadelphia to the seashore. In part it says:

We might have bought the crude coal tar and treated it ourselves by driving off the water and ammonia with heat. The cost of tarvia was but little more, so we took the product claimed to be especially prepared for the purpose. We applied it in various places under different conditions and with varying degrees of success. On a stone bed, 14 feet wide, we used 60 barrels per mile.

#### COST OF TARVIA.

The tarvia cost 6¼ cents per gallon and two-fifths of a cent per gallon for freight. We used 100 tons of trap rock screenings per mile as an absorbent for the tarvia, which cost about \$175, and \$80 for labor, or a total cost of about \$450 per mile. This seems like a heavy outlay, but where conditions were favorable, and the road in good order, resurfaced and well crowned, the results so far have been very satisfactory. There has been no wear of the stone. Wagons and carriages move noiselessly as over a first-class asphalt pavement, and with about the same amount of damage to the road surface. There is no abrasion, and but little dust.

We applied the tarvia hot, using a furnace or kettle built for the purpose of wheels. We first sent a gang of men ahead with stable brooms and swept the stones as clean as possible, then dragged the kettle behind a wagon. The kettle was provided with a gate valve and a short piece of hose, through which the hot tarvia was distributed over the clean stone surface, then brushed out evenly with stable brooms. We then applied the screenings, to make an absorbent. In a few hours the road was ready for use. We made our first experiments in last May and continued them during the summer, using several carloads of tarvia. For those wishing to use tarvia, we would recommend, first, to have the road in good order, free from dust, and well crowned. Under all other conditions our experiments were unsatisfactory. I would apply tarvia on a hot, dry day. Use plenty of good trap rock screenings, and results promise to be most gratifying. Rain and windstorms have no effect on roads so treated.

We had previously made some experiments in 1905 with crude petroleum, and the objections about balanced the good results. In August, 1906, we applied one carload of heavy oil from Texas, at 12 cents per gallon. Counting the labor of applying the oil, it cost us about \$125 per mile, on a 14-foot-wide stone bed. As a dust absorbent it acted like magic, but its results were not lasting. It is a question in the minds of some whether we cannot make more frequent applications of oil and attain almost as good results, and with a more moderate expenditure than is required with tarvia.

The experiments of the Jersey road committee in the indicated direction will be of great value to property owners who contemplate using tarvia for a like purpose. While it may not be generally known, it is a fact, nevertheless, that the value of much desirable real property hereabouts has been unfavorably affected since the advent of the automobile. It has been maintained that only large cars are responsible for the dust nuisance, but close observation has proven that the runabouts are equal offenders in spreading dust.

The cost of official tests in the laying of dust is insignificant when compared with the good results which inevitably follow, therefore any experimental work of that description should be enthusiastically encouraged.

## TAXPAYERS PLAN A CENTRAL COMMITTEE.

Initial steps were taken on Monday toward the formation of a permanent central conference of delegates from the various taxpayers associations throughout the city whose general purpose will be to more effectually guard the interests of property owners hereabouts by intelligent representation in all matters affecting their interests.

For some time the taxpayers' associations have realized the need of perfecting a central body to take the initiative in the direction indicated, and in response to a call sent out at the request of several organizations, a score or more delegates met at the rooms of the Allied Real Estate Interests, 165 Broadway, Manhattan, and a temporary committee was appointed to draft a plan of organization. The members of this committee are: Allan Robinson, president of the Allied Real Estate Interests; David A. Clarkson, president of the Real Estate Board of Brokers of New York; Adolph Bloch, of the United Real Estate Owners' Associations; ex-Senator Geo. W. Brush, president of the Brooklyn League, and Philip S. Tilden, president of the Flatbush Taxpayers' Association.

#### INTERESTING ADDRESSES.

Considerable time was taken up in interesting addresses by Henry Bruere and Dr. Frederick A. Cleveland, of the Bureau of Municipal Research. The information gained by the delegates in relation to extravagances in the management of city affairs led to a call for specific instances of unjustified expenditures by the authorities. Mr. Allan Robinson asserted that there were many such, and said that he was recently in-

formed of a case in Brooklyn where a man who owned a saloon had been appointed an inspector of meters and openly boasted that he had regularly drawn his compensation for a period of six months without having inspected a single meter.

The subject of the city budget was gone into and the following resolution was adopted:

"Resolved, That the Board of Estimate and Apportionment be requested to fix a day in the month of October, 1908, for a hearing on the tentative budget of the city of New York for the year 1909, adopted by such board and prior to the submission thereof to the Board of Aldermen, and that it be further requested that the said day be at a date sufficiently after the adoption of said tentative budget to permit printing thereof and its examination by taxpayers and citizens. And be it further

"Resolved, That at such hearing sufficient time be allowed to taxpayers and citizens appearing before the said board for full presentation of facts and arguments relating to the budget."

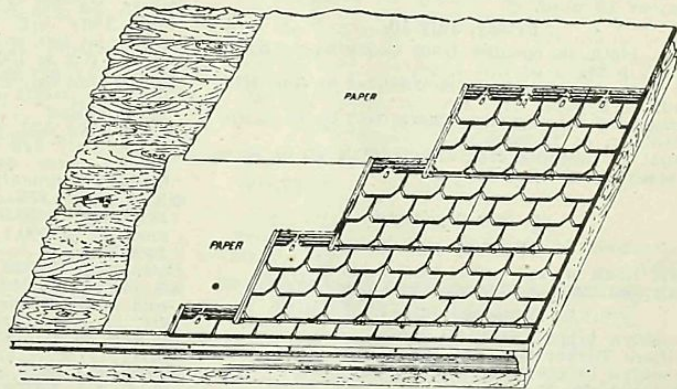
## ROOF THAT IS STORM PROOF.

There seems to be less attention paid to roofing on private dwellings and flats at the present moment than ever before. In the upper sections of Manhattan and over in the older parts of the Bronx hundreds of worn out roofs of all descriptions are in evidence on every side. A leaky roof is an abomination, and the owner of improved property who knowingly allows the covering over his building to remain in a poor state of repair is pursuing a short-sighted policy.

The question frequently asked is what kind of covering will best meet the requirements in these parts? The query in this respect is always difficult to answer. It is a question that has troubled the world for centuries, and our posterity will likely continue the debate for years to come.

Some specialists in roofing affirm that slate possesses more virtues as a covering for roofs than any other material. Others cling to the old-fashioned method of tar and gravel, while a great majority seem to favor metal. Shingles of metal are attracting attention just now. They are low in price and may be said to be practically indestructible when properly protected. Six metal shingles will weigh less than one leaf of slate, thus a much lighter roof is obtained. Metal shingles also meet with the approval of fire underwriters, and lower premium rates are generally given. Shingles of this material may be laid over old wooden roofs and are not affected by climatic changes.

The simple method of laying metallic shingles is easily understood by any first-class mechanic, as the illustration will show.



SECTION OF METALLIC ROOF.

In alluding to the merits of roofs of this material, W. J. Burton, in Waterproofing and Fireproofing, says:

"I am a great believer in metal roofs. I have laid uncountable thousands of feet of galvanized iron and tin roofs, and taking everything into consideration I believe the public has gotten a good return on the money it has invested in them. Tin or galvanized iron roofs to-day protect millions upon millions of dollars' worth of property in this country alone, and if there were no virtue in them they would not be almost universally used. Some day something better will be evolved, but at this minute metal leads them all in the cities of this country.

**TAXPAYERS WANT ASSESSMENTS REDUCED.**—Owners of real estate along Westchester av are agitated over the size of assessment levies upon their holdings for widening that thoroughfare from the Bronx River to Main st. Meetings were recently held demanding that the municipality bear a reasonable percentage of the cost of the improvement, particularly since Westchester av is one of the leading highways through the Bronx. It is argued by the owners of property in that zone that as the city has borne the expense in widening prominent streets in other parts of Bronx Borough no reasonable objection can be made to granting a similar concession in this instance. The assessment averages about \$500 per lot.

**TABLET COMMEMORATES SPOT.**—There is a tablet in Battery Park, near the Bowling Green subway station, at Bridge and States sts, a reminder of the War of the Revolution. It is inscribed as follows: To perpetuate the site of the S. W. Bastion of Ft. George in 40° 42' 8" N. latitude as observed by Captain John Montresor and David Tittenhouse in October, 1769. The corporation of the City of New York have erected this monument A. D. MDCCXVIII.

JOSEPH P. DAY

REAL ESTATE AUCTIONEER AND APPRAISER... MAIN OFFICE 31 NASSAU ST., AGENCY DEPT. 932 EIGHTH AVENUE

J. ARCHIBALD MANAHAN FINANCIERING

Railroad, Mining and Industrial Properties Promoted. Loans Negotiated, of All Kinds, on Bonds, Stocks and Real Estate. 1901-1907 PARK AVENUE, NEW YORK CITY

THOMAS DIMOND All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET... NEW YORK Telephone, 1147-38

BRYANT PARK REALTY CO., Inc. Real Estate, Loans, Insurance... Westchester Property a Specialty Tel., 5138-38th 311 313 Madison Ave., cor. 42d St.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000 and 203 Montague St., Brooklyn Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY, President JOHN D. CRIMMINS, Vice-Presidents. CLINTON R. JAMES, Secretary... Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

At 90-92 West Broadway. Monday, July 6. Baychester av, opening from West 4th st, to Pelham Bay Park, at 2 p m. West 165th st, opening from Anderson av to Jerome av, at 1 p m. Lane av, etc, opening at 11 a m. Seneca av, opening from Hunts Point rd to Bronx River, at 3 p m. Tuesday, July 7. West 177th st, opening from Amsterdam av to Riverside dr, at 12 noon. Gun Hill rd, widening from Webster av to Elliott av, at 12 noon. Bronx Blvd, opening from Boston rd to 242d st, at 3 p m. Lyvere st, etc, opening at 12 noon. Crotona Park, addition, at 10 a m. Eden av, opening from East 172d st to East 174th st, at 1 p m. Taylor st, opening from Morris Park av to West Farms rd, at 12 noon. Unnamed st (Bennett av), opening, at 2 p m. Wednesday, July 8. West Farms rd, opening from Bronx River to Westchester Creek, at 4.30 p m. Riverside dr, widening from 139th to 142d st, at 2 p m. East 180th st, opening from Bronx River to West Farms rd, at 2 p m. West 178th st, sewer easement, at 2 p m. West 178th st, opening from Broadway to Haven av, at 3 p m. Bronx st, opening from 177th st to 180th st, at 1 p m. Thursday, July 9. St Nicholas Park, addition from 130th to 128th st, at 12 noon. Friday, July 10. West 178th st, opening from Cedar av to R R, at 2 p m. De Kalb av, opening from 208th st to Gun Hill rd, at 2 p m. Zerega av, opening from Castle Hill av to Castle Hill av, at 12 noon. Canal pl, opening from East 138th st to East 144th st, at 12 noon.

Trinity av s e cor 158th st, 105x98.6x105x98.8, 158th st vacant. (Amt due, \$13,831.72; taxes, &c, \$4,676.57.) Adj to July 15... \*132d st, No 554, s s, 325 w Amsterdam av, 25x99.11, 5-sty brk tenement. (Amt due, \$3,858.18; taxes, &c, \$99; sub to a prior mort of \$20,000.) Solomon Cohn...23,138 \*Cypress av n e cor 136th st, 200 to 137th st, 136th st x68.1, vacant. (Amt due, \$23,137th st 325.07; taxes, &c, \$762.75.) Geo W Dunn et al exrs...18,000 Kepler av, No 4314, e s, 64 n 237th st, 24x 100, 2-sty frame dwelling. (Amt due, \$—; taxes, &c, \$—; sub to a first mort of \$3,533.48.) Sophie Hubbell...5,181 Kepler av, No 4312, e s, 40 n 237th st, 24x 100, 2-sty frame dwelling. (Amt due, \$—; taxes, &c, \$—; sub to a first mort of \$3,455.) Withdrawn... Lenox av s e cor 143d st, 24.11x85, vacant. 143d st (Amt due, \$8,349.25; taxes, &c, \$668.09.) W & J Bachrach...9,475 \*151st st, No 301, on map Nos 301 and 303, n s, 320.3 e Morris av, runs n 116.10 x e 50 x s 24 x w 6.6 x s 92.8 x w 43.6 to beg, 2-sty frame dwelling and vacant. (Amt due, \$7,278.60; taxes, &c, \$56.27.) Geo W Brucke...4,000 \*126th st, Nos 510 and 512, s s, 198.3 w Amsterdam av, 46.6x99.11, 6-sty brk tenement. (Amt due, \$15,777.41; taxes, &c, \$386; sub to a first mort of \$43,000.) Max Lipman...58,178 \*126th st, Nos 514 and 516, s s, 244.9 w Amsterdam av, 46.6x99.11, 6-sty brk tenement. (Amt due, \$15,777.41; taxes, &c, \$386; sub to a first mort of \$43,000.) Max Lipman...58,178 \*Fox st, No 580, s s, 100 w Av St John, 40x 109, 5-sty brk tenement...112,750 Fox st, Nos 568 and 572, s s, 180 w Av St John, 80x109, two 5-sty brk tenements... Fox st, No 560, s s, 300 w Av St John, 40x 109, 5-sty brk tenement... Interior lot 100, w Av St John x 109 s Fox st, runs s 6 x w 150 x n 6 x e 150... (Amt due, \$11,333.35; taxes, &c, \$4,400; sub to three mort aggregating \$102,400.) Geo W Robinson...12,750 16th st, No 536, s s, 170.7 w Av B, 24.11x 103.3, 5-sty brk tenement. (Amt due, \$20,246.58; taxes, &c, \$275.) Louis Rossi and Gaetano Lignanti...25,700 6th st, n s, 175 e Av B, 30x108, Unionport. (Amt due, \$950.99; taxes, &c, \$13; sub to a mort of \$2,500.) Catharine E and Mary J Lynch...3,534 Eldridge st, No 222 s e cor Stanton st, 25 Stanton st, Nos 61 to 65, x87.6, 7-sty brk loft and store building. (Partition.) Louis Levitt...70,000 Stanton st, No 52, n s, 53 w Eldridge st, 22x 100... Eldridge st, w s, 60 n Stanton st, 3x53, alley 6-sty brk loft and store building...31,100 (Partition.) Effie Wolff... Hancock st, Nos 2 to 12, n w s, 110 s w Bleeker st, 87.5x112x96.8x70.7, two 6-sty brk tenements with stores. (Partition.) Bernard Ratkowsky...95,600 Park av, Nos 1652 and 1654 s w cor 117th st, 117th st, Nos 70 and 72 50.5x90, 6-sty brk tenement with stores. (Partition.) I Bernheim...61,750 107th st, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, 4-sty brk tenement. (Partition.) A Cohen and Jacob Rosenberg...26,275 168th st s s, 71.4 w Fulton av, runs w 133.5 Fulton av x s 103.7 x e 195 to Fulton av x n abt 75.4 x w 68.1 x n 28.3 to beg, vacant. (Voluntary.) Bid in at \$17,800... Burnside av, No 253, n s, 26.8 e Anthony av, 27.1x103.7x25x91.5, 3-sty frame tenement. (Voluntary.) Bid in at \$13,200... Arthur av, No 2189 s w cor 182d st, 16.8x80, 182d st 3-sty brk dwelling. (Voluntary.) Bid in at \$14,000... Arthur av, Nos 2183 and 2185, w s, 33.4 s 182d st, 33.4x80, two 3-sty brk dwellings. (Voluntary.) Withdrawn... Arthur av, Nos 2179 and 2181, w s, 66.8 s 182d st, 33.4x80, two 3-sty brk dwellings. (Voluntary.) Bid in at \$18,500... Av C, No 144 n e cor 9th st, 22.11x58, 5-sty 9th st, No 701, brk tenement and store. All right, title & int. (Amt due, \$1,357.19; taxes, &c, \$40.) Adj to July 17... BRYAN L. KENNELLY. \*156th st, No 554, s s, 300 e Broadway, old line, 17x99.11, 4-sty brk dwelling. (Amt due, \$1751.88; taxes, &c, \$257.54; sub to a prior mort of \$12,000.) Annie D Fleming...13,600 L. J. PHILLIPS & CO. 44th st, No 124, s s, 18.4 e Lexington av, 16.4 x83, 4-sty stone front dwelling. (Amt due, \$2,303.18; taxes, &c, \$423.09.) Withdrawn... HUGH D. SMYTH. \*126th st, Nos 506 and 508, s s, 150 w Amsterdam av, 48.3x99.11, 6-sty brk tenement and store. (Amt due, \$15,777.41; taxes, &c, \$530.20; sub to a first mort of \$43,000.) Max Lipman...58,178

SAMUEL MARX. \*Elizabeth st, No 236, e s, 154.2 n Prince st, 20x93.5x20.1x92.7, 5-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, \$5,769.72; taxes, &c, \$1,109.16; sub to a mort of \$20,000.) Henry Hartfield...22,983 \*Fox st, w s, 100 s Longwood av, 360x100, vacant. (Amt due, \$46,285.83; taxes, &c, \$1,597.98.) Geo F Johnson...40,000 Total...\$885,470 Corresponding week, 1907...595,257 Jan. 1, 1908, to date...34,433,110 Corresponding period, 1907...27,102,107

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated. July 6. 55th st, No 504, s s, 105 e Av A, 25x80, 5-sty brk tenement. Fred Kuser et al agt Chas A Gutheil et al; Jacob Newman, att'y, 320 Broadway; Joseph J Corn, ref. (Amt due, \$11,721.23; taxes, &c, \$29.) Mort recorded Feb 27, 1888. By Samuel Marx. 126th st, No 120, s s, 231.3 w Lenox av, 18.9x 99.11, 3-sty and basement stone front dwelling. Mutual Life Ins Co of N Y agt Wm A Tuttle et al; James McKeen, att'y, 55 Cedar st; Wm Klein, ref. (Amt due, \$10,182.14; taxes, &c, \$489.39.) Mort recorded March 14, 1902. By Joseph P Day. 117th st, Nos 434 and 436, s s, 238.8 w Pleasant av, runs s 100.11 x w 36.10 x n — x w .05 x n — x e 37.3 to beg, 6-sty brk tenement and store. William Laue agt Moses Fait et al; Bowers & Sands, att'ys, 31 Nassau st; Stephen Callaghan, ref. (Amt due, \$19,134.92; taxes, &c, \$1,740.95; sub to a mort of \$32,000.) Mort recorded Dec 24, 1906. By Herbert A Sherman. July 7. Washington st, No 52, w s, 107.2 n Morris st, 20x90x31.7x89.6; 1 and 2-sty brk stable. West st, No 29, e s, 120.6 n Morris st, 29.10x 90x18.3x89.3; 3-sty brk store. Ingomar Goldsmith, exr, & agt Emanuel Tanenbaum et al, F H Levy, att'y, 32 Liberty st; Frank Hendrick, ref. (Amt due, \$57,490.96; taxes, &c, \$1,798.) By L J Phillips & Co. Wales av, Nos 554 and 556, e s, 25 n 149th st, 50x105, 1-sty frame dwelling and vacant. Kate F Considine agt Mary Timble et al; Michael J Sullivan, att'y, 3d and Willis avs, Bronx; Sampson H Weinhandler, ref. (Amt due, \$8,232.64; taxes, &c, \$1,193.31.) Mort recorded Dec 9, 1905. By Joseph P Day. 59th st, No 543, n s, 250 e West End av, 25x 100, 4-sty brk tenement and store. Margaret N Dudley agt Frank De Rosa et al; G Morgan Browne, att'y, 44 Pine st; Julius J Frank, ref. (Amt due, \$11,801.37; taxes, &c, \$343.96.) Mort recorded March 26, 1906. By Samuel Marx. 64th st, No 102, s s, 20 e Park av, 20x80, 4-sty and basement stone front dwelling. Hester st, No 17 n w cor Suffolk st, 25.1 Suffolk st, Nos 7 and 9 1 x75.1x25x75, 5-sty brk tenement and store. Amelia J Rachmil agt Augusta Jacobs et al; Davis & Kaufmann, att'ys, 49 Chambers st; William Klein, ref. (Partition.) By Joseph P Day. July 8. Vyse av, No 1169, w s, 480 n 167th st, 20x100, 3-sty brk dwelling. Ray Hoffman agt Louis Lockwood et al; Abr A Silberberg, att'y, 258 Broadway; J J Benett, ref. (Amt due, \$1,787.17; taxes, &c, \$16; sub to a mort of \$8,000.) Mort recorded March 5, 1907. By Joseph P Day. Minetta st, No 17, e s, 47.5 s Minetta lane, 17.1 x58.10x17x58.8, 3-sty brk dwelling. Catherine M E Hildebrand et al agt Caroline B Ducker et al; Decker, Allen & Storm, att'ys, 100 Broadway; Arthur J Cohen, ref. (Amt due, \$4,382.13; taxes, &c, \$163.07.) Mort recorded Aug 14, 1903. By Bryan L Kennelly. 105th st, No 28, s s, 180 w Central Park West, 16.8x100.11, 3-sty and basement stone front dwelling. Bloomah Levine agt Frances A Yard et al; Rosenbluth & Silverman, att'ys, 299 Broadway; Samuel M Reiss, ref. (Amt due, \$2,249.96; taxes, &c, \$778.48; sub to a first mort of \$8,000.) Mort recorded March 27, 1905. By Joseph P Day. Fulton st, No 55 n e cor Cliff st, runs e Cliff st, Nos 33 to 45 81.11 x n 80.3 x w 12.6 x s e 59.10 x w 61.8 x s 21.1 to beg, two 5-sty brk loft and store buildings. Sheriff's sale of all right, title, &c, which Chas Y Beach had on Jan 17, 1907, or since; Joseph Martin, att'y 229 Broadway; Thomas F Foley, sheriff. By Joseph P Day. 24th st, No 146, s s, 318 w 3d av, 26x98.9, 3-sty brk stable. Solon L Frank et al agt Jules Wolff et al; Eidlitz & Hulse, att'ys, 31 Nassau st; Thomas A Britt, ref. (Amt due, \$26,521.02; taxes, &c, \$2,121.97.) Mort recorded July 3, 1899. By Joseph P Day. (Continued on page 45.)

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending July 3, 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. \*11th st, Nos 322 and 324, s s, 73.5 w Greenwich st, 45.7x58.8x48.4x60.4, 6-sty brk tenement and store. (Amt due, \$5,814.15; taxes, &c, \$1,561.87; sub to two mort aggregating \$35,000.) Annie Miller...\$36,000 132d st, No 67, n s, 235 e Lenox av, 20x99.11, 2-sty frame dwelling. (Amt due, \$7,655.25; taxes, &c, \$140.22.) J C Auston, for a party in interest...7,700 Robbins av s e cor 141st st, 98.9x100.10x111.4 141st st x100, vacant. (Amt due, \$13,790.22; taxes, &c, \$2,091.95.) Gerhard Kuehne, Jr...12,000 \*97th st, No 105, n s, 125 e Park av, 25x100.11, 5-sty brk tenement. (Amt due, \$25,430.75; taxes, &c, \$915.) Mary H de Crano...25,000 143d st, No 306, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. (Amt due, \$22,393.04; taxes, &c, \$99.) Ida Person, party in interest...27,150 \*10th av s w cor 215th st, 99.11x60, vacant. 215th st Broadway s e cor 215th st, 81.7x97.3x74.11x 215th st 65, vacant. (Amt due, \$52,481.95; taxes, &c, \$1,435.11.) Lawyers Title Ins & Trust Co...40,000

# OFFICIAL LEGAL NOTICES

## PUBLIC NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of June 27 to July 13, 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 BROOKLYN:

24TH WARD, SECTION 5. ROGERS AVENUE—PAVING, between Park Place and Montgomery Street. 29TH WARD, SECTION 16. GREENWOOD AVENUE—PAVING, between Coney Island and Gravesend Avenues. EAST 4TH STREET—PAVING, between Vanderbilt Street and Fort Hamilton Avenue. 30TH WARD, SECTION 17. 41ST STREET—PAVING, between 13th and New Utrecht Avenues. 32D WARD, SECTION 16. EAST 29TH STREET—PAVING, between Farragut and Glenwood Roads.

HERMAN A. METZ,  
Comptroller.  
City of New York, June 25, 1908. (4614)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 2 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:

4TH, 6TH AND 14TH WARDS, SECTIONS 1 AND 2, REGULATING, GRADING, CURBING AND FLAGGING (NEW) ELM STREET, from City Hall Place to Great Jones Street; and REGULATING, REGRADING, CURBING AND FLAGGING PEARL STREET, from 200 feet west of (Old) Elm Street to Centre Street; LEONARD STREET, from 190 feet west of Elm Street to Centre Street; (OLD) ELM STREET, from Duane to Worth Streets; and CATHERINE LANE, from Elm Street 100 feet west; and (NEW) ELM STREET—PAVING, from City Hall Place to Great Jones Street. 12TH WARD, SECTION 6. 143D STREET—PAVING, CURBING AND RECURBING, between Lenox Avenue and the easterly line of 5th Avenue. 14TH STREET—PAVING, CURBING AND RECURBING, between Lenox Avenue and the westerly line of Exterior Street along the Harlem River. 12TH WARD, SECTION 8. SEAMAN AVENUE—REGULATING, GRADING, CURBING AND FLAGGING, AND CONSTRUCTING NECESSARY MASONRY WALL AND CULVERT, from Academy to Isham Streets.

HERMAN A. METZ,  
Comptroller.  
City of New York, June 30, 1908. (4710)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 1 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 THE BRONX:

23D WARD, SECTION 10. BECK STREET—OPENING, from Prospect to Leggett Avenues. Confirmed June 3, 1908; entered June 29, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, June 29, 1908. (4700)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 1 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 avenue in the BOROUGH OF RICHMOND:

3D WARD. CHARLES AVENUE—OPENING, from Richmond to Nicholas Avenues. Confirmed June 8, 1908; entered June 29, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, June 29, 1908. (4688)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 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 BROOKLYN:

6TH WARD, SECTION 2. CONGRESS STREET—SEWER, between Columbia Street and the East River. 8TH WARD, SECTION 3. 41ST STREET—GRADING LOT on north side between 6th and 7th Avenues. 10TH WARD, SECTION 2. SACKETT STREET AND 3D AVENUE—SEWER BASIN at the southeast corner. 17TH WARD, SECTION 9. CALYER STREET—SEWER, between Oakland and Newell Streets, and CALYER STREET—OUTLET SEWER, between Jewell and Newell Streets. ECKFORD STREET—SEWER, between Engert and Driggs Avenues. INDIA STREET—SEWER, from a point 300 feet east of Oakland Street to Provost Street. 22D WARD, SECTION 4. 8TH STREET—SEWER, between 2d Avenue and the existing sewer east thereof. 24TH WARD, SECTION 5. ALBANY AVENUE—SEWER, between St. Marks Avenue and Prospect Place. DEAN STREET—SEWER, from Saratoga Avenue to the summit east thereof, and SARATOGA AVENUE—OUTLET SEWER, from Dean to Pacific Streets. 25TH WARD, SECTION 6. ATLANTIC AVENUE AND RUSSELL PLACE—SEWER BASIN, at the northeast corner. PRES-COTT PLACE—PAVING, from Herkimer Street to Atlantic Avenue. 26TH WARD, SECTION 12. PITKIN AVENUE—SEWER, south side, between Powell Street and Van Sinderen Avenue. SUTTER AVENUE—SEWER, between Rockaway Avenue and Chester Street. 26TH AND 29TH WARDS, SECTION 12. EASTERN PARKWAY EXTENSION—SEWER, southerly side, from Pitkin Avenue to Degraw Street, and DEGRAW STREET—OUTLET SEWER, from Eastern Parkway Extension to Howard Avenue. 26TH WARD, SECTION 13. RAILROAD AND RIDGEWOOD AVENUES—SEWER BASIN, at

the southeast corner. GRANT AND UNION AVENUES—SEWER BASINS, at the northeast and northwest corners. DUMONT AVENUE AND HENDRIX STREET—SEWER BASINS, at the northeast and northwest corners. 27TH WARD, SECTION 11. JEFFERSON STREET—SEWER, between Irving and Wyckoff Avenues. JEFFERSON STREET—SEWER, between Wyckoff and St. Nicholas Avenues. 28TH WARD, SECTION 11. DECATUR STREET—SEWER, from Knickerbocker Avenue to the Borough Line of Queens, and DECATUR STREET—OUTLET SEWER, from Knickerbocker to Hamburg Avenues. WEIRFIELD STREET—SEWER, between Knickerbocker Avenue and the boundary line between the Boroughs of Brooklyn and Queens. PALMETTO STREET AND EVERGREEN AVENUE—SEWER BASIN, at the westerly corner. 29TH AND 32D WARDS, SECTION 12. GRAFTON STREET—SEWER, between Pitkin and Sutter Avenues, and SUTTER AVENUE—OUTLET SEWER, between Grafton Street and Saratoga Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, June 30, 1908.

## PUBLIC NOTICES.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, all the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York, acquired by it for street opening purposes, in the BOROUGH OF BROOKLYN.

BEING all those buildings, parts of buildings, etc., upon 71st Street, extending from 6th to 7th Avenues in the 31st Ward, Borough of Brooklyn, and which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, 280 Broadway, Boro. of Manhattan.

PURSUANT to a resolution adopted by the Commissioners of the Sinking Fund, at a meeting held May 27th, 1908, the sale of the above described buildings and appurtenances thereto will be held, under the direction of the Comptroller,

FRIDAY, JULY 17TH, 1908,  
at 11.30 A. M., on the premises, upon the terms and conditions as appearing in the City Record.  
H. A. METZ,  
Comptroller.  
Department of Finance, Comptroller's Office,  
June 29, 1908. (4672)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of Queens, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, all the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York, acquired by it for street opening purposes, in the BOROUGH OF QUEENS.

BEING all buildings, parts of buildings, etc., situated on Washington Avenue, from Vernon Avenue to the East River, First Ward, Borough of Queens, and which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution adopted by the Commissioners of the Sinking Fund, at a meeting held May 27th, 1908, the sale of the above described buildings and appurtenances thereto will be held, under the direction of the Comptroller, on

THURSDAY, JULY 16, 1908,  
at 2 P. M., on the premises, upon the terms and conditions as appearing in the City Record.  
H. A. METZ,  
Comptroller.  
Department of Finance, Comptroller's Office,  
June 29, 1908. (4646)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, all the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York, acquired by it for School Purposes, in the

BOROUGH OF BROOKLYN.  
BEING all those buildings, parts of buildings, etc., situated on the proposed school site on Rockaway Avenue and Sumpter Street, adjoining Public School No. 73, Borough of Brooklyn, and which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution adopted by the Commissioners of the Sinking Fund, at a meeting held June 11th, 1908, the sale of the above described buildings and appurtenances thereto will be held, under the direction of the Comptroller,

FRIDAY, JULY 17TH, 1908,  
at 10.30 A. M., on the premises, upon the terms and conditions as appearing in the City Record.  
H. A. METZ,  
Comptroller.  
Department of Finance, Comptroller's Office,  
June 29, 1908. (4669)

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 9662, No. 1. Paving with asphalt and curbing Cypress avenue, from the property of the New York, New Haven and Hartford Railroad to East One Hundred and Thirty-eighth street.

List 9672, No. 2. Paving with asphalt and curbing Morris avenue, from Kingsbridge road to Jerome avenue, at Park View terrace.

List 9678, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in East Two Hundred and Ninth street, between Perry avenue and Webster avenue.

List 9686, No. 4. Sewer in Rodman place, between West Farms road and Longfellow avenue, and in Longfellow avenue, between East One Hundred and Seventy-sixth street and Boston road.

List 9736, No. 5. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in McClellan street, between Morris avenue and the Grand Boulevard and Concourse.

List 9802, No. 6. Sewer in Cypress avenue, between East One Hundred and Thirty-eighth and East One Hundred and Forty-first streets.

List 9803, No. 7. Paving with asphalt and curbing Crotona Park North, from East One Hundred and Seventy-fifth street, at or near Arthur avenue, to East One Hundred and Seventy-fifth street, at or near Waterloo place.

List 9804, No. 8. Sewer in Longfellow avenue, between Lafayette avenue and the Harlem River branch of the New York, New Haven and Hartford Railroad.

List 9805, No. 9. Receiving basin at the north side of the intersection of Sedgwick avenue and Cedar avenue.

List 9807, No. 10. Sewer in Tiffany street, between Burnett place and Barry street.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 4, 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,  
July 2, 1908. (4722)

## ADVERTISED LEGAL SALES.

(Continued from page 44.)

July 9.

1st av, No 355, w s, 40 s 21st st, 38x100, 6-sty bk tenement and store. Sender Jarmulowsky agt Jacob Rosenbloom et al; Morris Clark, att'y, 54 Canal st; Denis O'L Cohalan, ref. (Amt due, \$17,411.30; taxes, &c, \$40,000.) Mort recorded May 18, 1907. 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 25.1 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. Charlotte E Smith extrx agt Charles Lowe et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Harriet M Johnson Wood, ref. (Amt due, \$20,030.27; taxes, &c, \$1,730.16; sub to four prior mortgages of \$135,000.) Mort recorded July 9, 1907. By Joseph P Day.

Sheridan av, w s, 100 s 161st st, 25x95.8x24.7x 96, 2-sty frame dwelling. Edw F Cole, extr, &c, agt Lucy Bunn et al; P A Hatting, att'y, 5 Beekman st; James Frank, ref. (Amt due, \$5,087.28; taxes, &c, \$933.26.) Mort recorded Jan 24, 1901. By Joseph P Day.

Brook av, No 998, e s, 233.6 s 165th st, 26.6x 120.4x25x129.3, 5-sty brk tenement. Jacob Marx agt Nellie L Babcock et al; Ernst Lowenstein & Cane, att'ys, 31 Liberty st; Louis Lande, ref. (Amt due, \$4,464.34; taxes, &c, \$678.43.) Mort recorded Jan 31, 1905. By Joseph P Day.

Concord av, No 549 n w cor 149th st, 100x46, 149th st, No 737, 12-sty frame dwelling and 1-sty frame stable. Christopher Cassens agt Lorillard Realty Co et al; John T Delaney, att'y, 206 Broadway; Geo W Collins, ref. (Amt due, \$6,421.99; taxes, &c, \$1,550; sub to a mort of \$5,000.) Mort recorded June 6, 1906. By Chas A Berrian.

188th st n w cor 3d av, runs n 104.2 to 189th 189th st st x w 212.10 to Park av x s 105 to 3d av | 188th st x e 263.5 to beg, vacant. Park av |

Trust Co of America agt August Schaper et al; A Lincoln Wescott, att'y, 135 Broadway; James A Hawes, ref. (Amt due, \$26,477.81; taxes, &c, \$2,442.91.) Mort recorded July 20, 1904. By Herbert A Sherman.

Houston st, Nos 100 to 106, n s, 120.1 e Bowery, runs n 126.7 x e 14.9 x s 25.1 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 mortgages aggregating \$105,000.) Mort recorded July 9, 1907. 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 25.1 x e 74x s 40.11 x w 6.3 x s e 24.3 x e 3.1 x s 34.11 x w 75.2 to beg, two 6-sty brk tenements and stores. Frank Hillman et al agt Charles Lowe et al; Arnstein & Levy, att'ys, 128 Broadway; John J Walsh, ref. (Amt due, \$3,392.10; taxes, &c, \$1,336.47.) Mort recorded July 9, 1907. By Joseph P Day.

July 10.

Topping av, No 1768, e s, 215 s 175th st, 40x95, 2-sty brk dwelling. Henry Sillocks agt Rasha Arnold et al; Henry Fletcher, att'y, 165 Broadway; Edward Browne, ref. (Amt due, \$4,234.57; taxes, &c, \$756.91; sub to two first mortgages aggregating \$15,000.) By Joseph P Day.

July 11.

No Legal Sales advertised for this day.

July 13.

11st st, No 241, n s, 275 e 8th av, 25x98.9, 4-sty brk tenement and store. Aaron Coleman agt Morris Manheimer et al; Morris Cooper,

**HERBERT A. SHERMAN**  
REAL ESTATE  
AUCTIONEER, BROKER,  
APPRAISER, AGENT.

OFFICES  
GROUND FLOOR, ASTOR BUILDING  
9 PINE STREET  
ST. PAUL BUILDING, 220 BROADWAY  
532 FIFTH AVENUE, Cor. 44th St  
Private Telephone Wire Connecting All Offices.

att'y; Ralph H Raphael, ref. (Partition.) By Joseph P Day.

3d av, No 4475, w s, 67.8 n 182d st, 74.6x103, all title, &c, to part taken for av, 2-sty frame dwelling and vacant. John Oehler agt Benjamin Hochbaum et al; Hugo Vogt, att'y, 165 Broadway; Charles Putzel, ref. (Amt due, \$13,534.82; taxes, &c, \$13.73.) Mort recorded Feb 4, 1905. By Joseph P Day.

Monterey av | s w cor 179th st, 304.8x95.9x302.7  
179th st | x100, vacant.  
Monterey av | s e cor 179th st, 428.1 to 178th  
178th st | st x 100 x 412.9 to 179th st x  
179th st | 101.2, 2-sty frame dwelling and  
vacant.

Lafontaine av | n w cor 179th st, 92.5x240x58.7  
179th st | x242.5, vacant.  
Wm H Sands et al, trustee, &c, agt Monterey Realty & Construction Co et al; Bowers & Sands, att'ys, 31 Nassau st; Albert P Massey, ref. (Amt due, \$52,642.53; taxes, &c, \$25,758.59.) Mort recorded Jan 23, 1905. By Joseph P Day.

Westchester av, n s, lot 214, map of Washingtonville, 50x100. Sheriff's sale of all right, title, &c, which Annie Thoma et al had on Aug 19, 1907, or since; Eugene Archer, att'y; Richardson & Nereid avs, Bronx; Thomas F Foley, sheriff. By Joseph P Day.

55th st, No 157, n s, 95 w 3d av, 20x100.5; 3-sty stone front dwelling. Sheriff's sale of all right, title &c, which Anna M Groge had on Feb 13, 1908, or since; Jones Cochrane, att'y, 115 West 10th st; Thomas F Foley, sheriff. By Joseph P Day.

## 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 make no expressed covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be

found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

6th.—The figures in each conveyance, thus, 2:484—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

June 26, 27, 29, 30, July 1, 2. (No. 1.)  
BOROUGH OF MANHATTAN.

Broome st, No 211 | s w cor Norfolk st, 25x75, one 5 and  
Norfolk st, Nos 63 and 65 | one 6-sty brk tenements and stores.  
Maurice Frankel to Marcus Rosenthal. Morts \$70,210.80. July  
1, 1908. 2:351—15. A \$24,000—\$40,000. nom

Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2x25x107.7, 7-sty  
brk loft and store building. Thos W Sheppard to Van Schaick  
Realty Co. Mort \$62,500. June 26. June 27, 1908. 2:482—41.  
A \$36,000—\$65,000. nom

Cathedral Parkway | n e cor Manhattan av, 110x75.11.  
Manhattan av, Nos 240 to 246 |  
111th st W | s e cor Manhattan av, 110x75.11.

Manhattan av, Nos 254 to 258 |  
four 6-sty brk tenements, stores on cōrs.  
FORECLOS, June 18, 1908. Wm J A Caffrey to the Dorie Realty  
& Holding Co. Morts \$270,000. June 30, 1908. 7:1846  
—1, 3, 27 and 28. A \$131,000—P\$205,000. 17,300

Cedar st, No 117 (107), n s, abt 68 w Trinity pl, 23.7x59.9x23.4x  
59.6 w s, 4-sty brk tenement. Cath E Webb to Charles Wolff.  
July 1, 1908. 1:52—18. A \$20,000—\$23,000. other consid and 100

Centre st, Nos 199 to 201 | s w cor Howard st, 100.8x38.1x100.6x  
Howard st, No 1 | 36.5, 5-sty brk loft and store build-  
ing. C Amory Stevens and ano EXRS, &c, Calvin Stevens to Sim-  
on T Emery. Mort \$96,500. June 13. July 2, 1908. 1:208—  
14. A \$43,000—\$64,000. other consid and 100

Cherry st, No 383 | s w cor Scammell st, 25.1x55.4x24.9x53.5 w s,  
Scammell st, No 53 | 5-sty brk tenement and store. Isaac Levine  
to Bertha Roth. Q C and all liens. June 26. June 29, 1908.  
1:260—65. A \$7,000—\$17,000. other consid and 100

Cherry st, Nos 111 to 115 | s w cor Catherine slip, runs w 80.2  
Catherine slip, Nos 2 and 4 | x s 60.4 x e 40.7 x n 20 x e 40 to  
w s said slip x n 40 to beginning, 6-sty brk tenement and store.  
Joseph Berkowitz et al to Virginio Bianchi and Charles Bacigal-  
upo. Morts \$80,750. June 30, 1908. 1:251—62. A \$30,000—  
\$75,000. other consid and 100

Church st, No 316, w s, abt 70 s Lispenard st, 24x75, 5-sty brk  
loft and store building. PARTITION, May 5, 1908. Joseph N  
Tuttle ref to Solomon and Jacob Hecht. Mort \$23,000. May 29.  
June 26, 1908. 1:192—37. A \$18,000—\$32,000. 37,050

East Broadway, No 234 | n s, abt 165 e Clinton st, 23.10x107.8  
Division st, No 53 | to s s Division st, two 3-sty brk tene-  
ments, stores on Division st. John Van Praag et al to Maurice  
M Strauss. 1-3 part. All title. Mort \$34,500. June 11. June  
29, 1908. 1:286—48. A \$17,000—\$20,000, and 74. A \$7,000  
—\$10,000. nom

Elizabeth st, Nos 152 and 154, e s, 164 n Broome st, 50x99.1x50x  
100, 3-sty brk factory. Carl Dessecker and ano to Eliz Dessecker  
widow. All title. All liens. June 4. June 29, 1908. 2:478—  
7 and 8. A \$29,000—\$31,000. nom

Gold st, No 7, w s, abt 105 n Maiden lane, 25.11x75.10x12.9x71.3  
n s, 4-sty brk loft and store building. Mary U Hoffman to  
Mary G Hoffman. ½ part. All title. C a G. Oct 6, 1907. June  
30, 1908. 1:68—31. A \$11,000—\$15,000. other consid and 100

Gramercy Park East, e s, 39.5 s 21st st, 39.5x80, vacant.  
Gramercy Park East, e s, 78.10 s 21st st, 44x82.11, vacant.  
FORECLOS, June 2, 1908. S L H Ward referee to Charles Buek  
Construction Co. Morts \$75,000 and all liens. June 26, 1908.  
3:876—21. A \$100,000—\$100,000. 37,500 over and above all liens

Gramercy Park East, No 40 | s e cor 21st st, runs e 125 x s 78.10  
21st st, Nos 146 to 150 | x w 45 x n 59.2 x w 80 to st x n  
19.8 to beginning, with use of Park, &c, three 5-sty stone front  
dwellings. Charles Buek to Charles Buek Construction Co. Mort  
\$60,000. June 26, 1908. 3:876—26 to 28. A \$49,000—\$64,000.  
other consid and 100

Hamilton terrace, No 21, e s, 204.4 n 141st st, 17.5x75.8x17.6x74.5.  
Hamilton terrace, No 25, e s, 238.9 n 141st st, 17x78x17x76.11.  
Hamilton terrace, No 29, e s, 272.9 n 141st st, 18.6x80.7x18.6x79.4,  
three 4-sty brk dwellings.

John O Baker to Barney Estate Co. B & S and C a G. Morts  
\$30,000. June 29. July 2, 1908. 7:2050—101, 102 and 103½.  
A \$10,200—\$38,500. other consid and 100

Hamilton terrace, Nos 39 to 49, e s, 364.9 n 141st st, 114.8x98.5,  
six 3-sty brk dwellings. John O Baker to Ashbel H Barney. B  
& S and C a G. Mort \$78,000. Jan 17. July 2, 1908. 7:2050—  
107 to 111. A \$23,000—\$90,500. nom

Hester st, No 211, n s, abt 25 w Baxter st, runs n e 35.6 x —  
66.6 x — 21.8 x s w 103.6 to st, x s e 24.11 to beginning.  
Hester st, No 209 | n w cor Baxter st, 25x100, 6-sty brk  
Baxter st, Nos 134 and 136 | stable.

John Ochse to Frederick Ochse. 1-8 part. Q C. Jan 20. June  
27, 1908. 1:235—24. A \$40,000—\$64,000. nom

Houston st, No 440, n s, 31.2 w Manhattan st, 31.2x67.3, 6-sty brk  
tenement and store. Herman Gold to Samuel Friedman, of  
Brooklyn. ¼ part. Mort \$34,750. June 19. June 30, 1908.  
2:357—20. A \$18,000—\$32,000. nom

Same property. Nathan Buxbaum to Jerome Buxbaum, of Brooklyn.  
¼ part. Mort \$34,750. June 20. June 30, 1908. 2:357. nom

Howard st, No 5, s s, 50.10 e Elm st, now Lafayette st, 24.10x100,  
4-sty brk loft and store building. Ralph J Jacobs and ano  
TRUSTEES to Sophie J Gerstle nee Jacobs. 1-7 part. May 27.  
June 30, 1908. 1:208—12. A \$20,000—\$28,500. nom

Hudson st, No 546, e s, 67.4 s Perry st, runs s 20.7 x e 36 and  
49.5 x n 11.9 x w 12.4 and 9.11 and 58.1 to beginning, 4-sty brk  
tenement and store. Ellenora Shephard to Andrew J Larkin,  
Borough of Richmond. Morts \$16,000. June 30, 1908. 2:621—  
5. A \$9,000—\$12,000. nom

Jones st, No 6, s s, 54.10 w 4th st, 25x100.2, 5-sty brk tenement  
and store. Michael A Rofrano to James A Lowe, of North  
Branch, N J, and Vincent C Pepe of N Y. Mort \$20,000. June  
26. June 30, 1908. 2:590—26. A \$11,000—\$22,000.  
other consid and 100

Jones st, No 11, n s, 120.1 w 4th st, 24.7x100x24.10x100, 5-sty brk  
tenement. E Kapelsohn Co to Lizzie Newman. Morts \$27,250.  
May 18. July 2, 1908. 2:590—78. A \$11,000—\$28,000.  
other consid and 100

Madison st, Nos 270 and 272, s s, 187.9 e Clinton st, 31.4x100, 6-  
sty brk tenement and store. Julius A Ellis to Louis Gewirtz. Mt  
\$40,000. July 1. July 2, 1908. 1:269—28. A \$19,000—\$48,000.  
nom

Mangin st, No 63, w s, 175 s Rivington st, 25x99, 5-sty brk tene-  
ment. Gussie Goldbaum to Rebecca Sherman and Simon Wer-  
ner. Mort \$27,350. and all liens. June 26, 1908. 2:323—23.  
A \$8,000—\$27,000. other consid and 100

Mangin st, No 63, w s, 175 s Rivington st, 25x99, 5-sty brk tene-  
ment. Release mort. Jacob Rieger to Gussie Goldbaum. June  
26, 1908. 2:323—23. A \$8,000—\$27,000. 300

Mangin st, Nos 88 to 90 | e s, 140 s Stanton st, 60x200 to w s  
Tompkins st, Nos 80 to 82, Tompkins st, 3-sty brk stable and 1-  
sty frame building of coal yard. Michael J Adrian Corporation  
to Frank and Geo F Etzel of Brooklyn, as joint tenants. June  
30. July 2, 1908. 2:324—44. A \$26,000—\$34,000.  
other consid and 100

Manhattan st, Nos 39 and 41, n s, 204.11 e Amsterdam av, 40x  
100, 6-sty brk tenement and store. Harris Maran et al to First  
United Presbyterian Church, a corp. Mort \$57,250. July 1. |  
July 2, 1908. 7:1966—44. A \$21,000—P \$35,000.  
other consid and 100

Market st, No 49, w s, abt 75 n Monroe st, 27x88, 3-sty brk stable.  
Pincus Lowenfeld et al to John H Bodine. July 1, 1908. 1:276  
—24. A \$17,000—\$25,000. other consid and 100

Market st, No 49, w s, abt 75 n Monroe st, 27x88, 3-sty brk stable.  
John H Bodine to Pincus Lowenfeld and William Prager. Mort  
\$15,000. July 1, 1908. 1:276—24. A \$17,000—\$25,000.  
other consid and 100

Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 x n 40 to beginning, 6-sty brk tenement and store. FORECLOS, Apr 29, 1908. Geo E Plunkett referee to Hannah Cohen. June 26, 1908. 1:268-37. A \$20,000-\$45,000. 12,500 over encumbrances

Platt st, No 8, w s, 126.7 s Gold st, runs w 72.6 x s 1.2 and 12.9 x e 74.4 to st x n 22 to beginning, 4-sty brk loft and store building. Mary G Hoffman to Mary U Hoffman. 1/2 part. All title. C a G. Oct 6, 1907. June 30, 1908. 1:69-29. A \$11,700-\$17,000. other consid and 100

Proposed st | bet Fort Washington and Haven avs, e s, 175 n 180th 181st st | st, runs n 128.10 to s s 181st st x e 103.9 to point 106.8 w Fort Washington av x s 118.2 x w 102.6 to beginning, vacant. Fort Washington Syndicate to Pinehurst Realty Co. B & S. Mort \$30,000 on this and other property. June 22. June 30, 1908. 8:2177-part lot 105. 100

South st, No 164, n s, 40.4 e Dover st, 20x77.6x20.9x77.9, 4-sty brk tenement and store. Mary A Schull to Margaret M Mooney. Q C. Aug 1, 1907. June 23, 1908. 1:108-6. A \$7,100-\$12,000. Corrects error in last issue, when st No was 104. nom

Spring st, No 121 | n e cor Greene st, 25x100, 5-sty brk loft Greene st, Nos 86 to 90 | and store building. Mary G Hoffman to Mary U Hoffman. 1/2 part. All title. C a G. Oct 6, 1907. June 30, 1908. 2:499-43. A \$55,000-\$65,000. other consid and 100

Spruce st, No 17, n s, 87.5 n w William st, 18x37.10x18.5x42.1, 5-sty brk loft and store building. Mary U Hoffman to Mary G Hoffman. 1/2 part. All title. C a G. Oct 6, 1907. June 30, 1908. 1:102-17. A \$22,700-\$26,000. other consid and 100

Water st, No 622 | n e cor Gouverneur st, 24.2x100x24.5 Gouverneur st, Nos 68 and 70 | x100, 2 and 3-sty brk and frame stable. Water st, No 624, n s, 24.2 e Gouverneur st, 24.2x100x24.5x100, 2-sty frame stable. Jacob W Jackson to Benj A Jackson. 1/2 part. June 29, 1908. 1:260-1 and 2. A \$14,000-\$18,500. nom

West st, No 206 | s e cor Harrison st, 24x74.11x24.1x74, Harrison st, Nos 51 to 55 | 4-sty brk hotel. Charles Spellmeyer to Caroline C Mohlman. Mort \$33,000. Dec 31, 1907. Re-recorded from Dec 31, 1907. July 2, 1908. 1:182-33. A \$27,000-\$41,000. nom

William st, No 184, e s, abt 25 n Spruce st, 24.5x100.1x24.7x96.10 on s s, 4-sty brk loft and store building. William st, No 186, e s, abt 50 n Spruce st, 30.10x101.9x30.8x105.6 n s, 4-sty brk loft and store building. William st, No 190, e s, abt 98 n Spruce st, 23.2x111x25x106.11 s s, 4-sty brk loft and store building. Spruce st, No 27, n s, abt 100 e William st, 25.4x147.10x25.4x143 w s, 4-sty brk loft and store building. Frankfort st, No 31, s s, 147.7 e William st, 14.9x105.3x11.10x104, 1 and 2-sty brk store building. Harry M Austin to New Yorker Staats-Zeitung, a corp. B & S. Morts \$215,000. June 29, 1908. 1:103-2. A \$34,700-\$42,000; 3. A \$47,300-\$57,000; 5. A \$37,900-\$46,000; 15. A \$15,200-\$17,000; 34. A \$44,100-\$55,000. other consid and 100

3d st, E, No 248, s s, 147.8 w Av C, runs s 70 x e 10.6 x s 35.11 x w 37.2 x n 105.11 to st, x e 26.8 to beginning, 6-sty brk tenement and store. Nathania S Anspacher to Elise Gronholz. Mort \$54,000. June 23. July 2, 1908. 2:385-29. A \$18,000-\$50,000. other consid and 100

4th st E, Nos 213 and 215, n s, 273.4 w Av B, 47.8x96.2, 6-sty brk tenement and store. Abraham Hochman to Marcus Berkowitz. 1-6 part. All right, title and interest. Mort \$80,000. June 29, 1908. 2:400-50. A \$30,000-\$75,000. other consid and 100

6th st E, No 314, s s, 200 s e 2d av, 25x97, 5-sty brk tenement and store. David Baron to Max Kahn. 1-3 part. June 24. July 2, 1908. 2:447-13. A \$16,000-\$23,000. other consid and 100

8th st E, No 375, n s, 308 e Av C, 24.10x93.11, 5-sty brk tenement and store. Mozes Weichsler et al to Morris Philip. Morts \$22,500. June 30. July 1, 1908. 2:378-53. A \$15,000-\$20,000. other consid and 100

9th st E, Nos 329 to 335, n s, 200 w 1st av, 91x92.3, three 5 and one 4-sty brk tenements, stores in No 333. Leon Pizer to Leon Pizer, Edward and Samuel Schnaper EXRS & Jacob Pizer. Morts \$70,000. June 29. July 1, 1908. 2:451-44 to 47. A \$58,000-\$91,000. 102,400

9th st E, No 733, n s, abt 380 e Av C, 25x92.3, 5-sty brk tenement and store. Marianne Rosenzweig to Abraham J Rosen of Brooklyn. Mort \$25,750. June 15. June 26, 1908. 2:379-48. A \$15,000-\$27,000. nom

10th st E, Nos 442 to 446, s s, 69.8 w Av D, runs s 49.9 x w 23.3 x s 31.2 x w 11 x s 11.4 x w 35.8 x n 92.3 to st x e 70.1 to beginning, three 4-sty brk tenements. David J Gluck to Toba Steinhart. Mort \$27,000. June 29, 1908. 2:379-30. A \$25,000-\$34,000. other consid and 100

11th st E, No 61, n s, 275.9 w Broadway, 27x103.3, 10-sty brk and stone loft and store building. Thos J Surpluss et al to James Surpluss. Morts \$117,000. Feb 21, 1905. July 2, 1908. 2:563-45. A \$52,000-\$125,000. 100

11th st E, No 327, n s, 275.5 w 1st av, runs n 107.4 to c l former Stuyvesant st, x w 7.11 x again w 8.8 x s 6.2 x w 19.4 x s w 52.10 x s 34.7 to n s 11th st, x e 21.3 to beginning, 6-sty brk tenement and store. Release mort. Max Wolper and ano to Fannie Rosenblum. July 1. July 2, 1908. 2:453-assessed with lot 52. 2,000

Same property. Fannie Rosenblum to Pancrazio G Galgano and Filippo Cassola. Morts \$33,000. July 1. July 2, 1908. 2:458. other consid and 100

12th st E, Nos 229 and 231, n s, 400 e 3d av, 49.6x103.3, 8-sty brk tenement. Rebecca Haims to State Holding Co, a corp. Mort \$85,000. July 1. July 2, 1908. 2:468-46. A \$35,000-\$90,000. nom

26th st E, Nos 334 and 336, s s, 125 w 1st av, 50x98.9, two 5-sty brk tenements and stores. Adolph S Miller to Pauline Miller. Morts \$49,750. June 26. June 29, 1908. 3:931-36 and 37. A \$18,000-\$46,000. nom

26th st W, Nos 38 to 44, s s, 175 e 6th av, 60x98.9, four 3-sty brk dwellings. Mary U Strong to Eugene E and Terry Hinkle. B & S. May 1. June 30, 1908. 3:827-68 to 71. A \$96,000-\$104,000. other consid and 100

26th st E, No 151, n s, 145 w 3d av, 25x98.9, 6-sty brk tenement and store. Louis Kovner to Abraham A Levin. 1/2 part. Mort \$39,600. May 5. June 27, 1908. 3:882-38. A \$15,000-\$37,000. nom

26th st E, No 151, n s, 145 w 3d av, 25x98.9, 6-sty brk tenement and store. Louis Kovner to Sarah Kovner. 1/2 part. Mort \$39,600. May 5. June 27, 1908. 3:882-38. A \$15,000-\$37,000. nom

26th st W, No 17, n s, 500 e 6th av, 25x98.9, 5-sty brk dwelling. Neerg Realty Co to Edith L Bailey. Mort \$60,000. June 25. June 26, 1908. 3:828-22. A \$52,000-\$70,000. other consid and 100

27th st W, No 233, n s, 366.9 w 7th av, 24.10x98.9, 5-sty brk tenement and store. Wm Muller to Joseph Manheimer. Mort \$17,000. June 30. July 2, 1908. 3:777-23. A \$11,000-\$20,000. other consid and 100

27th st W, No 28, s s, 325 e 6th av, 25x98.9, 4-sty brk and stone dwelling. United States Trust Co of N Y EXR Edward W Currier to Fredk T Street, of Paterson, N J. June 29, 1908. 3:828-64. A \$55,000-\$61,000. other consid and 100

27th st W, Nos 28 to 32, s s, 291.6 e 6th av, 58.6x98.9, three 4-sty stone front dwellings. Frederick T Street to The James Livingston Construction Co, a corp. June 29, 1908. 3:828-64 to 66. A \$127,000-\$141,000. other consid and 1,000

30th st W, No 113, n s, 163 w 6th av, 25.7x90.2x25x95.6. 30th st W, No 111, n s, 163 w 6th av, runs n 95.6 x e 25 x s 99.6 to former n s Stewart st (closed) x w 6 to 30th st x w 18.8 to beginning. two 4-sty brk tenements and stores and one 3 and one 4-sty brk tenements in rear. 30th st W, n s, a strip or gore adj 2d parcel above, bounded n by n s said Stewart st, s by n s 30th st, e by e line of No 111 W 30th st. Oscar Oestreicher to Oestreicher Realty Co, a corp. Morts \$60,000. June 9. June 29, 1908. 3:806-28 and 29. A \$56,000-\$64,000. 100

31st st E, No 209, n s, 135 e 3d av, 18.9x98.9, 3-sty brk dwelling. Fredk W Sherman to Robt A Braun, of Brooklyn. Mort \$7,500 and all liens. June 23. June 26, 1908. 3:912-7. A \$7,500-\$11,000. other consid and 100

31st st E, No 125, n s, 103.6 w Lexington av, runs w 18.7 x n 98 x e 22.1 x s 41 x w 3.6 x s 57 to beginning, 4-sty brk dwelling. CONTRACT. Ethel R Rouget with Margaret Maher. 1-3 part. Mort \$1,700. June 10, 1906. June 26, 1908. 3:887-17. A \$16,500-\$21,000. 5,750

35th st E, Nos 152 to 156, s s, 213.7 e Lexington av, 66x97.6, 6-sty brk tenement. Rachel Katz to Samuel Katz. Morts \$140,000. April 1. June 30, 1908. 3:890-54. A \$61,000-\$165,000. nom

37th st W, No 47, n s, 225 e 6th av, 20x1/2 block, 4-sty stone front dwelling. Elias P Mann EXR Georgiana W M Harding to Eliza H wife of Elias P Mann and Maria H wife of T H Powers Farr. June 3. July 2, 1908. 3:839-14. A \$52,000-\$58,000. nom

37th st W, No 257, n s, 150 e 8th av, 16.8x98.9, 4-sty brk dwelling. Wm J Cregan TRUSTEE Jane A McKenna to Earl G Pier. Mort \$8,000. June 26. June 27, 1908. 3:787-14. A \$10,500-\$14,000. 15,750

37th st W, No 257, n s, 150 e 8th av, 16.8x98.9, 4-sty brk dwelling. Earl G Pier to Lina Ettlinger and Emma E Horn. Mort \$11,000. June 26. June 27, 1908. 3:787-14. A \$10,500-\$14,000. other consid and 100

38th st W, No 240, s s, 346.5 w 7th av, 17.10x98.9, 3-sty brk dwelling. Balthaser Schmidt to Amalia wife of Balthaser Schmidt. June 26. June 27, 1908. 3:787-64. A \$12,000-\$14,500. nom

39th st W, No 527, n s, 400 e 11th av, 25x98.9, 5-sty brk tenement. Sophie I Beckert to Lorenzo E Tripler. 1/2 part. All title. B & S and all liens. July 1. July 2, 1908. 3:711-17. A \$7,000-\$15,000. nom

40th st E, No 36. Order of court appointing Arthur C Peck and Chas C Burlingham as RECEIVERS in matter of Thos A McIntyre & Co, alleged bankrupts. Apr 25. July 1, 1908. 3:869.

41st st E, No 23. Power of attorney. Maud W G Marshall, of Orange Co, Va, to D P Barhydt Marshall. Mar 27. June 29, 1908.

44th st W, No 506, s s, 125 w 10th av, 25x100.5, 5-sty brk tenement. Mary E Powderly to Cath A Callahan. 1-3 part. June 29. July 2, 1908. 4:1072-38. A \$7,000-\$19,000. other consid and 100

45th st E, No 219, n s, 193.4 e 3d av, 16.8x100.5, 3-sty brk dwelling. Catherine Murray to Louise A Lieb, of Brooklyn. 1-5 part. All title. June 29, 1908. 5:1319-9. A \$6,000-\$8,000. nom

45th st E, No 219, n s, 193.4 e 3d av, 16.8x100.5, 3-sty brk dwelling. Cath C Murray to Louise A Lieb, of Brooklyn. All title, dower, &c. June 29, 1908. 5:1319-9. A \$6,000-\$8,000. nom

Same property. Mary Murray et al by Ira L Anderson to same. 4-5 parts. All title. June 29, 1908. 5:1319. 10,000

Same property. Louise A Lieb to Albert H Mathews. Mort \$8,000. June 29, 1908. 5:1319. other consid and 100

45th st W, No 411, n s, 152 w 9th av, 24x100.4, 4-sty brk tenement. Aaron Coleman to Abram Bachrach. Mort \$10,000. June 24. June 26, 1908. 4:1055-25. A \$10,000-\$11,000. other consid and 100

47th st W, No 342, s s, 200 e 9th av, 20x100.5, 5-sty brk tenement. Mary K E wife of Leopold M Schild to Anna K E Lauer. 1/2 part. All title. C a G. July 2, 1908. 4:1037-56. A \$12,000-\$19,000. other consid and 100

48th st W, No 557, n s, 100 e 11th av, 25x100.4, 5-sty brk tenement and store. Lorenzo E Tripler to Sophie I Beckert. 1/2 part. B & S. All liens. July 1. July 2, 1908. 4:1077-5. A \$7,500-\$19,000. nom

48th st E, No 402, s s, 75 e 1st av, 25x75.4, 6-sty brk tenement and store. E Kapelsohn Co to Lizzie Newman. Morts \$16,000. May 18. July 2, 1908. 5:1359-47 1/2. A \$6,000-\$16,000. other consid and 100

48th st E, No 338, s s, 150 w 1st av, 25x100.5, 4-sty brk tenement and store and 4-sty brk tenement in rear. Anna M Jones to Wm Salinger. Mort \$9,000. June 15. June 26, 1908. 5:1340-33. A \$9,000-\$13,000. other consid and 100

50th st E, No 152, s s, 127.6 w 3d av, 20x100.5, 5-sty stone front tenement. Maze Realty Co to Frank W Mosher. Mort \$13,500. June 30. July 1, 1908. 5:1304-42. A \$10,000-\$16,000. 100

52d st W, Nos 326 to 332, s s, 300 w 8th av, 100x100.5, four 5-sty brk tenements and stores. Oscar Oestreicher to Oestreicher Realty Co. Morts \$110,850 and all liens. June 9. June 29, 1908. 4:1042-45 to 48. A \$42,000-\$120,000. other consid and 100

54th st E, No 323, n s, 250 e 2d av, 25x100.5, 5-sty brk tenement and 3-sty brk tenement in rear. Fidelia Mittelmann to Markus Weil. Morts \$22,500. June 23. June 27, 1908. 5:1347-11. A \$9,000-\$17,000. other consid and 100

54th st E, No 233, n s, 150 w 2d av, 25x100.5, 4-sty brk tenement. Ernest Graf to Edw J McCabe. Morts \$13,000. July 2, 1908. 5:1328-18. A \$10,000-\$14,000. other consid and 100

60th st W, Nos 239 and 241, n s, 225 e West End av, 50x100.5, two 4-sty brk tenements and stores. Jacob Rabinowitz to Edward A Downey. Morts \$21,000. June 29, 1908. 4:1152-10 and 11. A \$12,000-\$19,000. other consid and 100

61st st, E, No 224, s s, 265 e 3d av, 20x100.5, 3-sty and basement stone front dwelling. Chas P Ketterer and ano EXRS Philip Ketterer to George Sinram. June 10. July 2, 1908. 5:1415-38. A \$11,000-\$15,500. 18,000 ✓

- 63d st E, Nos 332 and 334, s s, 200 w 1st av, 50x100.5, two 5-sty brk tenements and stores. Raffaele Guerra to John Bozzuffi. Morts \$50,000. June 30. July 1, 1908. 5:1437-35 and 36. A \$18,000-\$38,000. other consid and 100
- 72d st E, No 242, s s, 166.8 w 2d av, 16.8x102.2, 3-sty and basement stone front dwelling. Leon Spachner to Anton Jurka. Morts \$12,000. June 13. July 2, 1908. 5:1426-31½. A \$8,000-\$11,500. other consid and 100
- 77th st E, No 10, s s, 195 e 5th av, 25x102.2, 5-sty brk dwelling. Dorothea B Harding to Gertrude H Trowbridge of Guilford, Conn. June 30. July 2, 1908. 5:1391-66. A \$78,000-\$110,000. other consid and 100
- 77th st E, Nos 307 to 311, n s, 75 e 2d av, 50x102.2, 6-sty brk tenement and store. FORECLOS, Mar 24, 1908. Frank T Fitzgerald referee to Hamilton Holding Co. Morts \$33,000. June 26. June 30, 1908. 5:1452-5. A \$-\$. 1,000
- 77th st E, No 304, s s, 117 e 2d av, 21.8x102.2, 6-sty brk tenement. Emil Erber to Colonial Mills Co, a corpn. June 30, 1908. 5:1451-47. A \$8,000-\$24,500. 100
- 78th st E, No 325, n s, 275 w 1st av, 25x102.2, 4-sty stone front tenement. Hannah Frankel to Mary Bergdoll. Mort \$18,000. June 26. June 29, 1908. 5:1453-15. A \$9,000-\$19,000. other consid and 100
- 78th st E, No 323, n s, 300 w 1st av, 25x102.2, 4-sty stone front tenement. Hannah Frankel to Geo F Anger. Mort \$18,000 and all liens. June 26. June 29, 1908. 5:1453-14. A \$9,000-\$19,000. other consid and 100
- 79th st E, s s, 60 w Madison av, 30x102.2, vacant. J C Lyons Bldg and Operating Co to J Woodward Haven. All liens. June 26. June 29, 1908. 5:1393-59 and part lot 58. other consid and 1,000
- 79th st E, s s, 60 w Madison av, 30x102.2, vacant. Release mort. Mutual Life Insurance Co of N Y to J C Lyons Building and Operating Co. June 25. June 29, 1908. 5:1393-59 and part lot 58. other consid and 100
- Same property. Release mort. Kath G McCarton to same. June 19. June 29, 1908. 5:1393. nom
- 80th st E, No 232, s s, 187.1 w 2d av, runs s 78.11 x s e 2.7 x s 22.6 x w - x n 102.2 to st, x e 26.4 to beginning, 6-sty brk tenement and store. Sigmund Levin to Betsie Wolt. ½ part. All liens. July 1. July 2, 1908. 5:1525-33. A \$11,000-\$33,000. other consid and 100
- 82d st W, No 315, n s, 180 w West End av, 20x102.2, 4-sty and basement stone front dwelling. Chas I Berg to Louis Lahn and Annie Gottlieb. Morts \$20,000. June 22. June 26, 1908. 4:1245-12. A \$13,500-\$24,000. nom
- 82d st W, No 50, s s, 470 w Central Park West, 16.6x102.2, 4-sty and basement brk dwelling. Eliz B Lienau to Edwin D Worcester. Mort \$16,000. May 23. June 27, 1908. 4:1195-52. A \$11,000-\$21,000. nom
- 84th st W, No 62, s s, 118 e Columbus av, 16x102.2, 4-sty and basement stone front dwelling. Ophelia A Geer to Hortense L Dufourcq. ½ part. Mort \$10,000. June 29. June 30, 1908. 4:1197-59½. A \$8,500-\$16,000. nom
- 86th st E, No 121, n s, 150.6 w Lexington av, 18.8x100.8, 4-sty stone front tenement. Mary A Osborne to Rose M O'Brien. Mort \$10,000. June 30, 1908. 5:1515-11. A \$13,000-\$18,000. other consid and 100
- 86th st, W, No 170, s s, 70 e Amsterdam av, 20x102.2, 4-sty and basement brk dwelling. Hugo Grunwald to Henry L Liebman. Mort \$23,000. June 29, 1908. 4:1216-62. A \$16,500-\$30,000. nom
- 87th st E, No 120, s s, 235.7 e Park av, 17.5x100.8, 4-sty stone front tenement. George M McGusty to The Industrial Realty Co, a corpn. Mort \$11,000. June 29. June 30, 1908. 5:1515-62. A \$9,000-\$13,500. other consid and 100
- 87th st E, No 120, s s, 235.7 e Park av, 17.5x100.8, 4-sty stone front tenement. Thomas Nelson, Jr, and ano EXRS, &c, Thomas Nelson to Geo M McGusty. June 27. June 30, 1908. 5:1515-62. A \$9,000-\$13,500. 14,500 ✓
- 87th st W, No 312, s s, 183 w West End av, 17x100.8, 3-sty and basement stone front dwelling. Annie E Thoman to Henrietta J Erneman. Mort \$16,000. July 1. July 2, 1908. 4:1248-40. A \$10,500-\$20,000. other consid and 100
- 88th st E, No 107, n s, 133.4 e Park av, 25.6x100.8, 5-sty stone front tenement. Israel Rosenkrantz to Rosie Rosenkrantz. All liens. June 26. June 27, 1908. 5:1517-7. A \$14,000-\$24,000. other consid and 100
- 88th st E, No 113, n s, 209.10 e Park av, 25.7x100.8, 5-sty stone front tenement. Terence Smith to James T Smith. B & S. Mort \$17,000. June 29. July 1, 1908. 5:1518-10. A \$14,000-\$23,000. nom
- 90th st W, No 259, n s, 100 w Broadway, 18x100.8, 4 and 5-sty brk dwelling. Louise de l'Aigle Seyd to James T Munds. Mort \$18,000. June 26. June 27, 1908. 4:1238-9. A \$10,000-\$23,000. nom
- 92d st, W, s s| bounded e by e s of Bloomingdale road (closed), 91st st W, n s| and w by w s Bloomingdale road closed, 1 and 2-sty brk and frame stable, except
- 92d st, s s, 117.5 e Broadway, runs e 7.7 x s 56.8 x w 6 x s 51.3 x w 6 x s 51.3 x w 11.5 to w s Bloomingdale road closed, x n 108.4 to beginning.
- Stella S wife of Max E Bernheimer to Chelsea Realty Co. All title. Q C and confirmation deed. June 24. June 27, 1908. 4:1239-23½, 25½, 39 and 44½. A \$67,000-\$67,000. nom
- 92d st W, Nos 202 and 204, s s, 100 w Amsterdam av, runs w 50 x s 56.8 x w 6 x s 44 x e 56 x n 100.8 to beginning, two 5-sty brk tenements. Julia M wife of and Geo O Lord to Arthur W Saunders, of Brooklyn. All liens. June 24. June 26, 1908. 4:1239-37 and 38. A \$22,000-\$50,000. other consid and 100
- 96th st W, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty brk dwelling. Sanford Erlanger to Sydney B Erlanger. ¼ right, title and interest. Mort \$15,000. July 1, 1908. 4:1209-46½. A \$10,000-\$23,000. nom
- 97th st E, No 226, s s, 385 e 3d av, 25x100, 4-sty stone front tenement and store. Sarah Solomon to Lulu Banford. Mort \$18,500. June 30. July 1, 1908. 6:1646-33. A \$8,000-\$15,000. nom
- 97th st E, No 224, s s, 36 0e 3d av, 25x100, 4-sty stone front tenement and store. Natan Solomon and Sarah his wife to Lulu Banford. Mort \$18,500. June 30. July 1, 1908. 6:1646-34. A \$8,000-\$15,000. nom
- 97th st W, No 32, s s, 293 w Central Park West, 18x100.11, 4-sty and basement brk dwelling. Fannie Feder to Julia Brown, of Brooklyn. Mort \$18,000 and all liens. June 25. June 27, 1908. 7:1832-44½. A \$7,900-\$19,000. other consid and 100
- 97th st E, No 227, n s, 200 w 2d av, 25x100.11, 5-sty brk tenement and store. Lena Greenberger to Florence Pettit. Mort \$23,050 and all liens. June 25. June 26, 1908. 6:1647-16. A \$8,000-\$18,000. other consid and 100
- 100th st E, No 119, n s, 151 w Lexington av, 25.6x100.11.
- 100th st E, No 121, n s, 125.6 w Lexington av, 25.6x100.11, two 5-sty brk tenements. Elizabeth Smith to Blair Windsor. Morts \$57,000. June 25. June 27, 1908. 6:1628-10 and 11. A \$20,000-\$44,000. 100
- 100th st E, No 405, n s, 100 e 1st av, 37.1x100.11, 6-sty brk tenement and store. Jacob R Schiff to Harry Harris. Mort \$39,000. June 15. July 2, 1908. 6:1694-6. A \$7,500-\$42,000. other consid and 100
- 100th st E, No 66, s s, 148.3 w Park av, 25x100.11, 5-sty brk tenement. Clara Blumenthal et al to Belwood Realty Co. Mort \$20,700. June 29. July 2, 1908. 6:1605-43. A \$9,000-\$24,000. other consid and 100
- 101st st W, No 146, s s, 350.6 e Amsterdam av, runs s 55.8 x e 0.6 x s 45.3 x e 27.2 x n 100.11 to st x w 25 to beginning, 5-sty brk tenement. William Niederreuther to Charles Kerr. Mort \$16,000. June 12. July 1, 1908. 7:1855-50. A \$10,000-\$21,000. other consid and 100
- 101st st E, Nos 412 to 416, s s, 200 e 1st av, 122.6x100.11, three 6-sty brk tenements and stores. FORECLOS, June 24, 1908. Cecil B Ruskey ref to Chas A Fisher, Hackensack, N J. Mort \$61,132.76 on Nos 412 and 414. June 26. June 27, 1908. 6:1694-38 to 41. A \$25,500-\$136,000. 35,000
- 101st st E, No 104, s s, 31.10 e Park av, 15.11x100.11, 3-sty brk dwelling. Emil Erber to Arthur Erber. Mort \$7,000. June 29. June 30, 1908. 6:1628-71. A \$6,000-\$7,500. 100
- 103d st E, No 109, n s, 64 e Park av, 16x100.11, 3-sty stone front dwelling. Tumble Realty Co to Grace Smith of Brooklyn. Mort \$8,500. June 27. June 30, 1908. 6:1631-3½. A \$6,000-\$6,500. other consid and 100
- 104th st W, Nos 133 and 135, n s, 350 e Amsterdam av, 50x100.11, 7-sty brk tenement. Emanuel E Fox to Jules Glorieux. Morts \$105,000. July 1, 1908. 7:1859-15. A \$23,000-\$105,000. other consid and 100
- 104th st E, No 60, s s, 155 w Park av, 25x100.11, 5-sty brk tenement and store. Adolph Cypress to Geo H Franzius and Henry Breivogel. Mort \$25,000. June 30. July 1, 1908. 6:1609-45. A \$10,000-\$23,000. other consid and 100
- 106th st E, No 24, s s, 100 w Madison av, 20x100.11, 5-sty brk tenement. Isaac Nagel to Marcus Markiewicz. Morts \$17,000. June 15. July 1, 1908. 6:1611-60. A \$14,000-\$21,000. other consid and 100
- 107th st E, No 60, s s, 175 e Madison av, 25x100.11, 5-sty brk tenement and store. Mary Block to Israel Jacobson. Q C. June 19. June 27, 1908. 6:1612-45. A \$10,000-\$23,000. nom
- 107th st W, Nos 302 to 308, s s, 100 w West End av, 75x100.11, four 5-sty stone front dwellings. Title Guarantee and Trust Co to Wm J Casey. Q C. June 29. July 2, 1908. 7:1892-21 to 23. A \$48,000-\$- nom
- 108th st E, No 83, n s, 34 w Park av, 17x80, 4-sty stone front tenement. John H U Winter to Geo J Palmer TRUSTEE for Louise wife of John H U Winter. ½ part. All title. Mort \$6,500. June 25. June 26, 1908. 6:1614-34. A \$6,000-\$9,000. nom
- 108th st E, No 77, n s, 85 w Park av, 17x100.11, 4-sty stone front tenement. Samuel Nelson to Julia wife of Samuel Nelson. Mort \$7,500. June 25. June 26, 1908. 6:1614-32½. A \$6,500-\$9,500. nom
- 109th st E, No 345, n s, 100 w 1st av, 25x100.11, 4-sty brk tenement and store. Fannie W Brown to Fredk Sackett. June 22. June 29, 1908. 6:1681-22. A \$6,000-\$11,000. nom
- 109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty brk tenement and store. Louis Newman to Hyman Levin. Mort \$21,000. June 26. June 27, 1908. 6:1658-34. A \$7,000-\$22,000. other consid and 100
- 112th st E, No 318, s s, 225 e 2d av, 25x100.10.
- 112th st E, No 320, s s, 250 e 2d av, 25x100.10. two 6-sty brk tenements and stores. Virginia Bianchi to Joseph Berkowitz and Solomon M Landsmann. Morts \$54,000. June 29. June 30, 1908. 6:1683-42 and 43. A \$12,000-\$58,000. nom
- 112th st W, No 304, s s, 125 w 8th av, 25x100.11, 5-sty brk tenement. Charles Rabe to Louis D Riggio 1-8 part, Vincent 3-8 parts, Nicholas 2-8 parts, Mary 1-8 part and Concetta Riggio 1-8 part. Morts \$28,000. June 30. July 2, 1908. 7:1846-51. A \$11,000-\$27,000. other consid and 100
- 113th st E, Nos 204 and 206 on map Nos 204 to 208, s s, 95 e 3d av, 45x100.11, 6-sty brk tenement and store. Adolph Gross to Leopold Harris. Morts \$57,550. June 30. July 2, 1908. 6:1662-45. A \$13,000-\$54,000. nom
- 113th st W, s s, 300 w Amsterdam av, 25x88.8x27.10x76.5, vacant. Robt B Musgrave to Nathaniel A McBride. All title. B & S. All liens. May 19. June 26, 1908. 7:1884-45. A \$12,000-\$12,000. nom
- 114th st E, No 237, n s, 175 w 2d av, 25x100.11, 5-sty brk tenement. Bertha Gubin to Julius Damenstein. Q C. June 27. June 30, 1908. 6:1664-17. A \$7,000-\$21,500. other consid and 100
- 114th st W, No 102, s s, 75 w Lenox av, 20x100.11, 5-sty brk tenement. Louis Morris to Louis and Edith Morris. June 29, 1908. 7:1823-37. A \$8,800-\$21,000. nom
- 115th st W, No 415, n s, 166.8 e Amsterdam av, 66.8x100.11, 6-sty brk tenement. Hensle Construction Co to Fannie G Slatery. Mort \$87,500. June 29. June 30, 1908. 7:1867-49. A \$33,000-\$115,000. other consid and 100
- 115th st W, No 415, n s, 166.8 e Amsterdam av, 66.8x100.11, 6-sty brk tenement. Juliet M Livingston to Hensle Construction Co. Mort \$87,500 and all liens. June 20. June 26, 1908. 7:1867-49. A \$33,000-\$115,000. nom
- 115th st E, No 460, s s, 74 w Pleasant av, 20x100.11, 4-sty brk tenement. Samuel C Baum to Martha E wife of Samuel C Baum and Fannie Strauss. Mort \$10,100. June 24, 1906. July 1, 1908. 6:1708-28½. A \$4,500-\$11,000. 100
- 116th st E, Nos 348 and 350, s s, 125 w 1st av, 33.4x100.11 two 3-sty stone front dwellings. Lordi Perneti & De Respiris Construction Co to Joel M Marx. Morts \$21,000 and all liens. June 1. June 30, 1908. 6:1687-32 and 32½. A \$9,000-\$17,000. other consid and 100
- 117th st E, No 546, s s, 456.2 e Pleasant av, 16.10x100.11, 3-sty brk tenement and store. Katharina Nachtigall to Elizabeth Kuck. All liens. June 26. June 27, 1908. 6:1715-33. A \$2,800-\$6,000. nom
- 118th st W, No 64, s s, 210 e Lenox av, 25x100.11, 5-sty brk tenement. Harry L Rosen to Max Perlberg. Mort \$24,000. June 29, July 1, 1908. 6:1601-63. A \$13,000-\$26,000. other consid and 100
- 118th st E, No 350, s s, 67 w 1st av, 16.6x50.5, 3-sty stone front dwelling. John J Walsh to Lenoria Hughes. Mort \$3,300. Jan 14. June 29, 1908. 6:1689-30¼. A \$2,500-\$6,000. other consid and 100



119th st W, s s, 50 e Amsterdam av, runs s 126.11 x e 50 x n 26 x e 50 x n 100.11 to st, x w 100 to beginning, vacant. Sidney Hersch to Marcus L Osk and Isidore Edelstein. Q C. May 29. June 26, 1908. 7:1962-31 to 34. A \$49,000-\$49,000. other consid and 100

Same property. Marcus L Osk et al to Jumel Realty and Construction Co. Mort \$61,000. June 25. June 26, 1908. 7:1962. other consid and 100

119th st E, Nos 348 and 350, s s, 110 w 1st av, 40x100.11, 6-sty brk tenement and store. Solomon Harris et al to Aaron Lippman. June 1. June 26, 1908. 6:1795-33. A \$9,500-\$16,000. other consid and 100

120th st W, No 7, n s, 125 w Mt Morris Park West, 21x100.11, 4-sty and basement stone front dwelling. Joseph Rosenthal to Joseph Rosenthal Realty Co, a corp. B & S. Mort \$18,000. June 30. July 2, 1908. 6:1720-12. A \$10,500-\$24,000. other consid and 100

121st st E, No 356, s w s, 120 w 1st av, 20x100.11, 3-sty brk dwelling. Charles Morris EXR Pauline Cassell to Selma M Russell. Mort \$4,000. June 23. June 26, 1908. 6:1797-33. A \$4,800-\$8,000. nom

121st st E, No 436, s s, 200 w Pleasant av, 24.4x100.11, 5-sty brk tenement. Yetta Rubin to Isidore Rubin. 1/2 part. All title. Mort \$25,750. June 17. June 30, 1908. 6:1808-35. A \$5,000-\$21,000. other consid and 100

121st st E, No 436, s s, 200 w Pleasant av, 24.4x100.11, 5-sty brk tenement. Yetta Rubin to Louis and Morris Rubin. Mort \$25,750. June 30, 1908. 6:1808-35. A \$5,000-\$21,000. other consid and 100

121st st E, No 434, s s, 224.4 w Pleasant av, 25.8x100.11, 5-sty brk tenement. Yetta Rubin to Isidore Rubin. 1/2 part. All title. Mort \$24,500. June 17. June 30, 1908. 6:1808-36. A \$5,000-\$22,000. other consid and 100

122d st E, No 324, s s, 275 e 2d av, 25x114.3, 6-sty brk tenement and store. Margaret M O'Reilly nee Farrell etal HEIRS, &c, Mary Farrell to Jacob Bloch. Q C. All liens. June 2. June 30, 1908. 6:1798-46. A \$6,000-\$31,000. nom

122d st E, Nos 235 and 237, n s, 205 w 2d av, 37.6x100.11, 6-sty brk tenement and store. Dora Lande to Joseph Mann, an undivided interest. Mort \$43,000. June 26, 1908. 6:1787-15. A \$11,000-\$45,000. other consid and 100

122d st E, Nos 235 and 237, n s, 205 w 2d av, 37.6x100.11, 6-sty brk tenement and store. Miriam Kohn to Dora Lande. Mort \$43,000 and all liens. June 23. June 26, 1908. 6:1787-15. A \$11,000-\$45,000. other consid and 100

125th st E, No 257, n s, 18 w 2d av, 28x74.11, 5-sty stone front tenement and store. FORECLOS. June 10, 1908. William B F Rogers ref to Hayman Stoff. Mort \$18,000 and all liens. June 26. June 29, 1908. 6:1790-23 1/2. A \$13,000-\$22,000. 3,500

126th st E, No 227, n s, 271.6 e 3d av, 33.6x99.11, 5-sty brk tenement. Samuel Feldstein to Max Lowenstein. Mort \$31,200. June 23. July 2, 1908. 6:1791-12. A \$9,500-\$29,000. other consid and 100

127th st W, Nos 277 and 279, n s, 100 e 8th av, 50x99.11, two 4-sty brk tenements. John J McGrath to Alfred Lewin. Mort \$29,888.16. July 2, 1908. 7:1933-5 and 6. A \$20,000-\$36,000. other consid and 100

133d st W, No 37, n s, 418.4 e Lenox av, 16.8x99.11, 3-sty brk dwelling. Isabella S Wall to Chas H Roberts. July 1, 1908. 6:1731-18. A \$6,500-\$9,500. other consid and 100

134th st W, Nos 502 and 504, s s, 100 w Amsterdam av, 50x99.11, 5-sty brk tenement. Morts \$50,000.

134th st W, No 506, s s, 150 w Amsterdam av, 40x99.11, 5-sty brk tenement. Mort \$42,000.

134th st W, No 510, s s, 230 w Amsterdam av, 40x99.11, 5-sty brk tenement. Mort \$39,000.

134th st W, No 512, s s, 270 w Amsterdam av, 40x99.11, 5-sty brk tenement. Mort \$41,000.

134th st W, No 514, s s, 310 w Amsterdam av, 40x99.11, 5-sty brk tenement. Mort \$41,500.

134th st W, No 516, s s, 350 w Amsterdam av, 43x99.11, 5-sty brk tenement. Mort \$44,500.

Joseph Rosenthal to Joseph Rosenthal Realty Co, a corp. B & S. June 30. July 2, 1908. 7:1987-37, 39, 43 to 46. A \$86,100-\$279,000. other consid and 100

135th st W, No 306 s s 100 w 8th av 25x99.11 5-sty brk tenement. Irving Bachrach to Charles A Person. All liens. June 29. June 30 1908. 7:1959-48. A \$10,000-\$19,000. other consid and 100

135th st W, No 306, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Chas A Person to Irving Bachrach. All liens. June 30, 1908. 7:1959-48. A \$10,000-\$19,000. other consid and 100

135th st W, Nos 40 to 44, s s, 285 e Lenox av, 75x99.11, three 5-sty brk and stone front tenements. Abram Bachrach to Aaron Coleman. Morts \$62,000. June 17. June 27, 1908. 6:1732-58 to 60. A \$36,000-\$78,000. other consid and 100

135th st W, No 306, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Release mort. American Mortgage Co to Chas A Person. June 30. July 1, 1908. 7:1959-48. A \$10,000-\$19,000. nom

135th st W, No 215, n s, 250 w 7th av, 25x99.11.

135th st W, Nos 223 to 227, n s, 350 w 7th av, 75x99.11.

135th st W, No 231, n s, 450 w 7th av, 25x99.11. five 5-sty brk tenements.

Berry B Simons to Mark Ash. 1/2 part. Morts \$92,500. June 25. July 1, 1908. 7:1941-13, 15 to 17 and 21. A \$60,000-\$112,000. nom

139th st W, No 233, n s, 367.10 e 8th av, 19.3x99.11, 4-sty brk dwelling. Ray S Stern to David Davidovitz. Mort \$11,000. June 23. June 26, 1908. 7:2025-16. A \$6,000-\$11,500. other consid and 100

143d st W, Nos 107 to 113, n s, 141.8 w Lenox av, 83.4x99.11, two 6-sty brk tenements. Abram Bachrach to Emblem Realty Co, a corp. Morts \$100,000. June 17. June 27, 1908. 7:2012-23 and 25. A \$30,000-\$104,000. other consid and 100

143d st W, No 240, s s, 325 w 7th av, 25x99.11, 5-sty brk tenement. Tony Smith to Margaret Graham. B & S and all liens. June 22. June 26, 1908. 7:2028-47. A \$8,000-\$32,000. nom

143d st W, Nos 208 and 210, s s, 175 w 7th av, 50x99.11, 6-sty brk tenement. Joseph Rosenthal to Joseph Rosenthal Realty Co. 1/2 part. All title. B & S. Mort \$58,000. June 30. July 2, 1908. 7:2028-41. A \$16,000-\$61,000. other consid and 100

144th st W, No 307, n s, 125 w 8th av, 24.6x99.11, 5-sty brk tenement. Wm P Schimpf et al to Adam Schuhmann and Charles Appel. Mort \$16,600. July 1. July 2, 1908. 7:2044-27. A \$5,000-\$15,000. other consid and 100

145th st W, No 350, s s, 85.2 w Edgecomb av, 16.3x106.10x15.7x 104.2, 3-sty brk dwelling. Mary C Van Riper to George Nash. July 1, 1908. 7:2051-55. A \$4,700-\$9,500. nom

146th st W, No 603, n s, 100 w Broadway, 25.6x99.11, 4-sty brk tenement. Rose Nulle to Henry Fredricks. Morts \$21,000. June 30, 1908. 7:2093-27. A \$8,000-\$20,000. nom

151st st W, No 524, s s, 280 e Broadway, 40x99.11, 5-sty brk tenement. Phillippine Friedeberg to Alex Friedeberg. Mort \$46,500. June 29, 1908. 7:2082-50. A \$16,000-\$42,000. nom

151st st W, No 450, s s, 275 e Amsterdam av, 20.6x99.11, 5-sty brk tenement. Adam Schuhmann et al to Wm P Schimpf and Cora B De Tiere. Morts \$20,000. June 26. July 2, 1908. 7:2065-51. A \$4,800-\$17,000. other consid and 100

152d st W, No 529, n s, 400 w Amsterdam av, 24.10x99.11, 5-sty brk tenement. Emma L Cohn et al to Albert Hahn. Mort \$21,000. June 24. June 26, 1908. 7:2084-16. A \$10,000-\$25,000. nom

152d st W, No 529. Power of attorney. Emma L Cohn, of Berlin, Germany, to Geo H Rosenblatt and Wm V Goldberg. June 6. June 26, 1908.

161st st W, No 572, s s, 172 e Broadway, 16.6x99.11, 3-sty stone front dwelling. FORECLOS. June 24, 1908. Wm J A Caffrey ref to Eliz S Kirtland. June 26, 1908. 8:2119-15. A \$5,500-\$12,000. 12,300

174th st W, n s, 150 w Amsterdam av, 75x90, vacant. Bernhard Klingenstein to Sigmund Rabinowitz. Mort \$16,000 and all liens. June 18. June 29, 1908. 8:2131-55. A \$- \$-.

174th st W, n s, 150 w Amsterdam av, 75x90, vacant. Release judgment. Charles A Riegelman to Sigmund Rabinowitz. June 26. June 29, 1908. 8:2131-55. A \$- \$-.

174th st W, n s, 150 w Amsterdam av, 75x90, vacant. Sigmund Rabinowitz to Bernard Klingenstein. Mort \$10,000. June 26. June 30, 1908. 8:2131-55. A \$- \$-.

174th st W, s s, 100 w Amsterdam av, 50x100, vacant. The Sun Construction Co to Potomac Realty Co. Mort \$11,500. June 22. July 1, 1908. 8:2130-42 and 43. A \$10,000-\$10,000. other consid and 100

186th st W, Nos 556 and 558, s s, 150 w Audubon av, 50x107.5, 5-sty brk tenement. Grace L Capes to Nathan S Jarvis. Mort \$60,000. June 30, 1908. 8:2157-45. A \$12,000-\$45,000. other consid and 100

186th st W, Nos 556 and 558, s s, 150 w Audubon av, 50x107.5, 5-sty brk tenement. Claus W Meyn to Grace L Capes. Mort \$40,000. June 30. July 1, 1908. 8:2157-45. A \$12,000-\$45,000. other consid and 100

191st st W| n s, 100 w St Nicholas av, runs n 200 to s s 192d st, 192d st W| x w 75-x s 100 x w 25 x s 100 to 191st st, x e 100 to beginning, vacant. Joseph Rosenthal to Joseph Rosenthal Realty Co. 1-3 part. All title. B & S. Mort \$21,250. June 30. July 2, 1908. 8:2169-39. A \$28,000-\$28,000. other consid and 100

Av C, No 177 | s w cor 11th st, 23.8x65, 5-sty brk tenement and store. Eugene Fay to Edward J Fay. B & S. 1/4 part. All liens. June 17. June 27, 1908. 2:393-32. A \$15,000-\$22,000. nom

Av D, Nos 30 to 34, e s, 42.2 s 4th st, 54x75, 6-sty brk tenement and store. 2:357-58. A \$27,000-\$-

3d st E, No 19, n s, 200 w 2d av, 25x84, 5-sty brk tenement and store. 2:459-40. A \$15,000-\$29,000.

11th st E, No 603, n s, 71 e Av B, 21.4x77.6, 5-sty brk tenement and store. 2:394-67. A \$10,000-\$19,000.

Willett st, Nos 54 and 56, e s, 116.11 n Delancey st, runs n 33.5 x e 41.9 x s 0.7 x e 33.8 x n 0.4 x e 22.4 x s 35.3 x w - and 98.9 to beginning, with all title to 10 ft alley in rear, 6-sty brk tenement and store. 2:338-41. A \$22,000-\$-

Ludlow st, No 67, n w s, 87.6 n e Grand st, 25.5x87.6, 6-sty brk tenement and store. 2:408-20. A \$20,000-\$36,000.

Henry st, No 37, n s, 275.3 e Catherine st, 24.6x100x23x100, 6-sty brk tenement and store. 2:280-8. A \$18,000-\$-

The Kotzen Realty Co to Richard S White. All liens. Q C and B & S. June 25, 1908. nom

Amsterdam av, No 780| n w cor 98th st, 25.9x84.2, 5-sty brk tenement and store. Albert B Wechsler and ano EXRS, &c, Benjamin Wechsler to Chas L E Wolf. Mort \$30,000. July 1. July 2, 1908. 7:1870-29. A \$21,000-\$41,000. other consid and 100

Same property. Ernestine Wechsler widow to same. Q C. June 12. July 2, 1908. 7:1870. other consid and 100

Amsterdam av, No 789, e s, 104.8 n 98th st, 29.11x-x24.10x100, 5-sty brk tenement and store. Nathan Grabenheimer et al to Daniel Katz. Morts \$35,000. July 1. July 2, 1908. 7:1853-64. A \$18,000-\$29,000. other consid and 100

Amsterdam av, No 1600| n w cor 139th st, 24.11x100, 6-sty brk tenement and store. Louis Lahn et al to Chas I Berg. Mort \$56,500. June 19. June 26, 1908. 7:2071-29. A \$18,000-\$50,000. other consid and 100

Amsterdam av| s w cor 175th st, 100x150, vacant. Daniel Loewenthal to Herbert Oppenheimer Realty Co. 1/2 of 1/2 part. Mort \$48,000. June 29, 1908. 8:2131-42. to 47. A \$68,000-\$68,000. other consid and 100

Audubon av, e s, 199.10 n 175th st, 30x95, vacant. Fleischmann Realty and Construction Co to City Real Estate Co. Mort \$16,800, on this and adj property. June 30. July 1, 1908. 8:2132. part lot 4. nom

Audubon av | s w cor 173d st, 50x17, 4-sty brk dwelling. 173d st, No 550| Henry Peffer to Caroline H Takamine. June 25. June 29, 1908. 8:2129-16 1/2. A \$4,000-\$11,500. other consid and 100

Bowery, No 183 | n e cor Delancey st, 25x95x25x92.10, Delancey st, Nos 2 and 4| 5-sty brk lodging house. Francis H Corwin to Lucy E Pettit, of Brooklyn. Undivided share. B & S. All liens. Aug 7, 1902. July 2, 1908. 2:425-1. A \$35,000-\$55,000. nom

Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4, 3-sty frame brk front loft and store buildings with 1-sty brk extensions; also all right, title and int to Bowery, w s, 52 n Bond st, strip 0.1x96.4. Louis Sussman to Geo G Segal, of Brooklyn. All liens. Apr 28, June 26, 1908. 2:530-38 and 39. A \$30,000-\$38,000. other consid and 100

Broadway, Nos 3281 to 3289, n w cor 132d st, runs w 100 x n 99.11 x e 25 x n 25 x e 75 to Broadway, x s 124.11 to beginning, five 4-sty brk tenements, stores on corner. Max Marx to The Maze Realty Co. Morts \$91,500. June 29. June 30, 1908. 7:1999-29 to 33. A \$60,500-\$102,000. nom

Broadway, Nos 3143 and 3145, w s, 55 n 125th st, 45x100, 6-sty brk tenement and store. Charles M Rosenthal to Thomas F Foley. Mort \$52,500. June 29. June 30, 1908. 7:1993-76. A \$29,000-\$50,000. other consid and 100

Broadway, Nos 692 and 694.

Lafayette st, Nos 911 and 913.

Power of attorney. Mason Carnes of Paris, France, to Franklin Bartlett. June 9. June 26, 1908.

Broadway, No 2462, e s, 17.10 n 91st st, 24.3x102.9x24.4x100.7, deed reads plot bounded n by n s of a lane now closed which formerly extended from Bloomingdale road closed to the Hudson

- River and which lane former s line of land conveyed by Apthorp to Vanderbilt Feb 28, 1800, s by s s of said lane, e by w s of said road and w by Broadway, 3-sty brk tenement and store and 1-sty frame building in rear. Release, Q C, & Co, James A Deering to Chelsea Realty Co. All title. June 12. June 26, 1908. 4:1230-24. A \$40,000-\$41,000. nom
- Broadway, No 2726, e s, 73.4 n 104th st, 31x118.2x30x110.3, 1-sty brk store. James F McGarry to John McCormack. Mort \$18,000. July 1. July 2, 1908. 7:1876-17. A \$31,000-\$32,000. other consid and 100
- Broadway, Nos 2612 and 2614 | s e cor 99th st, 55x125, 7-sty brk 99th st, No 230 | tenement. Solomon Lindenborn to Nathan Grabenheimer and Eugene Kahn. Morts \$175,000. June 30. July 2, 1908. 7:1870-43. A \$78,000-\$175,000. other consid and 100
- Columbus av, No 926, w s, 75.11 n 105th st, 25x75, 5-sty brk tenement and store. Josephine Sussmann to the N & Z Realty Co, a corpn. Mort \$26,000. June 30. July 2, 1908. 7:1860-32. A \$15,000-\$23,000. other consid and 100
- Edgecombe av | s w cor 150th st, 99.11x100, vacant. Thomas F 150th st | Foley to Charles M Rosenthal. Mort \$35,000. June 29. June 30, 1908. 7:2053-101 to 104. A \$23,500-\$23,500. other consid and 100
- Fort Washington av | s w cor 179th st, 100.1x108.3x100x112.8, 179th st | vacant. Fort Washington Syndicate, a corpn, to Edwin Bendheim. Mort \$400,000 and all liens on this and other property. June 15. June 30, 1908. 8:2177-part lot 50. other consid and 100
- Greenwich av, No 13 (11), w s, 76.5 n Christopher st, 20x75, 3-sty brk tenement and store. Mary U Hoffman to Mary G Hoffman. 1/2 part. All title. C a G. Oct 6, 1907. June 30, 1908. 2:610-57. A \$10,500-\$12,500. other consid and 100
- Lenox av, Nos 677 and 679, w s, 40 s 144th st, 39.11x100, 6-sty brk tenement and store. Emanuel Strauss to Maurice Cohen. All liens. June 30. July 1, 1908. 7:2012-34. A \$21,500-P \$55,000. 100
- Lexington av, No 1835, e s, 60.11 s 114th st, 19.9x78, 4-sty stone front tenement and store. Mischel Neumann to Mary Neumann. 1/2 part. All liens. June 30, 1908. 6:1641-51 1/2. A \$8,500-\$14,000. other consid and 100
- Lexington av, No 1512, w s, 100.11 n 97th st, 25x105, 5-sty brk tenement and store. Isaac Korper to Helene Heller. Mort \$18,000. Aug 30, 1907. July 2, 1908. 6:1625-57. A \$13,000-\$23,000. omitted
- Lexington av, Nos 1785 to 1789 | s e cor 111th st, 100.11x49.6, 6-111th st, Nos 150 to 154 | sty brk tenement and store. Moses A Armond to Frank L Sheldon. Morts \$119,000. June 30. July 2, 1908. 6:1638-52. A \$30,000-\$85,000. other consid and 100
- Old Broadway, e s, 49.5 n 130th st, 53.11x99.4x53.11x100, vacant. Elise T wife of Geo B Corsa to Joseph H Beall, of Yonkers, N Y. Mort \$13,000. June 8. June 26, 1908. 7:1985-14. A \$19,000-\$19,000. other consid and 100
- Park av, No 1617 | s e cor 115th st, 25.11x80, 5-sty brk 115th st, Nos 108 and 110 | tenement and store. Charles Ahner to Louis F Ahner of Wingdale, N Y. Mort \$15,000. June 24, 1908. June 30, 1908. 6:1642-69. A \$10,000-\$22,500. nom
- Same property. Louis F Ahner to Charles Ahner. Mort \$15,000. June 26. June 30, 1908. 6:1642. nom
- Park av, Nos 1631 to 1635 | s e cor 116th st, 100.11x25, 5-sty 116th st, No 100 | brk tenement and store. Potomac Realty Co to The Sun Construction Co. Mort \$45,000. June 30. July 1, 1908. 6:1643-71. A \$22,000-\$45,000. other consid and 100
- Park av, No 968, w s, 83.8 s 83d st, 18.6x90, 3-sty stone front dwelling. J Wilson Gordon et al HEIRS, & Co, Esther Gordon to The Minister, Elders and Deacons of the Reformed Protestant Dutch Church in Garden Street, N Y. June 23. July 2, 1908. 5:1494-37. A \$16,500-\$18,500. other consid and 100
- Park av, No 970, w s, 65.8 s 83d st, 18x90, 3-sty stone front dwelling. Claus Bade to the Minister, Elders and Deacons of the Reformed Protestant Dutch Church in Garden Street, N Y. June 26. July 2, 1908. 5:1494-38. A \$16,000-\$18,000. other consid and 100
- Riverside Drive, No 80 | n e cor 80th st, runs e 41.9 x n 32.4 80th st, No 325 | x e 5 x n 8 x w 17.9 x n 0.8 x w 22.1 to e s of Drive, x s 41.6 to beginning, 5-sty brk dwelling. Frank L Sheldon to Frieda Armond. Mort \$50,000. June 30. July 2, 1908. 4:1244-33. A \$33,000-\$58,000. nom
- West End av, No 330, e s, 107 n 75th st, 18x100, 4-sty and basement brk dwelling. Peter Gilsey to Lillian M Decker. Mort \$18,000. June 22. June 30, 1908. 4:1167-64. A \$16,000-\$27,000. other consid and 100
- West End av, No 306, e s, 62.2 n 74th st, 20x70, 3-sty and basement brk dwelling. James G Tyler to Wm H Peck. Q C. Mort \$20,000. July 1. July 2, 1908. 4:1166-3. A \$13,500-\$22,500. other consid and 100
- West End av, No 306, e s, 62.2 n 74th st, 20x70, 3-sty and basement brk dwelling. Wm H Peck to Ella C Pray of Passaic, N J. Mort \$20,000. July 1. July 2, 1908. 4:1166-3. A \$13,500-\$22,500. 100
- 1st av, No 2370, e s, 129 n 121st st, 23x37x31.2x58.2, 4-sty brk tenement and store. Delta Realty Co to Franziska M Britting. All liens. June 8. Re-recorded from June 11, 1908. July 2, 1908. 6:1809-50. A \$4,500-\$10,000. other consid and 100
- 1st av, No 1431, w s, 26.8 n 74th st, 25x74, 5-sty brk tenement and store. Caroline Adler to Elias Rosenbaum. Morts \$25,000. July 1. July 2, 1908. 5:1449-24. A \$11,000-\$21,000. 100
- 1st av, No 2412, e s, 75.5 s 124th st, 25.4x100, 5-sty brk tenement and store. Lorenzo E Tripler to Sophie I Beckert. 1/2 part. All title. All liens. B & S. July 1. July 2, 1908. 6:1811-48. A \$7,000-\$18,000. nom
- 1st av, No 689, w s, 123.5 s 40th st, 24.8x75, 5-sty brk tenement and store. Vincenzo Locicero et al to Kips Bay Brewing and Malting Co. Mort \$24,000. June 19. June 27, 1908. 3:945-28. A \$10,000-\$15,000. other consid and 100
- 2d av, No 2380 | n e cor 122d st, 20.11x80, 4-sty stone 122d st, Nos 301 and 303 | front tenement and store and 1-sty brk store in st. Catherine Doran to C Albert Wingert. Morts \$18,000. June 26. June 29, 1908. 6:1799-1. A \$10,000-\$17,500. other consid and 100
- 2d av, No 2236, e s, 20.10 s 115th st, 20x75, 4-sty stone front tenement and store. Samuel Hoffman et al to Pasquale Ciaglia. Mort \$12,250. June 29. June 30, 1908. 6:1686-50. A \$6,000-\$11,000. other consid and 100
- 2d av, No 2373 | s w cor 122d st, 37.6x100. \$20,000 over and 122d st | above mort of \$50,000.
- 2d av, No 2371, w s, 37.6 s 122d st, 37.6x100. \$15,000 over and above mort of \$40,000. two 6-sty brk tenements and stores. FORECLOS. June 24, 1908. Theo H Silkman ref to Isidore Jackson and Abraham Stern. June 25. June 26, 1908. 6:1786-27 and 28. A \$34,000-P \$88,000. consid as above
- 2d av, No 1458, e s, 27.2 n 76th st, 25x88.8, 5-sty stone front tenement and store. James A McDonald to John P McDonald. 1/2 part. All title. June 29, 1908. 5:1451-2. A \$13,000-\$23,000. nom
- 2d av, No 924 | n e cor 49th st, 25x100, 7-sty brk ten- 49th st, Nos 301 to 305 | ement and store. Harry Rich to Max Finkelstein. Morts \$62,234.64. June 30. July 2, 1908. 5:1342-1. A \$22,500-\$55,000. other consid and 100
- 2d av, No 924 | n e cor 49th st, 25x100, 7-sty brk ten- 49th st, Nos 301 to 305 | ement and store.
- Av A, No 1353 | n w cor 72d st, 25.8x100, 6-sty brk ten- 72d st, Nos 437 and 439 | ement and store. Elias Lipson to Harry Rich. All liens. June 29. July 2, 1908. 5:1342-1. A \$22,500-\$55,000, and 1467-21. A \$15,000-\$30,000. other consid and 100
- 2d av, No 924 | n e cor 49th st, 25x100, 7-sty brk ten- 49th st, Nos 301 to 305 | ement and store. Release mort. Esther Isenberg to Harry Rich. June 30. July 2, 1908. 5:1342-1. A \$22,500-\$55,000. nom
- Same property. Release mort. Max Fine to same. June 30. July 2, 1908. 5:1342. 1,000
- 2d av, No 813, w s, 100.5 s 44th st, 25x80, 5-sty stone front tenement and store. Henry Hof to Jacob Schaefer. Q C and confirmation deed. July 1. July 2, 1908. 5:1317-24. A \$14,000-\$23,000. nom
- 2d av, No 2288, e s, 100.11 s 118th st, 25.3x100, 5-sty stone front tenement and store. Oscar Englander to Mildred D Weaver. Mort \$20,000. July 1. July 2, 1908. 6:1689-4. A \$9,000-\$22,000. other consid and 100
- 2d av, No 2288, e s, 100.11 s 118th st, 25.3x100, 5-sty stone front tenement and store. FORECLOS. May 27, 1908. Chas A Kalish ref to Oscar Englander. July 1. July 2, 1908. 6:1689-4. A \$9,000-\$22,000. 22,725 ✓
- 3d av, No 325, e s, 49.4 n 24th st, 24.8x97.7, part 6-sty brk tenement and store. Clemence L Hasell to Marks Rosenberg, Harry Sandler and Wm Goldberg. Q C. June 25. June 30, 1908. 3:905-part lot 3. A \$-\$. nom
- 3d av, No 574, w s, 20.6 s 38th st, 20x73, 4-sty brk tenement and store. Rachel Katz to Samuel Katz. Mort \$12,000. April 1. June 30, 1908. 3:893-48. A \$14,500-\$18,000. nom
- 3d av, No 536, w s, 49.5 s 36th st, 24.8x95, 4-sty brk tenement and store, with 2-sty brk extension. Rachel Katz to Samuel Katz. Mort \$15,000. April 1. June 30, 1908. 3:891-45. A \$21,000-\$26,000. nom
- 3d av, Nos 371 and 373 | s e cor 27th st, 49.10x85, 7-sty brk | 27th st, Nos 200 and 202 | tenement and store. 3:907-56. A \$44,000-\$105,000.
- 3d av, No 369, e s, 49.10 s 27th st, 24.2x85, 7-sty brk loft and store building. 3:907-57. A \$17,500-\$40,000.
- 27th st, Nos 204 to 208, s s, 85 e 3d av, 75x98.9, 5 and 6-sty brk loft and store building. 3:907-54. A \$38,000-\$85,000.
- 26th st, No 209, n s, 110 e 3d av, runs e 25 x n 98.9 x w 27 x s 49.4 x e 2 x s 49.4 to beginning, 6-sty brk loft and store bldg. 3:907-8. A \$10,500-\$32,000.
- Paul Schwarz to Fredk J Leary. B & S. Morts \$220,000. June 23. June 26, 1908. 100
- 5th av, Nos 538 and 540, w s, 50 s 45th st, 50.5x100, 5-sty brk building and store. Felix Isman, of Philadelphia, Pa, to Felix Isman Inc, a corpn, of Pennsylvania. All liens. June 10. June 29, 1908. 5:1260-38. A \$550,000-\$625,000. nom
- 7th av, No 286 (250), w s, 49.5 n 26th st, 19.8x89.9x19.8x89.5, 4-sty brk tenement and store. Mary G Hoffman to Mary U Hoffman. 1/2 part. All title. C a G. Oct 6, 1907. June 30, 1908. 3:776-35. A \$18,000-\$22,000. other consid and 100
- 7th av, Nos 2423 and 2425, e s, 79.11 n 141st st, 40x100, 6-sty brk tenement and store. Release mort. The City Mortgage Co to Crystal Realty and Construction Co. June 30. July 2, 1908. 7:2010-64. A \$-\$. nom
- Same property. Crystal Realty and Construction Co to Estelle Heyman. Mort \$43,000. July 1. July 2, 1908. 7:2010. other consid and 100
- 7th av, No 2247, e s, 25 n 132d st, 25x75, 5-sty brk tenement and store. Regina Schlesinger to Alma Schmid. Mort \$18,000. July 1, 1908. 7:1917-2. A \$14,000-\$22,000. other consid and 100
- 7th av, No 429, e s, abt 80 n 33d st, 20.8x100, 4-sty brk tenement and store. Balthaser Schmidt to Amalia wife of Balthaser Schmidt. June 26. June 27, 1908. 3:809-5. A \$85,000-\$88,000. nom
- 8th av, Nos 2442 and 2444 | s e cor 131st st, 49.11x100, two 5 131st st, Nos 272 and 274 | and one 4-sty brk tenements and stores. The N & Z Realty Co to Josephine Sussmann. Mort \$85,000. June 30. July 1, 1908. 7:1936-60 1/2 to 62. A \$40,500-\$66,500. other consid and 100
- Interior lot, begins 49.2 s 76th st and 350 w West End (11th) av, runs s 53 x w 25 x n 53.10 x e 25 to beginning, part 4-sty stone front dwelling and 2-sty brk stable. Geo De N Gillespie to Albert W Harris. Q C. July 14, 1890. June 30, 1908. 4:1185-part lot 39. nom
- Same property. Chas P Huntington to same. Q C. July 14, 1890. June 30, 1908. 4:1185. nom
- Same property. Albert W Harris to Mary R Harris. Q C. June 24. June 30, 1908. 4:1185. nom
- Interior strip, begins 49.2 s 76th st, and 350 w West End av, runs s 53 x e 6 to point 344 w West End av, x n - x w 6 to beginning. James H Aldrich et al EXRS Eliz W Aldrich to Mary R Harris. May 22. June 30, 1908. 4:1185-part lot 39. 40

## MISCELLANEOUS.

- Certified copy adjudication of bankruptcy and order of reference in matter of Benjamin Light & Co bankrupt. Feb 1, 1908. July 1, 1908.
- General release. Michele Lisanti to Jerry Altieri. June 22. June 26, 1908. 1
- General release. Donato Magrino to Lorenzo Ciaffone. June 23. June 26, 1908. nom
- Order approving bond of Irving L Ernst et al in matter of Benjamin Light & Co bankrupt. June 26. July 1, 1908.
- Power of attorney. Rutherford Stuyvesant to Henry L Morris. June 9. June 29, 1908.
- Partial assignment of legacy in estate Charlotte Plock. John T Walzl to Brotherhood of Railroad Freight and Baggage men of America. May 9. June 29, 1908. nom
- Resignation of Douglas Robinson and appointment of Houston A Thomas as TRUSTEES Ronald Thomas et al TRUSTEES Cath R Thomas for benefit Addison Thomas to Houston A Thomas, of South Hamilton, Mass. June 10. June 26, 1908.
- Release dower and Q C of all lands whereof John H U Winter is now seized or possessed, except therefrom No 83 East 108th st. Louise wife John H U Winter to said John H U Winter. June 25. June 26, 1908. 6:1636. nom

**BOROUGH OF THE BRONX.**

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

Beck st, s s, 110 e Av St John, 325x125, except parts for sts, vacant. Joseph Rosenthal to Joseph Rosenthal Realty Co, a corp. 1/4 part. All title. B & S. Mort \$26,000 and all liens. June 30, 1908. 10:2684. other consid and 100

\*Beacon st, n s, 100 w Commonwealth av, 25x100. Charles Daniel to Mary Duffau. Mort \$3,500. June 26, 1908. other consid and 100

Beech Terrace, n s, 100 w Beekman av, 25x125, vacant. Margaret C Post widow and DEVISEE Andrew J Post decd et al to Margaret M McNally. June 17. June 29, 1908. 10:2555.

Boone st | e s, 11.10 n Freeman st, runs n 125 x — 84.8 x n Edgewater road | 25.2 x e 87.11 to Edgewater road, x s 154.11 to point 116.10 n Westchester av, x — 136.10 to beginning, 2-sty frame factory and vacant. Chesebro Whitman Co to Rochelle Co, a corp. Mort \$11,000. June 25. June 26, 1908. 11:3012. nom

\*Birch st, e s, 200 s Cornell av, and being n 1/2 of plot 65, map (No 1106) of Arden property at East and Westchester, 50x100. Walter W Taylor to Michael Barry. Q C. June 15. July 1, 1908. nom

Elsmere pl, No 787, n s, 375 w Marmion av, 25x100, 2-sty frame dwelling. Mary E Morgan to Eleanor A Still. Mort \$4,500. Dec 12, 1907. July 1, 1908. 11:2956. other consid and 100

Faille st, No 1039, w s, 249.6 s Bancroft st, 20x100, 3-sty brk dwelling. American Real Estate Co to Emanuel V Nadherny. June 29, 1908. 10:2749. other consid and 100

Fox st, w s, 304 s 167th st, 25x100, vacant. Chattie De Hart to Mary F Gray. Mort \$1,700. June 1. June 29, 1908. 10:2717. 100

Faille st, No 1043, w s, 209.6 s Bancroft st, 20x100, 3-sty brk dwelling. Helene F Lignante to Joseph F Webber. Mort \$11,000. June 25. June 26, 1908. 10:2749. nom

Fox st, Nos 760 to 768, s s, 100 e 156th st, 200x100, five 5-sty brk tenements. Bronx Borough Realty and Construction Co to Selig Isaacson. All liens. June 30. 1908. 10:2720. other consid and 100

Freeman st, n e s, 100 s e West Farms road, 84.5x60.11x133.8x 131.9, 2-sty frame dwelling and vacant. FORECLOS, April 28, 1908. Martin Saxe ref to Emma A Jaeger. July 1. July 2, 1908. 11:3006. 4,300 ✓

Hoffman st, w s, 104.7 s 188th st, 50x96.11, vacant. Teresa Cerra to Sarah Cohen. Mort \$4,000 and all liens. June 26. July 2, 1908. 11:3056. 100

\*Jefferson st, w s, 125 n Columbus av, 25x100. Chas H Eggertt to Geo C Fischer. Mort \$2,800. July 1. July 2, 1908. other consid and 100

\*Leland st, e s, 225 n 152d st, 50x100, Santa Serritella to Raffaele Piccolo. Mort \$900. June 22, 1908. June 27, 1908. other consid and 100

\*Same property. Hudson P Rose Co to Santa Serritella. June 1, 1906. June 27, 1908. nom

\*Louise st, w s, 150 s Columbus av, 25x95. Ellen Fitzpatrick to James M Fitzpatrick. June 30. July 1, 1908. nom

Old Barretto st, w s, 205 s c l of old Foote st, runs w 639.10 to bulkhead line, x s e 169.8 x e 1,340.7 x n 150 x w 780 to beginning, except part taken for sts; with all title to land under water of East River or L I Sound, vacant. Florence L Piza to Joshua S Piza. B & S and Confirmation Deed. All liens. May 3, 1906. July 1, 1908. 10:2776 and 2774. nom

\*Poplar st, s s, 97 e Bear Swamp road and being lot No 36 map in partition of Mary A Wells and an agt Ann M Storer et al, 25x— to Bear Swamp road. Amelia Steinmetz to Elizabeth C Fonda. Mort \$4,000. July 1. July 2, 1908. other consid and 100

\*Rose pl, n s, 100 w Parker av, 20x100. Michele Vitucci to Hudson P Rose Co. June 26. July 2, 1908. nom

\*Sheil st, s s, 100 w 5th av, 25x100, Laconia Park. Mary J Best et al HEIRS, &c, John Best to City Equity Co. June 1. June 26, 1908. nom

\*Tompkins st, w s, 375 n 152d st, runs n 69.11 x s w 215.6 x e 93.4 x n 25 x e 100 to beginning. Felice Mirande to Vincenzo and Uicola Salimbene. Mort \$1,340. June 27. June 29, 1908. nom

\*3d st, n s, 305 w Av B, 100x108, Unionport. Frank Schrempf to Barbara Schrempf. June 22. June 26, 1908. gift

\*4th st, s s, 270 w Union av, 23x110x—x100, Westchester. Julius Kaminsky to Henry R Shea, of Bogata, N J. June 30. July 1, 1908. other consid and 100

\*6th st, s s, 105 e Av D, 100x103.8, Unionport. Andrew J Forster to Margaretha Guldner. June 30, 1908. nom

\*7th st, n s, 255 w Av C, 50x116, Unionport. Andrew J Forster to Margaretha Guldner. Mort \$1,500. June 30, 1908. nom

\*12th st, s s, 155 e Av B, 50x108, Unionport. Martin Pletscher to John P Wenninger. Mort \$6,300. June 25. June 26, 1908. other consid and 100

\*13th st, s s, 355 w Av C, 50x103, Unionport.

\*Saxe av, e s, at w s Old road, 75x79x109, gore.

3d av, No. 4415, w s, 80.6 n 181st st, 25x102.11, 3-sty brk tenement and store. Patrick Monahan to Mary Monahan of Brooklyn. All liens. Dec 11, 1907. June 30, 1908. Re-recorded from Dec 21, 1907. A T and 11:3048. nom

135th st, No 449, n s, 475 e Willis av, 25x100, 5-sty brk tenement. Philip Mandelman to Esther wife Philip Mandelman. 1-3 part. Mort \$18,250. June 29. July 1, 1908. 9:2280. other consid and 1,500

137th st, Nos 896 to 900, s s, abt 275 w Cypress av and 625 w Home av, 75x100, three 4-sty brk tenements. Fredericka Cohen to Ignaz Luft. Morts \$32,500. July 1. July 2, 1908. 10:2549. other consid and 100

138th st Nos 615 and 617, n s, 462.6 e St Anns av, 37.6x100, 6-sty brk tenement and store. Stephen H Jackson to Lucette D Springer. Morts \$50,000. June 26. June 27, 1908. 10:2552. other consid and 100

138th st, No 598, s s, 514.5 w Cypress av, 37.6x100, 5-sty brk tenement and store. Rose Brown to Maria G Gifuni of Montclair, N J. Morts \$40,000. June 26. June 29, 1908. 10:2550. 100

139th st, No 542, s s, 100 w St Anns av, 37.6x100, 6-sty brk tenement. Richard I Brewster to Kate Presberg. Mort \$25,000. July 1. July 2, 1908. 9:2266. other consid and 100

139th st, No 542, s s, 100 w St Anns av, 37.6x100, 6-sty brk tenement. Kate Presberg to the Centennial Realty Co. Morts \$33,000. July 1. July 2, 1908. 9:2266. other consid and 100

140th st, No 409 (663), n s, 121 e Willis av, 19.6x100, 3-sty and basement stone front dwelling. Eliz L Materne to Henry Roth. Mort \$7,500. July 1. July 2, 1908. 9:2285. nom

140th st, No 598, on map No 596 (858), s s, 354.9 e St Anns av,

38x100, 5-sty brk tenement. Mary F Olpp to Edmond Schaeffer & Co, a corp. Morts \$36,500. June 26. July 1, 1908. 10:2552. exchange

143d st, No 475, n s, 240 w Brook av, 25x100, 2-sty frame dwelling. Honora M Corbett to James C Corbett. June 25. June 30, 1908. 9:2288. other consid and 100

146th st, Nos 305 and 307, n s, abt 112 w College av, 37.6x110, 6-sty brk tenement. Wm Oppenheim to Annie Bullenkamp, of Brooklyn. Mort \$24,000. June 2. June 27, 1908. 9:2329. other consid and 100

152d st, Nos 278 and 280, s s, 70.3 e Morris av, 50x117.4, 6-sty brk tenement and store. Rosie Zatlín to J Aaron Bernstein. Mts \$66,625 and all liens. June 26, 1908. 9:2411. other consid and 100

152d st, No 757, n s, 125 w Wales av, 25x115.1x28.9x100.10, 4-sty brk tenement. Lizzie S Cowen to Lulu Banford. Mort \$18,500. June 29. June 30, 1908. 10:2644. nom

160th st, n s, 125 w Prospect av, 22.5x77.2, vacant. Sykes Realty Corporation to Edward S Simon, James F Meehan and William J Ehrich. Mort \$4,000. June 24. June 30, 1908. 10:2677. nom

163d st, No 726, s s, 50 e Jackson av, 25x72, 4-sty brk tenement and store. Magdalene Crossmon to Adam Stingel. Mort \$12,500. July 1. July 2, 1908. 10:2648. other consid and 100

169th st, No 454, s s, 146.7 w Washington av, 25x100, 4-sty brk tenement. Maria Mayer to Catherine Singler. Morts \$15,250. June 30, 1908. 9:2390. other consid and 100

\*174th st, e s, 325 n Gleason av, 25x100. Tillie M Stadler to Carl G Friebe. Mort \$4,000. July 1. July 2, 1908. nom

\*174th st, e s, 350 n Gleason av, 25x100. Same to Katherine Schuck. Mort \$5,700. July 1. July 2, 1908. nom

178th st, No 160, s s, 167.1 w Grand Boulevard and Concourse, 25x94.2x25x94.4, 2-sty frame dwelling. Louis Eickwort to Matilda Levins. B & S and confirmation deed. All liens. June 23. June 30, 1908. 11:2808. nom

178th st, No 160, s s, 167.1 w Grand Boulevard and Concourse, 25x94.2x25x94.4, 2-sty frame dwelling. Matilda or Matilda F Levins to Nanno Levins. B & S and confirmation deed. All liens. June 27. June 30, 1908. 11:2808. nom

180th st, n s, 198 w Crotona av, 33x150, except part for st, vacant. PARTITION, June 9, 1908. John J Delany ref to Geo W Theford. July 1. July 2, 1908. 11:3081. 4,600 ✓

\*211th st, n s, 100 w Maple av, 100x100. Isaac Singer to A Shatzkin & Sons, a corp. Mort \$2,450. June 23. July 2, 1908. nom

\*217th st, late 3d st, n s, 200 e 6th av, 50x114.4, Laconia Park. Petrina Barone to Jennie Reichman. Morts \$7,000. July 1, 1908. nom

\*218th st, s s, 181 e White Plains road, 100x114, Wakefield. A Shatzkin & Sons to Nicola Finelli. Mort \$2,000. June 20. June 26, 1908. 100

\*229th st, late 15th av, n s, 255 e 2d st, 50x114, Wakefield. Lydia Taylor to Laura C Phelan. Mort \$2,000 and all liens. May 6. June 29, 1908. other consid and 100

\*231st st, late 17th av, s s, 380 w White Plains road, 25x114, Wakefield. Andrew H Scoble to Isabelle wife of and Alexander Morrison. Mort \$3,500. July 1. July 2, 1908. other consid and 100

\*231st st, late 17th av, s s, 405 w White Plains road, 25x114, Wakefield. Andrew H Scoble to Marie C F Ficken. Morts \$4,250. July 1. July 2, 1908. other consid and 100

239th st, late Northern terrace, n s, 288 from n s 239th st, late Northern terrace and e s Independence av, late Yonkers av, runs n e 155 x s e 114 x s w 176 to Terrace, x n w 111.6 to beginning, 2-sty frame dwelling and vacant. Patk R Kelley to Anna C Gaynor. 1-3 part. June 27. June 29, 1908. 13:3417. nom

Andrews av, w s, abt 482 s Fordham road, 25x125, vacant. Annie E Delaney to William Richtberg. Mort \$2,000. July 2, 1908. 11:3225. other consid and 100

\*Av A | e s, extends from n s 7th st to s s 8th st, 216x255, Union-7th st | port. Agreement as to division of property, &c. John 8th st | Bambey conveys 1-6 part each to Adam P Dienst, Joseph Liebertz, Bernard Rolf, John Kenny, Jr, and J F Valois and retains 1-6 part. June 3, 1903. June 29, 1908. \$2,166.66 paid by each party of 2d part.

Beaumont av, e s, 100 n 187th st, 100x100, vacant. John P Wenninger to Martin Pletscher. Mort \$6,700. June 25. June 26, 1908. 11:3105. other consid and 100

Bathgate av | s w cor 173d st, 100.3x70, vacant. Hene Cooper to 173d st | 174th Street Construction Co. Mort \$10,000. June 26, 1908. 11:2914. other consid and 100

Brook av | n w cor 171st st, 100x39.1x100.5x39.2, vacant. Joseph 171st st | Pinson to Lee T Alton. Mort \$10,000. June 25. June 27, 1908. 11:2896. other consid and 100

\*Boyd av, e s, 300 n Jefferson av, 25x100, Edenwald. David D Feins to William Ufland. Mort \$285.72. June 25. June 26, 1908. 100

Belmont av, No 2314, e s, 200 n 183d st, 25x100, 2-sty frame dwelling. Mair Namias to Matilda Tischier. All title. Morts \$5,550. June 26. July 1, 1908. 11:3088. nom

Brook av, No 462, e s, 124.8 n 145th st, 24.11x100, fee. Brook av, No 464, leasehold. Agreement as to easement for light and air or exit to yard of No 462 for 5 years from May 1, 1908. Henry Hillebrand with Julius Cowen. June 26. July 1, 1908. 9:2272. other consid and 150

Bryant av, No 1554, e s, 100 s 173d st, 25x100, 3-sty brk tenement. John Duane to Emery Hardy of New London, Conn. Oct 23, 1907. June 30, 1908. 11:3001. 1,650 ✓

Belmont av, No 2336, e s, 475 n 183d st, 25x100, 2-sty frame dwelling. Henry Kroepke to Giovanni and Louis Derienzo. Mort \$5,000. June 27. June 30, 1908. 11:3088. other consid and 100

Boston road | s e s, at n s 164th st, 107x117.10x99.7x156.10, va-164th st | cant. Wm S Patten to Walter J Dean. Mort \$30,-000. Dec 30, 1905. June 30, 1908. 10:2622. nom

Brook av, No 1324, e s, 330.3 n 169th st, 43.6x100.6, 6-sty brk tenement. Release mort. N Y Trust Co to Albert J Schwarzer. June 26. June 30, 1908. 11:2894. other consid and 1,000

\*Bracken av, w s, 647.9 s Kingsbridge road, 50x100, Edenwald. Max Greenberg to Joseph Dix. 1/2 part. All liens. June 29. June 30, 1908. other consid and 100

Brook av, Nos 898 to 902 | s e cor 162d st, runs e 141.5 x s 104.1 162d st | x w 83.1 to av, x n 124.11 to beginning, three 5-sty brk tenements, stores on av. Adolph Scheibel to Saml Williams. 1-3 part. June 25. Mort \$88,300. June 26, 1908. 9:2366. other consid and 100

Same property. Isaac Haft to Saml Grodginisky. 1-3 part. Mort \$88,300. June 25. June 26, 1908. 9:2366. other consid and 100

\*Bruner av, e s, 300 s Nereid av, 50x100. Amelia wife of Louis Schlesinger to Hannah Antenrieth. All liens. June 22. June 26, 1908. other consid and 100

Belmont av, w s, 253.1 n 181st st, 24x83, 2-sty frame dwelling. Charles Neundorff and ano EXRS, &c, Louis Neundorff to Hyman Chlebowsky. Mort \$4,250. July 1. July 2, 1908. 11:3082. 6,675



## VOTE FOR A BRONX QUARTERLY

If you desire a quarterly and annual compilation of these records for the Borough of the Bronx, write to the Realty Records Co., 11 East 24th St., Manhattan. The Bronx Quarterly will be published as soon as a sufficiently large number of letters have been received expressing interest.

- Bryant av, Nos 1487 and 1489, w s, 225 s 172d st, 40x100, two 3-sty brk dwellings. Release mort. Margaret Knox to Jacob Kronenberger. June 26. July 2, 1908. 11:2995. nom
- Bathgate av, No 2261, w s, 267.2 n e 182d st, 22.6x90, 2-sty frame dwelling. Henry Farrell to Sara Brand. Mort \$4,500. June 27. July 2, 1908. 11:3050. other consid and 100
- \*Barnes av, w s, 100 n 223d st, 28.7x205. The Ebeling Brewing Co to Sol Beringer. All liens. June 5. July 2, 1908. nom
- \*Barnes av, s w cor 223d st, 69.3x105, Wakefield. Release mort. Theodore Wentz to Frank Boyle. July 1. July 2, 1908. 9,000
- \*Chanute av, e s, 350 s Story av, 50x100. Adele S Dodd to Wilhelm Ostner. June 22. July 2, 1908. other consid and 10
- \*Commonwealth av, e s, 225 s Merrill st, 25x100. Esther Lax to Margarete Kane and Cunigundes Schmitt. Mort \$5,400. July 1. July 2, 1908. other consid and 100
- Cedar av, w s, — n 178th st, and 275 n land Lewis G Morris, 50x117.6 to N Y & Northern R R Co, x50x112.1, being lots 12 and 13 map of Auction Sale of estate Mary P Chrystie, near Morris Heights. Eliz C Fonda to Amelia Steinmetz. Mort \$2,500. July 1. July 2, 1908. 11:3231. other consid and 100
- \*Cornell av, s s, 175 w Mapes av, 25x100, Westchester. Hans P Thompson or Thomsen to Wm A Mapes. Q C. June 27. June 29, 1908. nom
- Clinton av, Nos 2121 to 2125 | n w cor 181st st, 66.1x99.2, 4-sty 181st st, No 719 | brk tenement and store, and two 2-sty brk dwellings. Harry Feller to Phebe Elkan. Mort \$32,500. June 27, 1908. 11:3098. 100
- Carter av, w s, 158.7 s 176th st, 25x119.3, except part for av, 2-sty frame dwelling. Theodore M Soden to Meta M Fallerman. June 24. June 26, 1908. 11:2892. other consid and 100
- Clay av | w s, at n e s 173d st, 104x95x76x98.9, vacant. Wolff Ma-173d st | lino to Ernestine Malino. Mort \$8,000. April 24. June 27, 1908. 11:2790. other consid and 100
- Courtlandt av, No 685, w s, 25 s 154th st, 25x100, 3-sty frame tenement and store. William Gerhardt to Margaretha wife of William Gerhardt. B & S. June 24. June 26, 1908. 9:2413. nom
- College av, No 1368, e s, 226.7 s 170th st, 16.7x100, 2-sty frame dwelling. Release mort. Hamilton Bank to Chas H Baechler. Q C. May 27. June 26, 1908. 11:2783 and 2785. other consid and 100
- \*Clasons Point road, s w s, at e s Metcalf av, 65.3x44.4 to Metcalf av, x69.1x10. Sarah S S Sturges to Henry I Henning. June 22. June 30, 1908. other consid and 10
- College av, No 1037, w s, 172 n 165th st, 22x92, 3-sty brk tenement. Hattie L Meirowitz to Marcus L Osk, Isidore Edelstein 1/2 part and Merida Realty Co other 1/2 part. Mort \$9,000. June 19. June 30, 1908. 9:2437. other consid and 100
- College av, Nos 1043 and 1045, w s, 238 n 165th st, 44x92, two 3-sty brk tenements. Hattie L Meirowitz to Marcus L Osk and Isidore Edelstein 1/2 part and Merida Realty Co other 1/2 part. Mort \$18,000. June 19. June 30, 1908. 9:2437. other consid and 100
- College av, No 1045, w s, 260 n 165th st, 22x92.6, 3-sty brk tenement. Marcus L Osk et al to Moey K Lindner. B & S and C a G. June 26. June 30, 1908. 9:2437. other consid and 100
- Courtlandt av, No 596, e s, 118.5 n 150th st, 29.7x100, 5-sty brk tenement and store. Edward Denbosky to Julia Dorfman. Mt. \$19,000. June 26. June 30, 1908. 9:2397. other consid and 100
- Courtlandt av, No 598, e s, 148 n 150th st, 29.7x100, 5-sty brk tenement and store. Edward Denbosky to Julia Dorfman. Mort \$18,000. June 26. June 30, 1908. 9:2397. other consid and 100
- Crimmins av, Nos 321 and 323, w s, 143.11 n 141st st, 47.10x80, 5-sty brk tenement. Matthew Kaicher to Magdalena Kaicher. All liens. June 24. July 1, 1908. 10:2556. other consid and 100
- \*Deane pl, e s, 75 s Pierce av, 25x100.
- Pierce av, s s, 225 e Deane pl, 25x— and being lots 58 and 80 partition map estate of Maria Pierce et al, Westchester. Raffaele Guglielmo to Lizzie Guiri. 1/2 part. All liens. June 29. June 30, 1908. other consid and 100
- \*Ellsworth av, e s, 175 s Fairmount av, 100x82.1x100x81.8.
- Town Dock road | n s, block front between Fairfax and Ellsworth Fairfax av | avs, 200x100.2x200x100.7.
- Ellsworth av
- Ellsworth av, w s, 100 n Town Dock road, 100x100.
- Fairfax av, e s, 100 s Fairmount av, 175x100.
- Town Dock road, n s, 53.10 w Fairfax av, 54.7x84.5x50x106.7.
- Fairfax av, w s, 100 s Fairmount av, 150x100.
- Kearney av, w s, 150 n Fairmount av, 313.2x100x339.9x100.
- Fairmount av, n s, 25 w Fairfax av, 150x100.
- Kearney av, e s, 100 n Fairmount av, 374.9x100x347.11x100.
- Fairfax av, w s, 100 s Baisley av, 75x100.
- Fairfax av, w s, 175 n Fairmount av, 92.5x100x120.2x100.
- Fairfax av, w s, 100 n Fairmount av, 25x100.
- Baisley av, s e cor Fairfax av, 338x100x311.3x100.
- Ellsworth av, w s, 100 s Baisley av, 100x100.
- Ellsworth av, e s, 100 s Baisley av, 150x80.
- Baisley av, s w cor Valentine av, 105x100.
- Valentine av, w s, 100 n Fairmount av, 148x80x171.9x80.
- Lohbauer Park Impt Co to Tuben Realty Co, acorpn. June 18. June 30, 1908. other consid and 100
- \*Ellsworth av, w s, 200 s Baisley av, 25x100. Lohbauer Park Impt Co to Samuel Schlesinger. June 18. June 30, 1908. other consid and 100
- Edgewater road | s e cor Garrison av, 228.11x143.11 to w s Bronx Garrison av | River, x213.10 to av, x141 to beginning, with all title to land under water of river, &c, vacant. Hunts Point Realty Co to Arthur and James McConnell, of Jersey City, N J, and Charles McConnell, N Y. All liens. June 11. July 1, 1908. 10:2762. other consid and 100
- Eastern Boulevard, c l, | plot bounded w by N Y, N H & H, R R Tiffany st, w s, | Co's yards, n by c l said Boulevard, e by w s, Tiffany st, thence s by prolongation of c l of said Tiffany st projected in a south direction to s line land party 1st part, being a water grant, and on s by s or exterior line of the water grant, except therefrom the property of the Rock Plaster Co of N Y and N J, adjoining yards of said R R Co.
- Leggett av, bounded w by yards of said R R Co, on n by said Leggett av, e by land conveyed by East Bay Land & Impt Co to Jacob Leitner, said east line being parallel and 200 e from said west line and on south by 1st parcel as above; with all
- right title and interest to right of way 50 ft wide over last parcel from said R R on west to lands conveyed to said Leitner on east; also all title to lease of dock or piers adjoining on south, together with all title to any property, real or personal, of party 1st part in Borough of Bronx, vacant.
- Oak Point Land & Dock Co to Church E Gates & Co, a corpn. All liens. June 13. July 1, 1908. 10:2605, 2604, 2606, 2771 and 2774. nom
- \*Ellis av (13th st), s s, 355 w Castle Hill av (Av C), 50x103, Unionport. Mary Monahan to Van Nest Wood Working Co. Mt \$1,600. June 25. June 27, 1908. other consid and 100
- \*Eastern Boulevard, e s, 275 s Baisley av, 25x100. Lohbauer Park Impt Co to James B Kelly. June 18, 1908. June 26, 1908. other consid and 100
- \*Eastern Boulevard, e s, 325 s Baisley av, 52.7x100x39.3x100. Emilie Coletti to Alphonse J Simendinger. June 25. June 26, 1908. other consid and 100
- \*Eteley av, w s, 168.11 s Clasons Point road, 32.2x106.9x69.5x100. Sarah S S Sturges to Wilhelm Ostner. June 22. July 2, 1908. other consid and 10
- \*Fairmount av, s e cor Valentine av, 25x100. Lohbauer Park Impt Co to Karl P Scheiner. June 18. June 30, 1908. other consid and 100
- \*Fairmount av, n e cor Vincent av, 25x100. Lohbauer Park Impt Co to Philipp Langguth. June 18. June 30, 1908. other consid and 100
- \*Fairmount av, n w cor Kearney av, 25x100. Lohbauer Park Impt Co to Charles Essenwanger. June 18. June 30, 1908. other consid and 100
- \*Fairmount av, n e cor Ellsworth av, 56.2x100. Lohbauer Park Impt Co to Augusta Kretsch. June 18. June 30, 1908. other consid and 100
- \*Fairmount av, n s, 25 w Ellsworth av, 50x100. Lohbauer Park Impt Co to Jacob Rumpf. June 18. June 30, 1908. other consid and 100
- Fulton av, No 2022 | s w cor 174th st, 18.11x87.7x18.10x88.3, 2-174th st | sty brk dwelling. FORECLOS, June 15, 1908. Paul M Crandell ref to Alfred J Sterne. June 26, 1908. 11:2930. 8,225 ✓
- Fulton av | n w cor 169th st, 98.6x100, vacant. Jacob Klingen-169th st | stein to Haidee S Koch. Mort \$22,000. April 23. June 29, 1908. 11:2925. other consid and 100
- \*Fairmount av, s s, 50 w Kearney av, 50x100. Eastern Boulevard, e s, 25 s Fairmount av, 75x100. Lohbauer Park Impt Co to John W Curran. June 18. June 26, 1908. other consid and 100
- \*Grace av, w s, 107.10 s w Glebe av, 25x100. Westchester. Mary Welcker to John P Wenninger. Mort \$3,500. June 25. July 1, 1908. other consid and 100
- Garrison av, n s, 25.4 e Longfellow av, 75.6x128.2x76.6x103, vacant. Hunts Point Realty Co to Walter L Vaughan. June 11, 1908. July 1, 1908. 10:2762. other consid and 100
- Grant av, Nos 1064 to 1068, e s, 57 s 166th st, 75x101.1x75x100.8, three 3-sty brk dwellings. Release mort. Metropolitan Trust Co to Cohen & Eckman Corpn. June 29. June 30, 1908. 9:2448. nom
- Same property. Release mort. Manhattan Mortgage Co to same. June 29. June 30, 1908. 9:2448. nom
- Grant av | s e cor 169th st, 272.2x200 to w s Morris av, x272.2x Morris av | 200, vacant. Juliet M Livingston to Hensle Construc-169th st | tion Co. All liens. June 20. June 26, 1908. 9:2450. nom
- \*Grace av, e s, 100 s Lyon av, 25x130, Westchester. Release mort. Marcus Nathan to Amelia Steinmetz. June 16. June 27, 1908. 1,000
- Hughes av, No 2130, on map No 2132, e s, 86.2 n 181st st, 16.5x85.5x16.5x85.3, 2-sty frame dwelling. Sarah Cohen to Teresa Cerra. Mort \$5,250 and all liens. June 15, 1908. July 2, 1908. 11:3082. nom
- Hull av, n s, 151.5 n e Woodlawn road, 50x100, vacant. Release mort. Archibald D Russell and ano EXRS Thos H Barber deed to Wm R Moore. June 24. July 2, 1908. 12:3345. 3,500
- Heath av, e s, — n Kingsbridge terrace, and being lot 36 map No 1187 of 272 lots Bailey estate, 25x127.2x25.4x—, 2-sty frame dwelling. Fordham Realty Co to Agnes M Brown. Mort \$5,000. June 25. June 26, 1908. 11:3240. nom
- \*Hill av, w s, 250 n Randall av, 25x100, Edenwald. David H Feins to William Ufland. Mort \$300. June —, 1908. June 26, 1908. other consid and 100
- Hull av, w s, 407 s Gun Hill road, runs w 100 x s 34.3 x again s 5 x e 100 to av, x n 19.2 to an angle, x again n 48.2 to beginning, 2-sty frame dwelling and vacant. Harry Jackson to William Kelly. June 25. June 27, 1908. \*12:3348. other consid and 100
- Hunts Point av, s e cor Seneca av, 25.7x117.7x25x123.6.
- Hunts Point av, e s, 51.2 s Seneca av, 25.7x105.10x25x111.9.
- Hunts Point av, e s, 102.4 s Seneca av, 25.7x144.2x25x150.
- Seneca av, s s, 123.6 e Hunts Point av, 50x100.
- Hunts Point Realty Co to Geo F Johnsons Sons Co. June 11, 1908. July 1, 1908. 10:2761. other consid and 100
- Inwood av, w s, 216.2 n 172d st, runs w 59.3 x n e 90.8 to av, x s 68.8 to beginning, gore, vacant. Isaac Kramer to the Centennial Realty Co. Correction deed. Mort \$1,500. June 30. July 2, 1908. 11:2865. other consid and 100
- Same property. Kate Presberg to Richard I Brewster. Mort \$1,500. July 1. July 2, 1908. 11:2865. other consid and 100
- Intervale av, w s, 216 n Freeman st, 150x100, vacant. McKinley Realty and Construction Co to Isidore Pekarsky. June 22. Mt \$18,000. June 26, 1908. 11:2965. other consid and 100
- \*Jones av, w s, 275 n Jefferson av, 25x100. Land Co B of Edenwald to Israel Krane. June 3. June 26, 1908. nom
- \*Jones av, e s, 200 s Jefferson av, 25x100. Land Co A of Edenwald to Max Weiss. June 29. June 30, 1908. nom
- \*Kearney av, e s, 100 s Waterbury av, 51.5x100x28x102.9. Lohbauer Park Impt Co to Joseph Jencsik. June 18. June 26, 1908. other consid and 100
- \*Kossuth av, s s, 50 w Byron st, 50x100, South Mt Vernon. Edward Baer to William Pierce. June 25. June 26, 1908. other consid and 100

# DENNIS G. BRUSSEL

## ELECTRIC WIRING AND APPARATUS FOR LIGHT—HEAT—POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering  
Engines and Generators Installed  
Also Telephones, Pumps, Motors  
Telephone 3060 Mad. Sq. 15 West 29th St., New York

Longfellow av, n e cor Seneca av, 25x100.  
Seneca av, s e cor Longfellow av, 50x100, vacant.  
Hunts Point Realty Co to Henry Dohrmann. June 11, 1908.  
July 1, 1908. 10:2762. other consid and 100  
Monroe av, No 1867 | w s, 50 s Mt Hope pl, runs w  
Grand Boulevard and Concourse | 113.6 to s e s Grand Boule-  
vard and Concourse, x s w 3.10 x s 21.4 x e 115 to w s Monroe  
av, x n 25 to beginning, 3-sty frame dwelling. William Buess  
to Otto Kohnstamm. Mort \$5,000. June 30, 1908. 11:2801.  
other consid and 100  
Morris av, e s, 94 n Burnside av, runs e 20.1 x s 0.2 x e 79.11  
x n 20 x w 100 to av, x s 19.9 to beginning, 2-sty brk dwelling.  
Release mort. Herbert Scoville to Modena Realty Co. June  
29, June 30, 1908. 11:3178 and 3179. nom  
Same property. Release mort. Henry Sillocks to same. June  
29, June 30, 1908. 11:3178 and 3179. nom  
Same property. Release mort. Bernard H Weisker, Jr, to same.  
June 29, June 30, 1908. 11:3178 and 3178. nom  
Same property. Modena Realty Co to Louis Meckes. Mort \$6,-  
000. June 29. June 30, 1908. 11:3178 and 3179.  
other consid and 100  
Morris av, e s, 131.9 s 174th st, 25x85, vacant. James A Woolf to  
John Winters. Mort \$1,400. June 27. July 2, 1908. 11:2794.  
other consid and 100  
Morris av, s e s, 50 n e 152d st, late Elton st, 25x100.3, except  
part for av, vacant. Allegro & Spallone Construction Co to Hen-  
ry Pizzutiello. July 2, 1908. 9:2412. other consid and 100  
Marion av, No 2774, e s, 81.7 n 197th st, 17.10x94.9x10.4x96.5,  
2-sty frame dwelling. Samuel M Gardner to Esther M Sutherland.  
Mort \$2,700. Dec 31, 1907. June 29, 1908. 12:3283. 100  
\*Morrison av, e s, 208.4 s Ludlow av, 125x100. Sarah S S Sturges  
to Arthur L Page. June 22. June 26, 1908. nom  
\*Nelson av, n e cor Amundson av, 50x100, Edenwald. Maurice L  
Muhleman to Hilmo O Carriere of East Orange, N J. Dec 23,  
1902. June 27, 1908. nom  
Ogden av, e s, 275 s 162d st, 50x115, 5-sty brk tenement. Annie  
E Thomas to Hugh Thomas. Morts \$45,000. July 1. July 2,  
1908. 9:2511. other consid and 100  
Park av | s e cor 173d st, 100x100, vacant. Joseph Rosenthal to  
173d st | Joseph Rosenthal Realty Co. 1-3 part. All title. B  
& S. Mort \$9,200. June 30. July 2, 1908. 11:2905.  
other consid and 100  
Prospect av, No 1028, e s, 108.6 n 165th st, 29x100, except part for  
av, 2-sty frame dwelling. Mary M Garrecht to Jennie Amdur.  
Mort \$5,000. June 24. June 26, 1908. 10:2691.  
other consid and 100  
Popham av, e s, 112 s Popham av, 75x100, vacant. Herman  
Scheideberg to John E Smithers. Mort \$3,800. June 29, 1908.  
11:2877. nom  
Prospect av, e s, 125 n 183d st, 50x100, vacant. John P Wennin-  
ger to Mary Welcker. Mort \$2,150. June 25. July 1, 1908.  
11:3114. other consid and 100  
Same property. Mary Welcker to John Cook. Mort \$2,150. June  
25. July 1, 1908. 11:3114. other consid and 100  
\*Randall av, n s, 50 w Amundson av, 50x100, Edenwald. Peter  
Weichert to Carl J Beckman. June 30. July 1, 1908.  
other consid and 100  
Southern Boulevard, e s, 300 s Jennings st, 100x100, vacant. Olivia  
E Houghton to William McGowan. Mort \$8,500. Jan 30, 1907.  
June 27, 1908. 11:2980. other consid and 100  
\*Seton av, w s, 100 n Randall av, 25x100, Edenwald. Philip Sou-  
nkin to William Ufand. June —, 1908. June 26, 1908. nom  
Spuyten Duyvil road, n e s, at w s Palisade av, deed reads at most  
southerly cor of land conveyed by Johnson et al to Johnson by  
deed dated June 25, 1856 (L 335, page 459 in West Co), runs n e  
— to s w s Palisade av, thence on curves of said av\* and road  
e, s and w to beginning, contains 6,700 sq ft. being part of parcel  
S on partition map apportioned to Isaac G Johnson, vacant. Ar-  
thur Lydecker to Robt E Ewalt. C a G. Mort \$5,000. April 12,  
1906. July 1, 1908. 13:3410. nom  
Seneca av, n s, 25 e Longfellow av, 150x100, vacant. Hunts Point  
Realty Co to Robert J Mahoney. June 11, 1908. June 30, 1908.  
10:2762. other consid and 100  
St Anns av, No 210 | s e cor 137th st, 45x103.10x45x105, 6-sty brk |  
137th st, No 570 | tenement and store.  
St Anns av, Nos 206 and 208, e s, 45 s 137th st, runs e 103.10 x s |  
s 40 x w 102.8 to av, x n 40 to beginning, 6-sty brk tenement  
and store.  
St Anns av, Nos 202 and 204, e s, 85 s 137th st, 40x106.7x30x102.8  
to beginning, 6-sty brk tenement and store.  
Yetta Schlessel to Minnie Gordon Hudes Schlessel and Sarah Gold-  
stein of Brooklyn. Morts \$177,000. June 30. July 2, 1908.  
10:2549. other consid and 100  
Tinton av | n w cor 152d st, late Kelly st, runs w 155.10 to Wales  
Beach av, x n 36.6 x e 85.9 x s 24.8 x e 100 to w s Tin-  
Kelly st, or | ton av, late Beach av, x s 50 to beginning, vacant.  
152d st | Joseph Rosenthal to Joseph Rosenthal Realty Co.  
Wales av | B & S. Mort \$13,000. June 30. July 2, 1908. 10:-  
2654. other consid and 100  
Trinity av, No 970, e s, 370.6 s 165th st, 22.6x100, 3-sty frame  
tenement. Rosa Stern to Fredk J Fleming. Mort \$5,000. July  
1. July 2, 1908. 10:2639. other consid and 100  
Teller av, No 1332, s e s, 274.1 n e 169th st, 25x82.3x25x82.3,  
2-sty brk dwelling. Walter A Pender to Edna A Patton. Mort  
\$4,500. June 27. June 29, 1908. 11:2782. 100  
\*Town Dock road, n e cor Vincent av, 25x100. Lohbauer Park  
Impt Co to Joseph Ryan. June 18. June 26, 1908.  
other consid and 100  
\*Town Dock road, n s, 30.6 w Valentine av, 50x100. Lohbauer Park  
Impt Co to Joseph Jencsik. June 18. June 26, 1908.  
other consid and 100  
Tinton av, No 772, e s, 66.8 s 158th st, 16.8x100, 2-sty frame dwell-  
ing. Saml Cowen to Ida E Leibsohn. 1/2 part. B & S and cor-  
rection deed. May —, 1908. June 26, 1908. 10:2655.  
other consid and 100  
\*Town Dock road, n e cor Wilcox av, 100x100.  
Eastern Boulevard, n e cor Fairmount av, 100x100.  
Fairmount av, n s, 25 w Kearney av, 75x100.  
Lohbauer Park Impt Co to Philip Schmidt and Wm Sohmer.  
June 18. June 30, 1908. other consid and 100

Tremont av, No 450, s s, 106.9 e Park av, 23.4x74.2x23.5x70.7, 3-  
sty frame tenement and store. Kate wife Adam Douglass to  
Clara Bryce. Morts \$10,000. July 1, 1908. 11:2909. 100  
Tremont av, No 318, s s. Certificate and release as to restrictions,  
&c. Tremont Baptist Church with Wm H Birkmire. July 1,  
1908. 11:2803. nom  
Union av, No 604, e s, 70 s 151st st, 23.6x90, 3 and 4-sty stone  
front tenement. Jacob and Yettie Weinberg to Yettie Weinberg.  
Mort \$8,412.50 and all liens. June 25. July 1, 1908. 10:2674.  
nom  
Union av, e s, 100 n 166th st, 100x100, vacant. Beatrice Mendel-  
son to Mary E Kelley. B & S. All liens. Jan 8. July 2, 1908.  
10:2680. nom  
\*Unionport road, w s, 26.2 s Guerlain pl, 56.1x122.9x42.1x107.1,  
Mort \$3,000.  
Unionport road, s w cor Guerlain pl, 26.2x107.1x25.2x100, Park  
Versailles. Mort \$4,500.  
Longin P Fries to Thos B Bowne & Son Co, a corpn. June 20,  
1908. Corrects error in last issue when parcels were separ-  
ated.  
Valentine av, No 2224, e s, 73 n 182d st, 25x66.1x25.1x64.3, 2-sty  
brk dwelling. Gilbert J Fudji to Maria Austin. Mort \$7,500.  
June 25. June 26, 1908. 11:3145. other consid and 100  
\*Valentine av, e s, 125 s Fairmount av, 25x100.  
Fairmount av, s s, 50 w Vincent av, 25x100.  
Vincent av, w s, 100 s Fairmount av, 50x100.  
Lohbauer Park Impt Co to Alfred J Talley. June 18. June 26,  
1908. other consid and 100  
\*Vincent av, e s, 100 n Fairmount av, 56x100x42.6x100.  
Baisley av, n s, 75 w Ellsworth av, 50x100.  
Lohbauer Park Impt Co to Chas I Hausmann and Bernhard  
Mayer. June 18. June 26, 1908. other consid and 100  
Vyse av, No 1141, w s, 200 n 167th st, 20x100, 3-sty brk dwelling.  
Flora Levy to Abbie Goldstein. 1/2 part. All liens. June 26,  
June 29, 1908. 10:2752. nom  
Vyse av, No 1155, w s, 340 n 167th st, 20x100, 3-sty brk dwelling.  
Hyman Spiegel et al to Harris Bernstein. Mort \$9,500. June 3,  
July 1, 1908. 10:2752. other consid and 100  
Vyse av, No 1155, w s, 340 n 167th st, 20x100, 3-sty brk dwelling.  
Harris Bernstein to Margaret Graham. Mort \$9,500. June 30,  
July 1, 1908. 10:2752. 100  
Washington av, No 1063, on map No 1071, w s, 192.1 s 166th st,  
25x200, except part for av, 5-sty brk tenement and store. Dora  
Greenberg to Joseph J Meaney, of Brooklyn. Mort \$32,500 and  
all liens. June 30. July 1, 1908. 9:2387. other consid and 100  
Same property. Joseph J Meaney to Marcellin F Dellac. Mort  
\$32,500. June 30. July 1, 1908. 9:2387. other consid and 100  
Webster av, late Berrian av, s e s, 149.3 s 200th st, and being s  
1/2 lot 47, map John H Devoe at Fordham, 500x209.9 to land N Y  
& Harlem R R Co x50x213, frame coal bins and vacant except part  
conveyed to said R R Co; also land taken for Webster av. Daisy  
D Moran INDIVID and GUARDIAN Dorothy and Henry T Moran  
to Edward H Kelly. June 29. June 30, 1908. 12:3273. 13,500  
\*White Plains road, w s, 116.7 s Becker av, 80.3x161.1x80x167.6,  
except part for road.  
White Plains road, w s, 196.5 s Becker av, 0.5x121.3, Washington-  
ville.  
Frank L Bacon to Wm W Penfield. Mort \$8,000 and all liens.  
Mar 25. July 1, 1908. other consid and 100  
\*Waterbury av, s s, 225 e Wilcox av, 50x79.8x51.7x90.2. Lohbauer  
Park Impt Co to Hermine E Molke. June 18. June 30, 1908.  
other consid and 100  
\*Westchester av | s s, 76.3 w Harrod av, runs w 26.2 x s w  
Clasons Point road | 98.5 to Clasons Point road, x s e 29.11 x e  
Harrod av | 96.8 to Harrod av, x n 25.5 x w 76.3 x n 100  
to beginning. Adele S Dodd to Martin Schrenkeisen and Henry  
I Henning. June 22. June 30, 1908. other consid and 10  
Webster av, s s, 825 e Woodlawn road, 50x87.1x60.4x90.11, va-  
cant. Henry L Wolff to John E Ahrens. June 29. June 30,  
1908. 12:3357. other consid and 100  
Webster av, No 1247, on map No 1255, w s, 288 n 168th st, 26x100,  
4-sty brk tenement and store. Louis Burger to Jakob Schoell.  
Mort \$12,000. July 1. July 2, 1908. 9:2427. other consid and 100  
Whitlock av, w s, 120.8 n 144th st, 65x137x65x134.3, vacant. E  
Baggee Iron Works to Hudson Structural Steel Co. Mort \$24,-  
500. June 26. June 27, 1908. 10:2601. nom  
Whitlock av, w s, 20.6 n 144th st, late St Josephs st, 35x137x35x  
138.6, vacant. FORECLOS, June 24, 1908. Otto M Sternfeld  
ref to Title Guarantee and Trust Co. June 25. June 26, 1908.  
10:2601. 1 800  
Webster av | n w cor 180th st, runs w 99.11 x n 100 x w 0.1 x n  
180th st | 183 x e 100 to av, x s 279 to beginning, vacant. Se-  
curity Mortgage Co to Charles Bjorkegren. Q C. June 26. June  
17, 1908. 11:3143. 1,375  
\*Waterbury av, w s, 100 n Town Dock road, 25x100. Lohbauer  
Park Impt Co to Leopoldino Weil. June 18. June 26, 1908.  
other consid and 100  
Webster av, Nos 1724 to 1730 | s e cor 174th st, 106x50, two 2  
174th st | and one 3-sty frame dwellings.  
John Schmid to Henry A Steinbock. 1-16 part. All liens.  
June 27. June 29, 1908. 11:2898. nom  
Willis av, No 177, w s, 25 s 136th st, 25x100, 5-sty brk tenement  
and store. John Schade to Charles Schade. Mort \$10,000. July  
1. July 2, 1908. 9:2298. nom  
Willis av, No 167, w s, 25 n 135th st, 25x100, 5-sty brk tenement  
and store. Henry Battenfeld to Mary Graefenecker. Mort \$10,-  
000. July 1. July 2, 1908. 9:2298. other consid and 100  
Westchester av, No 966, on map No 748, e s, 250 n Dawson st, 2 x  
90.8x26.1x92.3, 4-sty brk tenement and store. Eliza H Badg'r  
to James Boyd. Morts \$20,200. June 29. July 1, 1908. 10:2654  
other consid and 100  
3d av, Nos 4000 to 4004, e s, 176.11 s 174th st, 75x90, three 4-sty  
brk tenements and stores. Charles Wynne et al to Samuel C  
Baum. Mort \$50,499. June 25. July 2, 1908. 11:2930. 100  
3d av, No 3462, e s, 69.6 n 167th st, 25x110.8, 3-sty frame tene-  
ment and store. Wm H Kurtz et al to Max Weinberg. Mort  
\$7,500. June 22. June 30, 1908. 10:2609. 100  
\*Lots 12 and 65 map No 1106 of Arden property at East and  
Westchester; plot 70 same map except north 25 ft of said plot.  
Jane Killian to Walter W Taylor. Q C. June 27. June 30,  
1908. nom

\*Lots 228 to 241 on map No 396 or on amended map No 1131, of Adeo Park; lots 250 to 263 same map. Stern-Wolf Realty Co to John O'Rourke. Morts \$12,000 and all liens. June 29. June 30, 1908. other consid and 100

\*Lot 200 map No 1055 of Estate Joseph Husson, Clasons Point, Josephine F B Crosby to George Glenz. June 24. June 26, 1908. 100

\*Lots 69 and 70 amended map No 1038 of Bronxwood Park, except as lies east of a line parallel to east line and 25 w therefrom. Lillian M Austin to Geo E Fudji. Mort \$1,500. June 25. June 26, 1908. other consid and 100

\*Lots 1, 2 and 3 map Pelham Bay Park. Hugo Karl to Herman Krueger. Mort \$2,250. June 30. July 2, 1908. nom

\*Plot begins 195 w White Plains road at point 395 n along same from Morris Park av, runs w 100 x n 50 x e 100 x s 50 to beginning, with right of way over strip to Morris Park av. Patrick Cummings to Bernard Malone. All liens. June 27. June 29, 1908. other consid and 100

21st st, Nos 48 and 50 West, 7th loft. Fischel Realty Co to Maloney Company; 3 years, from Feb 1, 1909. June 27, 1908. 3:-822.....2,750 ✓

23d st, No 273 West, all. Henry Offerman to Pasquale Clements; 5 years, from May 1, 1908. June 26, 1908. 3:773.....1,560 ✓

40th st, No 320½ West. Assign lease. John Kleber to Ernst H Thode. July 1. July 2, 1908. 3:763.....nom

47th st, No 229 East, all. Peter Curry to Terrence Curry; 10 years, from Mar 1, 1908. July 1, 1908. 5:1331.....1,200 ✓

64th st, No 408 East. Assign lease. Joseph Kuta to Vaclav Dlouhy and Joseph Albert. June 29, 1908. 5:1458.....nom

Same property. Assign lease. Vaclav Dlouhy and ano to Arthur Jost. June 26. June 29, 1908. 5:1458.....nom

75th st, No 241 East, all. Max Solomon to Adolph Meixler; 8 years, from May 1, 1908. June 30, 1908. 5:1430.....1,600 ✓

75th st, No 423 East. Assign lease. Vaclav Moravec to the Ebeling Brewing Co. June 22. July 2, 1908. 5:1470.....nom

75th st, No 423 East, store and rear room. Joseph Stransky to Vaclav Moravec; 6 years, from May 1, 1908. July 2, 1908. 5:1470.....1,020 ✓

103d st, No 158 East, all. Ida Pieper to Konrad Guhring; 3 yrs, from July 1, 1908. June 29, 1908. 6:1630.....1,900 ✓

105th st, Nos 72 and 74 East, all. Betsey Jurkovitz to Adolf Herscovitz; 3 years, from Mar 1, 1908. July 2, 1908. 6:1610.....3,500 ✓

112th st, Nos 132 to 136 East, all. Berliner & Greenberg to Joseph Shenk; 3 years, from Jan 15, 1908. June 26, 1908. 6:1639.....5,300 ✓

117th st, No 546 East, all. Katherina Nachtigal to Helen Fodor; 10 years, from July 1, 1908. June 30, 1908. 6:1715.....1,200 and 1,440 ✓

128th st, No 303 West, 20x99.11, all. John S Conabear to Geo Heinlein; 5 years, from Nov 1, 1907. June 26, 1908. 7:1955.....750 and 900 ✓

Amsterdam av, Nos 1710 and 1712, w s, 24.11 s 145th st, 50x84. Subordination of lease to mort for \$50,000. Martin Wallace and Emanuel Chanin with Leon B Lowenstein. June 26. July 1, 1908. 7:2076.....nom

Broadway, No 473½ begins Broadway, w s, 133.8 n Grand st, 26.4 Mercer st, No 46 | x200 to Mercer st. Assign lease. Joseph J Little to Josephine R wife of Joseph J Little. All title. June 24. June 26, 1908. 2:474.....nom

Broadway, No 833.....

Fulton st, No 142.....

Declaration and agreement that lease of 1st parcel is vested in party 1st part and that lease of 2d parcel is vested in party 2d part. Joseph Keller with Chas S Horowitz. June 23. June 27, 1908. 1:79 and 2:564.....nom

Broadway, No 821, small store on 12th st side of building. Harden H Fitts to Anna M Oliver; from June 1, 1908, to May 1, 1913. June 30, 1908. 2:564.....1,200 and 1,300 ✓

Columbus av, No 701, all.....

94th st, No 79 West, all.....

94th st, No 77½ West, store in rear.....

Emma Lehrburger to Algenon S Meyers; from July 1, 1908, to May 1, 1910. July 2, 1908. 4:1208.....

per month \$436.67 to May 1, 1910, and \$520 per month thereafter

Lexington av, No 1503, corner store and cellar.....

97th st, No 133 East, east store.....

Simon F Bleyer and ano EXRS and Sarah Bleyer EXTRX Jacob S Bleyer to Patrick T Gillespie; 5 years, from April 1, 1909. July 2, 1908. 6:1625.....1,680 ✓

Lexington av, n e cor 119th st, stable, &c. Wm H McCarthy to Samuel and Barnett Alper; 10 years, from Oct 1, 1908. July 1, 1908. 6:1768.....2,400 ✓

1st av, No 384, store, basement, &c. John Heil to Joseph Guth; 5 years, from July 1, 1908. June 27, 1908. 3:954.....960 ✓

2d av, No 2380, n e cor 122d st, corner store and store in rear on street. C Albert Wingert to Michael J Doran; 10 years, from June 26, 1908. June 30, 1908. 6:1799.....1,500 ✓

2d av, No 2097, north store, &c. Frank Porco to Maria Deluca; 5 years, from Nov 1, 1907. July 2, 1908. 6:1658.....720 ✓

2d av, Nos 1716 and 1718, n e cor 89th st. Assign lease. Joseph Ryan to Arthur Jost. June 25. June 29, 1908. 5:1552.....nom

2d av, No 1844, north store. Amelia Hellman to Bernard Krause; 1 10-12 years, from April 30, 1910. June 29, 1908. 5:1558.....420 ✓

3d av, n w cor 34th st, 23.6x51.1, all. Albert B H Bultman et al to Henry Daubert; 63 years, from May 1, 1912. June 29, 1908. 3:890.....taxes, &c, and 4,500 ✓

3d av, n e cor 79th st, 4th store north from corner. Samuel D Davis to George Loewenthal and ano; 5 years, from May 1, 1908. June 30, 1908. 5:1525.....840 and 900 ✓

3d av, No 195, s e s, 83 n e 17th st, 19x80, the lot. Rutherford Stuyvesant by Hy L Morris ATTY to Geo M Still and Caroline N Smith; 21 years, from Aug 1, 1907. July 1, 1908. 3:898.....taxes, &c, and 900 ✓

Same property. Assign lease. Caroline N Smith to Geo M Still. All title. June 11. July 1, 1908. 3:898.....nom

3d av, No 195, s e s, 83 n e 17th st, 19x80, all, the lot and buildings. Geo M Still to Geo M Still and Wm Smith; 20 1-12 years and 18 days, from June 11, 1908. July 1, 1908. 3:898.....taxes, &c, and 1,600 ✓

3d av, No 197, s e s, 102 n e 17th st, 19x80. Hamilton Fish Corp to Geo M Still and William Smith; 21 years, from Aug 1, 1907. July 1, 1908. 3:898.....taxes, &c, and 1,200 ✓

3d av, No 197, s e s, 102 n e 17th st, 19x80, all, the lot and buildings. Geo M Still and Wm Smith to Geo M Still and Wm Smith firm Geo M Still & Co; 20 1-12 years and 18 days, from June 11, 1908. July 1, 1908. 3:898.....taxes, &c, and 1,900 ✓

3d av, No 191, s e s, 45 n e 17th st, 19x80, the lot. Rutherford Stuyvesant by Henry L Morris to Geo M Still and Caroline N Smith; 21 years, from Aug 1, 1907. July 1, 1908. 3:898.....taxes, &c, and 900 ✓

Same property. Assign lease. Geo M Still to Caroline N Smith. All title. June 11. July 1, 1908. 3:898.....nom

5th av, No 1324, store, &c. Henry Weiss to John Kormann; 4 10-12 years, from July 1, 1908. June 27, 1908. 6:1595.....1,500 and 1,680 ✓

5th av, No 92, w s, 77.5 s 15th st, 25.9x100. Assign lease. Gustav J and Leon J Fleischmann to Brown Realty Co. a corpn of N J. June 19. June 30, 1908. 3:816.....nom

5th av, No 136, w s, 103.10 n 18th st, runs n e 25 x n w 160 x s w 18.5 x s e 51 x s w 6.6 x s e 109 to beginning, all with right of way over alley in rear to 19th st. Reginald H Savre to Geo T Putney; 21 years, from May 1, 1908. June 30, 1908. 3:820.....taxes, &c, and \$8,000 to 11,000 ✓

7th av, No 2090.....

125th st, No 200 West.....

Extension of lease for 3 years, from April 30, 1909, at rental of \$20,000 per year. Gustavus Sidenberg to Hegeman & Co. June 29. June 30, 1908. 7:1930.....nom

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.

June 26, 27, 29, 30, July 1, 2.

BOROUGH OF MANHATTAN.

Allen st, No 27, north stoop store. Davis Shenkman to Jake Gershowitz; 2 years, from May 1, 1907. June 30, 1908. 1:300.....324 ✓

Same property. Assign lease. Jake Gershowitz to Jennie wife of Jake Gershowitz. All title. June 29. June 30, 1908. 1:300.....nom

Attorney st, n e cor Grand st, 2d floor. Subordination of lease to mort. Max Radt and Joseph Solot to N Y Inst for the Instruction of the Deaf and Dumb. June 29. July 1, 1908. 2:341.....nom

Canal st, No 178, double store. Estate of Henry Stone by Fanny Goldberg ADMRX to Solomon Merblum; 4 10-12 years, from July 1, 1908. July 1, 1908. 1:201.....1,080 ✓

Front st, No 54, all. Wm H Herriman to Fredk Behrend; 3 years, from May 1, 1909. June 30, 1908. 1:32.....1,500 ✓

Fulton st, No 142, all. Ellen S Auchmuty to Joseph Keller and Chas S Horowitz; 21 years, from May 1, 1907. June 27, 1908. 1:79.....taxes, &c, 6% on \$60,000 and \$9,750 and \$12,000 ✓

Grand st, s e cor Chrystie st, that part of building used as the theatre. Jacob P Adler to Al H Woods; 2 years, from July 1, 1908. July 2, 1908. 1:305.....25,000 ✓

Hester st, No 29, store and basement on w s. Charles Jacobson to Morris I Feinsillrer; 3 years, from May 1, 1908. June 27, 1908. 1:312.....1,020 ✓

Houston st, Nos 370 and 372 East, n s, 40x½ block. Assign lease. Max Altman ADMR Samuel Altman to Tony Altman. All title. May 11. July 2, 1908. 2:371.....6,000 ✓

Hudson st, No 101, cor Franklin st, store and part basement. Claus Hulle to James H Hyde and ano; 5 years, from May 1, 1908. July 2, 1908. 1:181.....3,900 ✓

Macdougall st, No 102, north store. Giovanni Lordi to Guisepe Villani; 5 years, from June 1, 1908. July 2, 1908. 2:540.....564 ✓

MacDougall st, No 99, all. Louis D Livingston et al to Raffale Ferraro; 5 years, from Nov 1, 1907. June 26, 1908. 2:542.....3,733 ✓

Maiden lane, No 29 | store and basement. Henry B Billings to Nassau st, No 58 | Milton Weber and Louis Heilbronner; 5 yrs, from May 1, 1906. June 29, 1908. 1:67.....7,000 ✓

Mangin st, Nos 63 and 67. Assign lease. Adolf Lang to Moses Sperber. Feb 13, 1907. June 26, 1908. 2:323.....1,025 ✓

Orchard st, No 36. Assign lease. Max Kivelewitz to Nathan Miller and Max Kivelewitz. June 13. July 2, 1908. 1:298.....nom

Rivington st, No 336, n w cor Mangin st, store. Julius Miller to Vincendo Andreicchi; 5 years, from July 1, 1908. June 27, 1908. 2:324.....720 ✓

Rivington st, No 252 | n e cor. Surrender lease. Baruch Sheriff st, Nos 74 and 76 | Bloom to Isaac Bokschizky and Solomon Rotkowitz. All title. June 29. June 30, 1908. 2:333.....nom

Sullivan st, No 231, store and basement. Sebastiano Crecca et al to Luigi Zanetti; 5 years, from Dec 1, 1907. June 30, 1908. 2:539.....684 ✓

Waverly pl, Nos 103 and 105, all. Fredk D Fricke to James Knott; 10 years, from May 1, 1905. June 26, 1908. 2:553.....19,500 ✓

Same property. Agreement as to alteration, &c. Same with Margt Knott LEGATEE James Knott. June 16. June 26, 1908. 2:553.....nom

William st, No 190, all. Harry M Austin to Adolph Bruckenstein; 5 years, from May 1, 1908. June 30, 1908. 1:103. 4,000 and 4,200 ✓

Worth st, No 185, n e s, at w s Mulberry st, No 21, runs n 24.5 x w 33.8 to n e s Worth st, x s e 41.4 to beginning, gore. Assign tax lease. Louise G Van Winkle and Lila G Woolfall ADMRS Fannie E Jenks to Peter P Acritelli. May 6. June 30, 1908. 1:161.....52.89 ✓

2d st, No 114 East, all. Maud B Prentice to Hyman Lanes; 3 years, from June 1, 1907. July 2, 1908. 2:430.....5,000 ✓

4th st, No 172, s s, 100 w Av A, 25.6x96.2. Assign lease. Eliz K Rauch widow and DEVEISEE Louis Rauch to Antonia Hoefler. June 30, 1908. 2:431.....other consid and 100

Same property. Assign lease. Eliz K Rauch widow and DEVEISEE of Louis Rauch to Antonia Hoefler. June 30, 1908. 2:431.....other consid and 100

5th st, Nos 540 and 542 East, west store, &c. Wm G Wood to Jack Pollok; 3 years, from May 1, 1908. July 1, 1908. 2:400.....600 ✓

6th st, No 518 East. Assign lease. Frederick Wagner to Frederic Heuer, of Far Rockaway, L I. June 24. June 26, 1908. 2:401.....other consid and 2,500

10th st, No 221 East. Surrender lease. Benjamin Alpert to Meyer A and David Goldstein and Nathan H Cohan. June 30. July 1, 1908. 2:452.....663

14th st, No 452 West. Assign lease. Chas W Mayne to John D Haase. Mort \$5,000. June 29. June 30, 1908. 2:646.....nom

Same property. Re-assign lease. John D Haase to Chas W Mayne. June 30, 1908. 2:646.....nom

14th st, No 21, n s, 166.10 w University pl, 25x103.3. Assign lease. Harbor and Suburban Bldg and Savings Assoc to Brown Realty Co. June 25. June 29, 1908. 3:842.....other consid and 100

Same property. Agreement as to covenants in lease. Brown Realty Co with Henry S Van Buren et al. June 25. July 29, 1908. 3:842.....nom

18th st, No 406 East. Surrender lease. Vincenzo Bisbano to Robert Chest. All title. June 30. July 2, 1908. 3:949.....400

7th av, No 432, all. . . . .  
 7th av, Nos 430 and 432, building in rear. . . . .  
 7th av, No 434, 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. Corrects error in issue of June 6 when 3d parcel was 7th av, No 734. 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  
 8th av, No 2095, n w cor 113th st. Assign lease. Chas F King to Geo C Kienzle. June 26, 1908. . . . . nom  
 Same property. Re-assign lease, Geo C Kienzle to Chas F King. June 27 (?), 1908. June 26, 1908 . . . . . nom  
 8th av, No 2095, store and basement, also two stores in rear being west of entrance of No 301 W 113th st. James Shanny to Chas F King; 4 11-12 years, from June 1, 1908. June 26, 1908. 7:1847. . . . . 2,400 to 2,600  
 8th av, No 2351. Surrender lease. Edw H Gage Jr and ano to The Ethelia Realty Co. June 29. July 1, 1908. 7:1953. . . . . nom  
 10th av, s w cor 14th st, 103.3x1.9x110x41.7, all. Patrick Derry and ano to Strand Hotel Co; 19 7-12 years and 27 days, from June 3, 1908. July 1, 1908. 2:654. . . . . taxes, &c, and 3,000

**BOROUGH OF THE BRONX.**

138th st, No 347 (613) East. Assign lease. Victor Steiner to Arthur Jost. June 26. June 29, 1908. 9:2301. . . . . nom  
 146th st, Nos 818 and 820, s s, 150 w St Anns av, 50x100, all. Rajte Bunke to John C Payen; 21 years, from May 1, 1908; 10 years, renewal at \$1,800. June 30, 1908. 9:2272. . . . . 1,600  
 183d st, No 511 East, store and front of cellar. Peter Ross to Louis Mannheimer; 10 years, from July 1, 1908. July 2, 1908. 11:3053. . . . . 600  
 Brook av, Nos 202 and 204, south double store, basement; also apartment No 24. Brook Construction Co to David Roemer; from June 11, 1908, to May 1, 1914. July 1, 1908. 9:2264. . . . . 1,080 to 1,320  
 Melrose av, No 809. Surrender lease. Antonio Di Minno and ano to Cath L Wynne. June 27. July 1, 1908. 9:2405. . . . . nom  
 \*Newell av, Schutzen Park, hotel, &c, at Williamsbridge. Charles Woelk to Carl Roggendorf; 5 years, from July 1, 1908, with option to purchase. July 1, 1908. . . . . 900 and 1,000  
 3d av, No 3229. Assign lease. Max Gethmann and ano to Bernard Kiernan and ano. April 20. June 30, 1908. 9:2367. . . . . nom  
 \*Plot 12, lot 14, Town of Westchester. Wm J Hyland to Samuel Cohen. 1/2 interest in tax certificate for sale of taxes year 1889. June 25. June 26, 1908. . . . . nom

**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.

June 26, 27, 29, 30, July 1, 2.

**BOROUGH OF MANHATTAN.**

Adelsdorfer, Nathan to TITLE & GUARANTEE & TRUST CO. 1st av, Nos 872 and 874, s e cor 49th st, Nos 400 and 402, 50.5x100. July 1, due, &c, as per bond. July 2, 1908. 5:1360. 40,000  
 Anderson, William to Augusta Bachmann. 52d st, No 104, s s, 120 w 6th av, 20x87.1x20.4x91.2. Prior mort \$17,500. June 25, due, &c, as per bond. June 27, 1908. 4:1004. 5,000  
 Amend, Wm J and Moritz Itzkovitz with James Walsh, of Elmhurst, L I. Columbia st, No 34. Subordination agreements of two morts. June 29. June 30, 1908. 2:332. nom  
 Arden, Thomas B to TITLE GUARANTEE AND TRUST CO. Spring st, No 150, s s, abt 60 w Wooster st, 20x80. June 26, 1908, due, &c, as per bond. 2:487. 10,000  
 Brigante (Michael) Company, a corpn, and Sender Jarmulowsky with LAWYERS TITLE INS AND TRUST CO. Mott st, No 304, e s, 212.6 s Bleecker st, 30.6x83.2x30.9x83.2; Mott st, No 302, e s, 242.11 s Bleecker st, 30.3x83.11x30x82.11. Subordination agreement. June 25. June 29, 1908. 2:521. nom  
 Bockar, Benedict and Solomon Metzner to Ottilie Block. Lewis st, No 30, e s, 125 n Broome st, 24.9x100. June 27, 5 years, 6%. June 29, 1908. 2:327. 2,500  
 Bloom, Wolf to Saml Cohen and ano. Cherry st, No 274, n s, 104 w Jefferson st, 26.2x113.1x26.2x112.8. Prior mort \$31,000. Dec 2, 1907, due Nov 30, 1908, 6%. June 30, 1908. 1:256. 4,250  
 Brown Realty Co to Gustav J Fleischmann. 5th av, No 167, w s, 77.5 s 15th st, 25.9x100. Leasehold. P M. June 19, 2 years, 6%. June 30, 1908. 3:816. 12,500  
 Bloch, Louis to Joseph Corn. Bradhurst av, e s, 39.11 s 153d st, 39.11x100. Prior mort \$30,000. June 24, 5 years, 6%. June 30, 1908. 7:2046. 15,000  
 Bloom, Isaac to Wm A Ferguson. 17th st, Nos 622 and 624, s s, 338 e Av B, 50x92. June 16, 3 years, 6%. June 27, 1908. 3:984. 4,500  
 Bates, Louise C to TITLE GUARANTEE & TRUST CO. 49th st, No 49, n s, 149 w Park av, 21x100.5. Prior mort \$40,000. June 24, due, &c, as per bond. June 26, 1908. 5:1285. 10,000  
 Bates, Louise C to Richd P Lydon. 49th st, No 49, n s, 149 w Park av, 21x100.5. June 10, due Sept 25, 1909, 6%. June 27, 1908. 5:1285. 6,415.20  
 Berg, Chas I to Howard Hasbrouck. 82d st, No 315, n s, 180 w West End av, 20x102.2. Prior mort \$15,000. June 20, 3 yrs, 6%. June 26, 1908. 4:1245. 5,000  
 Bernheim, Isaac J to Scholle Bros, a corpn. 85th st, No 31, n s, 270 w Central Park West, 21x102.2. June 12, 5 years, 4 1/2%. June 26, 1908. 4:1199. 25,000  
 Buek (Charles) Construction Co to Hudson Mortgage Co. Gramercy Park East or Carriageway, e s, 39.5 s 21st st, 39.5x80; Gramercy Park East or Carriageway, e s, 78.10 s 21st st, 44x

\$2.11; Gramercy Park East, No 40, s e cor 21st st, Nos 146 to 150, runs e 125 x s 78.10 x w 45 x n 59.2 x w 80 to Gramercy Park East, x n 19.8 to beginning. Prior mort \$135,000. June 26, 1908, due Dec 26, 1908, 6%. 3:876. 50,000  
 Same to same. Same property. Certificate as to above mort. June 26, 1908. 3:876.  
 Barron, Thomas H with LAWYERS TITLE INS & TRUST CO. Carmine st, No 14. Agreement as to ownership of mortgage. June 30. July 1, 1908. 2:542. nom  
 Bodine, John H to American Mortgage Co. Market st, No 49, w s, about 75 n Monroe st, 27x88. P M. July 1, 1908, due Oct 31, 1912, 5%. 1:276. 15,000  
 Brummell, Louise widow to EMIGRANT INDUSTRIAL SAVINGS BANK. 29th st, No 4, s s, 120.6 e 5th av, 20x98.9. July 1, 1908, 3 years, 5%. 3:858. 30,000  
 Busch, Chas A with Saml Silverman. 75th st, No 230 East. Subordination agreement. June 29. July 1, 1908. 5:1429. nom  
 Boroschek, Henrietta wife Wolf to U S TRUST CO of N Y. 82d st, No 24, s s, 300 w Central Park West, 19x102.2. July 1, 1908, 5 years, 5%. 4:1195. 20,000  
 Bostwick, Cath M to Harriet S James. 116th st, No 309, n s, 150 w 8th av, 25x100.11. Prior mort \$20,000. June 30, due April 21, 1910, 6%. July 1, 1908. 7:1943. 2,500  
 Britting, Franziska M to Josephine B Chambers. 1st av, No 2370, e s, 129 n 121st st, runs e 58.2 x n w 31.2 x w 37 to av x s 23 to beginning. July 2, 1908, 3 years, 5 1/2%. 6:1809. 8,000  
 Britting, Franziska M and Katharina Ebel with Josephine B Chambers. 1st av, No 2370. Subordination agreement. June 29. July 2, 1908. 6:1809. nom  
 Brown Realty Co to Mary M H Dayton. 14th st, No 21, n s, 166.10 w University pl, 25x103.3. Leasehold. P M. June 25, due Nov 1, 1911, 6%. June 29, 1908. 3:842. 8,000  
 Same to Harbor & Suburban Building & Savings Association. Same property. Leasehold. P M. Prior mort \$8,000. June 25, 2 years, 6%. June 29, 1908. 3:842. 5,000  
 Burger, Leopold with Adolph S Miller. 114th st, No 54 West. Subordination agreement. July 1. July 2 1908. 6:1597. nom  
 Baron, David and Max Kahn to Jessie D Bowne. 6th st, No 314, s s, 200 s e 2d av, 25x97. June 24, 5 years, 5%. July 2, 1908. 2:447. 22,000  
 Burke, Luke A to The FIFTH AVENUE BANK OF N Y. 126th st, No 236, s s, 130 w 2d av, 25x99.11; 119th st, No 112, s s, 197 w Lenox av, 18x100.11; 121st st, No 140 s s 440 w Lenox av 20x100.11; 19th st, No 441, n s, 93.10 w Av A, 29.6x92. July 1, demand, 6%. July 2, 1908. 3:951, 6:1790, 7:1903 and 1905. 15,000  
 Brodil, Mary to American Mortgage Co. 78th st, No 211, n s 155 e 3d av, 16.8x102.2. July 2, 1908, 3 years, 5%. 5:1433. 6,000  
 Belwood Realty Co to LAWYERS TITLE INS & TRUST CO. 100th st, No 66, s s, 148.3 w Park av, 24.9x100.11. July 1, 3 years, 5 1/2%. July 2, 1908. 6:1605. 18,000  
 Same to same. Same property. Certificate as to above mort. July 1. July 2, 1908. 6:1605.  
 Same and Isaac Adler with same. 100th st, s s, 148.3 w Park av, 25x100.11. Subordination agreement. June 30. July 2, 1908. 6:1605. nom  
 Cohen, Hannah to Hunterdon Realty & Construction Co. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 to Montgomery st x n 40 to beginning. Prior mort \$35,000. June 30, demand, 6%. July 2, 1908. 1:268. 18,622.95  
 Cohn, Eva to TITLE GUARANTEE & TRUST CO. 95th st, No 19, n s, 218 w Central Park West, 18.8x100.8. June 27, due, &c, as per bond. July 2, 1908. 4:1209. 16,000  
 Cohen, Max with Jacob Schaefer. 2d av, No 813, w s, 75.5 n 43d st, 25x80. Subordination agreement. June 10. July 2, 1908. 5:1317. nom  
 Casey, Wm J to Phoebe P Knapp and ano, trustees Joseph F Knapp. 107th st, No 306, s s, 137 w West End av, 19x100.11. June 25, 3 years, 5%. July 2, 1908. 7:1892. 30,000  
 Coffee, Jacob with Thomas H Barron. Carmine st, No 14, s s, 25x100. Extension mort. Dec 11, 1907. June 30, 1908. 2:542. nom  
 Cohen, Harris and Ike Frank and Reuben L Lester and Abraham Hymanson with an Association for the Relief of Respectable Aged Indigent Females in City N Y. Forsyth st, No 217. Subordination agreement. June 29. July 1, 1908. 2:422. nom  
 Cohen, Hannah to LAWYERS TITLE INS & TRUST CO. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 to st x n 40 to beginning. June 30, 3 years, 5 1/2%. July 1, 1908. 1:268. 35,000  
 Coster, Edward L as committee John G with Fannie B Goulden and ano heirs Margt E Walsh. 14th st, No 418, s s, 244 e 1st av, 25x91. Extension mortgage. June 10. June 30, 1908. 2:441. nom  
 Cohen, Bearnett to Emma Denzer. 37th st, No 350, s s, 125 e 9th av, 25x98.9. July 1, 1908, due, &c, as per bond. 3:760. 20,000  
 Capes, Grace L to Claus W Meyn. 186th st, Nos 556 and 558, s s, 150 w Audubon av, 50x107.5. P M. Prior mort \$40,000. June 30, due, &c, as per bond. July 1, 1908. 8:2157. 20,000  
 Cohen, Maurice to Sarah J Maxwell guardian Chauncey B Maxwell and ano. Lenox av, Nos 677 and 679, w s, 40 s 144th st, 39.11x100. P M. June 30, due, &c, as per bond. July 1, 1908. 7:2012. 35,000  
 Same and Geo Ricard with same. Same property. Subordination agreement. June 29. July 1, 1908. 7:2012. nom  
 Cohen, Maurice and STATE BANK with same. Same property. Subordination agreement. June 29. July 1, 1908. 7:2012. nom  
 Charlton Contract Co to Julius Mueller Construction Co. Greenwich st, No 533, n e cor Vandam st, No 103, 25x51. June 29, due Oct 1, 1908, 6%. July 1, 1908. 2:597. 3,500  
 Conabeer, John S with Geo Heinlein. 128th st, Nos 305 and 307 West. Extension mort. June 25. June 26, 1908. 7:1955. nom  
 Cohen, Cassel to Susan C Edwards. 133d st, Nos 53 and 55, n s, 140 w Park av, 50x99.11. June 10, due Apr 21, 1913, 5 1/2%. June 27, 1908. 6:1758. 30,000  
 Condit, Wm L et al trustees Josephine R Peyton with Emblem Realty Co. 143d st, Nos 107 and 109 West. Extension agreement at 5%. June 15. June 27, 1908. 7:2012. nom  
 Charlton Contract Co to Milton M Blumenthal. Beach st, No 10, s s, abt 120 w West Broadway, 27.3x73.7x25x85 w s. Building loan. Prior mort \$43,325. June 25, due Sept 20, 1908, 6%. June 26, 1908. 1:190. 4,000  
 Carnes, Mason to TITLE GUARANTEE & TRUST CO. 4th st, Nos 2 to 20, s w cor Lafayette st, Nos 384 to 388, runs s 73.11 x w 98 x n 27.5 x w 177.2 to e s Broadway, Nos 692 and 694, x n 45.3 to 4th st x e 275 to beginning. 1-3 part. All title. June 24, due, &c, as per bond. June 26, 1908. 2:531. 10,000  
 Civita, Charles to Wm C Niglutsch. 84th st, No 120, s s, 350 w Columbus av, 20x102.2. Prior mort \$18,000. June 19, due Jan 1, 1910, 6%. June 26, 1908. 4:1214. 4,000

# THE GEORGE A. JUST CO. IRON WORK

## 239 VERNON AVENUE FOR

### LONG ISLAND CITY NEW YORK BUILDINGS

- Clark, Nathan E with Max Borck. Rivington st, No 52, n w cor Eldridge st, Nos 191 and 193, 20x75. Agreement to reassign mortgage if \$6,000 is repaid before June 5, 1909. July 1, 1908. July 2, 1908. 2:421.
- Charlton Contract Co, a corpn, to Earl A Smith. Greenwich st, No 533, n e cor Vandam st, No 103, 25x51. June 25, due Oct 2, 1908, 6%. June 29, 1908. 2:597. 1,000
- Same to same. Certificate as to above mort. June 25. June 29, 1908. 2:597.
- Cruikshank, James H with Earl A Smith. Greenwich st, No 533, n e cor Vandam st, No 103, 25x51. Subordination agreement. June 25. June 29, 1908. 2:597. nom
- Cohen, Harris, of N Y and Ike Frank of Austin, Texas, to An Assoc for the Relief of Respectable Aged Indigent Females in City N Y. Forsyth st, No 217, w s, 75.2 s Houston st, runs w 67.1 x n 0.7 x w 58.6 x s 27.7 x e 125 to st, x n 27 to beginning. June 30, 1908, 5 years, 5%. 2:422. 36,000
- Cohen, Philip and Jacob Levine with Hyman Adelstein and Abram Avrutine. 78th st, Nos 220 to 230 East. Assign rents to secure interest due on first mortgages. June 30, 1908. 5:1432. nom
- Cirigliano, Francesco to Wm M Maguire. Oak st, No 56, n s, abt 55 w Catherine st, 19.8x50. All title to alley on east. June 15, 1 year, 6%. June 30, 1908. 1:278. 1,800
- De Maria, Anthony of Bath Beach, L I to EMIGRANT INDUSTRIAL SAVINGS BANK. MacDougall st, No 112, e s, 175 n Bleecker st, 25x100. July 1, 1908, 5 years, 5%. 2:540. 16,000
- Dunne, Ellenora to Andrew L Gardiner. 9th av, No 277, w s, 61.9 n 26th st, 18.6x70. July 1, 3 years, 6%. July 2, 1908. 3:724. 3,500
- Davidovitz, David to Ray S Stern. 139th st, No 233, n s, 367.10 e 8th av, 19.3x99.11. P M. Prior mort \$11,000. June 25, due, &c. as per bond. June 26, 1908. 7:2025. 2,000
- Davis, Saml I with Morris Morrison. 2d av, No 1471. Extension mort. June 15. June 26, 1908. 5:1431. nom
- Ellman, Benj and Mary to Kate Zanzig. 81st st, No 435, n s, 80.1 w Av A, runs n 26 x w 5.10 x n 24.9 x w 20.6 x s 50.9 to st, x e 26.4 to beginning; all title to strip begins 86 w Av A and 50.9 n 81st st, runs s 11.10 x e 1 x n 11.10 x w 1 to beginning. June 29, 1908, 3 years, 6%. 5:1561. 2,000
- Eagleton, Eliza to Clarence M Lewis. Morton st, No 40, s s, 150.2 w Bedford st, 24.9x96.6. Prior mort \$25,000. June 30, 1908, due, &c. as per bond. 2:583. 3,000
- EMIGRANT INDUSTRIAL SAVINGS BANK with Patrick Burke. 51st st, No 413 West. Extension mort at increased interest from 4½ to 5%. June 10. June 30, 1908. 4:1061. nom
- EMIGRANT INDUSTRIAL SAVINGS BANK with Charles C Klinger. 78th st, No 419 East. Extension mort at increased interest from 4½ to 5%. June 15. June 30, 1908. 5:1473. nom
- Emblem Realty Co to Abram Bachrach. 143d st, Nos 107 to 113, n s, 141.8 w Lenox av, 2 lots, each 41.8x99.11. 2 P M morts, each \$9,000; 2 prior morts \$40,000 each. June 26, 3 years, 6%. June 27, 1908. 7:2012. 18,000
- Same and Julia Bachrach with same. Same property. 2 subordination agreements. June 23. June 27, 1908. 7:2012. nom
- Eighteenth Avenue Realty Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$12,000 on land in Brooklyn, N Y. June 25. June 26, 1908.
- Egan & Hallecy Construction Co to Robt R Perkins. 170th st, s s, 515.11 w Broadway, 70x90. June 26, 1 year, —%. June 27, 1908. 8:2138. 9,000
- Same to same. Same property. Certificate as to above mort. June 26. June 27, 1908.
- Ernst, Moritz L and Carl with Arthur H Sanders. 110th st, No 10, s s, 202 w Madison av, 26x100.11. Extension mortgage. June 24. June 30, 1908. 6:1615. nom
- Epstein, Ida to Levi Roseman. 2d av, No 2403, w s, 25.1 n 123d st, 25.6x90. Prior mort \$15,000. July 1, 6 years, 6%. July 2, 1908. 6:1788. 4,000
- Englander, Oscar to Herman M Weaver. 2d av, No 2288, e s, 100.11 s 118th st, 25.3x100. P M. July 1, 3 years, 5½%. July 2, 1908. 6:1689. 20,000
- Emery, Simon T to C Amory Stevens and ano exrs, &c, Calvin Stevens. Centre st, Nos 199 and 201, s e cor Howard st, No 1, 100.8x38.1x100.6x36.5. P M. June 13, 1 year, 6%. July 2, 1908. 1:208. 96,500
- Etzell, Frank and George F to Michael J Adrian Corp'n. Mangin st, Nos 88 to 92, e s, 140 s Stanton st, 60x200 to w s Tompkins st, Nos 80 to 82. P M. June 30, 1 year, 5%. July 2, 1908. 2:324. 40,000
- Finkelstein, Rebecca of Bklyn, N Y, to Kopel Goldhaber. 113th st, No 209, n s, 137.10 e 3d av, 16.8x100.11. All title. June 26, due, &c. as per bond. July 2, 1908. 6:1663. 275
- Frankel, Bernard to LAWYERS TITLE INS & TRUST CO. Rivington st, No 62, n s, 66.3 w Allen st, 22.1x75. July 1, 3 years, 5½%. July 2, 1908. 2:416. 18,000
- Finkelstein, Max to Harry Rich. 49th st, Nos 301 to 305, n e cor 2d av No 924 100x125. P M. Prior mort \$42,000. June 30, 3 years, 6%. July 2, 1908. 5:1342. 1,434.64
- Fischman, Sophia to Louis H Schleider. Forsyth st, No 122, e s, 175 s Delancey st, 25x100. Prior mort \$32,500. June 24, 2 years, 6%. July 1, 1908. 2:419. 1,500
- Fitzgibbon, Annie L to John A Parker and J A Parker & Co. 78th st, No 118 West; 79th st, No 150 West. May 23. Given to secure money advanced and to be advanced, —%. July 1, 1908. 4:1149 and 1150. 47,900
- Fox, Emanuel E with METROPOLITAN LIFE INS CO, HUDSON TRUST CO and ROYAL BANK OF N Y. 104th st, Nos 133 and 125, n s, 350 e Amsterdam av, 50x100.11. Extension mortgage at increased interest from 4½% to 5½%, and consent to same. June 29. June 30, 1908. 7:1859. nom
- Fifth Avenue Building Co to METROPOLITAN LIFE INS CO. 5th av, Nos 190 to 198, n w cor 23d st, Nos 1 to 21, runs w 239.8 x n 98.9 x w 49.10 x n 98.9 to s s 24th st, Nos 2 and 4, x e 265.7 to w s Broadway, Nos 1097 and 1099, x s 62.8 to 5th av, x s 140 to beginning. April 15, due May 1, 1913, 6%, until completion of building and 5% thereafter. July 1, 1908. 3:825. 6,500,000
- Same to same. Same property. Certificate as to above mortgage. April 15. July 1, 1908. 3:825.
- Faust, Chas A of Brooklyn, N Y, to Anna C Meyer. Chrystie st, No 82, e s, abt 103 n Hester st, 25x100. June 29, 3 years, 6%. July 1, 1908. 1:305. 2,500
- Feeney, Mary T to N Y Protestant Episcopal Public School. 80th st, Nos 502 to 510, s s, 98 e Av A, 125x102.2. Consent to extension of mort. June 25. June 30, 1908. 5:1576.
- Fredricks, Henry to Rose Nulle. 146th st, No 603, n s, 100 w Broadway, 25.6x99.11. P M. Prior mort \$21,000. June 30, 1908, due Sept 7, 1910, 6%. 7:2093. 4,500
- Fulton (Robt) Realty Co to Jacob Newstate. 95th st, n s, 400 w West End av, runs w 173.5 to e s Riverside Drive or av, No 230, x n 108.8 x e 133.2 x s 100.8 to beginning. P M. Prior mort \$250,000. June 11, 5 years, 6%. June 30, 1908. 4:1253. 50,000
- Foster, Joseph T to Moses J Stroock. 147th st, No 611, n s, 163 w Broadway, 12.6x99.11. June 29, 1908, 3 years, 5%. 7:2094. 7,500
- Fitzgerald, Eliz wife of Richd Fitzgerald to BANK FOR SAVINGS in City N Y. 33d st, No 433, n s, 400 w 9th av, 25x98.9. June 29, 1908, 3 years, 5%. 3:731. 12,000
- Gregorio, Angelo to American Mortgage Co. 115th st, No 412, s s, 113.9 e 1st av, 18.9x100.10. June 29, 1908, 5 years, 5½%. 6:1708. 6,500
- Goldstein, Fannie to Isaac Blumberg. 61st st, Nos 242 and 244, s s, 175 e West End av, 50x100.5. Prior mort \$24,500. June 27, 20 months, 6%. June 29, 1908. 4:1152. Notes, 3,000
- Golden, John B and Jason P Golden to Grace F Southworth. 25th st, No 156, s s, 173.6 e 7th av, 18.6x98.9. 2-3 part; 25th st, No 152, s s, 210.6 e 7th av, 18.6x98.9, 2-3 part. Prior morts \$18-100. June 29, due, &c. as per bond. June 30, 1908. 3:800. 1,000
- Gray, Annie to The American Surety Co. 128th st, No 61, n s, 181.8 w Park av, 16.8x99.11. June 27, due, &c. as per bond. June 30, 1908. 6:1753. 6,000
- Gillen, John J to Thomas J Gillen. 10th av, Nos 136 and 138, e s, 69.8 n 18th st, 44.8x100. Prior mort \$35,000. June 29, 3 years, 6%. June 30, 1908. 3:716. 10,000
- Goldfarb, Israel with Caroline M Butterfield et al trustees Fredk Butterfield. Forsyth st, Nos 213 and 215, w s, 102.2 s Houston st, 27.2x125.4. Extension mort. Apr 16. June 26, 1908. 2:422. nom
- Greenberg, Mendel W to Adolph Hirsch. Sheriff st, Nos 51 and 53, w s, 120 n Delancey st, 40.2x90, all title to alley in rear. Prior mort \$59,000. June 25, 3 years, 6%. June 27, 1908. 2:338. 3,500
- Same to Philip Applebaum. Same property. Prior mort \$62,500. June 26, 1 year, 6%. June 27, 1908. 2:338. 1,000
- Gulden, Charles with SEAMENS BANK FOR SAVINGS. Madison av, No 995, n e cor 77th st, 102.2x62. Extension agreement at interest increased from 4% to 4½%. May 15. June 26, 1908. 5:1392. nom
- Gatti, Joseph to Alice H Reimer. Crosby st, No 91, e s, 190 s Prince st, 25x126.8 to Lafayette st, No 252, 26x119.6. Prior mort \$42,000. June 30, 1 year, 6%. July 1, 1908. 2:496. 10,000
- GREENWICH SAVINGS BANK with Amelia Wagner. Amsterdam av, No 816. Extension mort. July 1, 1908. 7:1871. nom
- Genovese, Salvatore to Antonio Bonomo. 11th st, No 416, s w s, 344 n w Av A, 25x½ block; 11th st, No 418, s w s, 319 n w Av A, 25x½ block. June 19, 1 year, 6%. July 1, 1908. 2:438. 1,500
- Goucher, Annie to Lillian Seeholzer. 40th st, No 214, s s, 285.9 w 7th av, 14.3x98.9. Prior mort \$8,000. June 30, due, &c. as per bond. July 2, 1908. 3:789. 4,000
- Gewirtz, Louis to Julius A Ellis. Madison st, Nos 270 and 272, s s, 187.9 e Clinton st, 31.4x100. P M. Prior mort \$40,000. July 1, 7 years, 6%. July 2, 1908. 1:269. 11,500
- Hansen, August to Alex Henderson. 68th st, No 148, s s, 150 e Amsterdam av, 25x100.5. Prior mort \$22,000. July 2, 1908. 1 year, 6%. 4:1139. 7,500
- Habicht, Anna to Wm M Watson. Lenox av, No 517, w s, 24.11 s 136th st, 16.8x75. Prior mort \$13,000. July 2, 1908, due, &c. as per bond. 7:1920. 2,000
- Hild, John G to Anthony Neumann. 48th st, No 427, n s, 375 w 9th av, 25x100.5. July 1, 1 year, 5%. July 2, 1908. 5:1058. 2,000
- Hecht, Meyer and Leo Schlesinger with U. S. TRUST CO. Madison av, Nos 633 to 643, n e cor 59th st, Nos 31 to 39, 100.5x90.6. Subordination agreement. June 24. July 2, 1908. 5:1374. nom
- Heyman, Estelle to Crystal Realty & Construction Co. 7th av, Nos 2423 and 2425, e s, 79.11 n 141st st, 40x100. P M. Prior mort \$43,000. July 1, 3 years, 6%. July 2, 1908. 7:2010. 15,000
- Hahn, Albert to Geo H Rosenblatt and ano. 152d st, No 529, n s, 400 w Amsterdam av, 24.10x99.11. P M. June 24, due, &c. as per bond. June 26, 1908. 7:2084. 3,500
- Hohloch, John to Schwarzschild & Sulzberger Co. 83d st, No 327, n s, 225 w 1st av, 25x102.2. June 25, given to secure an account for meat, &c. —%. June 27, 1908. 5:1546. 1,000
- Hildenstein, Louis with Frederick Schuck. 151st st, No 450, s s, 275 e Amsterdam av, 20.6x99.11. Extension agreement. May 31, 1907. July 2, 1908. 7:2065. nom
- Herrmann Realty Co with Susan Meyerdirks. 7th av, No 2530, w s, 80.6 s 147th st, 19.5x100. Extension mort. June 22. June 26, 1908. 7:2032. nom
- Heidelburger, Frida and Doris Cohn with LAWYERS TITLE INS & TRUST CO. 128th st, No 34 West. Subordination agreement. June 27. June 29, 1908. 6:1725. nom
- Heidelburger, Frida to LAWYERS TITLE INS AND TRUST CO. 128th st, No 34, s s, 410 n w 5th av, 25x99.11. June 29, 1908. 3 years, 5½%. 6:1725. 23,000
- Harrison, Herbert A, of Utica, N Y, to TITLE GUARANTEE AND TRUST CO. 118th st, No 226, s s, 250 e 8th av, 25x100.11. June 11, due, &c. as per bond. June 29, 1908. 7:1923. 15,000
- Haas, Marie S with an Association for the Relief of Respectable Aged Indigent Females in the City of N Y. 57th st, No 447 East. Extension agreement at interest increased from 5% to 5½%. June 16. June 29, 1908. 5:1369. nom
- Hamerslag, Joseph to N Y Protestant Episcopal Public School, East End av, n w cor 79th st, 102.2x148. Certificate as to consent to extend mort. June 17. June 27, 1908. 5:1576.
- Hinkle, Eugene E and Terry to Mary U Strong. 26th st, Nos 38 to 44, s s, 175 e 6th av, 60x98.9. P M. June 30, 1908, 5 yrs. 5%. 3:827. 125,000



**STRUCTURAL AND ORNAMENTAL  
IRON WORK FOR BUILDINGS**  
Beams in all sizes always on hand and cut to lengths as required

**HARRIS H. URIS**  
OFFICE AND WORKS  
525-535 W. 26TH ST.  
TELEPHONE, 1835-6 CHELSEA

Hausburg, Chas A with Fredk E Schmitt. 87th st, No 503 East. Extension mort. June 30, 1908. 5:1584. nom

Hall, Robt H with Chas A Hausburg. 87th st, 503 East. Subordination agreement. June 24, 1908. 5:1584. nom

Harris, Mary R wife of Albert W to Havens Relief Fund Society. 76th st, No 328, s s, 344 w West End av, 31x102.2. June 29, 5 years, 5%. June 30, 1908. 4:1185. 40,000

Harrison, Thomas E with TITLE GUARANTEE AND TRUST CO. 118th st, No 266 West. Subordination agreement. June 16, 1908. 7:1923. nom

Irving Improvement Co to U S TRUST CO of N Y. 31st st, Nos 119 and 121, n s, 140.8 w Lexington av, 42.2x98.9. June 30, 1908. 5 years, 5%. 3:887. 40,000

Same to same. Same property. Certificate as to above mort. June 29, 1908. 3:887.

Izkovitz, Moritz to James Walsh. Columbia st, No 34, s e cor Delancey st, 24.9x100.4. June 29, 5 years, 5½%. June 30, 1908. 2:332. 25,000

Island Realty Co to EQUITABLE LIFE ASSUR SOC of the U S. 5th av, Nos 171 to 185, n e cor 22d st, No 1, runs e — to w s Broadway, Nos 941 to 957, x n — to 23d st, x w — to 5th av, x s — to beginning. Prior mort \$2,000,000. June 24, 1 year, 5%. June 30, 1908. 3:851. 300,000

Same to same. Same property. Certificate as to above mort. June 30, 1908. 3:851.

Jaffe, Louis and Max Zatulove to Cath A Stevens. 3d st, No 84 s w s, abt 148 w 1st av, 25x100.6x25x100.5. July 2, 1908. 5 years, 5%. 2:444. 25,000

Same and Morris Silverman, Isaac Leader and Jacob Bloom with same. Same property. Subordination agreement. June 30, 1908. 2:444. nom

Jacobson, Israel to LAWYERS TITLE INS & TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. June 26, 5 years, 5½%. June 27, 1908. 6:1612. 20,000

Jumel Realty and Construction Co and Merida Realty Co with the City Mortgage Co. 119th st, s s, 50 e Amsterdam av, 100x—. Subordination agreement June 25, 1908. 7:1962. nom

Jacobson, Israel and Abraham J Dworsky with LAWYERS TITLE INS AND TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. Subordination agreement. June 19, 1908. 6:1612. nom

Jacobson, Israel and Harold Nathan with LAWYERS TITLE INS AND TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. Subordination agreement. June 26, 1908. 6:1612. nom

Jacobson, Israel and Anna S Miller with LAWYERS TITLE INS & TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. Subordination agreement. June 29, 1908. 6:1612. nom

Jacobson, Israel and Aaron Bloch with LAWYERS TITLE INS & TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. Subordination agreement. June 29, 1908. 6:1612. nom

Jacobson, Israel and Kive Siegel with LAWYERS TITLE INS & TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. Subordination agreement. June 26, 1908. 6:1612. nom

Jacobson, Israel and STATE BANK with LAWYERS TITLE INS & TRUST CO. 107th st, No 60, s s, 175 e Madison av, 25x100.11. Subordination agreement. June 20, 1908. 6:1612. nom

Knapp, M Louisa wife of John E to Fannie W Brown. 160th st, No 424, s s, 165.4 e St Nicholas av, 18x100. June 22, 3 years, 5%. June 29, 1908. 8:2709. 5,000

Kaufman, Max and Bernard Scheinkman with Caroline C Feuerbach. Henry st, No 231. Subordination agreement. June 25, 1908. 1:286. nom

Kaufman, Max to Caroline C Feuerbach. Henry st, No 231, n s, 184.6 w Montgomery st, 21x87.6. Prior mort \$—. June 29, 1908, 3 years, 6%. 1:286. 4,000

Korth, Christine with Charles Schneider. 114th st, No 261, n s, 450 w 7th av, 25x100.11. Extension agreement at 6%. June 26, 1908. 7:1830. nom

Kennedy, Mary S to M Gertrude Hull. 126th st, No 124, s s, 275 w Lenox av, 12.6x99.11. July 1, due, &c, as per bond. July 2, 1908. 7:1910. 7,500

Kerr, Charles to Wm Niederreuther. 101st st, No 146, s s, 353.6 e Amsterdam av, runs s 55.8 x e 0.6 x s 45.3 x e 27.2 x n 100.11 to st, x w 25 to beginning. P M. Prior mort \$16,000. June 12, 3 years, 6%. July 1, 1908. 7:1855. 6,000

Klein, John to EMIGRANT INDUST SAVINGS BANK. 52d st, No 343, n s, 150.6 w 1st av, 20x100.5. July 1, 1908, 5 years, 5%. 5:1345. 12,000

King, Abel and Isaac Schorsch with Susan C Edwards, of Greenwich, Conn, and Cassel Cohen, N Y. 133d st, Nos 53 and 55, n s, 140 w Park av, 50x99.11. Subordination agreement. June 23, 1908. 6:1758. nom

Kahn, German and Solomon, and Jacob Adler to EQUITABLE LIFE ASSUR SOC of the U S. Av A, Nos 310 to 314, n e cor 19th st, No 503, 66.1x94.10. June 18, due Jan 1, 1913, 5½%. June 26, 1908. 3:977. 30,000

Kotzen, Louis to Richard S White. Av D, Nos 113 to 117, n w cor 8th st, 46.11x51.3x—x50.10. June 25, 2 years, —%. June 26, 1908. 2:365. 15,000

Kirby, Emma F, of East Moriches, L I, to Edw C Sheehy. 44th st, No 124, s s, 18.4 e Lexington av, 16.4x83. June 18, demand, 6%. June 26, 1908. 5:1298. 750

Kips Bay Realty Co to U S TRUST CO. 54th st, Nos 233 to 237, n s, 290 e 8th av, 60x100.5. June 22, 5 years, 5%. June 30, 1908. 4:1026. 100,000

Same to same. Same property. Certificate as to above mort. June 16, 1908. 4:1026.

Kempner, Nathan and Isidor H to TITLE GUARANTEE AND TRUST CO. 3d av, No 180, w s, 36.7 s 17th st, 18.3x59.3x17.7x 59.2. June 29, due, &c, as per bond. June 30, 1908. 3:872. 10,000

Livingston (James) Construction Co to GERMANIA LIFE INS CO. 27th st, Nos 28 to 32, s s, 291.6 e 6th av, 58.6x98.9. June 29, 1908 due, &c, as per bond. 3:828. 250,000

Same to same. Same property. Consent to above mort. June 29, 1908. 3:828.

Same to Fredk T Street. Same property. Prior mort \$250,000. June 29, 1908, 1 year, 6%. 3:828. 55,000

Loden, Herman to Julia Aichele. 87th st, No 208, s s, 125 e 3d av, 25x100.8. June 27, 5 years, 5%. June 29, 1908. 5:1532. 15,000

Lieb, Louisa A to LAWYERS TITLE INS AND TRUST CO. 45th st, No 219, n s, 193.4 e 3d av, 16.8x100.5. June 29, 1908, 3 years, 5½%. 5:1319. 8,000

Lingelbach, Henry and Rosa his wife to American Mortgage Co. 44th st, No 320, s s, 300 e 2d av, 25x100.5. June 29, 1908, 5 years, 5%. 5:1336. 15,000

Lichtenstein, Julius to Wilson M Powell. Charles st, Nos 33 to 37, n s, 125 w Waverly pl, 60x95. June 25, 3 years, 5½%. June 29, 1908. 2:612. 60,000

Same to Francis J Arend. Same property. Prior mort \$60,000. June 25, due Jan 1, 1909, 6%. June 29, 1908. 2:612. 17,500

Low, Abbot A, of Horshoe, N Y, to SEAMENS BANK FOR SAVINGS in City of N Y. Burling slip, Nos 31 to 35, n e s, 94.10 s e Front st, runs n e 58.3 x n w 2.10 x n e 6.8 x s e 63.6 x s w 63.1 x n w 59.10 to beginning. June 29, 1908, 3 years, 5½%. 1:74. 55,000

Leerburger, Ristori and Daisy C Metzler to TITLE GUARANTEE AND TRUST CO. Edgecombe av, Nos 231 and 233, s w cor 145th st, No 340, 90x20x93.4x20.3. June 26, due, &c, as per bond. June 29, 1908. 7:2051. 16,000

Larkin, Andrew J Borough of Richmond to Ellenora Shephard, Borough of Queens. Hudson st, No 546, e s, 67.4 s Perry st, runs s 20.7 x e 36 and 49.5 x n 11.9 x w 12.4 and 9.11 and 58.1 to beginning. P M. Prior mort \$13,000. June 30, 1908, 1 years, 6%. 2:621. 3,000

Lurie, Max and Jacob Weinstein to, Chas Damast. 129th st, Nos 43 to 53, n s, 191.8 e Lenox av, 150x99.11. June 25, due Jan 2, 1910, 6%. June 30, 1908. 6:1727. 7,000

Levinson, Leo and August and John H Schroeder to James Ulman. 168th st, No 516, s s, 120 e Audubon av, 25x95. June 18, 5 yrs, 5½%. June 30, 1908. 8:2123. 15,000

Levinson, Leo and August and John H Schroeder to Chas L Grad. 168th st, No 514, s s, 145 e Audubon av, 25x95. June 18, 5 years, 5½%. June 30, 1908. 8:2123. 15,000

Lewi, Henriette indiv and as widow David Lewi, Nina Erlich and Caroline and Emily Lewi and Helen Tonks heirs David Lewi to FARMERS LOAN & TRUST CO. Chambers st, Nos 192 and 194, s w s, 145.2 s e West st, 44x87.10x44x88.2. June 26, 1908, 3 years, % as per bond. 1:138. 42,000

Leary, Fredk J, of Brooklyn, with Emma L Charlick and Adelaide C Davidson. 3d av, Nos 371 and 573, s e cor 27th st, Nos 200 and 202, 49.10x85; 3d av, No 369, e s, 49.10 s 27th st, 24.2x85; 27th st, Nos 204 to 208, s s, 85 e 3d av, 75x98.9; 26th st, No 209, n s, 110 e 3d av, 25x98.9x27x irreg. Extension of 2 mort. June 23, 1908. 3:907. nom

Loewy (Nathan) Realty & Construction Co to Empire City Wood Working Co et al. Riverside Drive, s e cor 119th st, Extension and assignment of interest in mort. June 18, 1908. 7:1990. nom

Lawyers Mortgage Co with Wm Sommer. 54th st, No 245, n s, 212.6 e 8th av, 18.9x100.5. Extension mort at increased interest from 4½ to 5%. June 3, 1908. 4:1026. nom

Lockwood, Henry to LAWYERS TITLE INS AND TRUST CO. 123d st, No 203, n s, 90.9 w 7th av, 15.7x100.11. June 19, due July 1, 1911, 5½%. July 1, 1908. 7:1929. 4,000

Lawyers Mortgage Co with Wm C Reick. Madison av, No 1014, w s, 30 n 78th st, 23x100. Extension mort. May 22, 1908. 5:1393. nom

Lacey, John C to Irish Emigrant Society. 114th st, No 125, n s, 190 e Park av, 16x100.10. July 1, 1908, 1 year, 5%. 6:1642. 3,500

Lester, Irene M to Geo Lawther, Jr, and ano trustees Christopher Meyer for Margaretha M Paul. Amsterdam av, No 2402, w s, 25 n 179th st, 25x100. June 29, 3 years, 5%. July 1, 1908. 8:2152. 18,000

Saml and Mary H Lester with same. Same property. Subordination agreement. June 29, 1908. 8:2152. nom

Levy, Rosie to The Greenwood Cemetery. West Washington pl, Nos 82 and 84, s s, 100.4 e 6th av, runs s 95.4 x e 22.4 x e 22.4 x n 96.2 x w 44.8 to beginning; West Washington pl, No 86, s s, 79.4 e 6th av, 21x95.4. June 30, due June 1, 1914, 5½%. July 1, 1908. 2:552. 8,000

Laino, Antonio, Daniel Gennarino Innella and Catarina Innella to Louis Marazita. 1st av, No 2209, w s, 50 n 113th st, 25x 75. June 30, 2 years, 6%. July 2, 1908. 6:1685. 600

Lottman, Rose to Bessie L Marks. 9th st, No 432, s s, 160 w Av A, 25x94. Prior mort \$14,500. July 1, 3 years, 6%. July 2, 1908. 2:436. 2,000

Lauer, Justus and Henry Hartmann to UNITED STATES TRUST CO. 47th st, No 342, s s, 200 e 9th av, 20x100.5. July 2, 1908, due July 1, 1913, 5%. 4:1037. 12,000

Levin, Hyman to Louis C Knoegel. 5th st, Nos 305 to 311, n s, 100 s e 2d av, 50x97. Prior mort \$65,000. July 2, 1908, 5 years, 6%. 2:447. 25,000

Same and Harris Mandelbaum and Fisher Lewine with same. same property. Subordination agreement. June 24, 1908. 2:447. nom

Lewin, Alfred to John J McGrath. 127th st, Nos 277 and 279, n s, 100 e 8th av, 50x99.11. Prior mort \$29,888.16. July 2, 1908, 5 years, —%. 7:1933. 5,000

Mandelskorn Morris and Benno Wronker with Richard Lathers, Jr and ano trustees Richard Lathers. Clinton st, No 97. Subordination agreement. June 29, 1908. 2:348. nom

Mandelskorn, Morris to Richard Lathers, Jr, and ano, trustees Richard Lathers. Clinton st, No 97, w s, 225.4 s Rivington st, 25.4x100. July 1, 5 years, 5%. July 2, 1908. 2:348. 32,000

McCormack, John to James F McGarry. Broadway, No 2726, e s, 73.4 n 104th st, 31x118.2x30x110.3. P M. Prior mort, \$18,000. July 1, 3 years, 6%. July 2, 1908. 7:1876. 13,000

Manheim, Louis to Leon Tuchmann. Park Row, No 158, n s, about 55 w Baxter st, mort reads being plot begins 78.8 n from n s Park Row, runs s 78.8 to n s Park Row x e 24.5 x n 94 x s w — to beg; 130th st, n s, 100 w Amsterdam av, runs n 123 x n e 37.8 x n w 5 x n e 133 x n w — x n — x e 50 x s 199.10 to beginning; 130th st, n s, 223 w Amsterdam av, runs n 37.8 x n w 5 x n e 133 x n w 25 x s w 12 x n w 25 x s w 121 x s e 5 x s w 64.10 to st x e 56.4 to beginning. July 1, 3 years, 6%. July 2, 1908. 1:160, 7:1985. 10,000

# HECLA IRON WORKS

## Architectural Bronze

### AND

# IRON WORK

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

Mann, Eliza H, wife Elias P, of N Y, and Maria H, wife of T H Powers Farr, of Orange, N J, to U S TRUST CO of N Y. 37th st, No 47, n s, 225 e 6th av, 20x 1/2 blk. June 17, due June 1, 1911, 5%. July 2, 1908. 3:839. 40,000	N Y LIFE INS CO to Rudolph M Haan. 5th av, No 574, w s, 50.5 s 47th st, 25x100. Extension agreement. June 15. June 26, 1908. 5:1262. nom
Miller, Adolph S to Frances Schwab, extrx Noah Schwab. 114th st, No 54, s s, 343.4 e Lenox av, 17.8x100.11. July 1, 3 years, 5 1/2%. July 2, 1908. 6:1597. 9,000	North Manhattan Co to PROSPECT PARK BANK of Brooklyn. Certificate as to mort for \$13,500 on Brooklyn property. June 26. June 30, 1908. —
Manheimer, Joseph to Wm Muller. 27th st, No 233, n s, 366.9 w 7th av, 24.10x98.9. P M. Prior mort \$17,000. June 30, 1 year, 5%. July 2, 1908. 3:777. 8,000	Needle, Jacob to METROPOLITAN LIFE INS CO. 35th st, No 34, s s, 455 w 5th av, 20x75.3. June 30, 1908, due Nov 1, 1911, 6%. 3:736. 75,000
Moesberger, Mathilde to TITLE GUARANTEE AND TRUST CO. Lexington av, No 1044, w s, 85.2 s 75th st, 17x80. June 29, 1908, due, &c, as per bond. 5:1409. 12,000	N Y Protestant Episcopal Public School with Falcon Realty Co. 79th st, n s, 498 e Av A, 148x102.2. Extension agreement at 5%. June 18. June 27, 1908. 5:1576. nom
Mosle, A Henry to Ernest Smelle. West End av, No 301 (201), n w cor 74th st, No 301, 23x100. Certificate as to payment \$45,000 on account of mort. July 1, July 2, 1908. 4:1184. —	Oppenheim, Wm with Harris Siegel. Av B, e s, 73 n 17th st, —x—. Agreement as to assignment of mort, &c. Nov 28, 1907. June 29, 1908. 3:985. nom
McDonald, John T to BANK FOR SAVINGS in City N Y. 2d av, No 1458, e s, 27.2 n 76th st, 25x88.8. June 29, 1908, 3 years, 5%. 6:1767. 14,000	Ottinger, Marx and Moses with SEAMENS BANK FOR SAVINGS in N Y. Madison av, No 805. Extension 2 morts. June 24. June 26, 1908. 5:1382. nom
Mayer, Florence to TITLE GUARANTEE AND TRUST CO. 85th st, No 35, n s, 311 w Central Park West, 20x102.2. June 12, due, &c, as per bond. June 29, 1908. 4:1199. 20,000	Ottinger, Marx and Moses with SEAMENS BANK FOR SAVINGS in City N Y. Madison av, No 805. Extension mort at increased interest from 4% to 4 1/2%. June 24. June 26, 1908. 5:1382. nom
Marshall, Maud W G to TITLE GUARANTEE AND TRUST CO. 41st st, No 23, n s, 74 w Madison av, 26x49.4. June 29, 1908, due, &c, as per bond. 5:1276. 35,000	Ottinger, Marx and Moses with SEAMENS BANK FOR SAVINGS. 8th av, No 933. Extension agreement at 4 1/2%. June 24. June 26, 1908. 4:1046. nom
Mathews, Albert H to Sidney Maddock. 45th st, Nos 217 and 219, n s, 176.8 e 3d av, 33.4x100.5. Prior mort \$13,000. June 29, 1908. 2 years, 6%. 5:1319. 5,000	Oppenheimer, Emma with Caroline M Butterfield et al trustees Fredk Butterfield. 111th st, No 19, n s, 304 w 5th av, 27x100.11. Extension mort. June 23. June 26, 1908. 6:1595. nom
Mulhall, Michael J to BANK FOR SAVINGS in City N Y. 95th st, No 124, s s, 514 e Amsterdam av, 16x100.8. June 29, 1908, 5 years, 5%. 4:1225. 10,000	Parnes, Osias to Edw H Swan and ano, exrs, &c, Lucretia A Brydon. Montgomery st, No 71, n e cor Cherry st, No 354, 23x58.6; Montgomery st, No 69, e s, 23 n Cherry st, 20x61. July 1, 5 years, 5 1/2%. July 2, 1908. 1:259. 40,000
Marx, Max to American Mortgage Co. Broadway, Nos 3285 and 3287, w s, 49.11 n 132d st, 2 lots, each 25x100. Two morts, each \$17,000. June 28, due May 25, 1913, 5%. June 29, 1908. 7:1999. 34,000	Same and THE STATE BANK with same. Same property. Subordination agreement. July 1. July 2, 1908. 1:259. nom
McGusty, Geo M to Thomas Nelson, Jr, and ano exrs, &c. Thos Nelson. 87th st, No 120, s s, 235.7 e Park av, 17.5x100.8. June 29, 2 years, 5%. June 30, 1908. 5:1515. 11,000	Presbyterian Home for Aged Women in City N Y with Sarah Shapiro. Madison st, No 223, n s, 26.1x100. Extension mort. May 11. June 30, 1908. 1:271. nom
Maze Realty Co to Max Marx. Broadway, Nos 3281 to 3289, n w cor 132d st, runs w 100 x n 99.11 x e 25 x n 25 x e 75 to Broadway, x s 124.11 to beginning. P M. Prior mort \$91,500. June 29, due, &c, as per bond. June 30, 1908. 7:1999. 18,500	Posner, Abraham to Chas Blum. Houston st, No 402, n s, abt 38 w Sheriff st, 20x58.1 to 2d st, No 293, x20.2x60.7. Prior mort \$14,000. July 1, 1908, 3 years, 6%. 2:371. 2,500
Moses, Marcus with FRANKLIN SAVINGS BANK. 137th st, No 103, n s, 75 w Lenox av, 25x99.11. Extension mort. June 26. June 29, 1908. 7:2006. nom	Presbyterian Home for Aged Women in City N Y with Caroline Strauss. 117th st, No 112, s s, 95 e Park av, 20x100.11. Extension mort at increased interest from 4 1/2% to 5 1/2%. June 12. June 30, 1908. 6:1644. nom
Mahaney, Nellie M to Daniel E Seybel and ano trustees Isaac M Dyckman. 208th st, s w s, 124.11 s e 10th av, 125x99.11. June 25, 3 years, 5 1/2%. June 26, 1908. 8:2204. 8,000	Pier, Earl G to Wm J Creegan as trustee under deed of trust. 37th st, No 257, n s, 150 e 8th av, 16.8x98.9. P M. Prior mort \$—. June 26, due Dec 26, 1909, 6%. June 27, 1908. 3:787. 3,000
Merklen, Rosine to N Y LIFE INS & TRUST CO. 17th st, No 342, s w s, 168 n w 1st av, 23x92. June 26, 1908, 3 yrs, 5%. 3:922. 10,000	Painter, Carrie S wife Henry McM Painter to Paul Tuckerman and ano trustees Ernest Tuckerman. 55th st, No 62, s s, 205 e 6th av, 18x100.5. June 26, 1908, 5 years, 5%. 5:1270. 40,000
Metzler, Gertrude, and Frederick and Elizabeth Schumacher to John M Lee. 48th st, No 326, s s, 325 e 2d av, 25x100.5. July 28, 1905, due, &c, as per bond. 5:1340. June 26, 1908. given to secure notes about 1,500	Pettet, Isabella M to David Tigner. 113th st, Nos 76 and 78, s s, 75 e Lenox av, 50x100.10; 134th st, No 102, s s, 100 w Lenox av, 25x99.11. Prior mort \$79,000. June 24, 3 years, —. June 26, 1908. 6:1596 and 7:1918. 8,000
Mercantile Trust Co with Wm N Heard. 46th st, Nos 106 and 108, s s, 120 w 6th av, 40x100.5. Extension mort. June 15. June 30, 1908. 4:998. nom	Post, Waldron K with Bella Leon. 124th st, No 252 West. Extension mort. June 29. June 30, 1908. 7:1929. nom
Manheim, Louis to Leon Tuchman. 130th st, Nos 505 to 511, n s, 100 w Amsterdam av, runs w 123 x n e 37.8 x n w 5 x n e 133 x n w — x n — x e 50 x s 199.10 to beginning; 130th st, Nos 513 and 515, n s, 223 w Amsterdam av, runs n e 37.8 x n w 5 x n e 133 x n w 25 x s w 12 x n w 25 x s w 121 x s e 5 x s w 64.10 to st, x e 56.4 to beginning. June 26, 1 year, 6%. June 27, 1908. 7:1985. 5,000	Person, Charles A to Georgia H Merrill. 135th st, No 306, s s, 100 w 8th av, 25x99.11. June 30, 1908, 5 years, 5 1/2%. 7:1959. 20,000
Martin, Addie M to Mary Hoagland. 133d st, No 526, s s, 292.6 w Amsterdam av, 17.6x99.11. P M. Prior mort \$8,000. June 12, 3 years, 4 1/2%. July 1, 1908. 7:1986. 1,250	Price, Sabina to George M Bruestle. 5th st, No 744, s s, 124 w Av D, 22x95. Prior mort \$12,500. June 29, 1908, 3 years, 6%. 2:374. 2,500
McKinley Realty and Construction Co to John Bell Co. 151st st, No 443, n s, 325 e Amsterdam av, 37.6x99.11. Prior mort \$34,500. July 1, 1908, 2 years, 6%. 7:2066. 6,877	Queens Court Realty Co to Anna C Remsen. Certificate as to mort for \$2,000 on property in Old Village of Queens, L I. June 29, June 30, 1908. —
Same to same. Same property. Certificate as to above mort. June 30. July 1, 1908. 7:2066. —	Rieper, Jacob and Wm Schafer to August Brandes and ano exrs Henry G Peters. 8th av, No 2787, n w cor 148th st, No 301, 24.11x100. July 2, 1908, due, &c, as per bond. 7:2045. 30,000
Mansfield, Wm C to Anton Szilagyi. 122d st, No 234, s s, 420 w 7th av, 34x100.11. Prior mort \$30,000. June 30, due Dec 1, 1909, 6%. July 1, 1908. 7:1927. 1,500	Rosenbaum, Elias to Caroline Adler. 1st av, No 1431, w s, 26.8 n 74th st, 25x74. P M. Prior mort \$18,000. July 1, 5 years, 6%. July 2, 1908. 5:1449. 7,000
Mercantile Trust Co with Willard P Ward. 58th st, No 164, s s, 203 e 7th av, 42x100.5. Extension mort. June 22. June 30, 1908. 4:1010. nom	Rodman, Abraham to Harriet S James. Cherry st, No 156, n s, abt 100 w Market st, 20.2x75. Prior mort \$10,000. June 30, installs 6%. July 2, 1908. 1:253. 2,250
Ministers, &c, of the Reformed Protestant Nutch Church in Garden St, N Y, to FARMERS LOAN AND TRUST CO. Madison av, Nos 241 to 245, s e cor 38th st, No 22, 98.9x125. July 1, 1908, 1 year, 6%. 3:867. 400,000	Roemer, Emily M to James H Cruikshank. Washington st, No 708, w s, 64 n Perry st, runs n w 98 x n 16 x n e 18 x s e 75.6 to Washington st x s 23 to beginning. June 26, due July 15, 1909, 6%. July 2, 1908. 2:637. 2,000
Manne, Salomon J with General Synod of the Reformed Church in America. Manhattan av, No 17, w s, 27.10 s 101st st, 27x100. Extension mort. June 30, 1908. 7:1836. nom	Radt, Max and Isaac Shiman with N Y Inst for the Instruction of the Deaf and Dumb. Grand st, Nos 426 and 428. Subordination agreement. June 30. July 1, 1908. 2:341. nom
Nolte, Henry to George Ehret. 1st av, No 2423. Saloon lease. July 2, 1908, demand 6%. 6:1801. 2,500	Radt, Max and Julius Miller with same. Same property. Subordination agreement. June 30. July 1, 1908. 2:341. nom
Nash, Geo to Mary C Van Riper. 145th st, No 550, s s, 85.2 w Edgecombe av, 16.3x106.10x15.7x104.2. P M. July 1, 1908, 5 years, 5 1/2%. 7:2051. 9,000	Roberts, Charles H to Isabella S Wall. 133d st, No 37, n s, 418.4 e Lenox av, 16.8x99.11. P M. July 1, 1908, 5 years, 5%. 6:1731. 6,000
N Y Protestant Episcopal Public School with Peter F Kane. 80th st, Nos 502 to 510, s s, 98 e Av A, 125x102.2. Extension mort. June 27. June 30, 1908. 5:1576. nom	Roberts, Chas H to Isabella S Wall. 133d st, No 37, n s, 418.4 e Lenox av, 16.8x99.11. P M. July 1, 1908, 3 years, 6%. 6:1731. 2,000
Nicholas, George to Horace F Andrews. 10th st, Nos 66 and 68, s s, 78.1 e 6th av, runs s 46.1 x e 0.5 x s 46.1 x e 49.11 x n 92.3 to st x w 50.4 to beginning. Prior mort \$80,000. June 25, due, &c, as per bond. June 26, 1908. 2:573. 16,000	Rotstein, Wm to Fredk J Limberger. Madison st, Nos 77 and 79, n s, abt 125 e Catharine st, 50x100. Prior mort \$55,000. June 15, 3 years, 6%. July 1, 1908. 1:277. 14,000
N Y LIFE INS CO with Rudolph M Haan. 5th av, No 574, w s, 50.5 s 47th st, 25x100. Extension agreement. June 15. June 26, 1908. 5:1262. nom	Rotstein, Wm to St Lukes Hospital. Madison st, Nos 77 and 79, n s, abt 125 e Catherine st, 50x100. June 29, 5 years, 5%. July 1, 1908. 1:277. 55,000
N Y Infirmary for Women and Children with THE SEAMENS BANK FOR SAVINGS, N Y. Livingston pl, Nos 2 to 5, e s, 27.6 n 15th st, 101.6x120x irreg x96. Extension agreement at interest increased from 4% to 4 1/2%. June 16. June 26, 1908. 3:922. nom	Rosborg, Jacob to Park Mortgage Co. Ft Charles pl, W, late Van Corlear pl, n s, abt 371 w 227th st, late Wicker pl, 145.9 e line bet land Isaac M Dyckman and land formerly Hugh N Camp and ano, runs n 91.5 x w 50 x s 80.7 to pl, x e 51.4 to beginning, being lots 101 and 102 map No 738a of North Marble Hill. June 26, 3 years, 6%. June 27, 1908. 13:3402. 5,000
New York Law School, a corpn, to Ella M Burke. Fulton st, Nos 172 and 174, s s, 200 w Broadway, runs s 77.2 x w — x n 77.4 tr st, x e 54.1 to beginning. June 30, 1908, 3 years, 6%. 1:80. 42,000	Rosen, Abraham J to Joseph Rosenzweig. 9th st, No 733, n s, abt 380 e Av C, 25x92.3. P M. Prior mort \$25,750. June 25, 3 years, 6%. June 26, 1908. 2:379. 2,350
	Russell, Selma M to Ruselma Realty Mortgage Co. 121st st, No 356, s s, 120 w 1st av, 20x100.11. P M. Prior mort \$—. June 23, 1 year, 6%. June 26, 1908. 6:1797. 3,000
	Rauch, Adolph to Ignatz M Atlas. 5th av, No 1401, n e cor 115th st, 25.4x100. Prior mort \$45,000. June 27, 1908, 3 years, 6%. 6:1621. 10,000

# JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

**SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS**

Telephone 948 Greenpoint

- Roth, Isaac to Peter Otten. 2d av, Nos 2331 to 2337, s w cor 120th st, Nos 246 to 252, 100.11x110. Prior mort \$75,000. June 26, 1908, 3 years, 6%. 6:1784. 10,000
- Rosenberg, Yosta to FARMERS LOAN AND TRUST CO. 77th st, No 57, n s, 125 e Madison av, 18.9x102.2. June 30, 1908, 3 yrs, % as per bond. 5:1392. 15,000
- Rosenfeld, Nettie wife of Gustave with Morris Freedman. 117th st, No 242, s s, 160 w 2d av, 25x100.11. Extension mort. June 11. June 29, 1908. 6:1666. nom
- Rubin, Yetta to Isidore Rubin. 121st st, No 436, s s, 200 w Pleasant av, 24.4x100.11. P M. June 17, due upon transfer of property, 6%. June 30, 1908. 6:1808. 1,000
- Rotter, Morris to Emma Gronwoldt. Lexington av, No 1514, w s, 125.11 n 97th st, 25x105. Prior mort \$18,000. June 30, 1908, 5 years, 6%. 6:1625. 5,500
- Radt, Max to N Y Inst for the Instruction of the Deaf and Dumb. Grand st, Nos 426 and 428, n e cor Attorney st, Nos 24 and 26, 40x90, with right of way over alley 10 ft wide adj on north. June 30, 1908, 5 years, 5%. 2:341. 75,000
- Ratkowitz, Israel and Louis to Waldron P Brown and ano trustees James M Brown for Julia E Soutter. Allen st, No 48, e s, abt 125 n Hester st, 25x87.6. June 9, 5 years, % as per bond. June 30, 1908. 1:308. 18,000
- Rosenberg, Marks and Harry Sandler and William Goldberg to MANHATTAN SAVINGS INSTN. 3d av, Nos 325 to 331, e s, 49.4 n 24th st, 2 lots, each 36.11x97.7. 2 morts, each \$45,000. June 29, due, &c, as per bond. June 30, 1908. 3:905. 90,000
- Same to Lambert Suydam. Same property. 2 morts, each \$12,500; 2 prior morts, each \$45,000. June 29, due &c as per bond. June 30, 1908. 3:905. 25,000
- Rabinowitz, Sigmund to Park Mortgage Co. 174th st, n s, 150 w Amsterdam av, 75x90. June 25, 3 years, 6%. June 29, 1908, 8:2131. 10,000
- Richardson, Emma B to Max Reinboth. 56th st, No 54, s s, 81.6 e Madison av, 18.6x89.8. Prior mort \$49,500. June 29, 1908, due Aug 25, 1908, 6%. 5:1291. 1,000
- Riedlinger, Euphrosina wife of and Charles to BANK FOR SAVINGS in City N Y. 2d av, No 533, w s, 70.11 s 30th st, 17.6x65. June 29, 1908, 3 years, 5%. 3:910. 7,000
- Roosa, Sarah E to LAWYERS TITLE INS AND TRUST CO. 30th st, No 20, s s, 287.6 e 5th av, 18.9x98.9. June 18, 3 years, 5%. June 29, 1908. 3:859. 10,000
- Stuyvesant, Rutherford with SEAMENS BANK FOR SAVINGS. 3d av, Nos 49 to 53. Extension agreement at 4½%. May 30. June 29, 1908. 2:466. nom
- Stuyvesant, Rutherford with SEAMENS BANK FOR SAVINGS. 3d av, Nos 215 to 223 and 19th st, No 204 East. Extensio nagreement at 4½%. May 30. June 29, 1908. 3:899. nom
- Stuyvesant, Rutherford with SEAMENS BANK FOR SAVINGS in City N Y. 2d av, Nos 181 to 189, and 12th st, No 242 East. Extension mort. May 30. June 29, 1908. 2:467. nom
- Shiers, Julia and Rebecca Roos with Adelaide M and Gertrude S Davis. 122d st, No 62 East. Extension mort. June 22. June 29, 1908. 6:1747. nom
- Sackett, Fredk to Fannie W Brown of Plainfield, N J. 109th st, No 345, n s, 100 w 1st av, 25x100.11. P M. June 22, due July 1, 1911, 5%. June 29, 1908. 6:1681. 8,000
- Stahl, Adam to Mary J Kissam. 88th st, No 539, n s, 96 w East End av, 24.11x100.8. June 29, 1908, 5 years, 5%. 5:1585. 12,500
- Solomon, Simon and Martha with Charles Weinberg. 76th st, No 227 East. Extension agreement. June 25. June 29, 1908. 5:1431. nom
- Stuyvesant, Rutherford with SEAMENS BANK FOR SAVINGS in 15th st, No 246 East. Extension agreement at 4½%. May 30. June 29, 1908. 2:466. nom
- Stuyvesant, Rutherford with SEAMENS BANK FOR SAVINGS in City N Y. 12th st, Nos 136 and 138 East, and 3d av, Nos 74 to 84. Extension mort. May 30. June 29, 1908. 2:556. nom
- Scully, Edw J, of Brooklyn, N Y, to GERMAN SAVINGS BANK. Lewis st, No 27, w s, 100 n Broome st, 25x100. June 30, 1908, 3 years, 5%. 2:327. 18,000
- Schreyer, John with TITLE GUARANTEE & TRUST CO. 118th st, No 266 West. Subordination agreement. June 17. June 30, 1908. 7:1923. nom
- Segal, Geo G, of Brooklyn, N Y, to Harris Siegel. Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4; also all title to Bowery, w s, 52 n Bond st, 0.1x96. Prior mort \$35,000. June 16, due Dec 16, 1908, 6%. June 26, 1908. 2:530. 4,000
- Solinger, Morris D to TITLE GUARANTEE & TRUST CO. 9th av, No 859, w s, 26.5 s 56th st, 29x100. June 29, due &c as per bond. June 30, 1908. 4:1065. 25,000
- Solinger, Morris D to TITLE GUARANTEE & TRUST CO. 56th st, Nos 400 and 402, s w cor 9th av, No 861, 26.5x100. June 29, due &c as per bond. June 30, 1908. 4:1065. 35,000
- Solinger, Morris D to Fernando Solinger. 9th av, Nos 859 and 861, s w cor 56th st, Nos 400 and 402, 55.5x100. Prior mort \$60,000. June 29, 3 years, 6%. June 30, 1908. 4:1065. 11,000
- Shaff, David and Saml J Silberman to American Mortgage Co. Audubon av, n e cor 175th st, 98.9x100.5x89.3x100. June 30, 1908, 3 years, 5½% for 1st year and 6% thereafter. 8:2132. 20,000
- Salinger, William to Anna M Jones. 48th st, No 338, s s, 150 w 1st av, 25x100.5. P M. Prior mort \$9,000. June 15, due, &c, as per bond. June 26, 1908. 5:1340. 2,000
- Simmons, Jessie F to TITLE GUARANTEE & TRUST CO. 56th st, No 121, n s, 175 w Lexington av, 20x100.5. June 26, 1908, due, &c, as per bond. 5:1311. 10,000
- Solomon, Natan to Lillie Stone. 97th st, No 224, s s, 360 e 3d av, 25x100. June 1, due Dec 1, 1909, 6%. June 27, 1908. 6:1646. 2,500
- Sonn, Hyman and Henry with SEAMENS BANK FOR SAVINGS. 142d st, Nos 466 to 470 West. Extension 3 morts at increased interest from 4½% to 5%. June 26, 1908. 7:2058. nom
- Sherman, Mabel R with Emblem Realty Co. 143d st, Nos 111 and 113 West. Extension agreement at 5%. June 25. June 27, 1908. 7:2012. nom
- St Lukes Home for Aged Women with John W Haaren. Broadway, No 3470. Extension mort. June 19. June 27, 1908. 7:2073. nom
- Sprenger, Lucette D to Stephen H Jackson. West End av, s w cor 92d st, 20.8x82. June 26, 3 years, without interest. June 27, 1908. 4:1239. 5,727
- Silverman (Arthur E) Building Co to Theo H Markthaler. Madison av, No 1381, n e cor 96th st, No 51, 101.10x100; Cathedral Parkway, n e cor Manhattan av, 110x75.11; Manhattan av, s e cor 111th st, 75x110. Prior mort \$257,500. June 16, demand, 6%. June 17, 1908. 6:1602, 7:1846. Corrects error in issue of June 20, when 3d parcel was Madison av, s e cor 111th st. 10,000
- Same to same. Same property. Certificate as to above mort. June 16. June 17, 1908. 6:1602, 7:1846.
- Spitzer, Abraham L and Benjamin with Chas H Phelps exr Wm Wall. 97th st, No 303, n s, 100 e 2d av, 25.1x100.11. Agreement correcting mort to read 5½% instead of 5%. June 22. June 27, 1908. 6:1669. nom
- Sackin, Harris to Addie B Kauder. Allen st, No 35, w s, 75 s Hester st, 25x87.6. Prior mort \$21,500. June 30, due, &c, as per bond. July 1, 1908. 1:300. 2,500
- Strand Hotel Co to Saranac Realty Co. 14th st, Nos 500 and 502 s w cor 10th av, —x—. Certificate as to mort on lease for \$12,000. June 30. July 1, 1908. 2:654.
- Strauss, Geo to TITLE INS CO of N Y. 44th st, No 316, s s, 250 e 2d av, 25x100.5. June 30, 3 years, 5½%. July 1, 1908. 5:1336. 15,000
- Sun Construction Co to Joseph H Krakower and ano. 174th st, s s, 100 w Amsterdam av, 50x100. June 22, due June 1, 1909, 6%. July 1, 1908. 8:2130. 1,000
- Same to same. Same property. Certificate as to above mort. June 22. July 1, 1908. 8:2130.
- Schmidt, Alma to Regina Schlesinger. 7th av, No 2247, e s, 25 n 132d st, 25x75. P M. Prior mort \$18,000. July 1, 1908, 5 years, 6%. 7:1917. 700
- Strand Hotel Co and Frank J Davidson and ano to Saranac Realty Co. 10th av, s w cor 14th st, runs s 103.3 x w 1.9 x n 110 x e 41.7 to beginning. Leasehold. Prior mort \$18,000. June 30, demand, —%. July 1, 1908. 2:654. Note 12,000
- Scheinhaus, Lippe and Henry Calman to Thomas O'Neill. Chrystie st, No 189, w s, 175 n Rivington st, 25x100. Prior mort \$6,000. June 30, 1 year, 6%. July 1, 1908. 2:426. 1,000
- Silverman, Saml to Abraham H Sarasohn. 75th st, No 230, s s, 239.5 w 2d av, 20.2x102.2. June 30, 2 years, 6%. July 1, 1908. 5:1529. 1,000
- Shepherd, Ellenora with Domestic & Foreign Missionary Society of the Protestant Episcopal Church in the U S of America. Hudson st, No 546, e s, 67.4 s Perry st, 20.7 x irreg x 11.9 x irreg. Extension mort. Jan 17. July 1, 1908. 2:621. nom
- Schaefer, Jacob to Kath W A Shradly. 2d av, No 813, w s, 100.5 s 44th st, 25x80. July 1, 3 years, 5½%. July 2, 1908. 5:1317. 21,000
- Sinclair, Ella with TITLE INSURANCE CO OF N Y. 10th av, No 659, w s, 75.3 n 46th st, x—x. Subordination agreement. July 1. July 2, 1908. 4:1075. nom
- Shotland, Paul to N Y Instn for the Instruction of the Deaf and Dumb. 24th st, No 17, n s, 525.6 e 6th av, 26x98.9. July 2, 1908, 5 years, 5%. 3:826. 47,500
- Schlesinger, Leo to U S TRUST CO OF N Y. Madison av, Nos 637 to 643, n e cor 59th st, Nos 31 to 35, 100.5x90.6. June 27, 5 years, 5%. July 2, 1908. 5:1374. 320,000
- Schuler, Charles to Julius A Weigand. 120th st, No 215, n s, 225 w 7th av, 25x100.11. July 1, 3 years, 6%. July 2, 1908. 7:1926. 5,000
- Shotland, Paul to MERCANTILE TRUST CO. 26th st, No 36, s s, 235 e 6th av, 18.6x98.9. June 29, due July 1, 1911, 5%. July 2, 1908. 3:827. 30,000
- Same and Anna N Rogers with same. Same property. Subordination agreement. June 29. July 2, 1908. 3:827. nom
- Singer, Mayer to Anna Amend. 4th st, Nos 317 and 319, n s, 193.8 e Av C, 42.10x96; Goerck st, No 131, w s, 122.3 n Stanton st, 25.9x100. July 1, 1 year, 6%. July 2, 1908. 2:374. 1,000
- Spring, Flora T to TITLE GUARANTEE & TRUST CO. 78th st, No 264, s s, 72.3 w 2d av, 16.4x76.8. July 2, 1908, due, &c, as per bond. 5:1423. 6,000
- Shradly, Jacob and Mary K to John Alfred Goodwin. 120th st, No 25, n s, 80 e Lenox av, 20x100.11. Prior mort \$15,000. July 1, due, &c, as per bond. July 2, 1908. 6:1720. 3,500
- Surpluss, James with SEAMEN'S BANK FOR SAVINGS in City N Y. 11th st, No 61 East. Extension mort. July 2, 1908. 2:563. nom
- Sinram, Geo to TITLE GUARANTEE & TRUST CO. 61st st, No 224, s s, 265 e 3d av, 20x100.5. P M. July 1, due, &c, as per bond. July 2, 1908. 5:1415. 10,000
- State Holding Co to Leopold M Rothman. 12th st, Nos 229 and 231, n s, 400 e 3d av, 49.6x103.3. P M. July 1, 3 years, 6%. July 2, 1908. 2:468. 14,000
- Sheldon, Frank L to Moses A Armond. Lexington av, Nos 1785 to 1789, s e cor 111th st, Nos 150 to 154, 100.11x49.6. P M. Prior mort \$—. June 30, 2 years, 6%. July 2, 1908. 6:1638. 4,000
- Stanger, Bertha to Marg't A Stevens. Madison av, No 1677, e s, 30.3 n 111th st, 15.3x70. July 1, 3 years, 5%. July 2, 1908. 6:1617. 10,000
- Thode, Ernest H to George Ehret. 40th st, No 320½ West. Saloon lease. July 1, demand 6%. July 2, 1908. 3:763. 2,200
- Trowbridge, Gertrude H to Dorothea B Harding. 77th st, No 10, s s, 195 e 5th av, 25x102.2. P M. June 30, due, &c, as per bond. July 2, 1908. 5:1391. 100,000
- Tannenbaum, Rebecca to Isaac Greenman and ano. Lewis st, No 105½, w s, 120 n Stanton st, 20x100. Prior mort \$1,300. July 1, 1908, due April 1, 1911, 6%. 2:330. 1,300
- Takamine, Caroline H to Henry Pepper. Audubon av, s w cor 173d st, No 550, 50x17. P M. June 25, 5 years, 5%. June 29, 1908. 8:2129. 11,500
- Theaman, Rose wife of Arthur J with Samuel T Carter of East Orange, N J. 100th st, No 228 East. Extension mort at increased interest from 5% to 5½%. June 22. June 29, 1908. 6:1649. nom
- TITLE GUARANTEE & TRUST CO and Harolds Motor Car Co with Kips Bay Realty Co and U S TRUST CO of N Y. 54th st, Nos 233 to 237, n s, 290 e 8th av, 60x100.5. Subordination of mort and lease to mort for \$100,000. June 24. June 30, 1908. 4:1026. nom
- TITLE GUARANTEE & TRUST CO with Wm A White & Sons. Lafayette st, No 222. Agreement as to share ownership in mort. June 10. June 26, 1908. 2:482. nom
- Topfritz, Harry L to Wm A Campbell. 86th st, Nos 148 to 152, s s, 230 w 3d av, 76.8x102.2. Prior mort \$77,500. June 26, 1 year, 6%. June 27, 1908. 5:1514. 25,000

- Torrens, Isabella G with An Association for the Relief of Respectable Aged Indigent Females in the City of N Y. Pleasant av, No 435. Extension agreement at interest increased from 4½ to 5½%. May 1, June 29, 1908. 6:1810. nom
- Tortora, Thomas to Chas B Graham. 107th st, No 240, s s, 75 w 2d av, 25x100.11. Prior mort \$12,150. June 30, 2 years, 6%. July 1, 1908. 6:1656. 2,300
- Uhlfelder, Simon and Abraham Weinberg to Joseph Corn. Walker st, Nos 9 to 13, s s, 100 e West Broadway, 60x106. All title to strip 1.6x60 in rear. June 27, demand, 6%. June 29, 1908. 1:191. 2,967
- Underhill, Fannie M and Louise to GREENWICH SAVINGS BANK. Lafayette st, No 430, w s, abt 258 s Astor pl, 27x137.6. July 2, 1908, 3 years, 5%. 2:545. 7,000
- Viane, Paul, of Greenwich, Conn, to Harry E Chapman. South st, No 212, n s, 201.4 w Market slip, 25x145.6 to Water st, No 413; also all title to strip begins South st, n s, 201.4 w Market slip, runs n 145.6 to Water st x e 1.2 x s 145.6 to South st x w 0.½ to beginning. June 30, 1908, due & c as per bond. 1:250. 28,000
- Weil, Samuel, N Y, and Edw J Scully, of Brooklyn, with THE GERMAN SAVINGS BANK, N Y. Lewis st, No 27. Subordination agreement. June 30, 1908. 2:327. nom
- Wallace, Martin to Leon B Lowenstein. Amsterdam av, No 1712, w s, 24.11 s 145th st, 50x84. June 26, 3 years, 5%. June 30, 1908. 7:2076. 50,000
- White (Wm A) & Sons, a corpn with LAWYERS TITLE INS AND TRUST CO. Mott st, Nos 302 and 304. Agreement as to share ownership in mort. June 25, June 29, 1908. 2:521. nom
- Warszawsky, Beckie to Cassel Cohen. Ludlow st, No 46, e s, 180 n Hester st, 20x87.6. June 25, 3 years, 6%. June 27, 1908. 1:310. 3,000
- Weil, Markus to Fidelia Mittelmann. 54th st, No 323, n s, 250 e 2d av, 25x100.5. Prior mort \$16,800. June 23, due July 1, 1911, 6%. June 27, 1908. 5:1347. 6,000
- Wacht, Samuel to whom it may concern. 139th st, No 501 West. Certificate as to reduction of mort. June 26, 1908. 7:2071. —
- Wynne, Mary T and Agnes B to American Mortgage Co. 141st st, No 452, s s, 95 w Convent av, 18x99.11. July 2, 1908, 3 years, 5%. 7:2057. 15,000
- Woodworth, Alline P with Ellen Brady. 1st av, Nos 299 to 303, w s, 23 n 17th st, 69x80. Extension mort. June 1, July 1, 1908. 3:923. nom
- Wolf, Chas L E to Albert B Wechsler and ano, exrs Benj Wechsler. Amsterdam av, No 780, n w cor 98th st, No 201, 25.9x84.2. P M. Prior mort \$30,000. July 1, due, & c, as per bond. July 2, 1908. 9,000
- Wagner, Amelia to GREENWICH SAVINGS BANK. Amsterdam av, No 816, s w cor 100th st, Nos 200 to 204, runs s 25.2 x w 68.4 to e s Old Bloomingdale road x n w 31 to e 1 Old Bloomingdale road x n 25.2 to st x e 99 to beginning; all title to strip begins on e s Old Bloomingdale road, 68.4 w Amsterdam av, runs n w 31 to e 1 Old Bloomingdale road x s — x e — to beginning. July 1, 1908, 3 years, 5%. 7:1871. 4,000

## BOROUGH OF THE BRONX.

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

- Altieri (Jerry) Co to Henry Heide. Crotona Park East, No 1444, e s, 79.11 s Wilkins av, 40.1x100.10x43.11x99.11. June 30, 1908, 5 years, 5½%. 11:2938. 28,000
- Amdur, Jennie to Mary M Garrecht. Prospect av, No 1028, e s, 108.6 n 165th st, 29x100, except part for av. P M. Prior mort \$5,000. June 24, due, & c, as per bond. June 26, 1908. 10:2691. 3,000
- Best, Estelle with Sarah Cohen. Hughes av, No 2130. Extension mort. May 30, July 2, 1908. 11:3082. nom
- \*Boyle, Frank to Henry W Wisch. Barnes av, No 3917, w s, 23.9 s 223d st, 22.9x105. July 2, 3 years, 6%. 4,000
- \*Boyle, Frank to Henry W Wisch. Barnes av, No 3919, s w cor 223d st, 23.9x105. July 2, 1908, 3 years, 6%. 5,000
- \*Same to same. Barnes av, No 3915, w s, 46.6 s 223d st, 22.9x105. July 2, 1908, 3 years, 6%. 4,000
- Bamman, Ferdinand C with Sarah E Moore. Tremont av, n s, plot 106 map East Tremont, 50x189.11x50x190. Extension agreement. at 5½%. May 15, June 29, 1908. 11:3106. nom
- \*Bruckner, Brothers Inc to Josephine Manning. 226th st, s s, being e ½ and w ½ lot 595 map Wakefield, 2 lots, each 50x114. Two mortgs each \$1,250. July 1, 3 years, 6%. July 2, 1908. 2,500
- \*Same to same. Same property. Certificate as to above mort. July 1, July 2, 1908. —
- \*Bonavia, Mildred to Jacob Lesser. 217th st, late 3d av, or st, n s, 281 e White Plains road, 50x114, Wakefield; 217th st, late 3d av or st, n s, 331 e White Plains road, 50x114, Wakefield. Prior mort \$4,000. Mar 2, 1 year, 6%. July 2, 1908. Rerecorded from May 18, 1908. 1,500
- Brown, Agnes M to Fordham Realty Co. Heath av, e s, 344.6 n from tangent point at n e cor Heath av and Emmerich pl, 25x 127.1x25.4x131.2. P M. June 25, installs, 10 years, 6%. June 29, 1908. 11:3240. 3,000
- Bjorkgren, Charles to Joseph E Butterworth. Webster av, w s, 163 n 180th st, 116x100.1x120x100. Prior mort \$9,500. June 25, due Dec 25, 1908, 6%. June 27, 1908. 11:3143. 2,200
- Badger, Eliza H to Emma S Gibbs. Westchester av, No 966, e s, 260 n Dawson st, 25x90.8x26.1x98.3. June 29, 3 years, 5½%. June 30, 1908. 10:2654. 15,000
- Same to same. Same property. Prior mort \$21,500. June 29, 1 year, 6%. June 30, 1908. 10:2654. 500
- Blumenauer, Wm to Joseph and Frank Schaeffler. 151st st, n s, 150 e Courtlandt av, 75x115. July 1, 1908, 3 years, 5%. 9:2398. 5,000
- Becker, Isabella of N Y and Friedericka L Zimpel of Mt Vernon, N Y, to BROADWAY SAVINGS INST. Bergen av, e s, 147.8 n 148th st, 50x100. June 30, due July 1, 1909, 5%. July 1, 1908. 9:2293. 15,000
- Bailey, Mary to Laura J Sechler. 3d av (Eden av), e s, 300 n Walnut st, 25x100. June 30, 2 years, 6%. July 1, 1908. 11:2824. 2,500
- Cook, John to Mary Welcker. Prospect av, e s, 125 n 183d st, 50x 100. P M. Prior mort \$2,150. June 25, 1 year, 6%. July 1, 1908. 11:3114. 1,700
- Conron Bros Co to Jared W Bell. Bergen av, e s, 81.2 n 152d st, late Rose st, 50x159.10 to Brook av, x52.6x175.10. July 1, 1908, 3 years, 6%. 9:2361. 15,000
- Same to same. Same property. Certificate as to above mort. July 1, 1908. 9:2361. —
- City Mortgage Co with William Ludden. Brook av, e s, 330.3 n 169th st, 174x100.5. Subordination agreement. June 26, June 30, 1908. 11:2894. nom
- Cohen & Eckman Corporation to Mary and Ida V Ambrose. Grant av, Nos 1064 to 1068, e s, 57 s 166th st, 3 lots, each 25x100. Certificate as to consent to 3 mortgs for \$7,500 each. June 29, June 30, 1908. 9:2448. nom
- Coiro, Nicola to Wm W Niles as trustee for Annie R Warren. 205th st, s s, 431.5 w Lisbon pl, 25.7x132.6x25x127.2. June 26, 3 years, 5%. June 27, 1908. 12:3311. 3,500
- Corbett, James C to Chas Riley. 143d st, n s, 240 w Brook av, 25x100. Building loan. July 2, 1908, 1 year, 6%. 9:2288. 18,000
- Cerra, Teresa to Sarah Cohen. Hughes av, e s, 86.2 n 181st st, 16.5x85.5x16.5x85.3. P M. June 26, due, & c, as per bond. July 2, 1908. 11:3082. 250
- \*Curran, John W to Lohbauer Park Impt Co. Eastern Boulevard, e s, 25 s Fairfax av, 25x100. P M. June 18, 3 years, 5½%. June 26, 1908. 735
- \*Same to Lohbauer Park Impt Co. Eastern Boulevard, e s, 75 s Fairmount av, 25x100. P M. June 18, 3 years, 5½%. June 26, 1908. 735
- \*Curran, John W to Lohbauer Park Impt Co. Eastern Boulevard, e s, 50 s Fairmount av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 735
- \*Curran, John W to Lohbauer Park Impt Co. Fairmount av, s s, 50 w Kearney av, 50x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 924
- Cohen & Eckman Corpn to Mary Ambrose. Grant av, e s, 57 s 166th st, 25x100. June 29, 1908, 3 years, 5½%. 9:2448. 7,500
- Cohen & Eckman Corpn to Ida V Ambrose. Grant av, e s, 107 s 166th st, 25x100. June 29, 1908, 3 years, 5½%. 9:2448. 7,500
- Cohen & Eckman Corpn to Mary Ambrose. Grant av, e s, 82 s 166th st, 25x100. June 29, 1908, 3 years, 5½%. 9:2448. 7,500
- Dohrmann, Henry to Hunts Point Realty Co. Seneca av, n e cor Longfellow av, 25x100. P M. June 11, 1 year, 5%. July 1, 1908. 10:2762. 700
- Same to same. Seneca av, s e cor Longfellow av, 50x100. P M. June 11, 1 year, 5%. July 1, 1908. 10:2762. 850
- Dengler, Theobald J to Henry C Dorn and ano. Gun Hill road, n e cor Rochambeau av, 105x114.11x103.8x109.5; Rochambeau av, e s, 109.5 n Gun Hill road, 75x103.7; Woodlawn road, w s, 220.5 n Gun Hill road, 75x103.7. June 30, due, & c, as per bond. July 1, 1908. 12:3328. 16,000
- \*Di Mattia, John to Rose Di Mattia. 214th st, late Jerome st, n s, S1 e White Plains road and being lot 67 map New Village of Jerome, 25x125. April 20, due, & c, as per bond. July 1, 1908. 2,000
- Devanney, James to John Rooney. Babcock av, e 1, being plot 26 map Villa Sites at Riverdale of Jos Rosenthal, 100x132.5x—x 106.6. July 1, 2 years, 6%. July 2, 1908. 13:3426. 700
- \*Dressler, Oscar to John G Surber. Jefferson st, e s, 100 s Columbus av, 25x100. Prior mort \$2,800. June 25, 3 years, 6%. July 2, 1908. 800
- \*Di Mattia, John to Lucia Salzano. Jerome st, n s, lot 67 map New Village Jerome, 25x125. Apr 20, due, & c, as per bond. June 26, 1908. 1,000
- Derienzo, Giovanni and Louis to Henry Kroepke. Belmont av, No 2336, e s, 475 n 183d st, 25x100. P M. Prior mort \$5,000. June 27, due & c as per bond. June 30, 1908. 11:3088. 2,000
- \*Essenwanger, Charles to Lohbauer Park Impt Co. Fairmount av, n w cor Kearney av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 500
- Elkan, Phebe to Harry Feller. Clinton av, Nos 2121 to 2125, n w cor 181st st, No 719, 66.1x99.2. P M. Prior mort \$32,500. June 27, 1908, 1 year, 6%. 11:3098. 4,000
- Ehram, Fredk W to Gustavus Robitzek and ano. Wales av, s w cor 149th st, runs w 50 x s 100 x w 50 x n 20 x w 100 to e s Concord av x s 158 x e 200 to Wales av x n 238 to beginning. Building loan. June 26, 3 years, 5½%. June 27, 1908. 10:2580. 25,000
- \*Eustis, Farnelia A with John Sheriden. Garfield st, e s, 275 s Morris Park av; 25x100. Subordination agreement. July 1, July 2, 1908. nom
- \*Fonda, Eliz C to Annie Heil. Poplar st, s s, 97 e Bear Swamp rd, and being lot 36 map in partition Mary A Wells and ano agt Ann M Storer et al, 25x100 to Bear Swamp road x—x—. Prior mort \$4,000. July 1, 2 years, 6%. July 2, 1908. 1,500
- \*Ficken, Marie C F to Andrew H Scoble. 231st st, late 17th av, s s, 355 e 2d st, 25x114, Wakefield. July 1, 1911, 6%. July 2, 1908. 950
- \*Finelli, Nicola to A Shatzkin & Sons. 218th st, s s, 181 e White Plains road, 100x114, Wakefield. P M. June 20, due Sept 20, 1909, 6%. June 26, 1908. 640
- Fleming, Frederick J to Rosa Stern. Trinity av, No 970, e s, 370.6 s 165th st, late Wall st, 22.6x100. P M. July 1, 3 years, 5%. July 2, 1908. 1,250
- Farrell, Henry to Chas Regnault. Bathgate av, w s, 267.2 n e 182d st, 22.8x90. June 24, 5 years, 5½%. July 2, 1908. 11:3050. 4,500
- Fallerman, Meta M to Theo M Soden. Carter av (Worth st), w s, 158.7 s 176th st, 25x119.3, except part for st. P M. June 24, 5 years, 5%. June 26, 1908. 11:2892. 3,500
- Same to Gussie Sam. Same property. Prior mort \$3,500. June 24, 2 years, 6%. June 26, 1908. 11:2892. 1,250
- Feller, Harry to Max Spitz. Clinton av, n w cor 181st st, 26.1x 99.2. June 25, due, & c, as per bond. June 26, 1908. 11:3098. 3,500
- Friedman Realty Co to P Chauncey Anderson. Morris av, s e cor 153d st, 50x70.3. Certificate as to mort for \$34,000. June 25, June 26, 1908. 9:2412. —
- Friedman, Harris with P Chauncey Anderson. Morris av, s e cor 153d st, 50x70.3. Subordination agreement. June 25, June 26, 1908. 9:2412. nom
- Gibbs, Emma S with LAWYERS TITLE INS AND TRUST CO. Westchester av, No 966. Agreement as to ownership of mort. June 29, July 1, 1908. 10:2654. nom
- Geiger, Elisa to Jacob Hoffmann Brewing Co. Decatur av, e s, 225 n 195th st, 25x100. Prior mort \$6,950. June 26, demand, 6%. June 30, 1908. 12:3278. 1,300
- Griese, Sophie wife of and John D to Louise Karrass. Hoe av, s w cor 172d st, runs s 25 x w 100 x n e — x e 60.11 to beginning. June 25, 3 years, 6%. June 26, 1908. 11:2981. 2,100
- \*Glenz, Geo, to Josephine F B Crosby. Lot 200 map No 1055 of lands of estate Jos Husson. P M. June 25, due, & c, as per bond. June 26, 1908. 400
- Gabel, Christian to Alex P Beerhalter. Jackson av, No 810, e s, 58.4 n 158th st, 16.8x87.6. Prior mort \$5,500. July 1, 3 years, 6%. July 2, 1908. 10:2647. 1,600
- \*Glynn, Emily to John Fippinger and ano. Roselle st, e s, 57 s Poplar st, 28x100x26x100. July 1, 3 years, 6%. July 2, 1908. 3,500
- Garrecht, Mary M to Matilda Garrecht. Prospect av, No 1028, e s, 108.6 n 165th st, on map Woodstock, 29x100, except part for av. June 24, due, & c, as per bond. June 26, 1908. 10:2691. 5,000



# VOTE FOR A BRONX QUARTERLY

If you desire a quarterly and annual compilation of these records for the Borough of the Bronx, write to the Realty Records Co., 11 East 24th St., Manhattan. The Bronx Quarterly will be published as soon as a sufficiently large number of letters have been received expressing interest.

\*Germansky, Max to Louis Maconsey. 234th st, n s, 155.6 e Carpenter av, 25x114.6. July 1, due, &c, as per bond. July 2, 1908. 600

Gifuni, Maria G of Montclair, N J, to Giovanni Lordi. 138th st, s s, 514.5 w Cypress av, 37.6x100. June 30, 1 year, 6%. July 2, 1908. 10:2550. 750

Graefenecker, Mary to Henry Battenfeld. Willis av, No 167, w s, 25 n 135th st, 25x100. P M. July 1, due, &c, as per bond. July 2, 1908. 9:2298. 8,000

Giordano, Tommaso to Henry Seib. Decatur av, e s, 310.4 n 207th st, 25x100. July 1, 3 years, 5½%. July 2, 1908. 12:3355. 5,500

Heinemann, Frank with Mary M Fischer. 137th st, No 415 East. Extension mort. June 27, 1908. 9:2282. nom

\*Hausmann, Chas I and Bernhard Mayer to Lohbauer Park Impt Co. Baisley av, n s, 75 w Ellsworth av, 50x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 546

\*Hausmann, Chas I and Bernhard Mayer to Lohbauer Park Impt Co. Vincent av, e s, 100 n Fairmount av, 56x100x42.6x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 490

Heins, Sophie with Fredk J Fleming and ano. Trinity av, e s, 370.6 s 165th st, 22.6x100. Extension mort. June 11. July 2, 1908. 10:2639. nom

Hill, Cath C with A Fillmore Hyde trustee Helen M Valentine. Tinton av, n w cor 145th st, 75x100, except part for st. Subordination agreement. June 29, 1908. 10:2576. nom

Hildrich, Phillip to Karl Lichtenfeld. 134th st, s s, 181.6 e Alexander av, 25x100. July 1, 6 years, 5%. July 2, 1908. 9:2296. 5,000

Hearle, Arthur C with P Chauncey Anderson. 153d st, s e cor Morris av, 70.3x50. Subordination agreement. June 25. June 26, 1908. 9:2412. nom

Hennessy, Cath to Simeon C Bradley. Valentine av, w s, 100 n 198th st, runs w 105 x w 67.4 x n 42.8 x e 170 to av x s 25 to beginning. June 26, 3 years, 6%. June 27, 1908. 12:3305. 2,000

Hooks, George to Pauline R Wolen. Clay av, e s, 73.6 n 174th st, 49.11x100, except part for widening Clay av. June 29, 1 year, 6%. June 30, 1908. 11:2891. 4,000

Hoffmann, Louis A and Laura tenants by the entirety to Anna Weiler widow. Prospect av, w s, 71.5 n 168th st, 40x100. Prior mort \$30,000. June 27, 3 years, 6%. June 30, 1908. 10:2682. 7,000

\*Henning, Henry I to Sarah S Sturges. Classon Point road, s w s, at e s Metcalf av, 65.3x44.4 to Metcalf av x69.1x10. P M. June 22, 3 years, 5%. June 30, 1908. 511

Hahn, John H to Johanna M Schroeder. 135th st, No S16, s s, 200 w St Anns av, 25x100. June 30, 3 years, 5½%. July 1, 1908. 9:2262. 10,000

Hillman, Ann J to Edw A Acker. 158th st, s s, 70 w Tinton av, 25x100. June 30, 3 years, 6%. July 1, 1908. 10:2655. 3,000

Halfman, Hermina to EMIGRANT INDUST SAVINGS BANK. Elton av, Nos 649 to 653, s w cor 153d st, 77.8x92. July 1, 1908, 3 years, 5%. 9:2374. 30,000

\*Ievers, Robert to Denis Halpin. 219th st, late 5th av, n s, 205 e 4th av, 114x100, Wakefield. June 30, 1 year, 6%. July 1, 1908. 4,000

Johnson's (George F) Sons Co to Hunts Point Realty Co. Hunts Point av, s e cor Seneca av, 25.7x117.7x25x123.6. P M. June 11, 3 years, 5%. July 1, 1908. 10:2761. 4,000

Same to same. Seneca av, s s, 123.6 e Hunts Point av, 50x100. P M. June 11, 3 years, 5%. July 1, 1908. 10:2761. 2,800

Same to same. Hunts Point av, e s, 51 s Seneca av, 25.7x105.10x25x111.9. P M. June 11, 3 years, 5%. July 1, 1908. 10:2761. 2,450

Same to same. Hunts Point av, e s, 102 s Seneca av, 25.7x144.2x25x150. P M. June 11, 3 years, 5%. July 1, 1908. 10:2761. 2,450

Jaeger, Emma A to Harriet L Whittle. Freeman st, n e s, 100 s e West Farms road, runs n e 131.9 x s 133.9 x w 60.11 to st, x n e 84.5 to beginning. July 1, 1 year, 6%. July 2, 1908. 11:3006. 1,800

Jackson, Stephen H to Adrian H Jackson. 138th st, Nos 615 and 617, n s, 462.6 e St Anns av, 37.6x100. June 25, 3 years, % as per bond. June 26, 1908. 10:2552. 8,000

Kosovsky, Joe and Philip Mandelman to Fanny Mensch. 135th st, No 449, old No 703, n s, 475 e Willis av, 25x100. May 1, 2 yrs, 6%. July 1, 1908. 9:2280. 1,000

Kelly, Edward H to Daisy D Moran guardian Dorothy Moran and ano. Webster av, late Berrian av, s e s, 149.3 s 200th st and being s ½ lot 47 map lots John H Devoe at Fordham, 50x209.9x50x213, except part for Webster av, June 29, 3 years, 5%. June 30, 1908. 12:3273. 6,000

Same to Daisy D Moran. Same property. P M. June 29, 3 years, 5%. June 30, 1908. 12:3273. 3,000

\*Kretsch, Augusta to Lohbauer Park Impt Co. Fairmount av, n e cor Ellsworth av, 56.2x100. P M. June 17, 1908, 3 years, 5½%. June 30, 1908. 679

\*Kaufman, Philip to Eliz B Lynde guardian Augusta H Lynde. 12th st, s s, 305 e Av D, 25x100, Unionport. June 30, 1908, 3 yrs, 5½%. 4,000

\*Kaufman, Philip to Luise Riegler. Gleason av (12th st), s s, 405 w Av C, 25x100, Unionport. June 30, 1908, 3 years, 5½%. 4,000

Keller, Ernst to Central Mortgage Co. 236th st, n s, 175 e Onelda av, four lots, each 25x100. Four mortg, each \$4,500. June 1, 3 years, 5½%. July 2, 1908. 12:3371. 18,000

Kronenberger, Jacob to Diedrich Scheffer. Bryant av, Nos 1487 and 1489, w s, 225 s 172d st, 2 lots, each 20x100. Two mortg, each \$2,500. Two prior mortg \$7,500 each. July 1, 2 years, 6%. July 2, 1908. 11:2995. 5,000

Krenkel, Frank with Wm R Sanders. Bathgate av, No 1992, e s, 150.10 s 179th st, 18x77.11x18x77.3. Extension agreement. July 1. July 2, 1908. 11:3044. nom

\*Koenig, Sarah J to Sebastian Weiss and ano. 12th st, n s, 105 w Castle Hill av, 25x103. July 1, 5 years, 5%. July 2, 1908. 3,200

\*Kane, Margarete and Cunigundes Schmitt to Esther Lax. Commonwealth av, e s, 225 s Merrill st, 25x100. P M. Prior mort \$4,500. July 1, due Nov 15, 1910, 6%. July 2, 1908. 900

\*Keller, Henry to Fanny Franz. Plot begins 395 w White Plains road at point 625 n along same from Morris Park av, runs n 38.4 x e 100.8 x s 49.10 x w 100 to beg, with right of way over strip to Morris Park av, June 30, 3 years, 5%. July 2, 1908. 3,000

\*Kettler, Bertha to John Sheriden. Garfield st, e s, 275 s Morris Park av, 25x100. July 1, 3 years, 5½%. July 2, 1908. 3,000

Lazar, Morris of N Y and Benjamin Brill of Green Bay, Wis, to William Sussdorf. Forest av, No 756, n e cor 146th st, 35x100. Prior mort \$36,000. June 11, 1908, due July 2, 1911, 6%. July 2, 1908. 10:2655. 8,000

Lawyers Mortgage Co to John P Trangott and ano. Valentine av, e s, 188.5 n 180th st, 18.8x91.7x17.9x89.3. Extension mort. June 16. July 1, 1908. 11:3144. nom

Leichtag, Bertha to Jacob Metzger. Av St Johns, No 3, e s, 11.4 s Prospect av, 20.3x98.1x20.2x99.8. July 1, 3 years, 5%. July 2, 1908. 10:2686. 10,000

Lichtenberg Bros, a corpn, to TITLE GUARANTEE AND TRUST CO. Wilkins av, e s, 125 s Jennings st, 100x142.1x108x177. July 2, 1908, due, &c, as per bond. 11:2976. 12,000

Same to same. Same property. Certificate as to above mort. July 2, 1908. 11:2976. nom

Luft, Ignaz to Fredericka Cohen. 137th st, Nos 898 and 900, s s, 625 w Home av, 2 lots, each 25x100. 2 mortg, each \$2,750; 2 prior mortg \$10,000 each. July 1, due Apr 1, 1911, 6%. July 2, 1908. 10:2549. 5,500

Littig, Sidonia and Ferdinand Kurzman exrs Agatha Habel with Chas Bauer. Bristow st, No 1333. Extension mort. June 22. July 1, 1908. 11:2972. nom

\*Malone, Bernard to Patk Cummings. Plot begins 195 w White Plains road at point 395 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. June 2, due, &c, as per bond. June 29, 1908. 1,000

\*Langguth, Philipp to Lohbauer Park Impt Co. Fairmount av, n e cor Vincent av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 406

Modena Realty Co and Herbert Scoville with Herbert J Lyall as trustees et al. Burnside av, n e cor Morris av, 20.3x94; Morris av, e s, 94 n Burnside av, runs e 20.1 x s 0.2 x e 79.11 x n 20 x w 100 to av x s 19.9 to beginning. Subordination agreement. June 18. June 30, 1908. 11:3178. nom

Modena Realty Co and Henry Sillcocks with same. Same property. Subordination agreement. June 17. June 30, 1908. 11:3178 and 3179. nom

Modena Realty Co and Bernard H Weisker Jr with same. Same property. Subordination agreement. June 17. June 30, 1908. 11:3178 and 3179. nom

Modena Realty Co to Milton Hopkins as trustee. Morris av, e s, 94 n Burnside av, runs e 20.1 x s 0.2 x e 79.11 x n 20 x w 100 to av x s 19.9 to beginning. Equal lien with mort for \$5,000. June 19, 3 years, 6%. June 30, 1908. 11:3178 and 3179. 1,000

Same to Bertha Beecher. Same property. Equal lien with mort for \$1,000. June 19, 3 years, 6%. June 30, 1908: 11:3178-3179. 5,000

Same to Bertha Beecher and Milton Hopkins as trustees. Same property. Certificate as to 2 mortg for \$1,000 and \$5,000 respectively. June 19. June 30, 1908. 11:3178 and 3179. nom

Same to Herbert J Lyall as trustee. Burnside av, n e cor Morris av, runs n 94 x e 20.1 x s 91 to av x w 20.3 to beginning. June 19, 3 years, 6%. June 30, 1908. 11:3178 and 3179. 12,000

Same to same. Same property. Certificate as to above mort. June 19. June 30, 1908. 11:3178 and 3179. nom

\*Mitchell, Martin to John Hoetzel. 175th st, w s, and being lot 68 map Gleason property, 25x100. June 26, 3 years, 5½%. June 29, 1908. 6,000

Meekes, Louis to Modena Realty Co. Morris av, e s, 94 n Burnside av, runs e 20.1 x s 0.2 x e 79.11 x n 20 x w 100 to av x s 19.9 to beginning. P M. Prior mort \$6,000. June 29, due &c as per bond. June 30, 1908. 11:3178 and 3179. 2,000

\*Molke, Hermine E to Lohbauer Park Impt Co. Waterbury av, s s, 225 e Wilcox av, 50x79.8x51.8x90.2. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 644

Mamlock, Albert to Emma S Gibbs. Westchester av, No 748. Subordination agreement. June 11. June 30, 1908. 10:2654. nom

Moorhead Realty & Construction Co (and Robt J Moorhead in bond only) to City Mortgage Co. 149th st, s s, 149.4 w St Anns av, runs w 120 x s 100 x e 119.6 x n 15.1 x e 0.6 x n 84.11 to beginning. Building loan. June 24, demand, 6%. June 26, 1908. 9:2272. 75,000

Same to same. Same property. Certificate as to above mort. June 24. June 26, 1908. 9:2275. nom

\*Mitchell, Martin and Bridget as tenants by the entirety to THE NORTHERN BANK of N Y. 175th st, w s, 375 n Gleason av, 25x100. Prior mort \$6,000. June 26, due Sept 26, 1908, 6%. June 27, 1908. 1,000

\*Macintosh, Bella to Thomas Bolton. Lot 297 map partition of real estate of Wm Adee. June 24, 3 years, 6%. July 2, 1908. 500

Moore, Wm R to Mary S Todd. Hull av, n s, 175.5 n e Woodlawn road, 25x100. July 2, 1908, 3 years, 5½%. 12:3345. 4,500

Moore, Wm R to Friederike Ordemann. Hull av, n s, 151.5 n e Woodlawn road, 25x100. July 2, 1908, 3 years, 5½%. 12:3345. 5,500

McConnell, Arthur and James, of Jersey City, N J, and Chas McConnell, of N Y, to Hunts Point Realty Co. Edgewater road, s e cor Garrison av, 228.11x143.11x213.9x141. P M. June 11, 1908, 3 years, 5%. July 1, 1908. 10:2762. 19,500

\*McDonald, Clinton to Catherine Slater. Westchester av, s w s, 121.1 n w Marion st, 24.2x103.2. July 1, 3 years, 6%. July 2, 1908. 1,000

McLaughlin, James H to Mary E Sipp. Hoe av, e s, 200 s 173d st, 75x100. July 1, 3 years, 5½%. July 2, 1908. 11:2989. 4,000

McAdam, Ronald to Richard Fensterer. 198th st, n s, 241 e Jerome av, 25.11x112.11x25x119.7. June 26, 1 year, 6%. June 29, 1908. 12:3319. 1,200

McClernen, Mary A to LAWYERS TITLE INS & TRUST CO. Lind av, e s, 189 s 165th st, 25x83. June 29, 1908, 3 years, 5½% until June 29, 1909, and 6% thereafter. 9:2523. 2,000

<b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.	<b>ANNUAL CAPACITY 3,000,000 BBLs</b>	<h1>ALSEN</h1>	<b>"THE ABSOLUTELY SAFE CEMENT"</b>	<b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.
---	---------------------------------------	----------------	-------------------------------------	--

- Mahoney, Robt J to Hunts Point Realty Co. Seneca av, n e cor Longfellow av, 100x125. P M. June 11, 1908, 3 years, 5%. June 30, 1908. 10:2762. 1,200
- Same to Hunts Point Realty Co. Seneca av, n s, 25 w Whittier st, 75x100. P M. June 11, 1908, 3 years, 5%. June 30, 1908. 10:2762. 1,200
- McDonald, Fredk C with Middleboro Realty Co. Morris av, e s, 150 n 165th st, 20x92.6. Extension mort. June 29. July 2, 1908. 9:2437. nom
- Nelson, James T with Teresa wife Antonio Cerra. Hoffman st, w s, 100 n 187th st, 100x—. Extension mort. June 23. July 2, 1908. 11:3056. nom
- Nadherny, Emanuel V to American Real Estate Co. Faile st, No 1039, w s, 249.6 s Bancroft st, 20x100. P M. June 29, 1908, 5 years, 5½%. 10:2749. 8,500
- Same to same. Same property. P M. Prior mort \$8,500. June 29, 1908, due Dec 29, 1908, 6%. 10:2749. 2,500
- Noschese, Louis to Greater New York Builders & Contractors Co. Belmont av, n w cor 189th st, 15x87.6. June 26, installs, —%. June 29, 1908. 11:3078. 2,250
- \*Norton, Thomas F to Lohbauer Park Impt Co. Eastern Boulevard, e s, 160 s Waterbury av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 500
- \*Norton, Thos F to Lohbauer Park Impt Co. Eastern Boulevard, e s, 60 s Waterbury av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 500
- Nasty, Paula to Adolph Bloch. Tinton av, No 810, e s, 75 n 158th st, 25x75. June 27, 1908, 3 years, 5%. 10:2666. 6,500
- \*Ostner, Wilhelm to Sarah S S Sturges. Eteley av, w s, 168.11 s Classon Point road, 32.2x106.9x69.5x100. P M. June 22, 3 years, 5%. July 2, 1908. 420
- \*Ostner, Wilhelm to Adele S Dodd. Chanute av, e s, 350 s Story av, 50x100. P M. June 22, 3 years, 4½%. July 2, 1908. 300
- O'Leary Realty & Construction Co to Alex R Thompson. Bathgate av, w s, 75 s 179th st, 75x100. Certificate as to 2 mortg, total \$10,000. June 23. June 27, 1908. 11:3044. —
- O'Leary Realty & Construction Co to Realty Operating Co. Bathgate av, n w s, 75 s w 179th st, 2 lots, each 37.6x100, except part for av. - 2 mortg, each \$5,000; 2 prior mortg \$24,000 each. June 23, 2 years, 6%. June 27, 1908. 11:3044. 10,000
- 174th Street Construction Co to Hene Cooper. Bathgate av, s w cor 173d st, 100.3x70. P M. June 26, 1 year, 6%. June 27, 1908. 11:2914. 3,000
- Obermeier, Leonhard J to American Mortgage Co. Hughes av, s e cor 180th st, 122.11x147.5 to w s Belmont av x99.9x161.7 to beginning. June 30, 1908, 3 years, 5½% for 1st year and 6% thereafter. 11:3080. 12,000
- \*Page, Arthur L to Sarah S S Sturges. Morrison av, e s, 208.4 s Ludlow av, 125x100. P M. June 22, 3 years, 5%. June 26, 1908. 700
- Pender, Isabella A with Walter A Pender. Teller av, No 1332, s e s, 274.1 n e 169th st, 25x82.3x25x82.5. Extension mort. June 24. June 29, 1908. 11:2782. nom
- Peter, Joseph with GERMAN SAVINGS BANK. 135th st, No 524 East. Subordination agreement. July 1. July 2, 1908. 9:2262. nom
- Pizzutiello, Henry to Alliegro and Spallone Construction Co. Morris av, s e s, 50 n e 152d st, late Elton st, 25x103.3, except part for av. P M. Prior mort \$2,250. July 2, 1908, 2 years, 6%. 9:2412. 1,250
- Presberg, Kate to Richard I Brewster. 139th st, s s, 100 w St Anns av, 37.6x100. P M. Prior mort \$25,000. July 1, due &c as per bond. July 2, 1908. 9:2266. 8,000
- \*Penfield, Wm W to Frank L Bacon. White Plains road, w s, 116.7 s Becker av, 80.3x161.1x80x167.6; White Plains road, w s, 196.5 s Becker av, 0.5x121.3. P M. June 19, 3 years, 6%. July 1, 1908. 8,000
- Pletscher, Martin to John P Wenninger. Beaumont av, e s, 100 n 187th st, 100x100. P M. June 25, 3 years, 5%. June 26, 1908. 11:3105. 5,500
- Same to same. Same property. P M. Prior mort \$5,500. June 25, 3 years, 5%. June 26, 1908. 11:3105. 1,200
- \*Pierce, William to Hortense R Pitman individ and as guardian Olive B Pitman and ano. Kossuth av, s s, 50 w Byron st, 50x100. P M. June 25, 3 years, 5½%. June 26, 1908. 2,500
- \*Same to Edward Baer. Same property. P M. Prior mort \$2,500. June 25, installs, 5½%. June 26, 1908. 500
- Pelham, Alphonzo E to Sarah E Furnald and ano trustees Francis P Furnald. Park av, e s, 200.6 n 173d st, 100x140. June 26, 1908, 3 years, 5%. 11:2906. 8,500
- \*Ryan, Joseph to Lohbauer Park Impt Co. Town Dock road, n e cor Vincent av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 507
- Robin, Georgie to Gustavus Robitzek and ano. Home st, No 1015, n s, 50.4 e Bryant av, 25.2x81.5x25x84.3. July 1, due &c as per bond. July 2, 1908. 11:2993. 3,000
- Roth, Henry to Eliz L Materne. 140th st, No 409, n s, 121 e Willis av, 19.6x100. P M. Prior mort \$8,500. July 1, 3 years, 5½%. July 2, 1908. 9:2285. 4,000
- Ruhl, Mary to GERMAN SAVINGS BANK, N Y. Mt Hope pl, No 243, n s, 230 w Anthony av, 20x100. June 26, 1908, 1 year, 5½%. 11:2804. 6,500
- \*Rumpf, Jacob to Lohbauer Park Impt Co. Fairmount av, n s, 25 w Ellsworth av, 50x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 490
- \*Rhonheimer, Lena and Rika Mayer to Sophie Corrody. Hancock st, w s, 250.9 s Morris Park av, 25x100. June 29, 3 years, 5½%. June 30, 1908. 3,000
- \*Reilly, Mary G wife of and Jerome F to Adaline Cohen. Westchester Village to Pelham Bridge, — s adj land Simon Paul, runs — 551.10 x s e — x s w 483.3 to beginning. June 30, 3 years, 6%. July 1, 1908. 6,000
- \*Shea, Henry R, of Bogota, N J, to Julius Kaminsky. 4th st, s s, 270 w Union av, 23x110x23x100, Westchester. P M. June 30, 3 years, 5%. July 1, 1908. 1,400
- \*Schrenkeisen, Martin and Henry I Henning to Adele S Dodd. Westchester av, s s, 76.3 w Harrod av, runs w 26.2 x s w 98.5 to Classon Point road x s e 29.11 x e 96.8 to Harrod av x n 25.5 x w 76.3 x n 100 to beginning. June 22, 3 years, 5%. June 30, 1908. 2,275
- Schwartz, Adolph to Duncan Smith. Kelly st, No 1033, w s, 130.3 n 165th st, 25x100. June 29, 3 years, 5½%. July 1, 1908. 10:-2705. 9,000
- Still, Eleanor A to Mary S Todd. Elsmere pl, No 787, n s, 375 w Marmion av, 25x100. July 1, 1908, due Jan 1, 1909, 6%. 11:-2956. 250
- \*Sellite, Raffo to Henry C Raynor and ano. 222d st, s s, 150 w Barnes av 50x89. Building loan. Prior mort \$2,800. May 27, demand, 6%. July 1, 1908. 5,000
- Schwarzler, Albert J to William Luden. Brook av, No 1324, e s, 330.3 n 169th st, 43.6x100.6. June 26, due &c as per bond. June 30, 1908. 11:2894. 28,000
- \*Schmidt, Philip J and Wm Sohmer to Lohbauer Park Impt Co. Eastern Boulevard, n e cor Fairmount av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,120
- \*Same to Lohbauer Park Impt Co. Eastern Boulevard, e s, 25 n Fairmount av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 2,121
- \*Schlesinger, Samuel to Lohbauer Park Impt Co. Ellsworth av, w s, 200 s Baisley av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 245
- \*Schmidt, Philip J and Wm Sohmer to Lohbauer Park Impt Co. Town Dock road, n e cor Wilcox av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 595
- \*Same to Lohbauer Park Impt Co. Fairmount av, n s, 25 w Kearney av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,407
- \*Scheiner, Karl P to Lohbauer Park Impt Co. Fairmount av, s e cor Valentine av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 437
- Schwarzler, Otto J to Henrietta Gerber. Wendover av, No 777, n s, 169.8 w Fulton av, 43x129.3x43.2x133.1. Prior mort \$32,000. June 1, 3 years, 6%. June 30, 1908. 11:2929. 7,000
- Schillinger, Emilie S with whom it may concern. Webster av, No 1508. Certificate as to payment of \$500 on account of mort for \$5,000. June 29. June 30, 1908. 11:2896. —
- Schillinger, Emilie with Jeannette E Russell. Webster av, No 1508. Extension mort at increased interest from 5% to 5½%. June 29. June 30, 1908. 11:2896. nom
- \*Schmidt, Philip J and Wm Sohmer to Lohbauer Park Impt Co. Town Dock road, n s, 25 e Wilcox av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,312
- \*Steinmetz, Amelia to Cora B Hildreth. Glover st (Grace av), e s, 100 s Lyon av, 25x130. June 1, 3 years, 5½%. June 27, 1908. 5,000
- \*Sellite, Raffo the borrower with Henry C Raynor and Max Just the lenders. 222d st, s s, 155 w Barnes av, 50x89. Building loan contract to erect two 2-sty brk dwellings, to be finished within 6 months, May 27, demand, 6%. June 27, 1908. 5,000
- Stam, Louis to LAWYERS TITLE INS & TRUST CO. Bathgate av, s w cor 172d st, old line, 110x44.5. June 26, 3 years, 5½%. June 27, 1908. 11:2913. 35,000
- Same and Dora Haft with same. Same property. Subordination agreement. June 27, 1908. 11:2913. nom
- Same to Samuel Williams et al. Same property. Prior mort \$41,500. June 26, 2 years, 6%. June 27, 1908. 11:2913. 2,500
- Schnitzer, Frank to Fridolin Weber. Forest av, No 808, e s, 80 n 158th st, 20x75. June 23, 1 year, 5%. June 26, 1908. 10:2656. 350
- Sterne, Alfred J to Cath Ridley. Fulton av, No 2022, s w cor 174th st, 18.11x87.7x18.10x88.3. P M. Apr 26, 3 years, 5½%. June 26, 1908. 11:2930. 5,500
- Schwarzler, Albert J to Jacob Schlosser. Washington av, w s, 102.11 n 175th st, 40.1x112.10x40x112.10. July 2, 1908, 3 years, 5½%. 11:2908. 30,000
- Scheffer, Diedrich and Lewis V La Velle with Jacob Kronenberger. Bryant av, w s, 225 s 172d st, 40x100. Subordination agreement. July 1. July 2, 1908. 11:2995. nom
- Selick, Caroline individ and as extrx Chas H Selick with Henry Lahr and ano. 169th st, n s, 121.8 w Fox st, 25x74.11x irreg x62.1. Extension mort. June 27. June 30, 1908. 10:2719. nom
- Steele, Emma E with Nicholas Shanley. Anthony av, No 2019, w s, 63.10 n Bush st, 19.5x74.1x18.5x80.2. Extension mort. May 27. July 1, 1908. 11:2813. nom
- Sanders, Jacob and Hyman Barnett to A Fillmore Hyde as trustee Helen M Valentine. Tinton av, late Beach av, n w cor 145th st, 75x100, except part for st. June 30, due &c as per bond. July 2, 1908. 10:2576. 12,000
- Sturn, Wilhelmina to GERMAN SAVINGS BANK. 150th st, s s, 100 e Brook av, 25x100. July 1, due July 1, 1909, 5½%. July 2, 1908. 9:2276. 12,000
- Schoell, Jakob to Katie Buscall. Webster av, No 1247, w s, 288 n 168th st, 26x100. P M. July 1, 3 years, 6%. July 2, 1908. 9:2427. 7,000
- Schwarzler, Albert J to Jacob Schlosser. Washington av, w s, 178 n Fitch st and 102.11 n 175th st, 40.1x112.10x40x112.10. July 2, 1908, 3 years, 5½%. 30,000
- \*Shatzkin (A) & Sons, Inc, to Isaac Singer. 211th st, n s, 125 w Maple av, 75x100. 3 mortg, each \$612.50. June 30, 3 years, 6%. July 2, 1908. 1,837.50
- \*Shatzkin (A) & Sons, Inc, to Max Hoffman trustee. 211th st, n s, 100 w Maple av, 50x100. 2 mortg, each \$387.50. June 30, 2 years, 6%. July 2, 1908. 775.00
- Same to same. 211th st, n s, 150 w Maple av, 25x100. P M. June 30, due Sept 30, 1909, 6%. July 2, 1908. 925
- \*Schuck, Kath to Tillie M Stadler. 174th st, e s, 313 s Westchester av, 25x100. P M. July 1, 3 years, 6%. July 2, 1908. 1,700
- \*Schlegel, Matthias to Johanna Hugues. 12th st, s s, 305 e Av C, 50x108, Unionport. June 15, 1 year, 6%. July 2, 1908. 500
- Scheusser, Mary wife of and Ferdinand to GERMAN SAVINGS BANK. Rae st, s e cor German pl, 92.3x49. June 29, 1908, 1 year, 5½%. 9:2358. 7,000
- \*Simendinger, Alphonse J to Emile Coletti. Eastern Boulevard, e s, 325 s Baisley av, 52.7x100x39.3x100. P M. June 25, 1 year, 5½%. June 26, 1908. 1,200
- Sutherland, Esther M to Mary E Kuhn extrx Wm H Kuhn. Marion av, No 2774, e s, 81.7 n 197th st, 17.10x94.9x10.4x96.5. June 26, 3 years, 6%. June 29, 1908. 12:3283. 3,000

# ATLAS PORTLAND CEMENT

Is the *Standard American Brand*

**30 Broad Street (Send for Pamphlet) New York**

- \*Siebert, Leodegar to Emma Falter White Plains road, e s, 600 n Morris Park av, 50x100. Prior mort \$3,000. June 2, due Jan 1, 1910, 6%. June 29, 1908. 2,000
- Schoenberger, Johanna G to TITLE GUARANTEE & TRUST CO. Tinton av, w s, 216.8 n 163d st, late Strong av, 24.4x125. June 29, 1908, due, &c, as per bond. 10:2659. 4,000
- Somers, Thos F to John Eggers. Franklin av, No 1046, s e s, abt 595 s 166th st, runs s e 101.7 x s w 36.8 x n w 58.4 x n e 1.8 x n w 42.6 to s e s 3d av, Nos 3344 and 3346, x n 45 to Franklin av x n e 23 to beginning. Prior mort \$25,000. June 25, due, &c, as per bond. June 29, 1908. 10:2607. 8,000
- \*Talley, Alfred J to Lohbauer Park Impt Co. Vincent av, w s, 100 s Fairmount av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 350
- \*Same to Lohbauer Park Impt Co. Fairmount av, s s, 50 w Vincent av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 402
- \*Talley, Alfred J to Lohbauer Park Impt Co. Valentine av, e s, 125 s Fairmount av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 315
- \*Same to Lohbauer Park Impt Co. Vincent av, w s, 125 s Fairmount av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 350
- Tuoti, Giuseppe to Leo Solinger. Lincoln av, n e cor 136th st, 199.11 to s s 137th st x100. June 30, 1 year, 6%. July 2, 1908. 9:2312. 2,300
- Trowbridge, Charlotte F, of Brooklyn, N Y, to Geo P Fort. Home st, n s, at s e s Intervale av, 119.3x32.11x52.11x119.2. June 29, 3 years, 6%. July 2, 1908. 11:2974. 7,000
- Tobias, Samuel to Wm P Williams as trustee for Mary L Hillhouse, &c. Kossuth pl, w s, 100 n Mosholu Parkway North, runs n 92.11 x n w 11.7 to s s 208th st x w 67.4 x s 100 x e 76.7 to beginning. June 26, 1908, 3 years, 6%. 12:3326. 2,300
- Tench, Fredk, of White Plains, N Y, to Lillian T Platt. St Anns av, n w s, 75 n e 149th st, runs n w 99.6 x n e 100 to s w s 150th st x s e 74.2 x s 37.10 x s w 71.11 to beginning. June 24, 5 years, 6%. June 26, 1908. 9:2276. 16,500
- \*Tuben Realty Co to Lohbauer Park Impt Co. Baisley av, s e cor Fairfax av, 100x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 756
- \*Same to Lohbauer Park Impt Co. Kearney av, w s, 175 s Baisley av, 150x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,890
- TROY SAVINGS BANK with Annuccio Santini. Westchester av, s s, 128 e Bergen av. 100x89.8x117.8x152.4. Extension mort. June 5. June 30, 1908. 9:2294. nom
- \*Tuben Realty Co to Lohbauer Park Impt Co. Ellsworth av, e s, 100 s Baisley av, 150x80. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,344
- \*Same to Lohbauer Park Impt Co. Fairfax av, w s, 100 s Fairmount av, 150x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,533
- \*Tuben Realty Co to Lohbauer Park Impt Co. Fairfax av, e s, 100 s Baisley av, 175x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,274
- \*Same to Lohbauer Park Impt Co. Fairmount av, n s, 25 e Kearney av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 962.50
- \*Tuben Realty Co to Lohbauer Park Impt Co. Fairfax av, w s, 100 n Fairmount av, 25x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 255.50
- \*Same to Lohbauer Park Impt Co. Valentine av, w s, 200 s Baisley av, 50x80. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 476
- \*Tuben Realty Co to Lohbauer Park Impt Co. Fairmount av, n s, 25 w Fairfax av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 945
- \*Same to Lohbauer Park Impt Co. Fairfax av, w s, 100 s Baisley av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 672
- \*Tuben Realty Co to Lohbauer Park Impt Co. Fairmount av, s s, 31.3 e Ellsworth av, 100x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 672
- \*Same to Lohbauer Park Impt Co. Ellsworth av, e s, 100 n Town Dock road, 100x82.1x100x81.8. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 784
- \*Tuben Realty Co to Lohbauer Park Impt Co. Fairfax av, w s, 175 n Fairmount av, 96.4x100x123.2x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 910
- \*Same to Lohbauer Park Impt Co. Fairfax av, e s, 275 s Baisley av, 63x100x36.2x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 287
- \*Tuben Realty Co to Lohbauer Park Impt Co. Kearney av, w s, 150 n Fairmount av, 75x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,344
- \*Same to Lohbauer Park Impt Co. Town Dock road, n w cor Ellsworth av, 100x100.2x100x100.4. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 805
- \*Tuben Realty Co to Lohbauer Park Impt Co. Kearney av, e s, 100 n Fairmount av, 150x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,596
- \*Same to Lohbauer Park Impt Co. Baisley av, s w cor Valentine av, 105x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,083
- \*Tuben Realty Co to Lohbauer Park Impt Co. Kearney av, w s, 250 n Fairmount av, 63.2x100x89.11x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 798
- \*Same to Lohbauer Park Impt Co. Town Dock road, n e cor Fairfax av, 100x100.4x100x100.7. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 826
- \*Tuben Realty Co to Lohbauer Park Impt Co. Kearney av, e s, 250 n Fairmount av, 64.10x100x47.11x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 644
- \*Same to Lohbauer Park Impt Co. Kearney av, e s, 150 s Baisley av, 150x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,512
- Tarbox, Chas W to The American Swedenborg Printing & Publishing Society. Park av, e s, 94.9 s Tremont av, 68x100. June 30, 1908, 4 years, 5½%. 11:2909. 15,000
- \*Tuben Realty Co to Lohbauer Park Impt Co. Town Dock road, n s, 53.10 w Fairfax av, 54.7x84.5x50x106.7. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 714
- \*Same to Lohbauer Park Impt Co. Ellsworth av, w s, 100 s Baisley av, 100x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,025
- Thode, Adolphine C to John J Brown. Teller av, No 1322, e s, 174.1 n 169th st, 25x80. June 29, 3 years, 5½%. June 30, 1908. 11:2782. 6,000
- \*Tuben Realty Co to Lohbauer Park Impt Co. Valentine av, w s, 100 n Fairmount av, 98x80x121.8x80.6. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 952
- \*Same to Lohbauer Park Impt Co. Fairfax av, e s, 100 s Fairmount av, 175x100. P M. June 18, 1908, 3 years, 5½%. June 30, 1908. 1,372
- U S SAVINGS BANK of City of N Y with Helen Rosenberg. Wendover av, s e cor 3d av, 100x32.5x100x34.4. Extension mort. July 2, 1908. 11:2928. nom
- Vaughan, Walter L, of Brooklyn, N Y, to Hunts Point Realty Co. Garrison av, n s, 25.4 e Longfellow av, 75.6x128.2x76.6x103. P M. June 11, 1908, 3 years, 5%. July 1, 1908. 10:2762. 2,500
- Vollmer, Friedrich to DRY DOCK SAVINGS INSTN. 138th st, s e cor St Anns av, 100.4x28. July 2, 1908, 1 year, 5%. 10:2550. 20,000
- Wack, Conrad to GERMAN SAVINGS BANK in City N Y. 135th st, No 524, s s, 225 w St Anns av, 25x100. July 1, 3 years, 5%. July 2, 1908. 9:2262. 8,000
- \*Williams, Mary A wife Wm H to Chas G Banks. Main st, e s, adj land formerly of Sisson, runs e 100 x s 47.6 x w 100 to st x n 47.6 to beginning, City Island, except part for st. June 5, 1 year, 6%. June 26, 1908. 800
- Weinberg, Fannie to Henry Martinson. 134th st, No 370, s s, 206.6 w Willis av, 25x100. June 26, 1908, due Sept 26, 1908, 6%. 9:2296. 700
- Wilner, Blooma to Geo E Cullom. Undercliffe av, e s, 196 s of stairs leading to Palisade pl, 75x161x—x100. June 29, 5 years, 6%. June 30, 1908. 11:2877. 2,000
- Weinstein, Hannah to Ida V Ambrose. Elsmere pl, No 875, n s, 140.8 w Southern Boulevard, 35x100. June 29, 1908, 4 years, 5½%. 11:2960. 17,000
- \*Weil, Leopoldino to Lohbauer Park Impt Co. Waterbury av, w s, 100 n Town Dock road, 25x100. P M. June 18, 1908, 3 years, 5½%. June 26, 1908. 490
- Winters, John to James A Wolff. Morris av, e s, 131.9 s 174th st, 25x85. June 27, 1 year, 5%. July 2, 1908. 11:2794. 1,400
- Zeiger, Ernst to Frederick W Nelle. Prospect av, w s, 150 n 156th st, 25x145.10x25.2x142.7. July 2, 1908, 3 years, 5%. 10:2676. 2,500

**JUDGMENTS IN FORECLOSURE SUITS.**

June 25.  
Pelham rd, w s, 26.3 s Libby st, runs w 77.1 x s 25 x w 10 x s 50 x e 63.4 x n 78.7 to beg. Margaret Meagher agt Frederick A Kerker, Jr; Oliver E Davis, att'y; Louis F Doyle, ref. (Amt due, \$1,044.03.)  
June 26.  
98th st, s s, 450 w Central Park West, 25x100.11.

Delia Doyle agt A C Weingarten et al; Michael J Murray, att'y; Daniel J Kelly, ref. (Amt due, \$3,896.72.)  
138th st, s s, 318 w Broadway, 14x99.11. Ann E Clark agt Bertha A Heintz; Wray & Pillsbury, att'ys; Peter Gates, ref. (Amt due, \$9,255.08.)  
148th st, No 618 West. Bernard Badannes agt Cornelia B Smith; J A Seidman, att'y; Theodore H Friend, ref. (Amt due, \$1,152.50.)  
Shakespeare av, e s, 139.9 s 170th st, 20x114. T O'Connor Sloane agt Giuseppe Fusco et al;

Mullan, Cobb & Mitchell, att'ys; Richard H Clarke, Jr, ref. (Amt due, \$4,147.20.)  
June 27.  
Hughes av, e s, 186.6 n 181st st, 16x90. Felix Frank agt Lena Sherman et al; Adolphus D Pape, att'y; John C Sheehy, ref. (Amt due, \$3,151.84.)  
Southern Boulevard, n w s, 400 s w Av St John, 50x115. Joseph S Marcus agt William Wainwright et al; Henry Flugelman, att'y; Adam Wiener, ref. (Amt due, \$16,315.)

# KING'S WINDSOR CEMENT

## For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

J. B. KING & CO., No. 1 Broadway, New York

Avenue B, s e cor 18th st, 36x100. Isabel A Lee agt Edward N Leavy et al; Alexander & Green, att'y, Thomas W McKnight, ref. (Amt due, \$43,633.33.)  
Robbins av, w s, 100 n 149th st, runs w 320.3 to Passage av, x n — to Terrace pl, x n e 115 x e 322.7 x s 50 x e 95 x s — to beg. Rosa B Grotta agt Bronx Realty Co; Max J Bernheim, att'y; Andrew Gilhooly, ref. (Amt due, \$5,130.83.)

June 29.

113th st, n s, 100 w 1st av, 50x100.11. Alice H Sturjer agt Wm G Morstadt et al; Stephen P Sturjer, att'y; Isham Henderson, ref. (Amt due, \$15,369.50.)

June 30.

Hoffman st, s w cor 189th st, 30x89.11. Colonial Bank agt William Wainwright et al; R G Babbage, att'y; James A Light, ref. (Amt due, \$1,660.40.)

July 1.

162d st, s s, 281 e Broadway, 19x99.11. Equitable Life Assurance Society of the United States agt Robert M MacDonald et al; Alexander & Green, att'ys; David B Simpson, ref. (Amt due, \$10,533.33.)

### LIS PENDENS.

#### 112 TENEMENT HOUSE LIS PENDENS.

June 27.

Bedford st, s w s, intersec w s Downing st, 90x 92.7. Michele B Di Santi et al agt Buscemi Building & Construction Co; counterclaim; att'y, J F Donnelly.

Lexington av, No 1745. Samuel Markowitz agt Ida Ginsburg et al; action to declare deed void; att'ys, Manheim & Manheim.  
48th st, Nos 257 and 259 East. Guiseppe Locurto et al agt David Lena Cohen Co; action to foreclose mechanics lien; att'y, A Cohen.

June 29.

Mulberry st, No 3. Martin Garone agt Giuseppe Termini et al; specific performance; att'y, M Keve.

34th st, No 11 West. Sam W Steel agt Robert S Smith et al; amended action to recover 1-10 part; att'y, H Swain.

June 30.

Avenue B, n e cor 12th st, 129x93. Pittsburgh Plate Glass Co agt Chas I Weinstein et al; action to foreclose mechanics' lien; att'y, S G De Kay.

Spring st, s e cor Crosby st, 100.3x100. Morris L Weiss agt John E Olson et al; action to foreclose mechanics lien; att'ys, Fixman & Lewis.

July 1.

7th av, e s, 24.11 s 135th st, 16.7x75.  
Morris av, w s, 71 s 184th st, 125x198.3.  
Walton av, n e cor 183d st, 47.1x95x irreg.  
Morris av, n w cor 183d st, 147x108.2.  
Solomon L Pakas agt Walter J Clark; specific performance; att'ys, Kurzman & Frankenhimer.

5th av, Nos 495 to 501. Felix Isman agt American Safe Deposit Co et al; action to impress vendee's lien; att'ys, Masten & Nichols.

July 2.

20th st, n s, 245 w 5th av, 28.6x92. Edw H Van Ingen agt Acme Building Co; action to remove encroachment; att'y, W H Crittenden.

Woodlawn rd, e s, 275 n 208th st, 75x100. Frank Genninger agt Frank A Wahling Co et al; action to foreclose mechanics lien; att'y, B J Kelly.

Kingsbridge rd, w s, 111.11 s 170th st, 55.11x 113.9x50.5x89.5. Webster Realty Co agt Annie M Geraty; specific performance; att'y, M Stern.

Crotona st, n s, 325 w 10th av, 50x90. Margaret T McCarthy et al agt Hannah L Corbett et al; partition; att'y, J Whalen.  
61st st, Nos 55 to 59 East. Penn-American Plate Glass Co agt Andrew Kallas et al; counterclaim; att'ys, Lewkowitz & Schaap.

July 3.

Riverside Drive, n e cor 143d st, —x65x irreg. H Herrmann Lumber Co agt Hawthorne Building Co et al; action to declare lien; att'y, O Greenberg.

### FORECLOSURE SUITS.

June 27.

Bainbridge av, s e s, 379.1 s w 196th st, 25.6x 108.9x25.7x106.2.

Bainbridge av, s e s, 404.6 s w 196th st, 24.6x 111.3x24.7x108.9; two actions.  
Central Mortgage Co agt Albert C Lum et al; att'ys, Otis & Otis.

156th st, n s, 378.6 w Amsterdam av, 78.6x 99.11; two actions. Elise Boyd agt Louis Meryash et al; att'ys, Johnston & Johnston.

Vyse av, No 1151. Joseph S Marcus agt Erna Broones et al; att'y, G Rubenstein.

Vyse av, No 1149. Same agt same; att'y, G Rubenstein.

67th st, n s, 80 w West End av, 20x100.5. Josephine M Geenen agt John F Cockerill; att'y, H Brill.

152d st, s s, 70.3 e Morris av, 50x117.4. Oswin Stuhmer agt Nathan Goldstein et al; att'ys, Sternberg, Jacobson & Pollock.

107th st, s s, 175 w 1st av, 37.6x100.11. State Bank agt Minnie Greenberg et al; att'y, A W Glazmayer.

June 29.

Cherry st, No 383. Rosie Gutkin agt Annie Berger et al; att'y, M Silverstein.

103d st, n s, 168.9 w Columbus av, 18.9x100.11. Odalie M Clifton agt Rachel McCauley et al; att'ys, McDonald & Bostwick.

101st st, No 104 East.

77th st, No 304 East.  
Ferdinand Schaad agt Emil Erber et al; action to recover possession att'ys, A & H Bloch.

Amsterdam av, e s, 75 s 156th st, 25x100. Victoria A Romaine agt Alice M Souard et al; att'ys, Hill, Lockwood, Redfield & Lydon.

71st st, n s, 223 e Av A, 225x102.2. Joseph Hamerchlag agt Abraham Ruth et al; att'ys, Nash & Jones.

15th st, Nos 338 and 340 East. William Woronov agt Isaak Schapira et al; att'ys, Newman & Butler.

34th st, No 262 West. Alfred Cohn agt Leo M Klein et al; att'y, L Huhner.

143d st, s s, 325 w 7th av, 25x99.11. Max Feinberg et al agt Elias Feinberg et al; att'ys, Monfried & Feinberg.

June 30.

Vyse av, No 1147. Joseph S Marcus agt Lydie B Koch et al; att'y, G Rubenstein.

Vyse av, No 1145. Same agt Anna Edelman et al; att'y, G Rubenstein.

Vyse av, No 1141. Same agt Flora Levy et al; att'y, G Rubenstein.

Vyse av, No 1161. Same agt Hannah Linetzsky et al; att'y, G Rubenstein.

3d st, Nos 55 and 57 West. Mutual Life Ins Co of N Y agt John B Ireland; att'y, J McKeen.

15th st, No 617 East. Max Goldberg et al agt Bernath Springer et al; att'ys, Bloomberg & Bloomberg.

Willett st, e s, 62 n Grand st, 19x50. Joseph Cohen agt Harris Perlmutter of Perelmutter; att'ys, Schenkman & Brown.

Macomb's Dam road, n w cor 152d st, 85.1x 69.2x irreg. Jennie Currie et al agt Sarah Cohen et al; att'ys, Pressinger & Newcombe.

89th st, No 446 East. Richard Schinek agt Maurice Sandberg et al; amended; att'y, G Goodman.

118th st, No 441 East. Edward V Crowe et al agt Louis Lese et al; att'y, J Kearney.

July 1.

Cannon st, No 92. Nathan Kirsh agt Lena Solow et al; att'ys, Kantrowitz & Esberg.

30th st, n e s, lots 487 and 488, map of Estate Cornelius Bay, Bronx. Isabella Wells, extr agt Mary A Brush et al; att'y, F L Holt.

137th st, No 902 East. Josephine Hochbaum agt Minnie Abramowitz et al; att'y, P H Goldbaum.

117th st, n s, 144 e 1st av, 25x100.10. Giuseppe Tomasulo agt Antonio Russo; att'y, P R Ferrari.

108th st, Nos 223 to 235 East. Carl Oestreicher agt Oscar Oestreicher et al; att'y, Rosenbluth & Silverman.

July 2.

Washington av, n w cor 186th st, 50x91. Lena Ettliger agt Ignatz Roth et al; att'ys, Peacock & Steves.

West End av, No 44. Mamie Cowen agt Moss Realty Co et al; att'y, C A Strauss.

94th st, n e cor 1st av, 202x100.8; two actions. Wm H Sage et al agt William Oppenheim et al; att'ys, Zabriskie, Murray, Sage & Kerr.

156th st, n s, 378.6 w Amsterdam av, 78.6x99.11; two actions; Elise Boyd agt Louis Meryash et al; att'ys, Johnston & Johnston.

35th st, Nos 56 and 58 West. David Hochstadter et al agt Robert S Smith et al; amended; att'y, D McClure.

West End av, No 46. Frances Hein agt Moss Realty Co et al; att'y, B G Oppenheim.

134th st, Nos 25 and 27 West; two actions; Frank Russak agt Albert Peiser et al; att'ys, Strauss & Anderson.

Tiffany st, n w cor 167th st, 92.11x94.5x109.3x 75.1. Ellen Sinnott et al agt Louis Levy et al; att'y, J Whalen.

Tacoma st, s s, 200 e St Lawrence av, 25x75x 27.1x85.7. Martin L Henry agt Louise Muller; att'y, M Cooper.

Victor st, e s, 200 s Morris Park av, 25x95. Rachel Mamlock agt Abraham Pearlman et al; att'y, S Bitterman.

Tiebout av, e s, 70 s 189th st, 42.1x100.  
Kathonah av, n w cor 233d st, 99x36.6x86.6x 38.10. Elizabeth L Holland agt Thomas G Holland et al; amended; att'ys, McLoughlin & Martin.

Bathgate av, No 2241. John Aitken agt Lena Schmidt et al; att'y, J Aitken.

July 3.

127th st, No 56 West. Chas G Silverberg et al agt Felicia Schapira et al; att'y, W Bondy.

West End av, Nos 42 and 48. Harry Hein et al agt Moss Realty Co et al; att'y, C A Strauss.

98th st, No 213 East. Moritz Weiss agt Lucy George et al; att'ys, Strassbourger, Eschwege & Schallek.

183d st, n s, 235 w Grand av, runs n 78 x w 14.7 to Aqueduct av, x s w 79.1 x e — to beg. Regina Haiffberg agt Margaret Sullivan et al; att'y, H Swain.

178th st, s s, 100 w St Nicholas av, 100x99.10. Tremont Construction Co agt Adel Realty Co; att'y, M S Hyman.

Parcel of land beg at a point 884.4 n East Boulevard (proposed) and 330 e lands of N Y N H & H R R Co, runs w 130 x s 235.4 x e 143.4 x n 31.4 to beg. Jacob Leitner agt Bailey Piano Co et al; att'y, A Knox.

72d st, n s, 75 e West End av, 25x100. John Ingle Jr agt Wm M D De Peyster; att'y, H M Earle.

149th st, s s, 155 e Robbins av, 50x80. Elise B Lowden et al agt Meyer Solomon et al; att'y, L E Embee.

137th st, n s, 450 w Home av, 150x100. John A Philbrick & Bro agt Ignatz Florio Coopera-

tive Assn among Corleonesi et al; att'ys, Sackett & Lang.

63d st, No 411 East. Perets Wolff agt Pietro Genchi et al; att'y, M Silverstein.

98th st, No 213 East. Bridget Kane et al agt Henry Feuerstein et al; att'y, T W Butts.

144th st, No 509 West. Henry B Kirkland agt Edgar Logan et al; att'y, T W Butts.

### JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

June and July.

27 Alterman, Mindel—Domenico Bravin. \$90.41

27 Aldrich, Arthur E—City of N Y. . . . . 216.04

29 Ackson, Joseph—Bernard Ordovery. . . . . 91.31

29 Abramson, Jacob—Isiah Lidz. . . . . 68.19

29 Arrowsmith, David A, Jr—Raymond Van Praag Supply Co. . . . . 43.62

30 Arnold, Reginald—Acker, Merrill & Condit. . . . . 59.86

30 Anderson, Robert H—City of N Y. . . . . 216.04

30 Ayres, Rubin B—Era G Humphreys. . . . . 147.21

1 Asen, Henry—Croler Society. . . . . 45.41

1 Arnheim, Lena—Interborough Rapid Transit Co. . . . . costs, 107.88

1 Ackerman, Sylvester—City of N Y. . . . . 216.04

1 Aikman, Joseph W—the same. . . . . 413.49

1 Adams, Geo H—the same. . . . . 216.04

1 Applebaum, Meyer H—the same. . . . . 216.04

1 Andrade, Chas D—the same. . . . . 216.04

1 Alexander, Morris—Schwarzschild & Sulzberger Co. . . . . 223.32

1 Althause, Walter—Nipissing Mines Co. . . . . 12.72

1 Abelles, Jacob—Barnet Kimler et al. . . . . 50.68

2 Abel, Jacob—City of N Y. . . . . 206.06

2 Amendolagine, Emanuele—Joseph Doelger et al. . . . . 443.52

2 Abrahams, Paul M—Oliver Typewriter Co. . . . . 26.46

3 Alexander, Jesse—Alexander Typewriter Co. . . . . 25,100.00

3 the same—Geo W Fairchild et al. . . . . costs, 175.81

27 Bohnen, Geo J—Charles Wills. . . . . costs, 53.45

27 Baum, Gay H—St Joseph's Seminary et al. . . . . costs, 73.50

27 Bardick, Solomon—Jacob Levy et al. . . . . 78.41

27 Bausch, Valentine & Marie—Geo Van Axen. . . . . 60.66

27 Bulger, William—Acker, Merrill & Condit Co. . . . . 37.35

27 Bagley, Margaret—Odle J Whitlock. . . . . 212.60

27 Berman, Jule—Barney Spatz. . . . . 84.02

27 Brett, Morris—John H Thompson. . . . . costs, 71.02

27 Bernstein, Charles—Improved Smoking Process Co. . . . . 110.22

27 Blick, Samuel—David Waters et al. . . . . 83.27

27 Berger, Louis—Oscar Baumann. . . . . 923.38

29 Bauer, Aaron T—Jacob Weiss. . . . . 498.32

29 Bonn, Francis C—City of N Y. . . . . 393.53

29 Bates, Chas A—Harriet E Babson. . . . . 5,304.09

29 Boyd, John—A B Barr & Co. . . . . 90.80

29 Blauer, Julius & Isidore—Hyman Koreman et al. . . . . 926.22

29 Baker, John O—William Seggie. costs, 92.03

29 Beeton, Frederick L—David Shapiro. 218.27

30 Bonewur, Solomon—Zahn & Bowly Co. 311.59

30 Berger, Samuel—Oliver Typewriter Co. 49.41

30 Backus, Lincoln G—Frank W Molloy. . . . . costs, 13.72

30 Becker, Solomon & Joseph T—Herman. . . . . costs, 63.35

30 Burlingame, Robert—City of N Y. . . . . 581.00

30 Brown, Chas E—the same. . . . . 768.46

30 Berliner, Julius—Carrie Toscan et al. 602.78

30 Bang, Philip J—Montgomery Creamery Co. . . . . 333.33

30 Bronso, Giuseppe—State Board of Pharmacy. . . . . 29.41

30 Bernstein, Hyman & Freeman—David Greenwald. . . . . 343.16

30 Bloom, Benjamin—Geo Von Buhren. . . . . 116.65

30 the same—the same. . . . . 215.15

30 Batton, John—Candee, Smith & Howland Co. . . . . 843.90

30 the same—the same. . . . . 529.70

30 Borden, Abraham—Peter B Worrall. . . . . 292.28

1 Bershadsky, Myer—E F Keating Co. 424.04

1 Brown, Henry—W F Irish Electric Co. 189.20

1 Baker, Thomas H—City of N Y. . . . . 216.04

1 Bacon, Chas E—the same. . . . . 393.53

1 Beggs, John E—the same. . . . . 768.46

1 Byrne, Harry—J Ernst Gignoux. . . . . 89.67

1\*Block, Jacob—Enrie Avellino. . . . . 143.91

1 Brennan, James—Irene Weston. . . . . 72.30

1 Bronk, Edgar—H L Herbert & Co. . . . . 319.06

2 Beck, Robert W—Julius J Ziegler. . . . . 524.15

2 Bishop, Walter—Alberene Stone Co. . . . . 176.22

2 Boehning, Henry—Robert Buttlar. . . . . 40.79

2 Birnbohm, Carmilli & Chas Z—Manhattan Leasing Co. . . . . 92.71

2 Bloom, Barnet & Rosa—Blanche Goldstein. . . . . 94.72

2 Barney, Nathan O—People, &c. . . . . 216.04

2 Bradshaw, J B—the same. . . . . 204.37

2 Benton, Albert W—the same. . . . . 768.46

2 Bennett, Samuel—N Y City Ry Co. . . . . costs, 108.88

3 Bloch, Johanna B—New Yorker Zeitung Pub & Printing Co Ltd. . . . . costs, 34.60

3 Burnett, Harry & Wm E—Corn Exchange Bank. . . . . 2,589.61

3 Bailey, Wm R—Geo R Sutherland. . . . . 493.76



DYCKERHOFF PORTLAND CEMENT

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

E. THIELE, Solo Agent, 99 John St., New York.

Table listing names and addresses of individuals and companies, such as Barrow, Walter P—City of New York, Burgdorf, Otto C—the same, etc.

MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property FIFTH AVE. AND 79th ST. BROOKLYN, N. Y. TELEPHONE, 724 BAY RIDGE

- 1 Kurzrok, Annie—the same .....177.51
1 Kinsella, Joseph—John Sinnott.....644.45
1 Knebel, Henry & Alfred—Max Stiner & Co. ....554.84
1 Kelly, Thomas J—Mary C Kelly.....costs, 135.09
1 Kosower, Abraham—State Bank .....2,113.96
1 Kahn, Yetta—Ernest Tribelhorn Inc.....85.40
2 Kelly, John J Jr—John Dewar & Sons Ltd. ....149.93
2 Koskey, Wm J—Herman B Broer.....96.59
2 Kraus, Dave—Carey Show Print.....117.15
2 Keys, Barton—Samuel Weil.....53.22
2 Kennedy, Mary E—City of N Y.....768.46
2 Kraemer, Francis M—Ella G Percy.....179.25
2 Klein, Benedict A—Barbara Krebs.....3,370.25
3 Kann, Edward—Meyer Renick et al.....costs, 51.60
3 Kubler, Gustave A—Graton & Knight Mfg Co.....107.41
3 Kurlandzik, Meyer—Rudolph L Cherurg.....35.66
3 Kronenberger, Magdalena—George Schlenker.....4,236.27
3 Kiefer, Lena—the same .....4,236.27
3 Katzenstein, Charles—Corn Exchange Bank.....2,121.85
27 Lane, Henry—Herman Lack.....49.81
27 Levy, Sam—Martin Mercer.....113.68
27 Lustberg, Isador—the same .....113.68
27 Le Brantz, Sarah M—James A Campbell.....132.62
29 Lynch, Matthew E—City of N Y.....393.53
29 Loeb, Carrie & Jennie—Supreme Lodge of The Royal Arcanum.....costs, 87.20
29 Lasarovitz, Sigmund—Samuel Pick.....529.01
29\* Lowe, Charles—German Exchange Bank.....164.46
29\* Lowz, Margaret—Luyties Bros.....35.11
30 Landsman, Joseph—Edw S Alpaugh et al.....255.40
30 Levy, Jacob—Louis Fink .....109.41
30 Lazarus, Levy—N Y City Ry Co.....costs 67.88
30 Lewis, Wm E—John S Keith.....103.84
30 Luciano, Pietro—David Mayer Brewing Co.....1,017.67
1 Leopold, Louis—Dry Dock, East Broadway & Battery R R Co.....costs, 107.88
1 Levy, Jacob—Jacob Lazarowitz et al.....228.61
1 Lupo, John—Joseph M Sarnar.....69.65
1 Leary, Samuel—Ross Lumber Co.....106.93
1 Layzoo, Agameninou—John Zisis.....68.55
1 Levay, Bernard—Nattan Rosenberg.....275.52
1 Levy, Edmund J—Bon Ton Tailoring Co.....18.45
1 Levine, Jacob—Solomon Lurie.....275.99
2 Loventhal, Charles—Isaac Simon.....149.51
2 Lee, Richard B—City of N Y.....768.46
2 Landsman, Jacob—Herman Weiss.....1,534.81
2 Levene, Louis—Rosa G Hellman.....394.15
2 Levine, Albert J—Charles Paley.....32.59
3 Levy, Herrman H—Wm F Czerand.....377.17
3 Langsner, Abraham—Schwarzschild & Sulzberger Co.....77.72
3 Lake, Henry—People, &c.....20.00
3 Lutz, Chas Jr—the same .....500.00
3 Levy, Chas C—Benjamin Werner.....243.56
3 La Farge, John—City of N Y.....768.46
27 Micele, Joseph—Domenico G Pelora.....36.30
27 Mach, Abraham—G Robitzek & Bro.....32.80
27 Morminsky, Isidor—Berry B Simons.....costs, 17.41
27 Morris, Samuel D—City of N Y.....413.49
27 Merrill, Susie A or Sadie—Lazarus Levy.....costs, 117.00
27 Margolies, Edward—Samuel Levin et al.....costs, 67.53
27 Mallabar, Wm L—Acker, Merrall & Condit Co.....80.65
27 Meisel, Silo—Ignatz Bleich.....536.01
27 McCormick, John—Philip Ruxton, Inc.....51.91
29 Miller, Frank—N Y City Ry Co.....costs, 67.88
29 Marryatt, Frederick—City of N Y.....216.04
29 Morgan, Albert—the same .....393.53
29 Miller, Richard T—Chas Le Boutillier.....156.68
29 Miner, Howard B & Mabel G—John D Miner.....cost and allowance, 632.34
29 Minkowitz, Frank gdn—Matthew J Sullivan.....costs, 68.18
29 McGragor, Robert—City of N Y.....216.04
29 McDermott, John—the same .....216.04
29 McElroy, Thomas L—the same .....216.04
29 Morton, J Hatfield—H F Cushman Mfg Co.....259.89
29 Miller, Edward—Hewlett & Hewlett.....49.70
29 Mali, Frances J—Dennett Surpassing Coffee Co.....costs, 265.97
30 Martin, James G—General Electric Co.....40.65
30 Mathews, Ernest—Kreischer Brick Mfg Co.....230.32
30 Mintz, Morris H—Nat'l Bottlers & Supply Co.....172.89
30 Mulvihill, Mary E—People, &c.....1,500.00
30 Mensch, Philip—Harry Kovner.....42.15
30 May, Pauline—State Board of Pharmacy.....84.41
30 Marcusson, Samuel—Morris Weisberger.....99.65
30 Miller, Richard T—N Y Central & Hudson River R R Co.....costs, 108.75
30 Meakin, Chas W—James E Nash.....21.66
30 Mangel, Henry—Isaac Stanislaw et al.....123.75
30 Marcus, Jacob\* & John—Samuel Klepner.....177.15
30 Mahler, Hans—Solomon L Tischler.....277.41
30 Mulry, Thomas M & Thomas F—Teresa F Manahan.....9,464.93
30 McDonald, Edw J Jr—Geo C Nolz.....117.86
30 Mandello, Philip—People, &c.....1,000.00
1 Mullers, Frank S—City of N Y.....112.33
1 Meegan, Patrick E—the same .....216.04
1 Marcusson, Samuel—Robert S H Cochran.....246.40
1 McDonald, Myles—City of N Y.....37.34
1 Murphy, Thomas H—T Joseph Dunn.....41.72
1 McCormick, Dan—T Joseph Dunn.....43.20
2 Maloney, John S—John Palmer.....136.91
2 Mamiaro, Louis—James Poggi et al.....232.81
2 Moss, Herman—Samuel Breakstone et al.....12.63
2\*Maloney, Wm J—Brooklyn Varnish Mfg Co.....78.65
2 Miller, Robert A—Alfred Lewin.....71.31
2 Mayer, George—Charles Widmer.....60.14
2 Myers, Walter—City of N Y.....768.46
2 Moorehead, Thomas J exr—the same .....96.44
2 McAllen, Patrick—Edw H Hazen.....233.17
2 Moses, Nicholas P—Frederick H Chase et al.....480.87
2 Mainz, Henry—John Scheefers & Co.....223.15
2 McLaren, John—Geo B Juckett.....25.31
3 Meiselman, Isidore—M Weinstock.....18.65
3 Melville, Frank—Corn Exchange Bank.....costs, 2,121.85
3 Miller, Gus & Louise—Alexander Kaufman.....2,851.00
3 Morris, Samuel—Bernard Marcus et al.....51.91
3 Malone, Frank E—Clifford L Beare.....119.67
3 Marcus, Max—Leo Silver et al.....159.27
3 Mulry, Thomas F, Thomas M & Lawrence V—Lucy Mulry .....2,197.20
3 McNabb, John E—Geo W Fairchild et al.....costs, 175.81
3 Mottola, Nicholas F admr—Met St Ry Co.....costs, 108.88
3 Mauer, Gustave—Mutual Milk & Cream Co.....67.17
3 Martin, May—People, &c.....50.00
27 Neuner, Abraham—Joseph Rosenberg et al.....43.88
27 Neuburger, Jacob S—Brainard & Wilson Co.....194.96
27 Nathan, Harry—Louis Leavitt.....81.14
27 the same—the same .....32.90
29 Nelson, Wm A—City of N Y.....216.04
29 Newhall, Benj S—the same .....216.04
29 Nauman, Augustus C—the same .....216.04
29 Niernberg, Morris—Murtha & Schmohl Co.....30.53
30 Naton, Jules—Oliver Typewriter Co.....11.56
30 Nikop, Aron—Henry Tannenbaum et al.....534.31
1 Neuman, Samuel A—Doretta Weidman.....198.90
1 Nealon, Thomas gdn—Forty-Second Street, Manhattanville & St Nicholas Av Ry Co.....costs, 107.88
2 Newman, Nedham—Ellen A Smith.....1,392.18
2 Nostrand, Edwin B—City of N Y.....216.04
3 Neuman, Sarah—Sigmund Kraus et al.....270.46
3 Novak, Emery—M N Clements.....10.00
3 Nitzer, Bernard—City of N Y.....216.04
3 Nicholl, Henry W—the same .....581.00
3 Nicoletta, Gaetano & Maria—People, &c.....1,000.00
3 Noettinger, John A—S B Davega Co.....118.36
3 Nussbaum, Abraham H—Isaac Michaels.....26.72
27 O'Neill, Chas H—John Lepori.....156.24
3 O'Brien, John R—City of N Y.....216.04
3 O'Brien, John—Isaac Stanislaw.....19.22
30 O'Brien, Edw P—Chas S Josephs.....69.59
2 O'Brien, Mark A—Phoenix Soapstone Co.....61.29
2 O'Brien, Daniel—Thomas McCunn et al.....129.08
3 O'Brien, Edward—Hannah B T Mitchell.....116.72
27\*Popkin, Joe—David Michaelson.....241.90
27 Potter, Frank H—Geo J Chetwood.....1,500.55
29 Perlman, David—Saml W Goldbach.....144.15
29 Perlman, David—Saul W Goldbach.....45.65
29 Puchalski, Alexander—Alfred C Dodge.....34.31
29 Padernacht, William—Sam Schwartz.....467.25
30 Petersen, Geo L—City of N Y.....216.04
30 Paynter, Bertrand—the same .....216.04
30 Prigge, John—Mutual Milk & Cream Co.....costs, 137.89
30 Pucci, Antonio G—Bernheimer & Schwartz Pilsner Brewing Co.....5,844.27
30 the same—Daniel Reeves et al.....4,966.80
30 Penfield, Wm W—Oscar I Mayer.....2,121.33
30 Pierce, Robert—Louis C Tetard.....201.15
1 Post, Alfred B—Joseph Caliendo.....258.15
1 Pupke, Joseph J—City of N Y.....216.04
1 Pressberg, Rudolf—Armand R Chapman.....189.67
1 Pitney, Fred—Wm E Stern.....556.03
1 Platnick, Abraham—Frederick S Underhill, et al.....207.77
2 Pollack, Gabe L—Henry Westerman.....40.90
2 Pekelner, Herman\* & Samuel—Christian Jacobs .....165.78
2 Penson, Horace—City of N Y.....216.04
2 Porsch, Attaker—the same .....393.53
2 Pescia, Enrico V—Guiseppo B Rini.....630.12
2 Pescia, Enrico V—Guiseppo B Rini.....127.73
3 Platt, Thomas C—Edgar Joseph.....2,630.43
3 Paff, John H—Bartola Palisi.....17.72
3 Peet, Frank M—Ohio C Barber.....50,363.05
3 Prendegast, Henry—City of N Y.....768.46
3 Poth, William—the same .....56.09
3 Pollock, Joseph—Mary Pollock .....134.52
3 Paradise, Robert—City of N Y.....206.06
3 Peltier, Joseph—the same .....216.04
3 Quinn, Patrick—Edw H Hazen.....233.17
27 Rodgers, John C—Jessie Gillender.....112.42
27 Redlich, Pincus—National Lead Co.....85.99
29 Rowe, Chas C & Wm O—Wm J Baldwin, Jr.....386.17
29 Reilly, Thomas—M N Clement .....10.00
29 Rohkohl, Magdalena—Wm S Sussman.....52.41
29 Roads, Wm C—Edw M Underhill.....207.90
29 Ryan, Thomas J—Wm B Franklin et al.....costs, 1,161.67
29 Rosen, Louis & Joe—Murtha & Schmohl Co.....26.15
29 Rosenberg, Rosie—Rose Theaman.....190.15
29 Ross, John—C Clarence Sichel.....123.91
29 Rodgers, Robert M—Associated Merchants of N Y.....88.20
30 Rechten, Claus H—City of N Y.....393.53
30 Reutzer, Benjamin—the same .....112.33
30 Rowan, Martha W—the same .....168.57
30 Rubinsky, Amelia—Samuel Newman.....(D)4,747.26
30 Rinaldi, Alfredo—Bert K Bloch.....174.45
30 Roehl, Emil—the same .....120.39
30 Rosenthal, Sadie—Herman A Flursheim et al.....300.41
30 Ritter, Frank W—U S Dash & Fender Co.....43.41
30 Rogers, Robert B Jr—Chemical Realty Co.....78.10
30 Riseley, William—U S Exchange Bank.....93.31
1 Regelson, Peter—Richard P Wardwell.....134.75
1 Rosenberg, Emma—Pamela W Von Prief.....210.86
1 Rainess, Abraham—S Jennie Song et al.....39.51
1\*Reichman, Joseph—Myer Primstein.....169.72
1 Rawnitzka, Morris & Jacob—Frederick S Underhill et al.....207.77
1 Rosenhouse, Solomon—Morris Suhman.....124.15
1 Rushmann, Albert—Elizabeth Kennedy.....39.73
1 Rosenweg, David—Morris Ornitz et al.....61.40
2 Robinson, Douglas recvr—Sarah Callan.....75.16
2 the same—Frank Callan .....73.41
2 Ruddock, Mary—City of N Y.....264.41
2 Reith, Mary—N Y City Ry Co.....costs, 108.88
2 Reith, Lorenz—the same .....costs, 108.88
2 Riley, Elwin G B—Walter J Salomon.....308.71
2 Russ, Isidore—Harry Kovner.....93.65
2 Rockmore, David W—Title Guarantee & Trust Co.....223.12
2 Ritzky, Morris—Chas E Dowdall.....50.05
2 Rothschild, Simon & Frank—Louis Goldblatt .....costs, 107.58
3 Robinson, Adele—Marie Morrison.....164.25
3 Richardson, Ellen A—City of N Y.....581.00
3 Riker, Albert S—Willink Garage Co.....450.05
27 Simms, John H—Goodyear Rubber Tire Co of N Y.....103.47
27 Sperry, Edw P—Acker, Merrall & Condit Co.....264.36
27 Schectman, Benjamin—Jacob Levy et al.....78.41
27 Sherding, Anna & Christian—Charles Wilhelm .....198.22
27 Stiles, Arthur L—City of N Y.....216.04
27 Stratton, Campbell—John E Clifford.....105.33
27 Silverman, Isidor—Ignatz Bleich.....536.01
27\*Schwartz, Israel—David Michaelson.....241.90
27 Sussman, Hyman, David, Alexander & Samuel—David Waters et al.....83.27
27 Syrop, Lena—Sonn Bros Co.....243.80
29 Sternberg, Louis—City of N Y.....216.04
29 Sturges, Lathrop L—the same .....314.26
29 Steppe, Frank E—the same .....216.04
29 Staunton, Michael—the same .....216.04
29 Starrelle, Morris—the same .....216.04
29 Stevens, Shepherd—the same .....216.04
29 Steadman, Wm A—the same .....216.04
29 Sternlich, Jacob—the same .....393.53
29 Skrilow, Morris—Mark Rabinovitz.....costs, 68.06
29 Spring, David H—Ida Davis.....149.41
29 Simmons, Edward—Herman Lobel.....468.55
29 Shipman, Harry—Associated Merchants of N Y .....36.60
29 Senior, Russell C—James M Reid.....160.72
29 Silverman, Philip—Abraham Shendell.....135.95
29 Swift, Wm S—Lafayette J Finch.....38.94
29 Simon, Louis—Jacob Goldberg.....10.51
29 Skoog, August E—Barnes Crosby Co.....50.69
30 Sebastino, Tomasullo—Herbert C Jones.....29.31
30 Stein, Katie—Geo F Hinrichs & Co.....123.73
30 Saltzman, Louis H—Geo Von Buhren.....116.65
30 Stein, Henry B—Chas A Stein.....329.08
30 Smyth, George—City of N Y.....216.04
30 Sutherland, Robert—the same .....216.04
30 Spear, Robert H—the same .....216.04
30 Simmons, Wm B—the same .....216.04
30 Simon, Abraham\* & Benjamin—Harris Sternlich et al .....666.49
30 Strong, Wilber—Abraham Jacobi.....104.69
30 Smith, Charles—City of N Y.....216.04
30 Smith, Geo P—the same .....1,143.40
30 Salzmanowitz, Benjamin—Alois J Rheinberger et al .....92.55
30 Seegel, Samuel—Isaac Lartin .....24.65
30 Sherry, Mary—Francis J Duncan.....353.96
30 Siegel, Max—Adolph Rosenberg.....28.41
30 Sheridan, James F—Wm R Briley.....cost, 23.43
30 Swain, Harold—Tresa F Manahan.....9,464.93
30 Schindler, Paul—Gates Hamburger.....264.41
30 Schmitz, William—Richardson & Boynton Co.....75.52
1 Simis, Wm Jr—Nathan J Packard et al.....216.91
1 Sichel, Maurice—Greenhut & Co.....361.50
1 Shaner, Harry—Myer Prinstein.....169.72
1 Shanske, Joseph—the same .....169.72
1 Saltzman, Louis H—Stewart Lumber Co.....113.45
1 Shatzky, Frank—Benj Sel et al.....354.41
1\*Schwartz, Morris—the same .....354.41
1 Sapan, Jacob—Joseph M McNiece et al.....383.27
1 Scanlan, John—City of N Y.....413.49
1 Standish, Greenville S—the same .....216.04
1 Slater, Wm H—the same .....393.53
1 Simson, Charles—the same .....216.04
1 Schwartz, Benj M—Morris & Co.....costs, 71.11
1 Samel, Ada—Enri Avellino.....143.91
1 Sullivan, Christopher J—Consolidated Gas Co of N Y.....206.12
1 Springer, Max—Benjamin Stern.....135.88
1 Souers, John E—Alliance Press Co.....313.03
1 Simek, Simon, gdn—Wm R Pitt Composite Iron Works .....costs, 108.18
1 Schafer, Henry—Frank N Glover.....70.57
1 Schneider, —Morris Ornitz et al.....61.41
2 Shields, John F—Simpson Crawford Co.....256.65
2 Siegel, Robert J—Geo H Allan et al.....49.99
2 Stevenson, Stephen—City of N Y.....117.32
2 Stevens, Catharine A—the same .....768.46
2 Schear, Aaron—Isidor Munsteek.....69.31
2 Solotar, Rose—Henry S Mack .....1,017.58
2 Shiner, Joseph—Charles Bishop .....108.60
2 Schrader, Henry—V Loewers Gambrinus Brewing Co.....401.17
2 Smith, William—John R Smith.....23.31
2 Smith, Emille—Aimee Lopez et al.....25.11
2 Schultz, Carl R—Oriental Bank.....4,103.68
3 Spleklar, Nathan—Pincus May.....34.65
3 Shrive, William—Frederick Ray et al.....84.36
3 Saunders, Samuel—City of N Y.....581.00
3 Southack, Louis—the same .....768.46
3 Swain, Harold—Lucy Mulry .....2,291.70
3 Strauss, Edw H—Benjamin D Traitel et al.....1,077.13
3 St John, Henry A—Edw A Layton.....96.08
3 Sicard, Andrew S—People, &c.....20.00
3 Sinkowitz, Isidor—Barnet Kimler et al.....255.76
3 Schermerhorn, Julian H—Niagara Falls Hydraulic Power & Mfg Co.....37,190.79
27 Traphagen, John J—Geo J Chetwood.....1,500.55
27 Teeter, Eli—City of N Y.....216.04
27 Tepfer, Samuel—East Side Metal Spinning Co.....costs, 18.41
30 Thompson, Robert P—Geo C Volz.....117.86
30 Tillman, John F—City of N Y.....216.04
1 Tratta, Giuseppe—Patrick Garofalo.....240.25
2 Theis, Mortimer M—Carey Show Print.....117.15
2 Turnure, Mary G—City of N Y.....1,893.27
2 Titus, Edmund C—the same .....206.06
2 Tipping, Edw A—West Side Roasting & Milling Co.....49.18
3 Tabor, Harriet—Wm J Farth.....289.61
3 Terry, Alfred V—City of N Y.....299.80
29 Vervalen, Richard, Jr—City of N Y.....216.04

Table listing individuals and companies with their names and associated values or addresses.

CORPORATIONS.

Table listing corporations and their details, including names and values.

Table listing individuals and companies with their names and associated values or addresses.

SATISFIED JUDGMENTS.

June 27, 29, 30, July 1, 2 and 3.

Table listing satisfied judgments with names and values.

Table listing individuals and companies with their names and associated values or addresses.

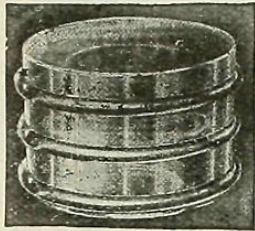
CORPORATIONS.

Table listing corporations and their details, including names and values.

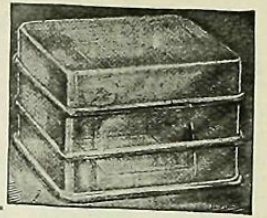
1\*Vacated by order of Court. 2\*Satisfied on appeal. 3\*Released. 4\*Reversed. 5\*Satisfied by execution. 6\*Annulled and void.

MECHANICS' LIENS

Table listing mechanics' liens with addresses and values.



**LUXFER** is needed in practically every building operation of importance. It saves money and assures satisfactory daylighting. Our book, "DAYLIGHTING," should be in your ready reference file. Free upon request. **American Luxfer Prism Co.,** 507-509 West Broadway, N. Y. Telephone 8257, 8258 Spring



July 2.

- 10-9th av, No 517. Thomas J Mooney agt Laura Block and Joseph Fuchs.....748.20
  - 11-Lexington av, n e cor 30th st, 75x100. Nathan Rubin agt Peter Altero and Sam Reines .....105.00
  - 12-Belmont av, w s, 88 s 182d st, 38.8x83.5. Thomas B Bowne & Son Co agt Black Hill Construction Co. ....1,193.18
  - 13-Mapes av, No 2073 to 2077. Giovanni Budetta agt Giosue and Antonio Galiani.403.40
  - 14-9th av, No 517. Theodore C Wood agt Laura Block and Joseph Fuchs Co.....212.60
- July 3.
- 15-Clinton av, n w cor 181st st, 26.1x99.3. John Bell Co agt Phebe Elkan and Harry Feller .....1,973.91
  - 16-134th st, No 215 West. Samuel Desowitz agt Joseph A Van Mater and D W De La Vergne .....102.00
  - 17-Magenta st, Nos 728 to 734. Valentine Zimmermann agt Donato Pizzitello and B Gianchi .....116.00
  - 18-96th st, Nos 320 to 328 West. Wm T Hockey Inc agt Arnold Realty Co and Frank Morrell .....2,098.85
  - 19-Lexington av, n e cor 30th st, 43.10x100. Gustav Ernst agt Pietro Altieri and Michael Bennicasa .....1,715.00
  - 20-Amsterdam av, n w cor 170th st, 100x100. T H Simonson & Son Co agt Hudson Trust Co and Feldman & Miller .....911.06
  - 21-Broome st, No 206. Max Friedman agt Sarah Levine and Isaac Portman.....136.00
  - 22-143d st, Nos 126 to 148 W. William Williams & Co agt Jacob Samuel & Herman Pekelner .....110.00
  - 23-Clinton av, n w cor 181st st, 66.10x99.2. Antonio D Angelo agt Phebe Elkan and Harry Feller .....1,011.40
  - 24-110th st, No 108 East. Henry Newbury agt Morris Lowenstein and Abraham Wolff. ....102.92
  - 25-Av C, No 58. Realty Iron Works agt Adolph Roth, Julius Stoloff and Morris Kronovet .....140.00
  - 26-Av C, No 86. Same agt Julius Stoloff and Morris Kronovet .....160.00
  - 27-9th av, No 517. J H Drew & Bro, Inc, agt Laura Bloch and Joseph Fuchs .....360.00

**BUILDING LOAN CONTRACTS.**

June 30.

- Wales av, s w cor 149th st, runs w 50 x s 100 x w 50 x n 20 x w 100 to Concord av, x s 158 x e 200 x n 238 to beg. Gustavus Robitzek and Edward Robitzek loan Frederick W Ehrsam to erect a 4-sty dwelling; - payments .....\$25,000
- 12th st, s s, 305 e Avenue D, 25x100, Bronx. Herbert S Ogden loans Philip Kaufman to erect a 2-sty dwelling; 3 payments.....4,000
- 12th st, s s, 380 e Avenue D, 25x100, Bronx. Luise Riegler loans Philip Kaufman to erect a 2-sty dwelling; 3 payments.....4,000
- 27th st, s s, 291.6 e 6th av, 58.6x98.9. Germania Life Ins Co loans James Livingston Construction Co to erect 12-sty loft bldg; 6 payments .....250,000

July 2.

- 143d st, n s, 240 w Brook av, 25x100. Charles Riley loans James C Corbett to erect a 6-sty apartment; 9 payments .....18,000
- 236th st, n s, 175 e Oneida av, 100x100. Central Mortgage Co loans Ernst Keller to erect four - sty buildings; - payments .....18,000

July 3.

- 235th st, s s, 230 w White Plains av, 25x114. Eliza Livingston loans Emil Leske, to erect a -sty bldg; - payments .....4,000
- 119th st, s s, 50 e Amsterdam av, 100x100.11. City Mortgage Co loans Jumel Realty & Construction Co to erect a 6-sty apartment; 14 payments .....120,000

**SATISFIED MECHANICS' LIENS.**

June 27.

- 136th st, No 378 East. William Klein agt John Quell et al. (April 1, 1908)....\$100.00
- Cherry st, s e cor Scammel st, Leiser Perlmutter et al agt New Land Realty & Construction Co et al. (Aug 15, 1907)....669.33

June 29.

- Riverside Drive, s e cor 139th st. Ernst H Rambow agt Hensle Construction Co et al. (June 25, 1908) .....364.00
- Thompson st, No 182. Frank Meszaros agt John Harkins. (Sept 20, 1907) .....42.35
- Park av, No 1501. Louis Glaser agt Elizabeth Riester et al. (May 23, 1907).....265.00
- Riverside Drive, s e cor 137th st. Lockwood Co agt Noel Realty & Construction Co et al. (Jan 8, 1908) .....858.15
- 56th st, n e cor 8th av. Isidore Fajans agt Metropolitan Mercantile & Realty Co. (Mar 9, 1908) .....350.00
- \*Hughes av, Nos 2504 and 2506. Orlando Misirone agt Giovanna Damiano et al. (Feb 18, 1908) .....70.00
- \*Vanderbilt av, e s, 94.9 n Tremont av. Thomas J Blair agt Hiram Tarbox et al. (Mar 22, 1895).....3,520.80
- Church st, Nos 30 and 50. International Steam Pump Co agt Hudson & Manhattan R R Co et al. (May 19, 1908) .....2,300.00

June 30.

- \*St Nicholas av, n e cor 179th st. P Yockel Bros agt Martin Ungrich et al. (Jan 13, 1908) .....1,275.00
- \*Same property. Christian Blayer agt same. (Jan 15, 1908) .....175.00
- Broadway, Nos 149 to 163.....489.00
- Liberty st, Nos 79 to 93.....
- International Steam Pump Co agt Singer Sewing Machine Co et al. (May 21, 1908) .....3,007.00
- 6th av, w s, whole front bet 18th and 19th sts. Same agt Greenhut & Co et al. (May 27, 1908) .....489.00
- Maideh Lane, Nos 68 to 76. Same agt German American Ins Co et al. (May 22, 1908) .....785.00
- West End av, Nos 553 to 559. Same agt New York Protestant Episcopal School et al. (June 2, 1908) .....328.00
- Lind av, w s, 374.4 n 168th st. Wm H Nelson agt David Christie et al. (Dec 12, 1907) .....200.00
- Morris av, s e cor 153d st. Hyman Glick agt Friedman Realty Co et al. (March 17, 1908) .....5,560.00
- Same property. Angelo Gagliano agt same. (March 23, 1908) .....300.00
- Same property. John Lever agt same. (March 19, 1908) .....150.00
- 239th st, s s, 100 e Kepler av. Chas L Weeks agt Chas F Swallow et al. (June 4, 1908) .....247.03
- 239th st, s s, 239 e Kepler av. F N Du Bois & Co agt same. (June 3, 1908).....189.00

July 1.

- 138th st, n s, 100 w Broadway, 75x200 to 139th st. Robert H Mathews Co agt Burlington Realty & Construction Co. (Dec 12, 1907) .....299.00
- Same property. Edward Miller agt same. (Dec 24, 1907).....290.00
- Same property. John Lever agt same. (Dec 14, 1907) .....106.00
- 6th st, No 314 East. Passal Cohen agt David Aaron et al. (June 25, 1908).....133.85
- \*Elsmere pl, n s, 250 w Southern Boulevard. Michael O'Brien agt Elsmere Realty Co et al. (March 9, 1908).....115.08
- 122d st, Nos 339 to 343 East. Jacob S Friedman et al agt Jacob Silverman et al. (July 26, 1907) .....83.60
- Merrill st, n w cor St Lawrence av. Jacob Schwartz et al agt Sarah P Spero et al. (June 22, 1908).....140.00

- 103d st, No 218 East. Hyman Bobick et al agt Abraham Wienetsky et al. (April 30, 1907) .....550.00
- Morris av, s e cor Burnside av. Geo P Morill agt Lochinvar Realty Co et al. (April 3, 1908). .....2,625.00

July 2.

- 21st st, Nos 45 and 47 West. Nyman Clompoos agt Frederick Haas. (June 9, 1908) .....850.00
- 166th st, Nos 564 to 568 East. Joseph Konovitch et al agt Victoria Zeller et al. (June 26, 1908) .....124.00
- \*Belmont av, s e cor 183d st, 250x200 to Cambridge av. Clifford L Miller & Co agt Home for the Aged of the Little Sisters of the Poor of the City of N Y et al. (June 27, 1908) .....325.00
- \*Lenox av, n e cor 143d st. Ernest N Cokefair agt Maurice Cohen et al. (Feb 24, 1908) .....68.00

- \*Discharged by deposit.
- \*Discharged by bond.
- \*Discharged by order of Court.

**ORDERS.**

- 8th av, Nos 711 to 715. Charles Newmark on J Harris to Economy Plumbing Co.....900.00

**CHATTEL MORTGAGES.**

June 26, 27, 29, 30, July 1 and 2.

AFFECTING REAL ESTATE.

- Banford, L. 757 E 152d. A Spiro. Refrigerators, Chandeliers, &c. \$350
- Banford, L. 226 E 97th. A Spiro. Chandeliers, Shades, etc. 150
- Same. 224 E 97th. Same. Same. 150
- Bernstein, A. 278-280 E 152d. A Blumenthal. Stoves, Chandeliers, &c. 500
- Germansky, M. 234th st bet White Plains rd and Carpenter av. Albert G F Co. Lights, Globes, &c. 84
- Graham, M. 240 W 143d. A Spiro. Refrigerator, Chandeliers, &c. 450
- Henig Bros. 214-6 E 2d. Wm Messer Co. Plumbing Fixtures. 3,700
- Jewish M Hospital. 270-2 E Broadway. L G Kirk Co. Steam Heating Fixtures. 1,428
- Kelly, M J. 220 W 104th. Levin Bros. Refrigerator. 28
- Kotzen, L. Av D and 8th st. Hudson M & M Co. Mantles. 185
- Kotzen, L. Ave D and 8th st. Levine & Posner. Iron Works. 3,000
- Hookey, W T. 180th st and Wadsworth av. Silberstein & Silver. Mantles. 752
- Rutland Realty Co. 602 Riverside Drive. National E Co. Elevator. 1,050
- Story, H. 23 Duane. M Klaas. Plumbing Fixtures. 448
- Same. T Evans. Plumbing Fixtures. 1,000
- Signell (J V) Co. Hamilton pl and 143d st. A B SEED Elec E Co. Elevators. 2,600

**ATTACHMENTS.**

- June 25. Cohen, Benjamin; Alexander Adair; \$546.63; A C Cohen.
- June 26. White, Abraham; Taylor, Livingston & Co; \$10,000; Bowers & Sands.
- June 27. La Banguie de St Hyacinthe; Delaware & Hudson Co; \$13,234.89; Opydyke, Ladd & Bristow.

**Do You Want to Know?**

The Architectural Publication With the **Biggest** Circulation

- The only architectural publication that *guarantees* its circulation and makes the figures a part of the written contract with all its advertisers.
- The only architectural publication with a general sale throughout all the United States, on news stands and news counters everywhere.
- The only architectural publication that does not print an article that is not from the pen of someone prominent in the architectural profession or eminent as a critic.
- The only architectural magazine easy to read, easy to handle. Sold everywhere for Twenty-five cents.
- Send for a sample copy to

The Architectural Record Co.

Madison Square : 11-15 East 24th Street, New York City