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 C. W. SWEET

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THE tax rate in Manhattan for the current year will be 1.61 against a rate of 1.48 for the preceding year—which means that the property-owners of New York will find their tax bills next fall almost ten per cent. larger than they were last fall. Inasmuch as prevailing conditions do not favor an increase in rents, this money will have to be paid by property-owners out of their own pockets; and it is no wonder that they are organizing and are asking for a hearing on the Budget next fall. The prospect by which they are confronted is unquestionably very serious. Not only will the tax bills paid next fall be subject to an increase of almost ten per cent., but in all probability further increases will follow. The expenses of the city are expanding at an appalling rate, and in spite of the opposition of the most important members of the Board of Estimate and Apportionment. Both Mayor McClellan and Comptroller Metz are sincerely desirous of economy. They realize that an increase in the tax rate makes the municipal government responsible therefor extremely unpopular, and they have always done their best to keep down the expenses of the city. But conditions have been too strong for them. Most of the increases in expenditures which have caused the larger tax rate were mandatory, and the remainder were necessitated by the increased cost of the various municipal services. In a rapidly growing city like New York the various public departments are bound to require more money for the efficient performance of their tasks; and there is no single department the head of which does not claim that his work is miserably hampered by lack of funds. The question is then: what is to be done? What will the representatives of the tax-payers' associations propose, when they obtain their hearing from the Board of Estimate? Of course, they will propose economy; but in what specific way will economy be effected under existing laws and consistent with the maintenance of the various branches of the public service? We do not believe that any specific measures of economy can be proposed which the Board of Estimate has not already considered and rejected on grounds connected with the public interest. The situation is, unfortunately, much more complicated and difficult than appears at first sight. In order to protect their interests the taxpayers will have to take more energetic and decisive action than any which is yet proposed.

EXTRAVAGANCE undoubtedly exists in the spending of the city's revenues. Enormous sums of money could unquestionably be saved to the taxpayers by a more economical administration and without any deterioration of public service. But unfortunately nobody, not even the Mayor or the comptroller, is in a position to trace this extravagance to its source and to provide a remedy. The method of keeping the city's books is such that the head of a department can waste his appropriation almost without detection; and the laws under which the municipal servants hold their offices are such that nobody has an object in being efficient and economical. It is extremely fortunate, consequently, that a legislative committee will soon begin an investigation into the financial condition of the city. Such an investigation, provided it is ably and resolutely conducted, should be of enormous assistance in discovering the defects in the existing municipal organization in its relation to finance; and it should, also, help to uncover just what the future resources and responsibilities of New York are. The information so

obtained will be of the utmost benefit to the Charter Revision Commission, and may result in some more radical change even than a better system of municipal bookkeeping. In the opinion of the Record and Guide the organization responsible for the spending of the city's revenues is itself at fault. The Board of Estimate, which makes the municipal appropriations, has no control over their expenditure, and the heads of departments who spend the money, have no responsibility for its appropriation. What we need is a Board of Estimate composed of the most important heads of departments, so that the money will be spent under the supervision of those by whom it is appropriated. Every man on the Board would then have his share of the general responsibility for the economical conduct of the city's affairs, as well as his special responsibility to his colleagues for the efficient administrations of his own department. Such a system as this would certainly enable the taxpayers to fix the responsibility for extravagance much better than is possible at present.

SOME WEEKS ago the Record and Guide predicted that other property-owners in the financial district would follow the example of the Equitable Life Assurance Society, and this prediction is already being fulfilled. It is admitted that plans are seriously being considered for a tower about 1,000 feet high, to be erected over part of the enlarged Mills Building in Broad Street. Such plans have, indeed, been drawn, and may soon be filed—although apparently there is still some doubt whether they will ever be carried out. It is probable, however, that they will not be thrown away, because, as in the case of the new Equitable Building, the present is an advantageous moment for this kind of enterprise. Fireproof buildings can be built cheaper than for any time in many years; and it may be several more years before they can be again be built at prevailing figures. In the meantime, it is very probable that certain restrictions will be imposed upon the erecting right of a property-owner to build as high as he pleases, so that if he has a piece of property peculiarly adapted to a very tall building, the sooner he uses his opportunity the better. The Equitable block was a conspicuous example of such a piece of property. The Mills Building, particularly, if improved in conjunction with the Drexel-Morgan property on the Wall Street corner, would constitute a still better example, while the southwest corner of Wall and Broad may be mentioned as a third. Many more pieces of property, whose locations would be adapted to such improvements, and whose existing buildings are not too valuable to be torn down, could be mentioned, but obviously the list would be restricted by economic reasons. The erection of many such buildings all at the same time would be disastrous to everybody concerned. Even the financial growth of New York would not be sufficient to fill more than two sixty-story towers every two or three years. The new Equitable Building alone would accommodate about five times the number of tenants now resident on the site, and would supply as much rentable floor space as has ever been furnished in the most active building year the financial district has ever seen. In the same way a new Mills building, with a tower seventy stories high and 80x100 feet in size, would contain as many tenants as six or seven ordinary skyscrapers. It is improbable, consequently, that many more property-owners will seek to anticipate a change in the building laws by preparing for the immediate erection of towers 900 or more feet in height.

NEW YORK is gradually getting to be a cleaner, healthier, and a better governed city, but with all the improvements that are being made in these and other respects there are certain essential matters in which no improvement at all can be remarked. The municipal government is spending many millions annually upon public conveniences, such as bridges and the like, yet New York remains as inconvenient a place in which to live as it was fifteen years ago. New York also remains an unattractive looking city in spite of the steady improvement in the standard of architectural design, and of the millions of dollars that are spent every year in erecting handsome and imposing buildings. The trouble is, of course, that the city increases in population even more rapidly than do the conveniences provided for its inhabitants, and that it seems impossible to undertake those great works of street improvement, without which New York cannot become a much more convenient or better-looking city. So far as Manhattan is concerned, the whole future of the borough, as an economical place in which to transact business, and as the most metropolitan part of the American business and social metropolis, depends upon a better system of streets.

If more streets, running particularly in a longitudinal but diagonal direction, were opened up, the rapid-transit problem would almost solve itself, because every subway or surface railroad operated along such diagonal thoroughfares would accommodate an enormous amount of traffic, and be a much greater public convenience than any equally long railroad operated on the present streets. In the same way new streets of this kind would do even more to improve the appearance of the city, because they would offer sites for buildings, which would afford much better architectural opportunities, and the good looks of New York is of the first practical importance, because its future as the great American pleasure-resort depends in large part upon the attractiveness of its appearance. In spite, however, of the importance of this matter, the years pass without the accomplishment of anything of importance. Paris, the most beautiful and best planned of modern cities, which has already spent hundreds of millions in opening up new streets, is now considering the appropriation of over \$100,000,000 more for the same purpose, while New York cannot even find the money for obviously necessary extensions of existing thoroughfares. The movement in favor of a more convenient and better looking city has lost its force. The report of the City Improvement Commission has fallen absolutely dead, and the municipal authorities are so harassed with the attempt to find money for immediate practical necessities that they reject without consideration any proposal to spend money on equally important but more costly street improvements.

PROBLEM OF SECURING NATURAL LIGHT.

An article in the Record and Guide, issue of June 27, concerning the expense to which the Fifth Avenue Building Co. will go to insure the best possible natural light for the offices looking out on to the court of the big building now being erected at 23d st and Broadway, attracted the attention of Mr. Arthur A. Ernst, consulting illuminating engineer, Terminal Building. Mr. Ernst agrees with Mr. Walter E. Maynard, vice-president of the Fifth Avenue Building Co., that the lighting of the offices in a modern business building is one that ought to receive unusual attention, and that the size and shape of the court is not all that is to be considered. Speaking of the problem of securing natural light in the modern building, Mr. Ernst said:

"With the demand for and a constantly increasing number of tall buildings comes a necessity for light and air shafts. With our present means of lighting interiors even the remotest part of the building may be illuminated without the use of a shaft. All light and air courts or shafts should be lined with glazed brick or tile (or any other material which will give the same effect) of the palest cream.

"In the first place, it is hardly necessary to dwell on the advantage of a glazed surface being more sanitary—not holding the dust. It also offers less resistance to a current of air, but the point I dwell upon particularly is the necessity for utilizing these courts for securing as much natural light for the interior of the building as possible. The conditions would be ideal if we could do away with all artificial light during the day time. Since we cannot, we should use every means in our power to lessen the number of artificial lights; they exhaust the air and give a sense of depression.

"In speaking of glazed bricks, we mean the more modern, which are not mirror-like, as such surfaces reflect the light in patches and streaks, which often results in dazzling shadows, where one is doing a kind of work which makes him conscious of the kind of light he is receiving on the work. An artist requires a flat light. With regard to the color, light reflected from a white surface is extremely cold and bleak; blue, violet and green are rather ghastly; red and orange are fatiguing; white, the palest shade of cream, when reflected, approximates the effect of daylight. The color used to produce the cream must be so little apparent that when diffused as reflected light in the offices it will not interfere with the judgment of color."

—A bill in the Canadian Parliament authorizes the Government to undertake the rebuilding of the Quebec Bridge. The Government's policy is to place the whole undertaking of the reconstruction of the bridge under the supervision of the Transcontinental Railway Commission, with a view to having the bridge constructed as speedily as possible as a link of the Transcontinental Railway. The commission will intrust the work of drafting plans and the oversight of construction to a board of three of the best engineers available in the world. It is understood that the Government will assume the loss of all the expenditures made by the Quebec Bridge Company under the bond issue guaranteed by the Government up to the time of the collapse of the bridge, amounting to between five and six millions. The Phoenix Bridge Co.'s loss will probably exceed a million dollars.

CEMENT MANUFACTURER EXPLAINS.

SHOWS HOW MANY ENTERTAIN MISCONCEPTION REGARDING PRICES AND PRODUCT.

ACCORDING to a prominent local cement manufacturer the fact that an American product is sometimes sold in other countries at a price less than is asked for the same article in the United States, even in close proximity to the plant where it is manufactured, is far from being an indication that home consumers are being imposed upon, but rather that there is a glut of that particular product in the market.

"Take an illustration," he said. "If American cement can be purchased in Mexico or Cuba at 25 cts. a barrel less than is charged in New York or Chicago, the feeling is prevalent that the buyers in those cities are being 'stuck,' and the purchaser in the foreign country probably thinks that a 'trust' is making a big profit on the reduced price. When such a discrimination prevails it is a sure sign that there is a large surplus of cement on the market, that home quotations permit of little, if any, profit, and that the surplus is being dumped on the export trade.

"The question is asked why the low prices should not be given to home consumers, instead of to foreigners. If that were done during an industrial depression like that through which we have passed and are still passing, some of the largest concerns would go to the wall. Prices are not lower in other countries, because foreigners are liked better, or because they are to be favored. Business policy shows the fallacy of this. It is safe to say that not one standard cement manufacturer on this continent will be able to show a profit for this year when the books are balanced. Every American company is losing money every day. The profits of former years are being wiped out, and it is confidence in the future that enables concerns now hanging on by the skin of their teeth, financially speaking, to hold on. It would not surprise me if one of these days the failure of any one of a number of large cement manufacturers should be announced. The selling price should be \$1.60 per barrel here to insure a reasonable dividend, say ten per cent. If I were a capitalist and could not secure that much on my investment, with all of the chances taken, I would rather put my money in government bonds, which would give a smaller but steadier income.

"Cement has been quoted in the wholesale market at \$1.48 a barrel for months, and manufacturers are losing money every day at that price. To give a fair return on the investment it should sell for at least 30 cents more per barrel than the actual cost at the mill. This provides for wear and tear, repairing of machinery, the constant rebuilding of the plant that is necessary, etc. When cement is selling cheaper in other places than here the home consumer ought to be thankful, for it means that home prices have reached rock bottom. The manufacturers are simply dumping the surplus on the export trade, and if they lowered prices still more at home the industry would go to pieces. A movement in its generic stage is now on foot among leading cement manufacturers to follow the plan of the Steel Corporation, that is, to have an organization that will fix a minimum price for local consumption and have an export department where surplus stock will be unloaded under conditions such as we have experienced this year. The different companies would be represented in the organization and the amount to be contributed to the 'export department' by any company would be established according to its output capacity. This would be quoted less than in the home cities. Such a scheme appears to be the only solution of the present difficulty. A manufacturer must be assured of a fair return on his investment, say an average of ten per cent., and he must be protected in a time of great depression, otherwise there would be little or no stability in the industry and there would be a chaos of prices."

REINFORCED CONCRETE SAVES SPACE.

In order to economize in space the Brooklyn Rapid Transit Co. is putting in reinforced concrete stalls in its barn at Nosstrand av and President st. The walls will be but three inches thick, which is about half of the thickness of a wall required if not reinforced. As the plans call for 110 stalls in all, this will mean considerable more space than if the ordinary concrete construction were followed.

The structure is 240 by 100 feet and three stories high. The stalls will be 4 feet 6 inches high, 10 feet long and 5 feet wide. The construction, which is being done by the General Fireproofing Co., 10 East 33d st, will be of trussit metal, with ribs vertical between the concrete base and channel coping on the top of the stall. The concrete is 2½ parts sand to one of cement and is applied with a trowel. A temporary stud is used to hold the trussit in place, and it is removed before the finish is put on. The trussit affords a plastering surface and the metal being expanded into a corrugated iron form it gives a maximum amount of reinforcement.

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CONSTRUCTION

HOW THE LARGEST SAFE DEPOSIT VAULTS WERE BUILT

Working with Masses Weighing as High as 55 Tons—Foundations Consist of Alternating Layers of Railroad Rails and Concrete Ten Feet Deep.



THE installation of the last plate for the Carnegie vaults in the basement of the northerly one of the twin Trinity buildings at Broadway and Cedar st marked the accomplishment of one of the most interesting engineering feats that has been witnessed in Manhattan Island—that place where architects and engineers are constantly called upon to deal with problems never before met.

With it was finished the work of erecting a structure with extreme dimensions, 108 feet in length, over 20 feet in height and 30 feet in width, or, in other words, larger than the average 2-sty house, inside of an office building that was already erected and tenanted.

The component parts of this structure were armor-plates of solid steel, none weighing less than five tons, and some sections as high as 55 tons apiece, with measurements as great as 22 feet x 10 feet 6 inches; and yet the work was accomplished without breaking into the wall of the building or disturbing its arrangement, except for a short time while the very last plate was being jacked into position.

As they now stand, the Carnegie vaults occupy the basement and sub-basement of the United States Realty Building, making the only armor-plate structure of its kind in the world, as well as the largest and probably the strongest vaults ever built. The shell of the vaults is composed of 5 inches of Harveyized nickle-steel armor-plate, protected by a wall of 12 inches of concrete all around, except at the openings for the doors, where the armor-plate is 18 inches thick.

There are two stories to this vault, and in designing the structure the engineer, William H. Hollar, of Philadelphia, was called upon to deal with the problem of locating it upon the two floors of the building in such a way as not to interfere with the supporting columns and the structural beams. At first thought, this seemed an impossibility. But the problem was successfully worked out with Francis H. Kimball, the architect of the twin Trinity buildings, who co-operated with Mr. Hollar to produce a work that in strength and attractiveness should be monumental. The completed work represents an outlay of approximately half a million dollars.

HOW THEY WORKED IT.

The space allotted to the vaults allowed no room for storage, and comparatively little for the mechanical equipment necessary to the handling of heavy steel tonnage. It was necessary to arrange with the Bethlehem Steel Company, which built the vaults, to time the delivery of the plates in such a way that each might be installed in its proper position as it arrived, and that the engineer's plans for moving the various plates and parts into and through the building might be carried out.

An opening was made in the sidewalk and in the foundation wall of the building sufficiently large to take one plate at a time. The lower vault was set up first, with the exception of the rear end. When that structure had been completed, the plates for the upper vault were carried down through the lower vault and up through a hatchway back to the basement level, where the upper vault was put together. In this way 55 tons in one mass was set in position at the Broadway end of the vault.

But when it came to the Cedar st end of the upper vault, the plate for which weighs 30 tons, and also carries a round door weighing 25 tons in it, it was found impracticable to follow this plan. Consequently, a temporary end was set up about 16 feet inside the upper vault for the opening day on June 10, and since then the work of installing the final plate has been in progress.

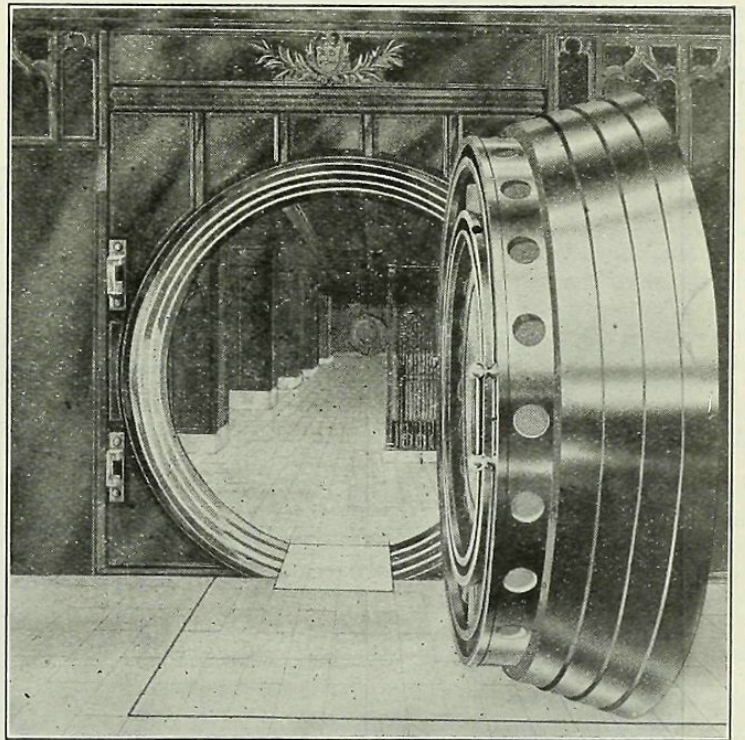
Selecting a window on the Cedar st side of the building at a level with the floor of the upper vault, the engineers sawed out the stone blocks on the sides of the window sufficiently far to give an opening through which the plate could be worked in, lying flat. A truck drawn by 16 pairs of horses hauled the plate into position before this opening on a Sunday night. All of the two days following were required to work this mass of material, inch by inch, into the building. Then by the use of two 20-ton chain hoists, pneumatic jacks and heavy beams, the plate was gradually tipped into position, until on Saturday of that week it was standing erect, closing in the Cedar st end of the vault.

The method of fastening this immense structure together is novel, doing away with the use of bolts and rivets, which have the defect of being sensitive to heat and shock. The design

of this vault provided for the forging of the plates with wedge ends and channels which lock together by a system of interlocking wedges on the inside of the vault. The result is to render the structure a unit of such character that any force applied to any of the jointures will have only the effect of tightening the grip of the wedges. It is calculated that the tensile strength of these wedge ends is 240,000 pounds to the running inch. Or, to put it in words that mean something, were it possible to place under the Trinity buildings explosive enough to blow them into the air, the safe-deposit vaults could be sent sky-high and would land on the ground intact. Or, were the entire weight of all the structures grouped about Trinity churchyard, including the proposed building 900 feet high directly across the street, to be piled on top of the Carnegie vaults, it would be impossible to crush, bend or crack its plates.

LAYING THE FOUNDATION.

The foundation laid under this mammoth steel structure is interesting from an engineering point of view. The bedrock was dressed off to a level and then, for a thickness of 10 feet, there was built up a solid mass in alternating layers of concrete and railroad rails laid flange to flange. Upon this bed



DOORWAY TO THE CARNEGIE VAULTS.

armor-plates 5 inches thick were laid, to form the floor of the lower vault. This foundation is calculated to act as a cushion in the event of an upheaval of Manhattan Island, so that even were the underlying rock to be split, the strain upon the armor-plate would be dissipated and the structure would remain intact. There is no opening anywhere through the exposed skin of the vault, or through its foundation bed.

Each of the supporting columns for the building which run through the vaults is encased in 5-inch armor-plate, the same as the walls of the vault; and neither the columns nor the foundation walls are in any way attached to the vault. Any disruption of the building would be without effect on the vault structure. Communication between the upper and lower vault is afforded by a hatchway 12 feet square encased by a neck of the 5-inch armor-plate. The 3 feet of space between the ceiling of the lower vault and the floor of the upper vault is filled in with solid concrete.

LARGEST ARMOR-PLATES EVER FORGED.

It is interesting to note, by the way, that the two end plates, weighing 30 tons each, are the largest pieces of armor-plate ever forged for any purpose. The big doors, one at the Broadway end and the other at Cedar st, each weighing 25 tons, are pieces which make a strong appeal to the eye by their massiveness. Twenty tons of this weight are in one solid mass of material, 7½ feet in diameter, while the remaining five tons are accounted

for in the bolt work and mechanism operating the lock. There are 24 bolts in each one of the doors, each weighing 100 pounds. An electric motor hung on the inside of the door gives the power to the gear which operates these bolts. With the precision of a clock these steel fingers grip the neck of the vault when the door is closed, not to release their hold until the appointed hour when the time lock has run the course set at the closing of the door.

In order to ward against failure of the time lock, there are four clocks on each door, any one of which will suffice to operate the mechanism. There is also a small emergency door which is provided with four clocks operating a time lock; and it is regarded beyond probability that any combination of circumstances would put all twelve clocks out of commission at the same time. It was necessary to guard against such a mishap for the reason that to drill through any portion of this armor-plate would be an utter impossibility.

The tests of the metal were the same as provided for the armor-plate that goes on American battleships. Three 5-inch, 50-pound, capped, armor-piercing shells discharged against a sample plate had no harmful effect upon it. The deepest penetration was three-quarters of an inch; no cracks or fractures appearing on any part of the plate. It is estimated that no charge of explosive which it would be possible for a human being to direct against these plates would avail to break through them.

BRONZE CEILINGS AND MARBLE FLOOR.

In seeking to combine attractiveness with this immense strength, the engineer and architect worked upon designs for the interior decoration of the vaults, using marble, bronze and polished steel for their tones. The general style is an adaptation of the Gothic design used so effectively in the architecture of the Trinity buildings. The bronze ceilings and columns with the marble floor, and the lighting of the vaults from above through opalescent panels, removes altogether the dungeon effect of these vaults.

A system of ventilation is worked out by which a direct supply of washed, dried and filtered air, raised or lowered to any desired temperature, is distributed throughout both the upper and lower vaults. A complete change of air is effected every five minutes while the vaults are open. The connection for this service is made entirely through the emergency door, where there is a detachable section of duct that is removed at the hour of closing the vaults. This makes it possible to hermetically seal the structure during the closed hours. The installa-

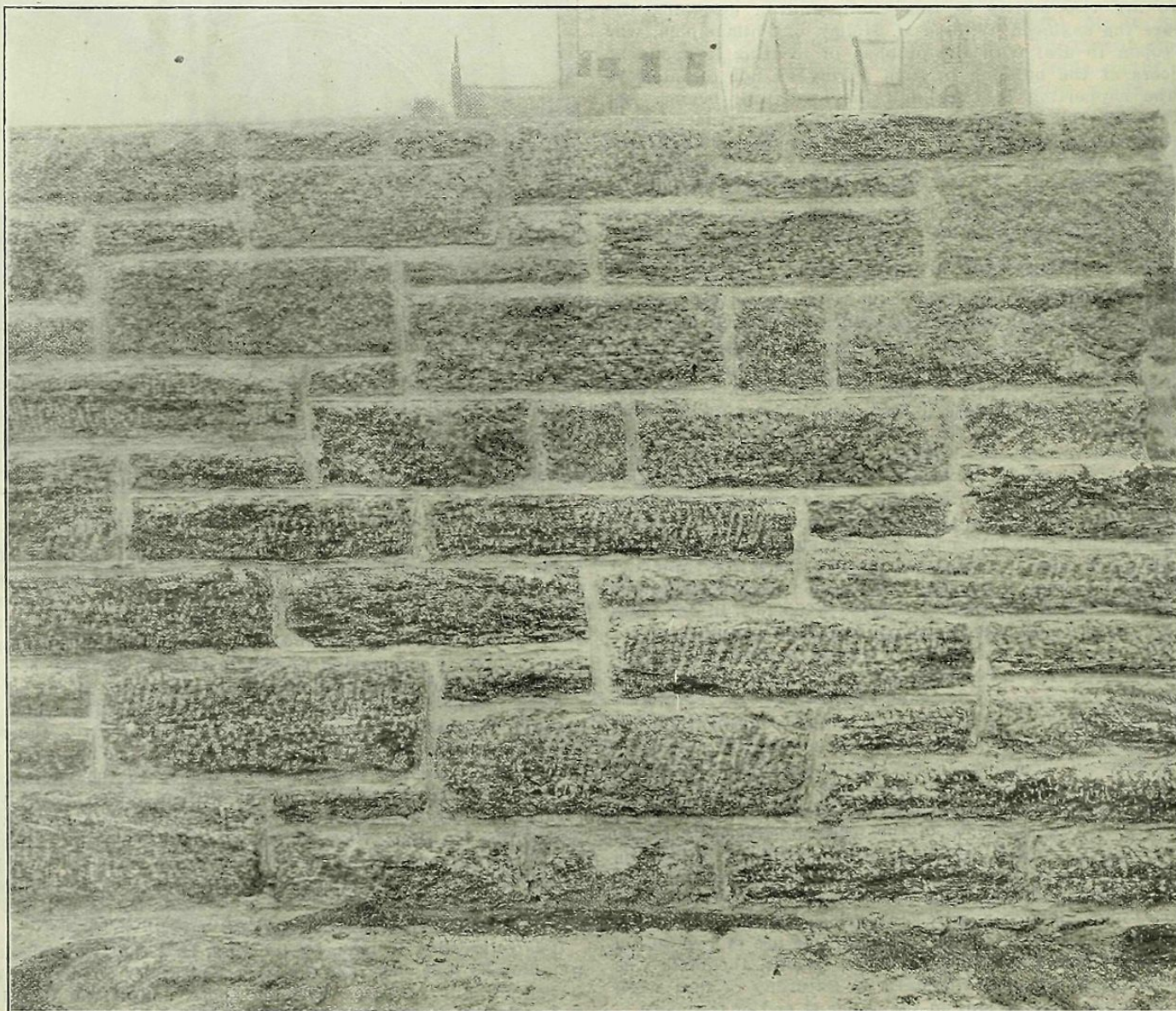
tion of the ventilating plant alone represented an outlay of approximately \$25,000.

In these two vaults the Carnegie Safe Deposit Company has an interior space measuring as follows: Lower vault, 108 feet long, 31 feet wide and 10 feet high; upper vault, 85 feet long, 20 feet wide and 10 feet high. It is estimated that there is room for the accommodation of forty to fifty thousand boxes and safes of the actual sizes rented in the downtown district. But, as a matter of fact, this number could be largely increased were the time ever to come when the greatest economy of space was needed.

It is the present plan of the company to devote the lower vault to a new feature of the safe deposit business—the leasing to corporations and individuals vault space for the construction of private offices inside the vaults. These will be equipped with steel safes of any size and shape desired, with a grilled enclosure in which a desk and telephone may be placed for the exclusive use of the lessee. These sections are being rented at from \$1,500 to \$10,000 a year. Already a number of sections are being fitted up on a special design. The upper vault has boxes at the customary rentals of from \$5 to \$300 a year, and the arrangement of the vaults has permitted the giving of boxes of larger dimension than have heretofore been given for the same rentals. There have also been installed two odd sizes renting at \$6.25 and \$7.50 a year for the benefit of patrons whose needs have not conformed to either the \$5 or \$10 boxes.

SAMPLE WALL FOR THE NEW THEOLOGICAL SEMINARY.

When those who have charge of the erection of the group of buildings for the Union Theological Seminary at 120th st and Broadway contemplated facing the structures with the rock excavated from the site there was some uncertainty as to what the appearance of the college would be when completed. This difficulty was overcome by the novel expedient of putting up a sample wall in the centre of the lot, which takes up two entire city blocks, fronting on Broadway, 120th st, Claremont av and 122d st. The sample is about 12 ft long, 6 ft high and 2 ft thick. It indicates that the facing of the buildings will be of a dark gray color. The announcement in the Record and Guide of the decision to use the excavated rock for facing the structures interested contractors, several of whom expressed the opinion that there would not be enough material in the site. It was stated at the office of the A. J. Robinson Co., 123 East



THE UNION THEOLOGICAL SEMINARY WILL HAVE WALLS OF NATIVE STONE.

The stone in this wall was quarried on the site of the new Union Theological Seminary, and will be used in the construction of the buildings.

23d st, the general contractors for the work, that there would be so much that it would be necessary to cart away rock from the site. The facing will be of a thickness varying from 4 to 8 ins. thick, and will be lined with brick of a thickness varying from 4 ft 6 ins. to 2 ft. When Mr. Robinson was asked how he would overcome the difficulty of storing the rock until required for the walls, he stated the space needed for the large quadrangle to be laid out in the centre of the site would be used for the purpose. The construction work will start about the middle of September, when the excavations are to be completed.

SUGGESTED REVISIONS OF PROPOSED BUILDING CODE FOR NEW YORK.

By PROF. L. HUMPHREY.*

THE writer desires to suggest the following changes in the revision of the Building Code for the City of New York as reported to the Board of Aldermen on December 2, 1907, by the Committee on Buildings:

Section 35. Strike out the following: "The height of buildings with either walls, columns or girders constructed of reinforced concrete shall not exceed 85 feet." This restriction is entirely unnecessary for the reason that the height of such structures is fixed by the code itself which provides for the working stresses to be used in the design of such structures. If it be safe and proper to erect buildings eight or ten stories high, it is just as safe to erect them as high as the rules of design will permit, using the allowable working stresses provided.

Tall buildings of reinforced concrete are not experiments. Their safety has been demonstrated in the erection of buildings of this type in sufficient number to remove all doubts on the subject. While it is true perhaps that buildings of this type in process of construction, by reason of bad design, workmanship or materials, have collapsed, it should be equally borne in mind that structures of steel and frame construction in process of erection, and even after erection collapse, yet the safety of such structures is not questioned because by reason of the great number of such structures which are safely and satisfactorily performing the work for which they were designed, everyone realizes that such failures must be due to gross carelessness or ignorance.

It is a fact that structures of reinforced concrete when once erected do not collapse. It may be proper in all types of buildings, in order to decrease the fire hazard, to limit the height to a point at which the fire department can effectively fight a fire in such structures. Such limitations as to height should not discriminate in the case of buildings of fireproof construction.

After Section 45, substitute the following: All sand shall be washed, clean, coarse siliceous sand, free from clay, loam or other foreign material. It shall all pass a one-quarter inch screen and be uniformly graded down to the finer size. Not more than 6 per cent. shall pass a sieve having 100 meshes per linear inch. The percentage of voids shall not exceed 38 per cent. The present specification for sand is too indefinite. It should be such that there can be no uncertainty as to what is required. The only practical way of determining the size of a sand is to pass it through standard sieves and it would seem therefore proper to state the size required. Extensive experiments by the U. S. Geological Survey at St. Louis with sands obtained from many parts of the country demonstrate that the strength of mortars made from these sands is dependent upon the density which is dependent on the gradation in size of the grain and is not materially effected by the sharpness of the sand. The standard requirements for cement based on uniform methods proposed by a special committee of the American Society of Civil Engineers, and adopted by the principal societies of this country and generally regarded throughout this country as the standard, is one which will secure a cement of the very highest quality suitable for all classes of work. For the purpose of maintaining this standard, Section 47 has been revised to conform to the standard.

* * *

CEMENT MORTAR.—Cement mortar shall be made of Portland cement and sand in the proportion of 1 part cement and not more than 3 parts of sand by volume and shall be used immediately after being thoroughly mixed. All materials shall be measured; 3.8 cubic feet shall be considered a barrel and 4 bags of cement of 95 pounds each shall be considered one barrel. The sand and cement are to be thoroughly mixed before adding water.

Section 49. Concrete: All concrete shall be made of at least one part Portland cement and not more than two parts sand and five parts broken stone or gravel. The cement and sand shall be of a quality prescribed in Sections 47 and 45 respectively. The crushed stone shall be granite, trap rock or equally hard stone approved by the Superintendent of Buildings and shall consist of the run of the crusher graded from the

larger size down to that retained on the one-quarter inch screen. Where gravel is used it shall be thoroughly washed clean and well graded from the larger permissible size down to that retained on the one-quarter inch screen. For foundations, where the concrete is to be used in mass, the stone or gravel may be of such size as will pass a two-inch ring. For reinforced concrete construction, the stone or gravel must all pass through a three-quarter inch ring. The water shall be clean and free from acid or strong alkalis. All materials shall be measured; 3.8 cubic feet shall be considered as the contents of a barrel and 4 bags of cement of 95 pounds each shall be considered one barrel. The ingredients of concrete shall be so thoroughly mixed that the cement shall be uniformly distributed through the mass that the resulting concrete will be homogeneous. The concrete shall be mixed as wet as possible without causing a separation of the cement mortar from the mixture, and shall be deposited in the work in such a manner as not to cause a separation of the mortar from the stone or gravel.

The concrete shall be placed in the forms as soon as practical after mixing and in no case shall concrete be used that has partially set or if more than one-half hour has elapsed since the addition of its water. It shall be deposited in horizontal layers not to exceed 8 inches in thickness and thoroughly tamped. All forms and centering shall be built plumb and to true lines in a substantial manner and with joints sufficiently tight to prevent the leakage of the concrete. They shall be properly supported and braced in such a manner as to safely stand both the dead load and the load that may be placed upon them during construction. Before placing the concrete the forms shall be thoroughly cleaned of all chips, shavings and other debris.

Before the placing of concrete is suspended, the joint to be formed shall be made in such a manner as will not injure the strength of the completed structure. Whenever fresh concrete joins concrete which has set or partially set, the surface of the old concrete shall be roughened, cleaned and thoroughly wetted with water and spread with a mortar consisting of one part cement and two parts sand. Concrete shall not be mixed or deposited at a temperature lower than 28 degrees F., unless precautions are taken to avoid the use of materials covered with ice or snow, containing frost or that are in any other way unfit, and that further precautions are taken to prevent the concrete from freezing after being placed in position. The time at which props or shores may be safely removed from floors or roofs will vary with the condition of the weather, but in no case should they be removed until the hardening of the concrete has proceeded to a point where they may be removed with safety.

In no case shall the vertical props or shores be removed from under floors or roofs before the expiration of ten days from the completion of the tamping of the concrete. The side forms where conditions permit may be removed in four days. During extreme hot dry weather, especial precautions should be taken to prevent premature drying by keeping the concrete moist until it has attained its initial set, or at least during the first 24 hours.

SECTION 53: CONCRETE. Compression (Direct.—Portland cement, one part; sand, two parts; stone, four parts; 500 pounds.

Portland cement, one part; sand, two parts; stone, five parts; 400 pounds. (Cross Bending.)—Portland cement, one part; sand, two parts; stone, four parts; 700 pounds. Portland cement, one part; sand, two parts; stone, five parts; 600 pounds.

The working stresses given in the code for natural cement are entirely too high, and it would seem proper, further, to eliminate entirely the use of natural cement for buildings; therefore, no working stresses have been given. * * *

Under section 54, would recommend the striking out of the figures under the head of "Safe Extreme Fibre Stresses." The working stresses given in other sections are sufficient, while the fibre stresses given for Portland cement are entirely too low, and besides, the code should contain only those figures which are generally used.

Section 62. In the second line the word "steel" should be omitted before "frame"; the sentence thus amended to read, "The dead loads in all buildings shall consist of the actual weight of the walls, framing, floors, roofs, partitions, and all permanent construction." The intent of this clause is evidently general and it should, therefore, include all kinds of framing which are permissible under the code. The use of the word steel is, therefore, restrictive and unnecessary.

Section 110: All stairways in fireproof buildings should be constructed of either reinforced concrete or the steel horses or supports should be fireproofed. There is a general practice to construct stairways in fireproof buildings using cast-iron framework with marble or slate treads. The conflagrations of Baltimore and San Francisco have demonstrated the folly of this practice and the failure of the marble and slate treads through calcination, and of the cast-iron under the action of heat, was most general. In fact, the writer in San Francisco did not see a single stairway in any building in which there had been any considerable degree of heat which was not wholly or partially wrecked.

*Secretary National Advisory Board on Fuels and Structural Materials, Washington, D. C. The paper here given is an abridgement of a brief submitted by Professor Humphrey to the Building Code Commission.

Section 111: This section is unnecessarily restrictive in its present wording, because it implies that fireproof floors should be constructed of steel floor beams. It is a well established fact that floors of reinforced concrete have by all odds the best record for their fire-resistive qualities. The low conductivity of concrete renders it particularly adaptable for fireproofing purposes, and it seems to the writer that there should be a tendency to rather favor this class of construction. The suggestion is therefore made that this section be worded to read as follows: "Fireproof floors and roofs shall be constructed of reinforced concrete as provided in section 117 of this code, or with steel floor beams spaced not more than five feet on the centres for class E buildings, and for all other buildings except such as are otherwise provided for in this code, not more than eight feet on centres.

In section 112 there should unquestionably be a provision for reinforced concrete as a first-class fireproofing material. There is no better material in the world for use in fireproof buildings than concrete for the reason already stated as to its fire-resistive qualities, and further, for the reason it is a plastic material until hardened it can be applied to far better advantage than any other material. * * *

Another portion of this section which appears to be unjust is the part which requires that " * * * Reticulated or meshed steel or similar reinforcing material shall weigh not less than one pound per square foot of superficial floor area;" and the further provision that, " * * * If in the form of mesh it shall have no openings smaller than sixteen square inches." This is an unnecessary restriction, and there can be no just reason for it. In the first place the amount of reinforcing metal to be used in a floor is regulated by the load which it is to carry and the working stresses allowed by the code. The size of the mesh is purely an arbitrary one, and certainly a mesh of three inches, or nine square inches in area is amply large to permit of three-quarter inch stone, which is the maximum size allowed in reinforced concrete construction, to pass through so as to thoroughly encase the metal. The suggestion is made, therefore, that this be reduced to at least nine square inches, and preferably to a two-inch mesh, or four square inches. This applies equally to sections 112 and 113.

Concerning section 115 the writer desires to raise the question of the value of tests of fireproofing as commonly made, and thinks it may be taken as a fact that in most cases the first attempt in such a test results in failure, but that the second attempt results in a construction that satisfactorily passes the test. Generally these tests are made to apply only to reinforced concrete construction, and are not cases of structural steel fireproofed with either terra cotta or other forms of fireproofing. The question of the ability of a structure to resist fire is one that is dependent on the materials used and good workmanship, and it by no means follows that where a test floor or panel is constructed for the particular purpose of passing the requirements of a test that a similar structure constructed under less critical conditions would yield the same results. On the contrary, the writer believes it is a fair criticism to say that these tests are of little value in establishing the fire-resistive qualities of actual structures. It is a fact that the fire-resistive qualities of concrete have been sufficiently established, and if the requirements of this code are complied with as to the thickness of the protective coating it would be unnecessary to actually test it in order to establish its efficiency.

Section 117—Reinforced Concrete: The second paragraph in this section should be amended to read as follows: "Buildings of reinforced concrete, when designed in accordance with the requirements of this section, should be deemed fireproof and permissible under this code for the same buildings as first-class construction, as defined by section 112."

Amend the third paragraph to read, "Concrete shall be mixed in the proportion of one part Portland cement, two parts sand, and four parts of aggregate (crushed stone or gravel) by volume;" and amend the sixth paragraph so as to read, as follows: "The aggregate used in the concrete shall be a clean, broken stone or gravel, of a size that will pass through a three-quarter inch ring, and conforming in every respect to the requirements as set forth in section 49 of this code. In case it is desired to use any other material than that specified, samples of the same must be submitted to and be approved by the Superintendent of Buildings."

It is suggested that the paragraph fixing the working stresses for steel and concrete be amended to read, as follows: "Reinforced concrete shall be so designed that the stresses in the concrete and the steel shall not exceed the following limits:

Concrete in direct compression shall have an extreme fibre stress per square inch.....	Lbs. 500
Concrete in compression, cross bending, per square inch....	700
Concrete in shear, per square inch.....	75
Tensile strength in steel, per square inch, one-third of elastic limit, the allowable stress, however, not to exceed.....	16,000
Shear in steel, per square inch.....	10,000

The paragraph relating to the thickness of the concrete outside of the reinforcement, in view of the requirements of section 112 providing for a definite thickness for fireproofing purposes should be modified, and should be limited to one

inch of protection in all cases. With the fireproofing on, the actual protection to the structural members will be considerably more than the values given in this section.

The section relating to the percentage of longitudinal reinforcement in columns should be modified, since it evidently does not cover the intent of the requirement, because the minimum percentage given, i. e., one-half of one per cent. of the effective sectional area, would mean in the case of an eight-inch column, which is the minimum section allowed, a total area of reinforcing metal equivalent to about three three-eighth inch rods. The suggestion is made, then, that this portion be changed so as to read, "All such columns shall have longitudinal reinforcement of a total cross sectional area equal to at least one per cent. of the effective sectional area of the concrete." In the following paragraph it is suggested that it be made to read: "Reinforced concrete columns may be stressed five hundred pounds per square inch of this effective area, with no allowance for the compressive strength of the vertical reinforcement."

The following paragraph should be amended to read as follows: "In the case of circular columns, which are further reinforced by bands or spirally wound hoops, the allowable unit working stress in direct compression shall be 1,000 pounds per square inch of the effective sectional area of the concrete, provided the bands or hoops shall be designed to resist a lateral load equivalent to one-fifteenth of the vertical load carried by the concrete within the reinforcing cage, and shall not be stressed more than 16,000 pounds per square inch and provided further, that the bands or hoops shall not be spaced more than one-eighth of the diameter of the spiral."

The clause relating to construction in freezing weather shall be amended to conform with section 49, as follows: "No reinforced concrete construction shall be carried on in a temperature lower than 28 degrees F., except as provided in section 49 of this code." With the restriction placed on concrete construction in temperatures lower than 28 degrees F. there can be no danger, and it should be perfectly permissible to carry on work under these conditions. Buildings are being successfully erected in different parts of the country where the temperature is constantly below the freezing point; the contractors, however, are obliged to provide artificial means of maintaining the temperature of the concrete above freezing. Hedged in with ample requirements such as have been fixed in section 49 there can be no objection to allowing concrete construction to be carried on at all times.

"ARCHITECTURAL COMPOSITION."

Striking originality in conception, joined with the calm simplicity of power in execution, characterizes this work.* The author has set himself no less a task than the scientific analysis of beauty—beauty in architectural design as the leading topic, with many a sidelong glance that indicates the underlying conviction in his mind that a like analysis might be applied to all other arts.

To label and catalogue the glories of the towering vaults of Amiens and Chartres, the grandeur of the Parthenon and Colosseum, the domestic charm of the English or American country house—to reduce all these to two-foot rule measurements, and twice two is four formulas—such a task may compare with that of him who first proposed to measure the paths of the night-sky wanderers and to reduce them to algebraic x's and y's.

Mr. Robinson has accomplished his task, too, and in such simple and direct fashion that every reader of the book naturally supposes that this is the usual and inevitable mode of teaching architectural composition.

Here are no new things, only our familiar friends among the monuments of the past; buildings by noted names,—Palladio and Inigo Jones; and by the noted nameless; Gothic cathedrals and Greek fanes, all comprehended in brief and limpid generalizations that a child, metaphorically speaking, might grasp when once they are pointed out. This is the novelty of it.

Heretofore we have heard talk of "expression" and "strength" and "breadth," results felt after they are attained, but no clear rules as to how they are to be attained; but now we have the rules for their attainment calmly developed before our eyes and the rhetorical encomiums well omitted.

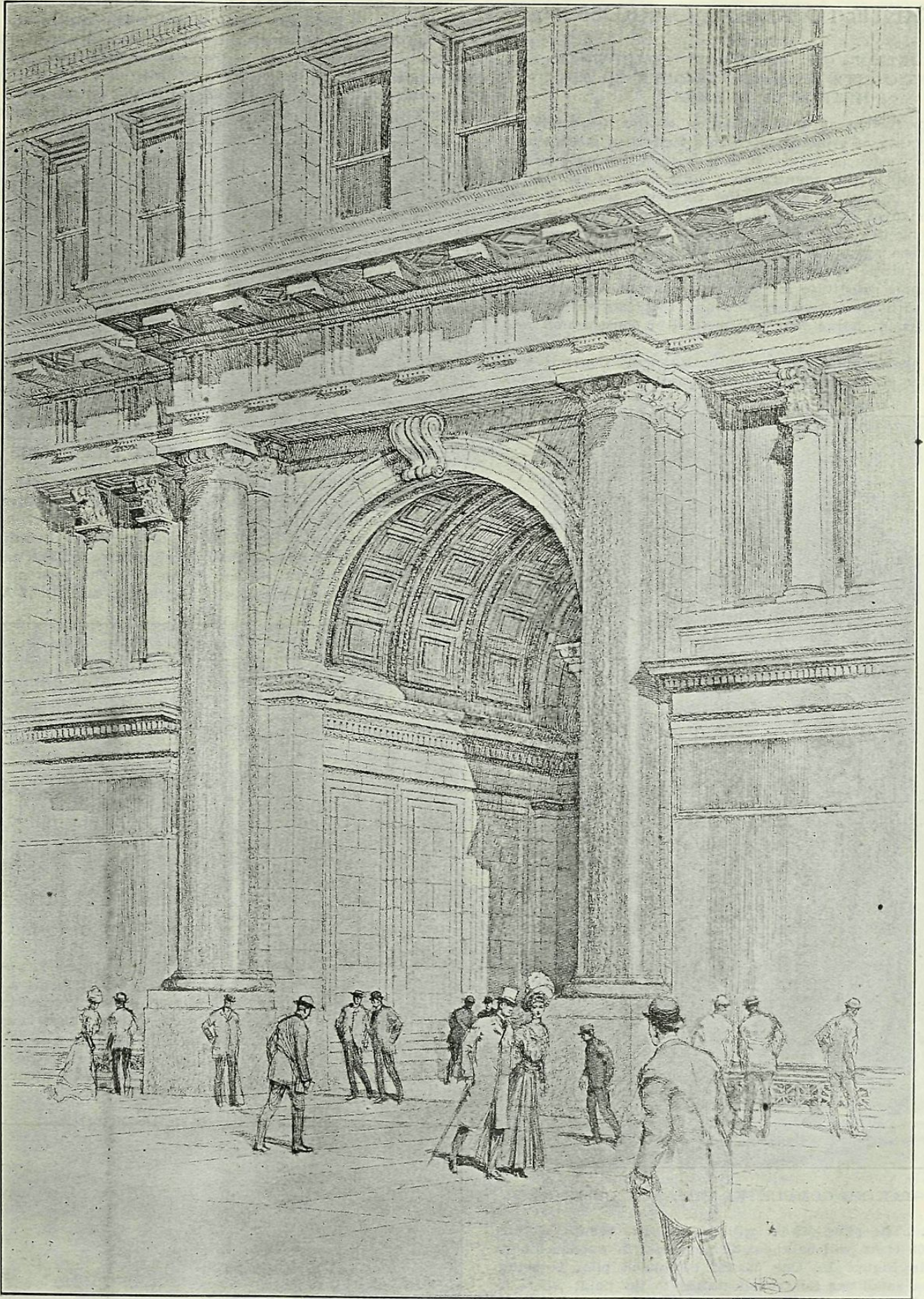
Each of Mr. Robinson's rules seems a natural and incontrovertible proposition when once propounded, yet never before have they all been comprehensibly and consecutively fitted together.

Perhaps the most illuminating part of the work is the chapter on "Proportion," in which views hitherto existing only as dead corpses in ponderous encyclopedias are revived and made to walk and to talk. Scarcely less interesting is the comparison between typical architectural groupings and those of well-known paintings in the "grand style."

The work is well worthy of the study of all who are interested in architecture, or in art of any kind; it is indispensable to the student, and may be read by the layman with ease and pleasure.

*ARCHITECTURAL COMPOSITION. By John Beverly Robinson: 8vo, cloth, 232 pp., illustrated; \$2.50 net: The Architectural Record Co., 11 E. 24th St., New York.

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



BROADWAY ENTRANCE OF THE FIFTH AV BUILDING.

Maynicke & Franke, Architects.

The design of the entrance is strictly classic. The archway is continued back a short distance, where it opens into an arcade, which meets two other similar arcades, extending from similar entrances on 23d and 24th sts, at a domed rotunda in the centre of the first floor of the structure. The dome is of colored glass in patterns and will be immediately over the first floor, the light court being above it. The arcades, which trisect the first floor, will be marble lined, the interior of the arched

entrances being of limestone. The entrance on Broadway will be about 23 ft. wide and the other two about 21 ft. each. The keystone of the archway will be 30 ft. from the pavement. The two large granite columns indicated in the illustration will be part of the Broadway entrance only, their place in the other entrances being taken by flat pilasters. The cornice over the second floor is one of the main features and is of limestone.

RECENT ACHIEVEMENTS OF THE BUILDER.

CONCRETE TO RESIST CORROSION.

RECONSTRUCTION OF PART OF BOARDWALK AT ATLANTIC CITY ANOTHER TRIBUTE TO THIS METHOD OF BUILDING.

THE reconstruction of a large section of the boardwalk at Atlantic City of reinforced concrete instead of steel, which replaced the wooden construction five or six years ago, means the introduction in this country on a large scale of the use of cement as a protection against the corrosive action of salt water. The effect of the breakers and salt air on the steel structure along the water front at New Jersey's great summer resort has been apparent year after year, and when the city fathers of Atlantic City decided to rebuild a section of the promenade some substitute for steel was desired. Experiments were made with reinforced concrete and the tests so satisfied the authorities in charge that this method of construction was chosen.

"Progress photographs" taken for the Raymond Concrete Pile Co., 140 Cedar st, to indicate each step of the work are repro-

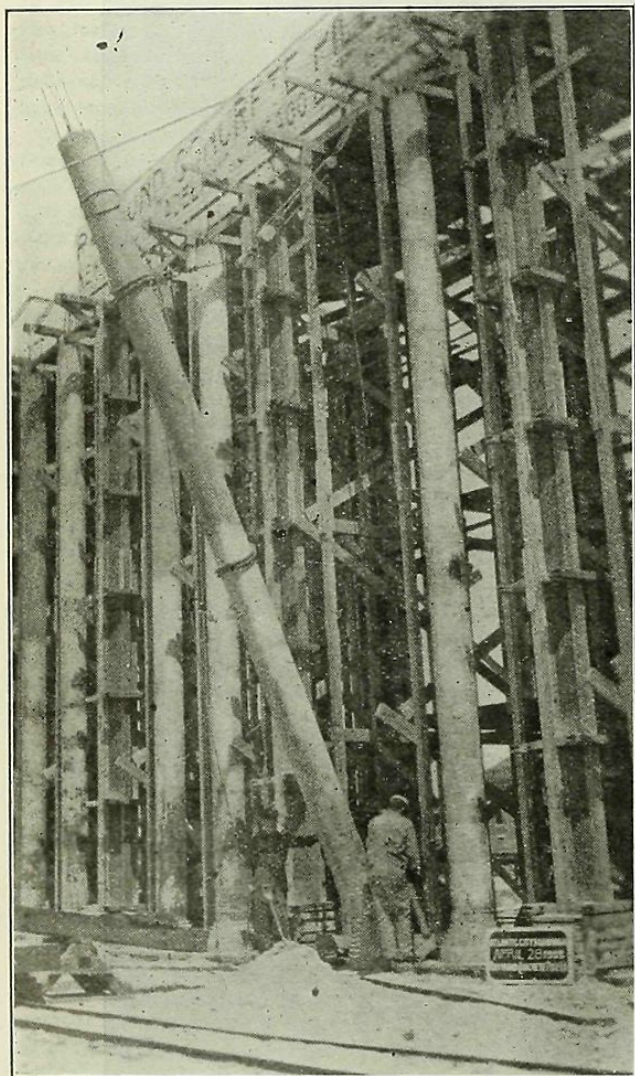


FIG. 1.—TAKING COMPLETED PILE OUT OF FORM.

duced here. The piles, which will support the rebuilt section and of which there will be about 350, are cast in wooden molds as shown in Figure 1. One of the completed piles is being lowered to a small car for transportation to the point where it is to be sunk. The concrete piles are 16 ins. in diameter and of two lengths, 28 and 30 ft., and weigh about 3 tons each. They are "placed" in position by means of water jets, which, being operated under a pressure of about 100 pounds, forces the sand and water away from the place to be occupied by the pile. A jet is placed on either side of the pile, and as the sand is washed away the pile gradually sinks. When the "placing" process is completed, leaving about 6 ft. of the pile visible, a ram is forced down through a tube running through the axis of the pile and all voids in the sand are removed, insuring the stability of the pile.

The piles are then topped with concrete caps, the size of the caps varying to put them all on a level. The girders are then cast on the caps, as shown in one of the reproduced photographs. The girders are in turn surmounted with the floor of the boardwalk, the reconstructed section of which will measure nearly 3,000 ft. The work started in the spring, but it was temporarily suspended early this month owing to the difficulty

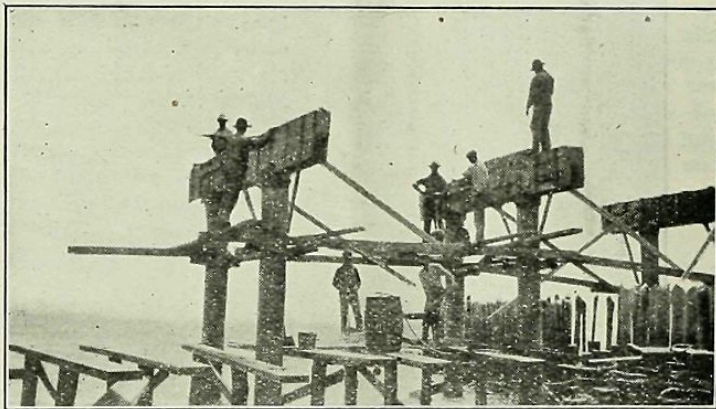


FIG. 2.—BUILDING GIRDERS ON THE PIERS.

experienced by the city authorities in securing proper easement deeds from property owners. The contract involves an outlay of about \$55,000.

Concrete construction has been used in Great Britain for years to offset the corrosive qualities of salt water, but, according to local contractors, its use in America has been more or less experimental in this respect. The moist, salt air of Atlan-

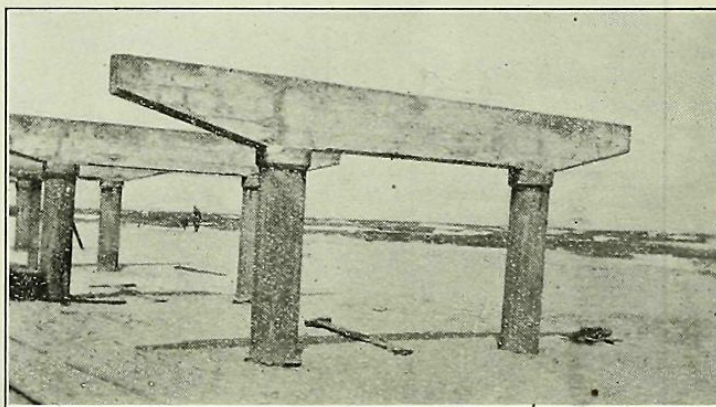


FIG. 3.—COMPLETED PILES AND GIRDERS.

tic City corrodes iron or steel with amazing rapidity, and the fine sand which drifts like snow in every wind forms a most effective sand blast in removing any protective coating of paint. The inroads on the steel were so great that last year the safety of the section of boardwalk in question was doubted. Plans and specifications for the improvement were drawn up by Mr. J. W. Hackney, city engineer, and the contract was awarded to the Raymond Concrete Pile Company.

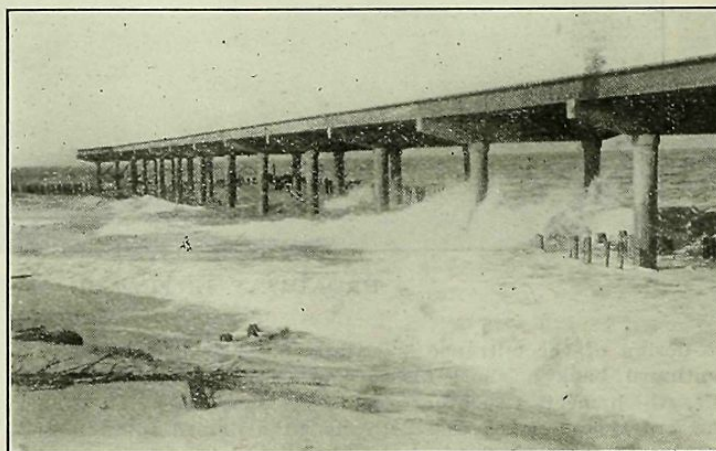


FIG. 4.—SECTION OF COMPLETED BOARDWALK WITHOUT RAILING.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

New Device for Spreading Mortar.

In the Record and Guide, issue of July 18, appeared an illustrated article on a new system of laying brick, devised by Mr. Frank B. Gilbreth, the well-known contractor. The "packet system," as it is called, worked so successfully that the natural sequence to it was a faster method of spreading mortar. Repeated experiments were made, the outcome of them being the "fountain trowel," which

built up first header high and the interior face is also built up header high. The "fountain trowel" is then particularly valuable for filling in the middle of the wall, where the work can be done with great speed and without the constant interruption occasioned by stopping to lay the line once or twice every course.

With the packet system and the "fountain trowel" the bricklayers can work

Variation in Brick Shades.

"Variation in the shade of any color of brick is something that no brick manufacturer can effectually guard against," remarked Mr. Oscar R. Maicas, of the Kreisler Brick Mfg. Co., while discussing the colors of clay products. "There are times when a man demands a certain color of exactly the same shade. This is an impossibility, and it is only through experience that such a man learns it. The greatest variation is noted in speckled or spotted brick, and the least in the brick of the lightest color."

Discussing the various uses to which "seconds" in face brick can be put Mr. Maicas told of instances where an owner with good judgment and reliable masons was able to make a very presentable front for structures with "seconds."

"Although variation in shade is less evident in cream-colored brick than in other colors, it is most difficult to manufacture a cream-colored brick with the least variation," said Mr. Frank C. Manson, vice-president of Pfotenhauer & Nesbit, 1133 Broadway, when asked for his opinion on this subject. "It has been our good fortune to produce a cream face brick with a minimum of variation, but this is the outcome of unusual care in the manufacture."

Mr. Manson explained that different veins of clay in connection with their various plants are worked separately, to assure the least variation in the shade. This insures also a better quality of brick, although it is more expensive to produce. Although this fickle characteristic of brick is well known to manufacturers and builders there are times when property owners have to learn this by experience. The lesson costs them dear, at times, as there have been occasions when the disregarding of the advice of manufacturers has resulted in the necessity of tearing down a new front and buying another kind of face brick. Leading manufacturers seem to agree that any competitor who guarantees a certain shade of any color of brick is attempting the impossible, although they say that a good quality of clay and care in the manufacture will reduce the variation.

Eastman Marbles.

The Tompkins-Kiel Marble Co., of Astoria, L. I., announce to the building trade in general that they have completed arrangements with the owners and operators of the Eastman quarries, which produce a variety of high-grade interior and exterior marbles, and will from now on act as the Eastman Quarries' representative.

Among the staple varieties of Eastman marbles are Cream Statuary, Veined Cream Statuary, Green Veined Cream Statuary, Blanc Claire, Mottled Sienna, Listo Sienna, Sea Green, Light Cipolin, Grand Cipolin, Statuary, Statuary Veined, Cream Green Statuary, Ivory Green, Royal Campan, Leaf Green, Verd Violette, Royal Blue, Mottled Dove.

Rough samples of the above named will be sent upon application, and the Tompkins-Kiel Marble Company will appreciate any inquiries made and give them prompt attention by furnishing such information as may be desired.

They have at present in stock in Astoria a considerable quantity of this marble in blocks and slabs and intend at all times to keep an ample supply on hand for immediate delivery, and will be pleased to fill your orders either from their yard or direct from the large stock of blocks to be held at the quarry.

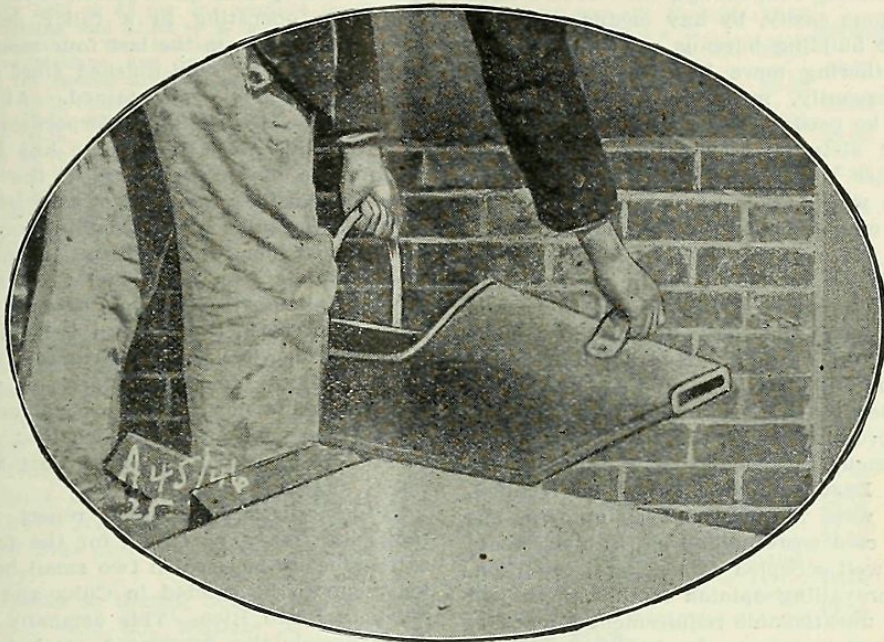


FIG. 1. POSITION IN SCOOPING MORTAR WITH THE "FOUNTAIN TROWEL."

is also a time-saver as well as an economical device.

This trowel is a metal can, shaped something like an Oxford shoe. The heel is used to scoop up mortar from the mortar box while the toe has a long opening the full width of the can, through which mortar is poured upon the brick. This device makes it possible to spread a far greater quantity of mortar within a given time and permits the bricklayer to use mortar sufficiently soft to fill the joints,

much more rapidly, a recent contract in Maine illustrating this in a very striking way. Regarding these devices, Mr. Gilbreth said:

"Contrary to the expectations of people unfamiliar with labor conditions, bricklayers and laborers have shown much interest in these devices. The bricklayer realizes that the betterment of implements and methods will enable him to produce a much greater day's work with the same effort. This means both in-

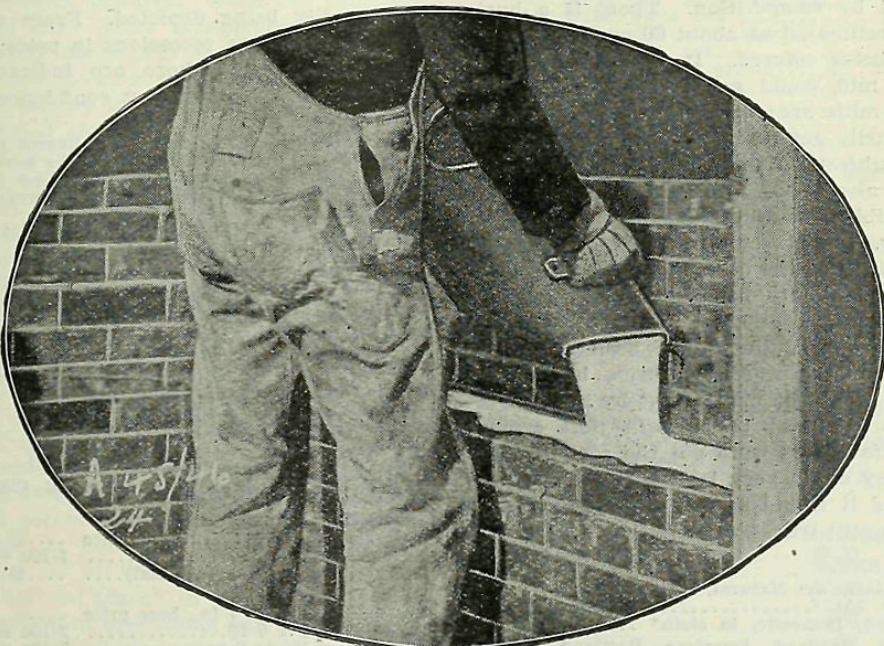


FIG. 2. SPREADING MORTAR WITH A "FOUNTAIN TROWEL."

not only because the mortar runs down the unfilled joints of the course below, but also because it permits the shoving of the joints full of mortar in the course that is being laid.

The Gilbreth scaffold permits building a wall in different sequence than has heretofore been observed. When erecting a thick wall the exterior four inches are

crease in wages and lessening of production costs. Successful effort toward such an end is understood by the most intelligent trade unions of to-day to be the greatest factor in the prosperity of any particular class of craftsmen.

"The day is past when journeymen feel that improvements designed to increase output are inimical to their interests."

PRICES CURRENT.

BRICK.—An investigator looking for signs of an uplift in the brick industry would find none to indicate that brick building is more active this week than it was a fortnight ago. This is the fact, however hard it is to say it. There may be a bull market in Wall St, but there is nothing bullish in the market for Hudson River brick. We hoped to say this week that Brick is participating joyfully with Steel and Standard Oil in a fine upward movement, that building operations are multiplying, and that indecision has given place to pleasant certainties, but we can't. Brick is moving no faster than it was a month ago. It is participating in no merrymaking with Standard Oil.

What's the matter with Brick? This isn't a history. But some of the builders who were going to buy after the nominations had been made are now putting it off until after election, or "until we see that we can turn ourselves all right." An indication of one of the contributing influences is contained in the police records of the week, referring to the charges made against a master plumber in a case growing out of an alleged understanding among the mechanical trades that builders and operators shall not be permitted to complete new undertakings until they have satisfied everybody on former contracts. The fear of interference is said to be holding back some operations. For some time past operators have been comparing experiences under this head and the case now before the grand jury will test the whole matter and clear the air.

The slowness of the real estate market in absorbing new speculative work at remunerative prices has, of course, for some time been the most important reason why brick has not been taken up as fast as it has been manufactured; and this is owing to or lies on top of one or two other reasons for the absence of pressure for new housing in Manhattan and the Bronx this summer. It will be perceived that when an investigator begins to dig down into the causes for the indisposition of brick he must dig deep if he intends to analyze the whole under-structure.

Some of the yards up the river have stopped molding, others are using but a quarter or less of their facilities. The financially strong will fill up their sheds and stop,—and the others will do the best they can under the particular circumstances that confront them. Some local dealers are stocking up heavily. When the turn comes in the fall they will make money, and keep the manufacturers from making too much. Current quotations continue nominal.

BRICK.	Cargo Lot,	Per. M.
Hudson River Selected.....	.....@	.....
Hudson River Common.....	4.50	5.25
Hudson River Light Hard.....	3.00	.....
Hudson River Pale.....	.....	.....
New Jersey, Hard.....	.....	.....
Croton Point—Brown, f. o. b.....	12.50	.....
Croton Point—Dark and red.....	12.50	.....
Fronts:		
Bufs, No. 1 (delivered at buildings)	21.00	26.00
Greys, various shades & speckled..	25.00	31.00
White, No. 1.....	27.00	30.00
White, No. 2.....	20.00	25.00
Old Gold.....	28.00	30.00
Enameled:		
English size.....	70.00	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

CEMENT.—Western and Southern reports are much more favorable for cement, as well as for building operations generally. In such centers as Baltimore, Birmingham, Duluth, Omaha, Milwaukee, St. Paul and Chicago the amount of building planned is normal or better, and the work actually started is close to the total of what was in hand at this time last year. We are prepared to believe the report, therefore, that Western cement mills

are running nearly full, though prices continue extremely low. The term of depression in the West and the South has been much shorter than in the East, where speculative building has been dull for fully two years. Paterson and Syracuse are the only two large Eastern towns where building operations are larger now than a year ago, but there are numerous smaller places where there is more work in hand this summer than there has been before in years, owing to the cheaper building cost.

In the cement trade it is difficult to separate metropolitan from general business, but on the whole business is steadily improving in the East, and several mills are running full, though their orders have not come easily, by any means. Reports to the building bureaus reveal that work is gathering more headway each week. Consequently, more and more material must be needed, though the turn of some is yet distant. Speculative building, or, in other words, apartment and tenement house work, takes up more material and gives employment to more hands than any other class of work when under normal conditions. We may have in hand a really large amount of first-class contracts and at the same time have dullness in a number of lines. Speculative building is not yet forceful, but is expanding, and if the summer renting season is as good as it now promises to be, there will be a strong movement in speculative building in the fall. Last summer, it will be recalled, there were many vacancies uptown, but when cold weather had set in apartments were well occupied as a general condition. The prevailing opinion is that there will be an unsatisfiable requirement for apartments of certain grades before the winter comes. It is for the operator and builder to hit upon the kind of a house that will best meet the need of the time.

Said a prominent architect: "I claim there is no over-supply of housing; the problem for builders is the problem of distribution."

We cannot rent so many expensive houses as we could two years ago, but more of the types which rent for less. These are the ones to build.

Quotations for cement are nominally unchanged, but it is being rumored that actual selling prices are considerably affected by competition. There is a business estimated at about 60 or 70 per cent. now being offered. It would be ideal if each mill could get its fair quota, but some mills are getting more which might ordinarily get less, and how they get it is the subject of some alarm in the trade. Only about half a dozen companies are inflexibly adhering to the schedule of prices, and these are grieved over the flexibility of the others. Words are being dropped about "penalties" and their enforcement, or otherwise—war! The strain of the long dullness has been severe on some of the small concerns, but everything would be made right by a quick revival. It used to be said that cement manufacturers were not the sort to carry a daisy chain very long without breaking it, and it would appear that the old saying is still true.

CEMENT.

Rosendale, or Natural, in wood,	per bbl.....	@ \$0.95
Portland, Domestic, in cloth*.....	.....	1.48

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

Manufacturers' Quotations:

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

Atlas Portland.....	\$1.48@	\$1.53
Aisen (American) Portland.....	1.48	.....
Vulcanite.....	1.48	1.53
Trowel Portland.....	1.48	.....
Nazareth.....	.....	.....
Dragon Portland.....	1.48	.....
Atlantic.....	1.48	.....
Dyckerhoff (German) Portland.....	2.45	.....
Aisen (German) Portland.....	2.35	.....

IRON, STEEL, ETC.—A decidedly optimistic feeling predominates in all departments of iron and steel products throughout the country, though probably not fully warranted in all respects. Undeniably there is a steady improvement in general business, and the most powerful financial and industrial agencies in the country are all working together for that purpose. A much more active demand for structural steel is reported in the finished steel market. Inquiries for moderately large tonnages are being received in larger number from various parts of the country, and the local market also shows improvement in this department.

The steel plants in Eastern Pennsylvania are operating in a fuller degree than at any time in the last four months, and prices on all semi-finished steel continue to be firmly maintained. At the office of the U. S. Steel Corporation it was said this week that there has been an increase of ten per cent. in the iron and steel business in the last two weeks, and that the mills in the combination are running 56 per cent. of full capacity. The Republic Iron and Steel Co.'s mills are now all moving, to some extent.

The New York, New Haven & Hartford Railroad Co. has just contracted with Milliken Bros. for 1,000 tons of steel work in connection with the construction, of eight transfer bridges which that road is building at Oak Point, near Port Morris, N. Y.

Milliken Bros., Inc., also report that they have taken contracts for the fabricated steel to be used in two small buildings, one to be erected in Cuba and the other in Porto Rico. This company will also furnish the fabricated steel for a 12-story building in Buenos Aires. The American Bridge Company will furnish the steel for the three new buildings for the Emma Willard Institute at Troy.

Tin plate manufacturers report a heavy call for nearly all grades. Galvanized plates are also in good request, but black plates are still a little slow. Business in sheet zinc continues in small proportions. Prices are irregular for sheet copper, and trade is at very low tide. For desirable orders sales have been made as low as 16 cents, while 18 cents is the nominal price.

Stocks of builders' hardware are slowly but steadily being depleted. From week to week there are recessions in price, but none violent, and there are indications on every side of returning confidence.

PIG IRON.

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:

Northern.	
No. 1 x Jersey City.....	\$16.50@ \$17.00
No. 2 Foundry x Jersey City.....	16.00 16.50
No. 2 Plain.....	15.50 16.00
Southern.	
No. 1 Foundry, steamship dock...	16.75 17.00
No. 2 Foundry, spot (nominal)...	16.25 16.75
No. 3 Foundry.....	15.50 16.00

STRUCTURAL.

Beams and Channels, 15-in. and under	From store.
under.....	1.76 2.25
Angles.....	1.76 2.25
Tees.....	1.81 2.35
Zees.....	1.81

BEAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1½.....	base price @ \$1.90
¾ to 1 in.....	1-10c extra
1 to 1½, base price (nominal).....	@ \$1.75

FLAT IRON.

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 3.75
Norway Shapes.....	3.75 4.00
Machinery Steel, Iron finish, base.....	1.80
Soft Steel Bars, base or ordy sizes.....	1.80
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00
SOFT STEEL SHEETS.	
¾ and heavier.....	2.55
3-16.....	2.65
No. 8.....	2.65
Blue Annealed.	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

One Pass R.G. cleaned— Cold Rolled. American.		
No. 16	\$2.90	\$3.30
No. 18	2.95	3.40
No. 20	3.00	3.35
No. 22	3.05	3.40
No. 24	3.10	3.45
No. 26	3.20	3.50

RUSSIA, PLANISHED, ETC.
 Genuine Russia, according to assortment, per lb. 11¼ @ 14
 Patent Planished, per lb. A, 10c; B, 9c, net
 Galvanized iron jobbing, price. 70 and 10%
 Metal Laths, per sq. yd. 22 @ 24
SOLDERS. Case. Open.
 Half and Half 19¼ @ 20
 No. 1 17½ @ 18

SPELTER.
 Ton lots 5¼ 5½

TERNE PLATES.
 N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:
 About 40-lb. coating. @ \$17.10
 About 30-lb. coating. 15.00
 About 20-lb. coating. 13.50
 About 15-lb. coating. 10.70 11.25
 About 8-lb. coating, box. 8.70

PIG LEAD.
 Ton lots 4¾ 4¾
 Less 4¾ 5¼

ZINC.
 Sheet, cask lots. per lb. 7¾
 Sheet. per lb. 8

LUMBER.—Yards' stocks are getting somewhat reduced and the wholesale houses notice some improvement in general lumber conditions. West Virginia Spruce is now off from three to four dollars from boom quotations, N. C. Pine continues at about the same low levels that have prevailed for months past, and Yellow Pine and White Pine are also stationary.

"It looks as though lumber has touched bottom," said Mr. William A. Eaton, of No. 1 Madison av. "We get an occasional letter from the mills that they are oversold. Hence dealers may have trouble if they do not anticipate the requirements of the fall and the growing tendency of prices to stiffen. Just as soon as any two or more dealers get after the same lot of material the price will jump."

The American Lumberman, which is conducting a Build-Now campaign, says the lumber business is on the increase in all its branches. This fact from all the evidences at hand appears to be indisputable, though here on Manhattan Island the improvement is not so rapid as in the surrounding country. Even the railroads which have been conspicuous by their hesitancy about buying anything at any price are showing signs of life.

One feature greatly favoring the return to normal conditions, and one largely responsible for the great improvement, is the widespread desire for a general betterment of business conditions. According to reports from different sections of the south country, prices are 50 cts. to \$1 higher than they were three of four weeks ago for yard lumber.

In the Southeast the small mills are loaded up with all the business they can handle and are refusing to accept additional orders except at an advance of \$1 to \$2 a thousand ft. In Georgia it is estimated that not more than 20 per cent. of the mills are in commission and stocks at all points are very low. The present demand is not sufficient to justify the starting of all the mills, but gradually they will be placed in commission. The resumption of operations will depend upon whether or not the prices offered are attractive.

In the East the situation has improved very materially. Retail dealers are paying more for stocks than they did a short time ago and there is a much better demand for lumber throughout the New England and North Atlantic coast States.

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. e. b. New York. base price, \$19 @ \$20 per M.

PINE, YELLOW—Long Leaf.
 By Ball.
 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 1¾ 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.		
"A" Rift, 13-16 x 3¼, counted 1x4.	36.25	40.50
"B" Rift, 13-16 x 3¼, counted 1x4.	32.25	34.00
"C" Rift, 13-16 x 3¼, counted 1x4.	25.25	29.00
"A" Flat, 13-16 x 3¼, counted 1x4.	25.25	28.50
"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 @ \$98.00	
Shelving, No. 1, 1 x 10 in.	57.00	50.50
Shelving, No. 2, 1 x 10 in.	37.00	39.50
Cutting up, 5-4, 6-4, 8-4, 1st.	58.50	63.50
Cutting up, 5-4, 6-4, 8-4, 2ds.	46.50	52.50
No. 2 Dressing Boards, 1 x 12 in.	44.00	
No. 1 barn boards, 8-in.	86.00	87.50
10-in.	36.00	86.00
12-in.	46.00	47.50
No. 2 barn boards, 8-in.	34.00	35.00
10-in.	36.00	37.00
12-in.	38.00	39.00
No. 3 barn boards, 8-in.	32.00	32.00
10-in.	32.00	34.00
12-in.	34.00	35.00

HARDWOOD FLOORING.

K. D. Bored, End Matched or Butted, and Bundled.		
13-16 Oak, 2, 2¼ and 2½.		
Clear quartered white oak.	\$86.00	
Select quarter-sawed white oak.	49.00	
Clear quartered red oak.	80.00	
Select quarter-sawed red oak.	45.00	
Clear Plain sawed white oak.	52.00	
Select P. S. white oak.	42.00	
Clear plain sawed red oak.	50.00	
Select P. S. red oak.	40.00	
Common oak, red and white.	85.00	
No. 2 Factory or common oak, red and white.	23.00	

Plain Oak.

4 in. 1st and 2ds.	\$45.00 @ \$47.00	
5-4, 6-4 and 8-4 in. 1st and 2ds.	47.00	52.00
4 in. Common.	34.00	37.00
5-4, 6-4 and 8-4 in. Common.	37.00	40.00
4-4 in. Culls.	24.00	27.00
5-4, 6-4 and 8-4 in. Culls.	26.00	30.00

SHINGLES.

(New York Lighterage Limits.)		
6 x 18 No. 1 Heart Cypress Shingles.	\$7.50 per M.	
6 x 18 No. 1 Primes or A's.	6.50 per M.	
6 x 18 No. 1 Red Cedar.	\$4.50 @ \$4.75	
"Perfection" Red Cedar.	4.75	
"Eureka" Red Cedar.	4.25	

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.	38.00	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.	48.00	
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

NAVAL STORES.—Business in tar and pitch is limited to small jobbing, and the market is quiet, with quotations at \$5.00 @ \$5.50 for tar and \$3.15 for pitch.

Trading in rosin is slow and only nominally steady. Quotations are on a basis of \$3.15 for common.

PAINTS, OILS, ETC.—The shellac market contains few features of interest. Ordinary Orange is priced at 31c. and bright Orange grades at 32½c. to 42c. Linseed oil is being bought in a conservative way. City ray is still held on the card basis of 44c. for five-bbl lots.

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.	.05¼ .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.	.10¼ .10¾
Blue, Chinese.	.38 .46
Blue, Prussian.	.32 .30
Blue, Ultramarine.	.13 .16
Brown, vandyke.	.11 .14
Green, chrome.	.12 .16
Sienna, raw.	.12 .15
Sienna, burnt.	.12 .15
Umber, raw.	.11 .14
Umber, burnt.	.11 .14

STONE.—The granite interests seem to have a somewhat better run of business than either cutstone or marble at this stage of the season. Locally, stone work in general is not so plentiful as it is elsewhere, but is improving, and the prospects are that more builders will want finished material simultaneously than can be supplied. With so many contracts as are now impending, all coming on at the same time, it will be difficult to keep them all supplied. This climax is predicted by material dealers, and if builders and investors can possibly take time by the forelock and get ahead of the rush, they will not regret it.

The demand for Woodbury gray granite continues strong, and the business at Hardwick will continue good for some months to come. Since July 1st the Woodbury Granite Co. has taken the following contracts: The Second National Bank building, Connellsville, Pa.; the Caldwell & Graham building, Pittsburgh, Pa.; entrance to the Cafe Martin, the noted restaurant, at 25th and Broadway, New York City; building for the new hospital at Allentown, Pa.; the post office building at Marionette, Wis., and the first National Bank building at Troy, Ohio. All these contracts are in Woodbury gray granite, and a number of them are now going through the sheds. In Woodbury pink the company has the contract for the Astoria Church at Astoria, L. I.; while for their Bethel granite they have the contract for the Old Colony Trust Co. building, Boston, Mass. In Hardwick white granite the company has taken the contract for the new Central Vermont R. R. station at Barre, Vt.

BUILDING OPERATIONS.

W. R. H. Martin to Erect Another Broadway Building.

BROADWAY, 31ST ST.—Messrs. Townsend, Steinle & Haskell, of Broadway and 34th st, have been commissioned to prepare plans for a store and loft building which Mr. W. R. H. Martin, owner of the Marbridge Building and the "Hotel Martini-que," will soon erect on the irregular block bounded by Broadway, 6th av and 31st, excepting the corner plot at the northeast corner of 6th av and 31st st, now occupied by a dwelling and saloon, and a narrow strip abutting on the north. The site will give about 1,100 square feet of ground space. In height there will be eleven stories, containing six high speed elevators, sprinkler system, steam heating plant and every modern improvement. The exterior will be laid up in limestone and light brick. No building contract has yet been made, and the architects state that plans will be ready for figures about the end of August. It is also stated that work on the structure will be begun about October 1, and that the cost will approximate half a million dollars. Mr. Martin's recent improvements in the immediate vicinity of Greeley Square, namely the 16-sty structure at the northwest corner of 6th av and 34th st, the "Martini-que," the Broadway annex to the Martini-que and now the proposed 6th av and Broadway project will represent a total expenditure in land and buildings of over \$10,000,000. Mr. Martin is the head of the firm of Rogers, Peet & Co.

Bayside to Have Revolving Residence.

BAYSIDE, L. I.—Architect Clarence True, No. 95 Liberty St., Manhattan, has completed plans and specifications for a revolving residence, 2½ stories, to be constructed at Bayside, L. I., at a cost of about \$35,000. The building is for Mr. William Reiman, No. 328 5th av, and will be built on a turntable, on a peculiar plan, and will be operated by electricity. The scheme is to have a structure adjustable, the windows of which may follow the sunshine in the winter or avoid it in summer. The material will be of frame, with the heating by steam.

Donn Barber Plans \$1,000,000 Library.

HARTFORD, CONN.—The plans submitted by Architect Donn Barber, 24 E. 23d st, Manhattan, and E. T. Hapgood, of Hartford, Conn., associate architects, have been accepted by the State Library and Supreme Court Building Commission for the proposed building to be erected at Hartford, Conn., at an approximate cost of \$1,000,000. Hon. Morgan G. Bulkeley, of Hartford, is chairman, and L. W. Robinson, New Haven, is secretary of the Commission. Notices are about to be sent out to builders for figures.

Latest Claremont Ave. Improvement.

MANHATTAN.—Moore & Landsiedel, 3d av and 148th st, state that they will have plans ready for figures by Aug. 1 for a high-class elevator house, 100x100 ft., to be erected at the southwest corner of Claremont av and 122d st, at a cost of about \$150,000. There will be one elevator, and outside materials of light brick and terra cotta. The Dacorn Realty Company, 95 Liberty st, are the owners and general contractors.

Palisade Court To Be Altered.

BROADWAY.—Herbert M. Baer, architect, 542 Fifth av, is preparing plans for altering the ground floor of the "Palisade Court" apartment, on the northwest corner of Broadway and 139th st, to stores. This is one of the last apartment houses in that section which was left with apart-

ments on the ground floor. The alterations will cost approximately \$10,000. Plans will be ready for estimating about the beginning of August.

12-Story Business Building for 26th St.

26TH ST.—Plans are being prepared by Architects Buchman & Fox, No. 11 E. 59th st, for the erection of a new store and office building at No. 22 West 26th st for Mr. Charles Kaye, of 12 West 21st st. This building will be 12 stories, of fire-proof construction, brick, limestone and terra cotta, and will cost about \$200,000. No contract has yet been made for the work.

Costly Residence for Jessup Ave., Bronx

JESSUP AV.—It is expected that figures will be taken shortly on a 5-sty residence for John C. Waite, of No. 3607 Broadway, Manhattan, to be built on Jessup av, near Featherbed lane, in the Bronx. The architect is A. E. Barlow, 5 W. 31st st, Manhattan, and it is expected that the structure will be built of reinforced concrete and will cost about \$20,000.

Particulars of 71st and Exterior St. Building.

MANHATTAN.—No contract has yet been awarded for the loft building to be erected at the corner of 71st and Exterior sts for Geo. H. Storm, 530 E. 72d st, from plans by G. Knoche, 516 E. 72d st. It has not been decided yet whether this will go ahead now or later on.

Hamilton Bank Note Co. to Build.

BROOKLYN.—The Hamilton Bank Note Company, of 88 Gold st, Manhattan, will soon begin the erection of a reinforced concrete 4-sty building, for its own occupancy, in the west side of Adams st, between Sands and High sts, Brooklyn, to cost in the neighborhood of \$30,000.

Apartments, Flats and Tenements.

MANHATTAN.—Antoni Hoefler, 118 East 3d st, will improve the 4-sty tenement, No. 172 East 4th st, from plans by O. Reissmann.

MANHATTAN.—James J. Flood, 200 East 55th st, will make improvements to the 4-sty tenement, No. 200 East 55th st, from plans by F. Ebeling.

MANHATTAN.—No. 166 Thompson st, a 3-sty tenement, will be altered from plans by C. M. Straub, 147 4th av. Chas. Reichert, 104 West Houston st, is the owner.

MANHATTAN.—M. Zipkes, 353 5th av, has prepared plans for \$5,000 worth of interior changes to the 6-sty tenement, No. 170 Delancey st, owned by A. Zweedling, on premises.

NEWARK, N. J.—F. Mathesius, 103 Park av, Manhattan, has prepared plans for a 4-sty and basement apartment house to be erected at Newark, N. J. Estimated cost, \$25,000.

MANHATTAN.—H. A. Cohen, 168 Park Row, will soon erect in 135th st, 275 ft. east of Broadway, three 6-sty flats, 42.6x86.11 ft., to cost a total of \$120,000. C. B. Meyers, 1 Union sq, is the architect.

MANHATTAN.—Bids are asked until Aug. 15 by Moore & Landsiedel, 148th st and Third av, for a 5-sty brick and stone apartment building, 53.2x90 ft., for Donald Robertson, 256 W. 108th st, to cost \$60,000.

MANHATTAN.—Sommerfield & Stecker, 19 Union sq, have plans under way for a 6-sty flat building, 72.11xirregular, to be erected at Nos. 19-23 Commerce st, and 53-57 Barrow st, at a cost of \$50,000. Haase Lippman Sons Co., 282 Brooke av, are the owners.

MANHATTAN.—Isaac Mayer & Son, 100 W. 119th st, owner and general contractor, will soon award subcontracts for the 8-sty apartment house to be erected at the southeast corner of Broadway and 113th st, to cost about \$450,000. Neville & Bagge, 217 W. 125th st, are the architects.

Armories.

WHITE PLAINS, N. Y.—The State architect, Albany, has completed plans for a new armory building to be erected at White Plains, N. Y., at a cost of \$75,000.

BROOKLYN.—Thomas D. Connors, 1123 Broadway, Manhattan, was the lowest bidder, at \$22,100, for masonry, painting and carpenter work in the Fourteenth Regiment Armory, Brooklyn.

Banks.

MANHATTAN.—The general contract for alterations to the American Safe Deposit Bldg., No. 501 Fifth av, has been awarded to the Tidewater Bldg. Co., No. 25 W. 26th st. Chas. F. Cox is president, and Messrs. McKim, Mead & White prepared the plans.

RUTHERFORD, N. J.—The Rutherford National Bank, E. J. Turner, president, are taking figures on alterations and additions to their bank in Rutherford. Plans have been drawn by Messrs. Mowbray & Uffinger, architects, 92 Liberty st, Manhattan.

MANHATTAN.—Five 5-sty brick tenements and stores will be torn down at the northwest corner of 6th av and 40th st, on which will be erected the new 2-sty banking institution for the Union Dime Savings Institution, at a cost of \$225,000. The exterior will be of limestone ashlar, on a granite base, bluestone coping, mansard tile roof, slope portion of slate, copper skylights, and a low pressure steam system. Alfred H. Taylor, 6 East 42d st, is the architect. See issue March 7, 1908.

Churches.

MANHATTAN.—The Congregation Makower of Polen will erect a new synagogue at No. 203 Henry st, on a plot 24x87.6 ft. The Record and Guide is informed that no plans have yet been drawn or architect selected. Messrs. Grauer & Rathkopf, 140 Nassau st, are interested.

MANHATTAN.—Bids will be taken about Aug. 1 for \$15,000 worth of changes to the Union Methodist Episcopal Church, Nos. 228 to 230 East 85th st, for which Chas. Gens, Jr., 165 East 88th st, has prepared plans. The plans call for new electric fixtures, plumbing and a 1-sty rear extension, 20x50 ft.

BROOKLYN.—The John H. Parker Co., 42 East 23d st, Manhattan, has received the general contract to erect the new edifice for the Church of the Assumption, at Cranberry, Henry, Middagh and Hicks sts, Brooklyn, of which the Rev. Dr. William J. Donaldson, 104 York st, is pastor. F. J. Berlenbach, Jr., 260 Graham av, Brooklyn, is architect.

NUTLEY, N. J.—The general contract for the new edifice for the Grace Church (Roman Episcopal, Rev. Herbert D. Cone, pastor) was awarded this week to the Republic General Contracting Company, 1181 Broadway, New York City. The plans for this building were made by Kirby, Petit & Greene, 35 W. 31st st, Manhattan, and call for a stone structure, about 30x63 ft.

CRANFORD, N. J.—The general contract for the church to be built on Springfield av for the First Church of the Christ-Science (Benj. F. Bailey, chairman of the building committee) was awarded this week to Doe & Ferguson, 95 Liberty

st, Manhattan. Estimated cost, about \$20,000, and plans by Chas. Godfrey Poggi, of Elizabeth, N. J., call for a brick and stucco 1-sty and basement building, 30x98.

RICHMOND HILL, L. I.—The Trinity Methodist Episcopal Church of Richmond Hill, L. I., is laying the foundations for a new chapel to be built in the same locality. The pastor is the Rev. Dr. W. H. Lawrence, 54 Waterbury av, Richmond Hill, L. I., and Oscar S. Toale, 35 Broadway, Manhattan, is architect. Plans provide for a 1-sty frame and stucco building, 20x75, to cost about \$10,000. This building, however, is only preliminary to a church, which will be erected later.

Court Houses.

SCHENECTADY, N. Y.—Architects Stoddart and Withers, who are drawing plans for the new county buildings for Schenectady, will have them ready in about two weeks.

Dwellings.

WOODHAVEN, L. I.—F. J. Kane, 1230 Jamaica av, will erect two 2-sty dwellings on Columbia av, w. s, 100 n Brandon st, Woodhaven, to cost \$5,000.

LAUREL HILL, L. I.—Grove st, e s, 100 n Anabel av, will be improved by Patrick Reilly, Laurel Hill, with two 2-sty frame stores, 30x50, to cost \$5,500.

LONG ISLAND CITY.—Two 2-sty brick dwellings, 22x48 ft., will be erected on Ninth av, north of Pierce av, L. I. City, for E. O'Keefe, Washington av, L. I. City, to cost \$9,000.

LONG ISLAND CITY.—Sherman st, e s, 371 s Freeman av, L. I. City, will be improved by Frank Caruso, 35 Sherman st, L. I. City, with one 2-sty brick dwelling, 25x50; cost, \$4,000.

COLLEGE POINT, L. I.—A 2-sty frame dwelling, 22x37 ft., will be erected in 11th st, s e cor and Monument av, College Point, by Miss M. Hughes, 301 Madison av, N. Y. City, to cost \$4,000.

FLUSHING, L. I.—Marie S. Powers, 74 South Parsons av, will erect a 3-sty frame dwelling, 24x31 ft., in Amity st, n s, 100 e Parsons av, Flushing, from plans by Theo. Blondell, to cost \$4,750.

MANHATTAN.—The residence of E. R. Agnew, No. 66 East 55th st, will be renovated and enlarged at a cost of \$15,000. Plans have been completed by Messrs. Hunt & Hunt, 28 East 21st st.

JAMAICA, L. I.—W. J. Hazzard, Van Wyck av, will build in Adolph st, w s, north of Dewey av, Jamaica, from plans by Walter J. Brown, two 2-sty frame dwellings, 20x36, to cost \$6,000.

CHAPPAQUA, N. Y.—Messrs. Stephenson & Wheeler, 1 East 27th st, Manhattan, have prepared plans for a 2-sty stone residence for J. I. D. Bristol, to be erected at Chappaqua, N. Y. Estimated cost is \$8,000.

RIDGEWOOD, L. I.—Prospect st, n e cor Palmetto st, Ridgewood, will be improved by G. H. Beck, 716 Woodbine st, Ridgewood, from plans by L. Berger & Co., with one 2-sty frame dwelling, 22x40, \$4,000.

WOODHAVEN, L. I.—H. E. Hauguard, architect, has prepared plans for a 3-sty frame dwelling, 33x36 ft., to be erected on Manor av, n w cor and Oakland pl, Woodhaven, for Albert Boltz, of Richmond Hill.

WHITESTONE, L. I.—Fourth st, s s, 300 e Whitestone av, Whitestone, will be improved by Minnie Ferdinand, premises, from plans by Architect Chas. Bauer, Jr., with one 2-sty brick dwelling, 20x52, to cost \$4,000.

SEA CLIFF, L. I.—Contract will be awarded at once by Herbert M. Baer, 542 5th av, Manhattan, for a new 3-sty brick and stucco residence, 40x63 ft., to be erected at Sea Cliff, L. I., for Mr. L. Zimmerman.

SEA GIRT, N. J.—Work has started on the 2-sty residence for Mrs. F. L. Mor-daunt, at Sea Girt, for which Architect S. G. Slocum has prepared plans. W. H. Morris, of Spring Lake, N. J., is general contractor.

COLLEGE POINT, L. I.—E. Reinhardt, 153 Charles st, Manhattan, will build in 13th st, w s, 25 s Third av, College Point, from plans by Architect Richard Rowle, one 3-sty brick store and dwelling, 22x45, to cost \$7,000.

CORONA, L. I.—R. W. Johnson, architect, has completed plans for a 2-sty dwelling, 25x55 ft., for H. H. Andereya, of Evergreen av, Corona, to be erected on Shell road, n s, 25 e Clinton st, Corona, to cost \$5,500.

OYSTER BAY, L. I.—E. E. Paul, 289 4th av, Manhattan, has obtained the general contract from plans by Carrere & Hastings, 225 5th av, to erect a 2-sty brick residence at Oyster Bay for James A. Blair, 24 Broad st.

NUTLEY PARK, N. J.—Fred Dittig, of Nutley Park, N. J., is taking figures for a new residence which he expects to build in Nutley Park from plans by Architect W. A. Lambert, 99 Nassau st, Manhattan. Frame, 2½ stories, 26x32.

PASSAIC, N. J.—John F. Kelly, Passaic, N. J., is taking figures for a residence to be built on Passaic av and the Boulevard, Passaic. The owner of this will be announced later. The building will be frame, 2½ stories, 25x60 ft.

BRONX.—Messrs. Schaefer & Jaeger, 461 Tremont av, Bronx, are taking bids for a 2½-sty residence, 35x36 ft., to be erected in 179th st, near Grand Boulevard and Concourse, for Francis Frey, 179th st and Morris av. Estimated cost is \$9,000.

BRONX.—Moore & Landsiedel, 3d av and 148th st, have plans ready for a 3-sty brick and stone dwelling, 25x35 ft., for Elizabeth Lippmann, 2614 3d av, to be erected in the west side of Simpson st, 71.8 ft. north of 169th st, to cost about \$8,000.

MANHATTAN.—No contract has been awarded for remodeling the 4-sty residence, No. 53 East 61st st, owned by Effingham Maynard, 27 West 44th st, for which Walker & Gillette, 131 West 40th st, have prepared plans. A rear addition will be added at a cost of \$20,000.

JAMAICA ESTATES.—The Bliss-Griffiths Const. Co., 225 5th av, Manhattan, has received the general contract to erect a 2½-sty stucco and brick residence at the Jamaica Estates, L. I., at a cost of \$10,000. Messrs. Thompson & Frohling, 114 East 28th st, are the architects.

MT. VERNON, N. Y.—Gibson & Roy, Mt. Vernon, N. Y., have obtained the contract to erect a new residence for J. M. Langenieux, whose address will not be given until later. Herbert Lucas, 5-7 E. 42d st, Manhattan, has prepared plans, which call for a frame and stucco, 2½ stories, 48x69 ft.

Factories and Warehouses.

GLOVERSVILLE, N. Y.—The Babcock Box Co., No. 346 Broadway, New York City, is planning to erect a factory in this city.

PATERSON, N. J.—Frank B. Gilbreth Co., 34 West 26th st, Manhattan, has obtained the general contract to erect a factory at Paterson, N. J., for Harry E. Danner. F. W. Dean, of Boston, Mass., is engineer.

WATERVLIET.—The Delaware & Hudson Railroad is understood to have secured the land needed for the erection of its new shops at this place. An extensive plant is contemplated, not only for engine and car repair work, but also for the building of passenger and freight cars.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, has received the general contract to erect the 6-sty brick factory building, 50x100 ft., in Front st,

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Brooklyn, for Benjamin Moore & Co., 262 Water st, Brooklyn. The cost is placed at \$70,000. Wm. B. Tubby, 81 Fulton st, is architect.

Halls and Clubs.

RAVENA, N. Y.—The Elmer H. Havens Building Co., of Albany, has obtained the general contract for the erection of a new Masonic Temple at Ravena, N. Y. The building will cost about \$30,000 and will be completed on or about Feb. 1, 1909.

POUGHKEEPSIE, N. Y.—Jackson & Rosencranz, 31 Union sq, Manhattan, have let general contract to T. J. Reilly Co., 103 Park av, New York City, for the 3-sty building for the Y. M. C. A., L. H. Shaw, Secy., Poughkeepsie. To cost about \$150,000.

JAMESTOWN, N. Y.—Architects Gaggin & Gaggin, Syracuse, N. Y., have prepared plans for a new Y. W. C. A. building at Jamestown, N. Y., to be erected by the Y. W. C. A., Miss Mertie M. Broadhead, chairman. It is expected that contracts will be awarded within a few days. Brick and stone, 3 stories, 50x135 ft.

BAYONNE, N. J.—The Young Men's Association decided at a meeting in their temporary headquarters, 226 Broadway, to build a new clubhouse on a site on the Hudson County Boulevard, between West 14th and West 15th sts. It comprises three lots, 75x100 ft. Brick, two stories, bowling alleys, pool and billiard tables and a large ballroom.

Hospitals and Asylums.

SARATOGA, N. Y.—A large addition will be erected in connection with the Saratoga hospital in Division st.

WEEHAWKEN, N. J.—Plans will be revised for the new hospital to be built in Clifton Park, Weehawken, at a cost of \$50,000. This is due to the grade of the land on which the building will be placed. Herman Horenburger, 422 East 159th st, Bronx, is the architect.

NEWARK, N. J.—The Public Buildings Committee of the Board of Freeholders at a meeting at the Overbrook Hospital directed Jeremiah O'Rourke & Sons to draw new plans for the proposed House of Detention, which is to be built at the southeast corner of New and Newark sts, Newark, to cost about \$35,000.

PLEASANTVILLE, N. Y.—No contract has yet been awarded for the orphan asylum to be built at Pleasantville for the Hebrew Sheltering & Guardian Society, president of which is Adolph Lewisohn, 42 Broadway. Plans for a group of buildings, part of which will not be built at present, have been prepared by architects, Jacobs & Heidelberg, 320 5th av, New York city, who have about closed the bids for construction.

Office and Loft Buildings.

MANHATTAN.—Plans are ready for \$30,000 worth of interior changes to the 4-sty loft building and bath, Nos. 79-81 Forsyth st, owned by Nathan Brody, 11 East 16th st. Alfred L. Kehoe, 1 Beekman st, architect.

MANHATTAN.—Operations will soon be commenced by Wm. M. Walker, of Bayville, L. I., for the 9-sty store and loft building, 33.8x98.9x88.8 ft., to be erected at Nos. 8-10 West 36th st, at a cost of \$100,000. Two 5-sty buildings on the site will be demolished. The new structure will be fireproof, with a facade of limestone and light brick, with a cement roof. No contract has yet been awarded.

MANHATTAN.—Plans are ready for figures for the 10-sty clubhouse, 62x36.11 ft., which the New York Press Club, John A. Hennessy, president, 7 Spruce st, will erect at Nos. 21-21½ Spruce st, at a cost of \$100,000. One building will be demolished. Plans specify light brick and terra cotta, galvanized iron skylights, terra-

cotta coping, tile and plastic slate roof, steam heating, elevators. Ernest Greene, 5 Beekman st, is the architect.

Power Houses.

MARION, N. J.—The Public Service Corporation of New Jersey, Prudential Building, Newark, has awarded to the Hedden Construction Co., 1 Madison av, Manhattan, the general contract to erect a concrete and steel power house, 75x150 ft., at Marion, N. J.

MANHATTAN.—McKim, Mead & White, 160 5th av, have plans ready for the 2-sty brick and concrete boiler house and coal station, 96x81.8 and 57x45.10 ft, for the City of New York, to be erected on the south side of 29th st, 427.3 ft. east of 1st av, to cost about \$400,000. No contract has yet been placed.

Schools and Colleges.

CORNING, N. Y.—The town has voted to build a brick school house, two stories high, estimated to cost \$50,000.

MEDFORD, MASS.—Plans for a 12-room school to be built here at a cost of \$100,000 are being prepared by C. B. Dunham, 6 Beacon St., Boston.

TRENTON, N. J.—Citizens of Hamilton Township have voted for the erection of a new school at Klockner av, near Hutchinson's Mills. It will be of four rooms and will cost about \$15,000.

CHATHAM, N. J.—Balch & Moatz, 10 E. 33d st, Manhattan, will prepare plans for a public school building for the Board of Education, Geo. H. Kirkpatrick, president, Chatham, N. J., to cost about \$50,000.

BUFFALO, N. Y.—In about 30 days invitations for competitive plans will be issued for construction of the proposed Technical High School to cost \$300,000. Francis G. Ward is Commissioner of Public Works.

MANHATTAN.—Wilfrid E. Anthony, 170 5th av, has completed plans for enlarging the 3-sty school building, Nos. 124-130 West 60th st, owned by the Paulist Fathers, 415 West 59th st. No awards have been made.

MANHATTAN.—Ground was broken on Tuesday of this week for the new Washington Irving High School which is to cover the block between 16th to 17th sts, on Irving pl. Plans are by C. B. J. Snyder, 500 Park av.

TROY, N. Y.—The Hudson Valley Construction Co., of Troy, has obtained the contract for the construction of the Sage Memorial building in connection with the Emma Willard School here. The contract price is \$531,000.

CORNING, N. Y.—Plans will be prepared by Otis Dockstader, architect, 520 Robinson Bldg., Elmira, N. Y., for a 2-sty and basement high school building for the Board of Education, Corning. The structure will cost \$50,000.

KINGSTON, R. I.—Competitive plans will be received from architects in Rhode Island, until 12 noon, Aug. 8, for a dormitory for the Rhode Island College of Agriculture and Mechanical Arts. Requirements and conditions will be sent to architects making application to H. Edwards, president. Chas. Dean Kimball is chairman committee.

ROSELLE PARK, N. J.—The Roselle Board of Education has awarded the contract for the erection of the new high school building to the W. D. Lewis Company, of Roselle and New York, for the sum of \$54,800. It is expected that work will commence in three week's time. The contract will specify that the building must be finished by June, 1909.

Stables and Garage Buildings.

MANHATTAN.—At Nos. 9-13 Weehawken st, Thomas Lynch, 42 Broadway, is laying foundations for a stable to cost about \$15,000, plans for which were pre-

pared by Geo. M. McCabe, 96 5th av. The general contractors are Levin & Levin Contracting Co., 350 5th av, New York city.

MANHATTAN.—Plans are ready for extensive interior changes, building a brick elevator shaft, and installing girders and columns in the stable building, 4 stories, Nos. 221-223 West 58th st, owned by Chas. E. Appleby, of Glen Cove, L. I., from plans by C. A. Kehoe, 1123 Broadway. No contract has been awarded.

Bids Opened.

L. D. Gregory, 125th st and 1st av, at \$58,387, submitted the lowest bid for furnishing and laying water-mains in 1st av, from 110th to 125th sts, and in 125th st, between 1st and 3d avs.

M. J. Fitzgerald, 547 West 45th st, Manhattan, at \$171,522, was low bidder, for regulating and repaving with granite block pavement on a broken stone and concrete foundation the roadway of Jamaica av, from Van Wyck av, to the Brooklyn Borough line, Long Island City.

The only bid opened by John H. O'Brien, Commissioner of Water Supply, Gas and Electricity, for furnishing and delivering, erecting and connecting one pumping engine, with all its appliances, foundations and appurtenances complete and in place, at the Mt. Prospect Pumping Station, Underhill av and Prospect pl, Brooklyn, together with the removal of certain designated old materials at the same station, was that of Henry R. Worthington, 115 Broadway, Manhattan, at \$16,500.

Bids were received July 16 by James W. Stevenson, Commissioner of Bridges, for the electrical equipment and the laying of sewers, water pipes and tracks, and the grading and paving of the Plaza, in the Borough of Queens, of the Blackwells Island Bridge over the East River, between the Boroughs of Manhattan and Queens, Chas. Meads & Co., 299 Broadway, Manhattan, \$182,200 (low bid). Other bidders were Hanover Construction Co., McHarg, Bart & Co., Snare & Triest Co., Cooper & Evans Co., Northeastern Construction Co., James L. Carey, Brooklyn, Gore Engineering & Contracting Co., Long Island Contracting & Supply Co., Thomas Crimmins Contracting Co., Astoria Paving Co., Iron Slag Block Paving Co., William G. Root.

Bids were opened by the Board of Education Monday, July 20th, No. 1: For metal ceilings for P. S. 13, 71, 75, 180, Manhattan, P. S. 13, Brooklyn Metal Ceiling Co., P. S. 71, 75, 180, August Wille, Jr., were low bidders. No. 2: For repairs to roof at P. S. 20, Manhattan, Herman Sacks was low bidder. No. 3: For erecting iron gates, railings and bronze tablets at De Witt Clinton High School, Manhattan, Neptune B. Smyth, \$2,300, low bidder. No. 4: For alterations, repairs, metal ceilings in P. S. 1, 18 and 38, Borough of the Bronx, Chas. Cochar put in the low bid in each case. No. 5: For alterations and repairs to P. S. 14, Queens, A. Doncourt, \$5,330, low bidder. No. 6: For installing electric light wiring, fixtures and fire signal system in P. S. 43, Brooklyn, Reis & O'Donovan, Inc., \$6,839, low bidders. No. 7: Bids will be readvertised for fire protection in the Borough of Brooklyn.

Contracts Awarded.

MANHATTAN.—Wm. Somerville, 317 E. 124th st, Manhattan, has the general contract for a new department store to be erected for J. R. Senior, 216 West 125th st, from plans by J. H. Duncan, 208 5th av.

MANHATTAN.—Jas. McWalters, 2434 Broadway, has obtained the contract for extensive interior changes to the 4-sty residence, No. 158 East 71st st, for Jos. H. Choate, Jr., on premises, from plans by Geo. B. De Gersdorff, 103 Park av.

MANHATTAN.—Deisler & Stevensen, 225 5th av, have obtained the general contract for \$15,000 worth of changes to the 7-sty school building, No. 240 2d av, for the Hebrew Technical School for Girls, from plans by Messrs. Buchman & Fox, 11 East 59th st.

MANHATTAN.—John F. De Baun, 1368 Broadway, Manhattan, has received the general contract for the maintenance of way shop and storage in the Mott Haven yard, N. Y. C., for the N. Y. C. & H. R. R. Co., Wm. H. Newman, pres. Architect D. R. Collins, 335 Madison av, prepared these plans

MANHATTAN.—E. Skannel, 3281 Broadway, has received the steam heating and John P. Levins, 1420 Madison av, the plumbing work on the 11-sty loft building which the Builders & Engineering Co. will erect at Nos. 45-51 West 25th st, from plans by Wm. H. Birkmire, 396 Broadway. The cost will approximate \$400,000.

MANHATTAN.—Murphy Bros., No. 489 5th av, have received the general contract to build the 2-sty brick and concrete car house, 113.10x405 ft, which the Receivers of the New York City R. R. Co., 621 Broadway, will erect on the north side of 99th st, between Lexington and Park avs, from plans by A. V. Porter. The estimated cost is placed at \$150,000.

JACKSONVILLE, FLA.—The Manhattan Const. Co., 76 William st, Manhattan, has won the general contract to erect a 10-sty office and bank building, 100x100 ft., for the Commercial Bank, to be situated at the southwest corner of Hogan and Forsyth sts, Jacksonville, Fla. Estimated cost, \$350,000. William L. Stoddard, 31 Union sq, Manhattan, is the architect.

MANHATTAN.—General contract has been awarded to Fountain & Choate, 110 East 23d st, steam heating to Walker & Chambers, 50 East 20th st, and plumbing to W. J. McDermott, 93 Lexington av, for completing the 8-sty School of Applied Design for Women at Lexington av and 30th st, from plans by Pell & Corbett, 122 East 25th st. The building is to cost \$50,000.

MANHATTAN.—Parish & Schroeder, No. 12 West 31st st, have awarded contracts for the Domestic Science building, Teachers' College, Broadway and 120th st, as follows: General contract, Edward Corning Co., 100 William st; elevators, Otis Elevator Co., 17 Battery pl; plumbing, J. F. McKeon & Bros., 882 Lexington av. The building will be built of brick and red sandstone, 60x150 ft., five stories high, and will cost \$350,000.

The A. Feldmann Const. Co., Bible House, on Monday last was awarded the contract for fire protection and other repairs to Public Schools Nos. 3, 9, 23, 31, 86, and 107. Sub-contracts will be received at once at their office on the following: Fireproof, reinforced concrete arches, iron partition work, cement work, painting, plastering and metal lath, carpenter work, sheet metal work, steam heating, plumbing, electric work, etc.

Estimates Receivable.

Bids will be received by the Commissioner of Docks Wednesday, July 29, for furnishing and delivering miscellaneous duplicate parts for the Municipal ferry boats.

By the Park Board Thursday, July 30, for the execution of the approach work exterior to the building of the New York Public Library, Astor, Lenox and Tilden foundations, Fifth av, 40th and 42d sts.

By the Commissioner of Water Supply, Gas and Electricity, Friday, July 31, for furnishing, delivering and laying a 72-in. steel pipe line and appurtenances from Valley Stream, L. I., to Amityville, L. I.

By the Board of Health, Wednesday, July 29, to furnish and install two new

boilers, together with all necessary alterations and other work incidental thereto in the boiler house on the grounds of the Kingston Av Hospital, at Kingston av and Fenimore st, Brooklyn.

By the Park Board Thursday, July 30, No. 1: For furnishing and delivering 1,000 lin. ft. of three-pipe iron fence for parks, Borough of the Bronx. No. 2: For materials for completely constructing and erecting boundary and partition fences for the elephant house yards in the New York Zoological Park, in Bronx Park. No. 3: For erection and completion of an administration building in the New York Zoological Park, in Bronx Park.

By the President of the Board Trustees Bellevue Hospital, Thursday, July 30, for providing all labor and materials required for the tearing down and removal, excavating, masonry, dampproofing, repairing and replacing of machinery and all other work required to render sound and perfect the dampproofing of elevator pits and damaged elevator machinery at Fordham Hospital, Crotona av and the Southern Boulevard, City of New York.

By the Commissioner of Bridges, Thursday, July 30, No. 1: For the construction of block signals for the elevated railway tracks of the Williamsburg (New East River) Bridge over the East River, between the Boroughs of Manhattan and Brooklyn. No. 2: For the construction of a platform at Sands and Washington sts, Brooklyn Bridge. No. 3: For constructing the outer trolley tracks of the Blackwell's Island Bridge over the East River, between the Boroughs of Manhattan and Queens.

Brief and Personal.

Mr. G. H. Cheesman, of the Otis Elevator Co., will spend the coming two weeks on a vacation.

Mr. Alfred R. Whitney, Jr., president of the Whitney-Steen Co., has returned from a trip to Europe.

Mr. O. F. Perry, of the Rockland-Rockport Lime Co., Fuller Building, is out of the city for a week or more.

Mr. Julius Franke, of the architectural firm of Maynicke & Franke, is in Europe. He will not return until the fall.

Mr. W. P. Corbett, manager of the Alsen Cement Co., has returned from a trip through the eastern section of Canada.

Mr. Geo. F. Seymour, superintendent of the Raymond Concrete Pile Co., 140 Cedar st, is in Baltimore to prepare the equipment required to begin a half-million dollar contract of reinforced concrete work in connection with the municipal piers in course of construction in that city.

The Berlin Construction Company, steel buildings, bridges and structural work, with works at Berlin, Conn., say: "We are now running our plant 10 hours a day, because of increased demand for structural shapes and bridge work, but we would not like to say that this full running time will be a permanent thing under present conditions."

The New York, New Haven & Hartford Railroad announces that it has contracted for the construction of electric railroads in Connecticut totaling 20½ miles, comprising 11 miles between Wethersfield and Middletown, 3½ miles from Hartford to Bloomfield, and 6 miles from Willimantic and South Coventry. The aggregate expenditure will be about \$1,000,000.

Henry S. Thompson, formerly Superintendent of Buildings and Commissioner of Public Works, will have the management of building operations in connection with the new 12-sty apartment which is to cover the block bounded by Broadway, Amsterdam av, from 86th to 87th sts, measuring 201.5 ft. on Amsterdam av, 328.10 ft. in 87th st, 218.3 ft. on Broadway and 343 ft. in 86th st. The Hoyt estate last week organized the Belnord

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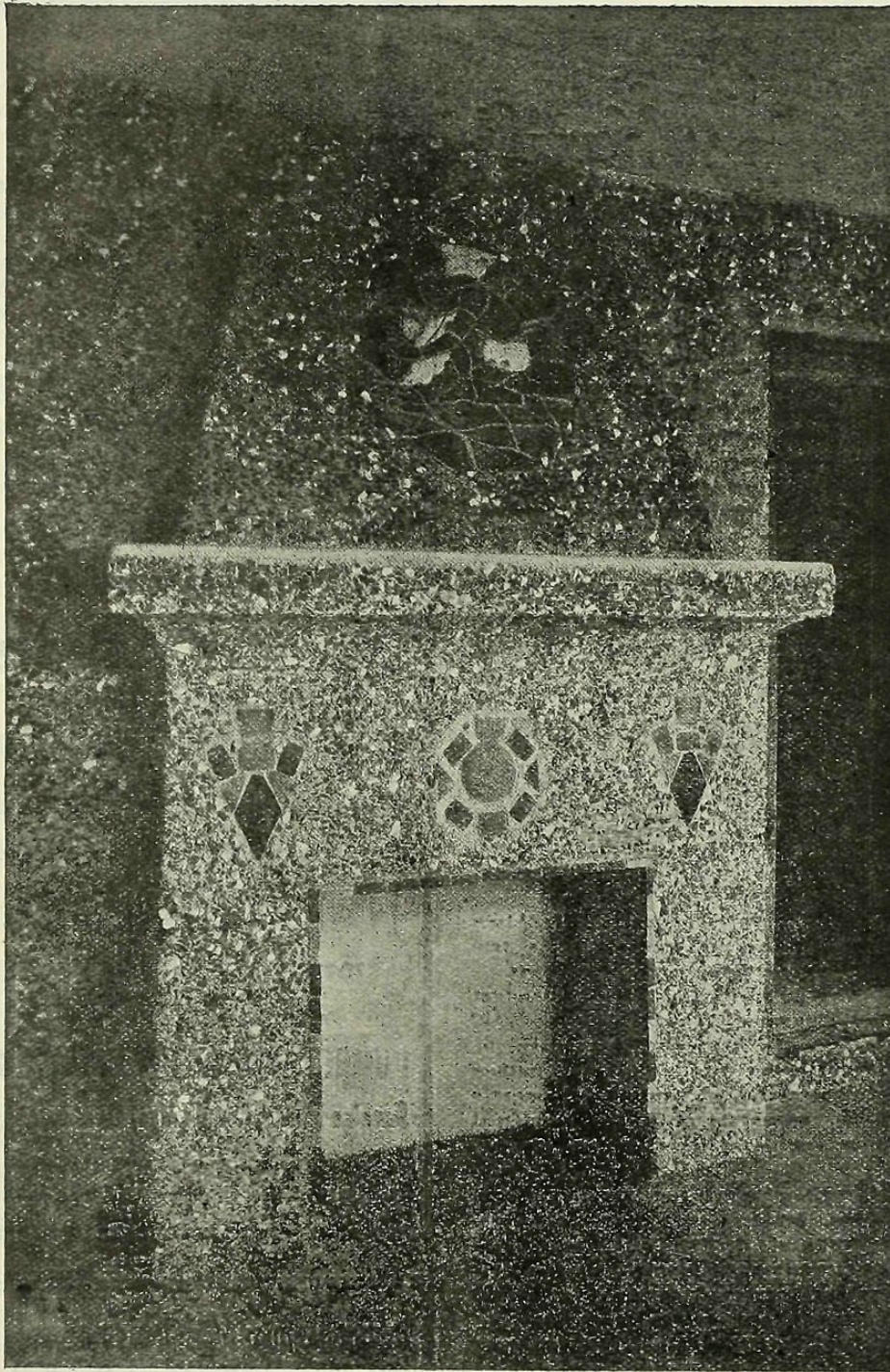
Realty Co., with a capital of \$500,000, which will conduct the operation. (See issue Record and Guide, July 18.)

Russell & Erwin Mfg. Company, builders' hardware, say: "Beginning with Feb. 1 our monthly sales have not varied by \$5,000 from month to month, and our business has maintained a very constant volume. In the past fortnight, however, there has been a sharp upturn in the quantity of orders received. While we are by no means confident that this is anything but a temporary spurt, still it is our confident belief that our business during the last half of the year will show a larger amount than during the first half, and that the percentage of decrease

by the presence of two of the principal officers of the Typographical Union of the city of New York, as well as by other distinguished citizens. A dinner of large dimensions and of infinite variety, with the after-dinner talks, kept us busy until near eventide, and then field sports for the agile ones until the gloaming signaled for the homeward journey. The occasion was as creditable to the officers and members of the O'Brien chapel as it was enjoyable and refreshing for their guests.

A FIREPLACE IN CONCRETE.

This is one of the solid concrete chimney-breasts in the new residence of Mr. Albert Moyer, at South Orange, N. J.,



A FIREPLACE AT SOUTH ORANGE.—DECORATED WITH MERCER TILE MOSAIC, "INDIAN MAKING FIRE."

from last year's business will thereby be lowered. We might add that at the present time our distribution is about 30 per cent. less than for the corresponding period of the year 1907."

Four large automobile carry-alls which left the Record and Guide printing house in William st last Saturday in the early afternoon were filled with the members and friends of the Charles J. O'Brien Association, off for another outing. The place of final arrival, after resting and taking lunch on the way, was West End Park on the edge of Jamaica. The party included the heads of the publications that are issued from Mr. O'Brien's presses, as well as all the employees of his large establishment, and was honored

which was described in the Record and Guide of recent date. It is decorated with Moravian tiles in various designs. The hearths are of concrete, in which are laid hand-made Moravian tiles, glazed and unglazed.

Fine Art in Concrete.

The ornamentation of the concrete Egyptian pylon installed by the Alsen Co., 45 Broadway, as its exhibit in the quarters of the Concrete Association of America, Brunswick Bldg., has been completed and the display is unique. The last part of the exhibit to be set in place was the pair of vases, also of concrete and part of the pylon. They indicate in a very strik-

ing way what can be accomplished in concrete. Embodying the simplicity and severity of the Egyptian style both the utilitarian and artistic have been reproduced. In describing this piece of fine art in concrete, Mr. Geo. Beck, the designer and executor of the vases, said:

"The polygonal plinth has the name 'Alsen' carved in concave convex Egyptian hieroglyphics on one vase and the word 'Cement' on the other. The lower torus have the reeds and the scotia the pyramidal papyrus leaves. The body of the vase is decorated with the beautiful lotus lilies, with the buds branching gracefully as the natural growth suggests, the conventional papyrus intervening. The bowl is surmounted by three busts of Egyptian princesses, wearing elaborate royal head dresses, necklaces and ornaments of elegant embroidery. This includes the asp, the emblem of sovereignty. Around the rim is seen the hawk-winged globe, the emblem of the sun with the cobra de capello alternating with papyrus leaves. In the center of the abacus is the winged scarabaeus, the emblem of creation and immortality, which appears to have just alighted."

Mr. Beck thinks that any decorative effect produced in marble or stone can be done equally as well in concrete, both in point of color and texture.

Fused Color Finish in Ornamental Iron.

The "fused color finish" in iron, which has been used in Germany successfully, is now being introduced in the United States by the Winslow Brothers Co. The finish is produced at a temperature of 1,500 degrees Fahrenheit, in a special furnace, and the process develops a matt-fused color enamel upon the surface of ornamental iron work used in buildings. A salient feature of the "fused color" is that it precludes the necessity of giving iron several coats of paint. The color is fused in the iron. A single casting in the office of the Winslow Brothers Co., Terminal Building, shows six ornamental rosettes of as many different colors. These are the principal ones used in ornamental iron finish—the three terra cotta colors of red, maroon and brown, and olive green, black and iron gray. Mr. A. J. Rosenthal, manager of the New York offices of the Winslow Co., states that these six colors predominate in ornamental iron finish.

The first installation of the "fused color" ornamental iron is now being made in the new University Club building at Chicago. The stairs, elevator enclosures and interior and exterior ironwork will be with this finish. Holabird & Roche are the architects and the Geo. A. Fuller Co. the contractors.

In addition to the doing away with the use of paint on the iron the advantages claimed are the durability, the range of quiet tone colors and opportunity of harmonizing with definite color schemes in a building, and the fact that the ironwork can be cleaned with soap and water without damage to the finish or subsequent discoloration.

Lead Products at Convention.

An attractive and instructive exhibit of paint and other lead products was installed by the National Lead Co. in connection with the convention of the Master Painters at Asbury Park, N. J., this week. The display showed white lead in oil as used in paint, together with the various forms which the lead assumes in the manufacture from the ore to the finished product. The blue lead buckles were shown in corroding pots, and following these the corroded buckles, the tanbark and acetic acid which causes the corroding; the ground white lead, dry, and

finally the white lead mixed with linseed oil.

Red lead and the other oxides were included in the exhibit, as well as Atlantic linseed oil, raw, refined and boiled. The flaxseed from which the linseed oil is pressed was on display in conjunction with the oil cake which remains after the pressing process.

The booth containing the exhibit was handsomely fitted up, being of wood finished in white and gold, with fleur-de-lis electric globes. Dutch Boy painter posters formed a back ground. Metal statuettes of similar design were presented to the delegates, and Dutch Boy post cards and buttons to the public. The exhibit was in charge of H. G. Sidford, assistant comptroller of the Atlantic branch; E. P. Jones and Chas. F. McKay, salesmen of the Atlantic branch, and O. C. Harn, general advertising manager.

Fire Doors to Philippines.

The six fire doors taken from the old Fifth Av Hotel will be used as details in a plan to educate the Filipinos. A religious denomination is erecting a school at Silliman in the Philippine Islands, and last Saturday a cargo of miscellaneous building material left New York, bound for Manila by water. It will be several months before the ship reaches its destination after a journey of about 20,000 miles. In the cargo are included the six doors, which became the property of the wreckers, the Rheinfrank Co., when the demolition of the old structure started. The old hotel is being scattered to the ends of the earth.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at the U. S. Bureau of Manufactures. In applying for addresses, refer to file number.)

Consuls are requested to contribute to this department.

No. 2244. Cement.—An American consular officer in the West Indies reports that an American commis-

sion merchant in the city in which he is located desires to represent in that region an American manufacturer of some good brand of cement.

No. 2247. Metal and Woodworking Machinery.—The Bureau of Manufactures is in receipt of a letter advising that a prominent Spanish firm finds that it has a splendid opportunity to handle certain lines of American goods, and being experienced in mechanical lines would like to get the representation for Spain for some lines of light metal and woodworking machinery, for which there appears to be a good market.

"Pink" Granite in Demand.

A feature of the current demand for monumental granite is the frequent inquiry for the attractive "pink" granite from the Picton quarries. This granite was quarried for the first time last year, but it is only now that the best quality is being turned out in large quantities. The color is proving popular for monumental purposes and the "pink" granite is being shipped all over the United States.

Poles.

The telegraph and telephone companies purchase about two-thirds of the total number reported and the street railway, light and power companies about one-fourth. The remainder is credited to railroad companies which own and operate their own telegraph or telephone lines.

The regions of supply of the two principal pole timbers—cedar and chestnut—are fairly well defined and are, unfortunately, extremely limited. The present source of supply of cedar poles in the United States is confined almost entirely to the Lake States. The regions from which the supply of chestnut poles is drawn are even narrower. A small territory—embracing parts of Pennsylvania, Maryland, Virginia and West Virginia—furnishes nearly all of these poles. Cypress poles necessarily come from the South, probably the greater part from

the Gulf States; juniper, from Virginia, the Carolinas and other South Atlantic States. Poles which have not been treated with preservatives may be expected to give from ten to fifteen years of service, roughly speaking.

WAGE SCHEDULE.

Prevailing Rate of Wages—Issued July, 1908, by the Building Trades of New York City and vicinity, through the office of the Consolidated Board of Business Agents of the Building Trades. Headquarters, Groll's Hall, 145-147 East 53d St. New York City. (Phone 336 Plaza.) This schedule is based on 8 hours per day, except on Saturdays, when work ceases in the Building Trades at noon. All work performed between the hours of 5 p. m. and 8 a. m., including Sundays and recognized legal holidays, to be figured as "Double Time": Asbestos Workers, Heat, Frost and General Insulators, \$4.50; Asbestos Workers' Helpers, \$2.80; Bricklayers, \$5.60; Bricklayers' Laborers, \$3.00; Blue-stone Cutters, Flaggers, Bridge and Curb Setters, \$4.50; Boiler Felters and Pipe Coverers, \$4.50; Carpenters, \$5.00; Cabinet Makers, \$4.00; Cement and Concrete Masons, \$5.00; Cement, Concrete and Asphalt Laborers, \$3.00; Derrickmen, Riggers and Pointers, \$3.75; Decorators, and Gilders, \$4.50; Electricians, Electrical Machinists, \$4.50; Electrical Fixture Workers, \$4.50; Engineers, Stationary, \$4.50; Engineers, Portable, \$27.50 per week; daily, \$5.50; Framers, \$5.00; Gas Fitters, \$5.00; House Shorer, Mover, Sheath Piler, \$3.50; House Shorers' Helper, \$2.65; Housesmith, Bridgemen, Ironworkers, \$4.80; Metallic Lather, \$4.50; Marble Cutter and Setter, \$5.00; Marble Carver, \$5.50; Marble Polisher, \$4.00; Bed Rubber, \$4.50; Sawyer, \$4.25; Marble Cutters' Helper, \$3.00; Marble Mosaic Workers, \$4.25; Marble Mosaic Helper, \$2.75; Machine Stone Worker and Rubber, \$4.00; Machine Stone Workers' Helper, \$2.75; Machinists, \$4.50; Plasterers, Plain and Ornamental, \$5.50; Plasterers' Laborers, \$3.25; Plumbers, \$5.00; Painters, \$4.00; Decorators, \$4.50; gilders, \$4.50; Riggers on Machinery, Dynamos, Boilers, etc., \$3.50; Roofers on Metal, \$4.50; Roofers, Tar Felt, Composite Waterproof Workers, \$3.75; Sheet Metal Workers, Tinsmiths, \$4.50; Stone Cutters, \$5.00; Stone Cutters, \$5.00; Stone Setters, \$5.50; Stone Masons, \$4.40; Steam and Hot Water Fitters, Hydraulic, Pneumatic Tube, etc., \$5.00; Steam Fitters' Helpers, \$3.00; Tile Layers, \$5.00; Tile Layers' Helpers, \$3.00; Terra Cotta Workers, \$3.60; Upholsterers, \$4.08; Wire Workers, \$4.50.

PROJECTED BUILDINGS

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

Bank st, Nos 78 and 80, 6-sty brk and stone tenement, 50x75; cost, \$43,000; Israel Lippmann, 66 Lafayette st; ar't, Chas B Meyers, 1 Union sq.—308.

Prince st, No 181, 6-sty brk and stone store and tenement, 25x82.6; cost, \$25,000; Bernard F Golden, 51 Roosevelt st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—309.

Spruce st, Nos 21 and 21½, 10-sty brk and stone clubhouse, 62x36.11, tile and plastic slate roof; cost, \$100,000; New York Press Club, John A Hennessy, pres, 7 Spruce st; ar't, Ernest Greene, 5 Beekman st.—300.

BETWEEN 14TH AND 59TH STREETS.

29th st, s s, 427.3 e 1st av, 2-sty brk and stone boiler house and coal station, 96x81.8 and 57x45.10; cost, \$400,000; City of New York, City Hall; ar'ts, McKim, Mead & White, 160 5th av.—305.

36th st, Nos 8 and 10 W, 9-sty brk and stone store and loft building, 33.8x98.9 and 88.8, cement roof; cost, \$100,000; Wm M Walker, Bayville, L I; ar't, Nathan Langer, 81 E 125th st.—302.

99th st, n s, between Lexington and Park avs, 2-sty brk and concrete car house, 113.10x40.5, slag roof; cost, \$150,000; Recvrs N Y City R R Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—306.

6th av, n w cor 40th st, 2-sty brk and stone bank, 98.9x90.11, tile roof; cost, \$225,000; Union Dime Savings Bank, 32d st and Broadway; ar't, Alfred H Taylor, 6 E 42d st.—301.

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

Broadway, s e cor 113th st, 8-sty brk and stone apartment house, 100.11x110 and 115, slag or plastic slate roof; cost, \$450,000; Isaac Mayer & Son, 100 W 119th st; ar'ts, Neville & Bagge, 217 W 125th st.—303.

NORTH OF 125TH STREET.

144th st, n s, 100 w Broadway, 5-sty and basement brk and stone tenement, 50x87 and 73.2; cost, \$50,000; John B Berry, 226 W 134th st; ar't, Geo Fred Pelham, 503 5th av.—304.

Amsterdam av, s w cor Cathedral Parkway, 6-sty brk and stone store and tenement, 70.10x87, plastic slate roof; cost, \$100,000; Irving Judis Building & Const Co, 215 W 125th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—307.

BOROUGH OF THE BRONX.

Brown pl, s w cor 135th st, 6-sty brk stores and tenement, 45x90; cost, \$50,000; John H and Richard H Deeves, 411 E 135th st; ar'ts, Israels & Harder, 31 W 31st st.—534.

Grote st, s e cor Prospect av, 3-sty frame tenement, 38.4½x99.9; cost, \$8,500; Anna C Klemm, Baltimore; ar'ts Moore & Landsiedel, 148th st and 3d av.—515.

134th st, n s, 200 w St Anns av, 6-sty brk tenement, 25x87; cost, \$24,500; Herman Harn, 428 E 157th st; ar't, Oscar Lowinson, 18 E 42d st.—512.

155th st, n s, 175 e Courtlandt av, 1-sty brk store, 18x35; cost, \$2,000; Max Schneckenberger, Classon av; ar't, B Ebeling, 1136 Walker av.—526.

179th st, s s, 32 e Belmont av, three 4-sty brk tenements, 33x63.8 each; total cost, \$54,000; Thos D Malcolm Const Co, 3651 3d av; ar't, Edw J Byrne, 3025 3d av.—514.

181st st, n s, 100 w Grand av, eight 2½-sty brk dwellings, peak slate roof, 20x55 each; total cost, \$56,000; Belmar Investing Co, on premises; ar'ts, Daube & Kreyborg, 830 Westchester av.—529.

226th st, s s, 430 w White Plains road, 2½-sty frame dwelling, mansard, shingle roof, 30x45; cost, \$8,000; Sophie Majewski, 161st st and Park av; ar't, Gustav Simons, 113 New Main st, Yonkers.—520.

Brook av, s e cor 170th st, 6-sty brk tenement, 24.5x90.6; cost, \$29,000; Wm F Lennon, 4053 Park av; ar't, M J Garvin, 3307 3d av.—531.

Brook av, e s, 175 n 139th st, 5-sty brk store and tenement, 25.1½x109; cost, \$25,000; Peter Streifer, 129 W 125th st; ar'ts, Schaefer & Jaeger, 461 Tremont av.—532.

City Island av, e s, 200 n Beach st, 2-sty frame dwelling, 21x46; cost, \$3,000; Helen Bardes, 823 E 178th st; ar't, Philip Bardes, 3409 3d av.—533.

Creston av, s e cor 178th st, 1-sty frame garage, 12x22; cost, \$500; United Real Estate and Trust Co, of Nebraska; ar't, J J Vreeland, 2019 Jerome av.—513.

Edwards av, e s, 539.4 s Latting st, 2½-sty brk dwelling, peak slate roof, 20x52; cost, \$6,000; C E Nance, Castle Hill av; ar't, B Ebeling, 1136 Walker av.—525.

Eastern Boulevard, w s, 600 s Pelham road, 2½-sty frame dwelling, peak shingle roof, 39x41; cost, \$7,000; Wm J Hyland, Unionport; ar't J C Cocker, 2010 5th av.—522.

Forest st, w s, 250 n West Farms road, two 3-sty brk dwellings, 20x52 each; total cost, \$14,000; Herman Tuchmann, 42 Parker av; ar't, B Ebeling, 1136 Walker av.—524.

Forest av, w s, 111.4 n 163d st, 3-sty brk stable and storage, 50x26; cost, \$8,000; John Werle, 957 Forest av; ar't, Michael J Garvin, 3307 3d av.—519.

Hughes av, w s, 178 s Pelham av, 3-sty brk tenement, 20x55; cost, \$12,000; Orland Cipironi, 2511 Hughes av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—516.

Morris Park av, s w cor Holland av, two 2-sty brk stores and dwellings, 25x55 each; total cost, \$15,000; Geo Lahrman, Unionport road; ar'ts, Schaefer & Jaeger, 461 Tremont av.—521.

Park av, e s, 100 n 174th st, 3-sty brk stable and loft building, 50x85; cost, \$8,000; Leader & Bloom, 1834 Clinton av; ar't, Chas M Straub, 147 4th av.—535.

Sedgwick av, w s, 100 s 171st st, 2-sty brk store and dwelling, 25x53; cost, \$6,000; Gus Richter, 900 Summit av; ar't, Frank Richter, 68 W 70th st.—523.

Union av, w s, 145.4 n 158th st, 2½-sty brk stable, peak slate roof, 24.6x89; cost, \$7,000; Chas Ellinger, on premises; ar'ts, Daube & Kreymsborg, 830 Westchester av.—527.

Westchester av, s s, 51 e 173d st, 3-sty brk stores and tenement, 25.5 2-5x62.9; cost, \$12,000; Chas S and Nellie M Schnepf, 177 E 117th st; ar't, B Ebeling, 1136 Walker av.—528.

Wales av, s w cor 149th st, 4-sty brk stores and tenement, 50x46.4; cost, \$20,000; F W Ehrsam, 525 Wales av; ar't, Albert Rothermel, 869 Whitlock av.—530.

West Farms road and Westchester Creek, 1-sty frame shed, 10x20; cost, \$400; Susan A Tier, 124 Valletin av, Mt Vernon; ar't, O Henson, 1327 Teller av.—517.

West Farms road and Westchester Creek, 1-sty frame shed, 50x50; cost, \$800; Susan A Tier, 124 Valletin av, Mt Vernon; ar't, O Henson, 1327 Teller av.—518.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Delancey st, Nos 110 and 112, store fronts to 6-sty brk and stone tenement; cost, \$500; J Alexander, 107 Bowery; ar't, O Reissmann, 30 1st st.—1505.

Essex st, No 173, partitions, toilets, windows, tank to 2, 4 and 5-sty brk and stone front and rear tenements; cost, \$2,000; Mary A Fronmuller, 91 Moffitt st, Brooklyn; ar't, John Ph Voelker, 979 3d av.—1521.

Forsyth st, Nos 79 and 81, partitions, posts and girders to 4-sty brk and stone loft and bath; cost, \$30,000; Nathan Brody, 11 E 16th st; ar't, Alfred L Kehoe, 1 Beekman st.—1495.

Greenwich st, No 36, partitions, doors and windows, to 4-sty brk and stone public school; cost, \$3,500; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1536.

Horatio st, Nos 12 and 14, passageway to 5-sty brk and stone tenement; cost, \$750; P E Guerin, 21 Jane st; ar't, John H Knubel, 318 W 42d st.—1507.

New st, Nos 286-88, show windows, doors, to 4-sty brk and stone store and office building; cost, \$500; Frederick Knief, 15 Beaver st; ar't, Louis Falk, 2785 3d av.—1540.

South st, No 226, toilets, partitions, elevator shaft to 3-sty brk and stone slaughter house and loft; cost, \$1,500; Samuel Kutler, 34 Market st; ar't, H Horenburger, 122 Bowery.—1500.

4th st, No 304 E, show windows to 4-sty brk and stone factory; cost, \$200; David Moskowitz, on premises; ar't, Harry Zlot, 230 Grand st.—1512.

5th st, s s, 275 w Av D, new exits to 4-sty brk and stone public school; cost, \$1,400; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1504.

7th st, No 158, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$2,000; Mrs Dora Von Bremen, 801 Greene av, Brooklyn; ar't, C H Dietrich, 338 E 49th st.—1514.

7th st, Nos 280 and 282, skylights, toilets, to two 4-sty brk and stone tenements; cost, \$1,500; Estate of John C Hang, 381 E 8th st; ar't, Henry Regelman, 133 7th st.—1530.

9th st, Nos 331-335 East, partitions, skylights, store fronts, to three 5-sty brk and stone tenements; cost, \$9,000; S Shnaper, 860 Lexington av; ar't, Otto L Spannhake, 233 E 78th st.—1541.

16th st, n s, 194 e 1st av, new stairs to 3-sty brk and stone public school; cost, \$3,900; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1503.

17th st, No 314 W, new stairs to 4-sty brk and stone public school; cost, \$5,500; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1501.

21st st, n s, 75 e 6th av, piers, walls, partitions, to two 3 and 4-sty brk and stone offices and stores; cost, \$1,000; Wm H Ward, 531 Greene av, Brooklyn; ar't, J E Jersey, 1041 Pacific st, Brooklyn.—1517.

26th st, No 202 East, toilets, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$1,000; Joseph Hecht, 8 Jacob st; ar't, Henry H Holly, 39 W 27th st.—1511.

34th st, Nos 130 and 132 W, 1-sty brk and stone rear extension, 50x16.9, windows to two 4-sty brk and stone tenement; cost, \$1,000; Samuel W Peck, 806 Broadway; ar't, Louis F Fick, 534 W 178th st.—1529.

40th st, No 114 E, 2-sty and basement brk and stone rear extension, 20x27.8 to 4-sty brk and stone dwelling; cost, \$5,000; Walter E Maynard, 114 E 40th st; ar't, Wm S Miller, 141 E 40th st.—1493.

41st st, No 422 West, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,800; Adam J Janson, 293 Amsterdam av; ar't, Adolph Balschen, 2023 Morris av.—1513.

46th st, No 12 East, 1-sty brk and stone rear extension, 17x20x10x24, windows, skylights, to 4-sty brk and stone loft building; cost, \$10,000; Home Club Co, 11 E 45th st; ar't, Joseph H Taft, 500 5th av.—1527.

51st st, No 121 East, new stairs, to 4-sty brk and stone public school; cost, \$4,500; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1537.

52d st, Nos 142-144 East, windows, fire escapes, to two 5-sty brk and stone tenements; cost, \$700; Sam J Weinberg, 813 2d av; ar't, Chas Gens, Jr, 165 E 88th st.—1510.

55th st, No 66 E, 2-sty brk and stone rear extension, 19x14, add 1-sty to rear extension, partitions, windows, chimney stairs, skylights to 5-sty brk and stone residence; cost, \$15,000; C R Agnew, 66 E 55th st; ar'ts, Hunt & Hunt, 28 E 21st st.—1499.

57th st, No 212 West, new wall, gutters, leaders, to 2-sty brk and stone church; cost, \$1,500; Trustees Central Presbyterian Church, 212 W 57th st; ar'ts, Crow, Lewis & Wickenhoefer, 160 5th av.—1538.

58th st, Nos 221-223 West, brk elevator shaft, columns, girders, to 4-sty brk and stone stable; cost, \$10,000; Chas E Appleby, Glen Cove, L I; ar't, C A Kehae, 1123 Broadway.—1520.

60th st, Nos 124-130 West, add 1 sty, partitions, to 3-sty brk and stone school; cost, \$21,000; The Paulist Fathers, 415 W 59th st; ar't, Wilfrid E Anthony, 170 5th av.—1519.

61st st, No 53 E, 4-sty brk and stone front extension, 19x6, add 1-sty to rear extension, stairs, partitions, walls to 4-sty brk and stone dwelling; cost, \$20,000; Effingham Maynard, 27 W 44th st; ar'ts, Walker & Gillette, 131 W 40th st.—1490.

65th st, No 14 E, add 1-sty to rear extension, windows, bath to 4-sty brk and stone residence; cost, \$6,000; Frank B Keech, 14 E 65th st; ar'ts, Walker Gillette, 131 W 40th st.—1491.

67th st, No 27 W, partitions, to 14-sty brk and stone studio apartment house; cost, \$850; C H Clements, 33 W 67th st; ar't, John P Benson, 571 5th av.—1498.

71st st, No 158 E, partitions, alter shaft to 4-sty brk and stone dwelling; cost, \$7,000; Joseph H Choate, Jr, 158 E 71st st; ar't, Geo B De Gersdorff, 103 Park av.—1523.

71st st, No 134 E, erect roof house to 4-sty brk and stone dwelling; cost, \$625, A Fulton Cutting, 24 E 67th st; ar'ts, Hitchings & Co, 1170 Broadway.—1534.

75th st, No 43 E, skylight, stairway to 4-sty brk and stone dwelling; cost, \$500; Grenville T Emmett, 43 E 75th st; ar't, James McWalters, 2434 Broadway.—1531.

80th st, No 120 East, 2-sty brk and stone rear extension, 9x15, cut window, to 3-sty and basement brk and stone dwelling; cost, \$1,525; H P Walker, 120 E 80th st; ar't, J F M Kenna, 103 Park av.—1516.

88th st, No 305 West, partitions, plumbing, to 4-sty brk and stone residence; cost, \$1,000; Wm M Fliess, 5 North Moore st; ar'ts, J B Snooks Sons, 73 Nassau st.—1508.

89th st, Nos 111 to 115 E, windows, alter shafts, partitions to 5-sty brk and stone tenement; cost, \$2,000; John Murray, 381 E 8th st; ar't, Henry Regelman, 133 7th st.—1532.

98th st, No 200 E, partitions, stairs, to 5-sty brk and stone tenement; cost, \$1,500; Brucks Potter, 140 Nassau st; ar't, C H Dietrich, 338 E 49th st.—1506.

107th st, Nos 301-303 East, partitions, to two 4-sty brk and stone stores and tenements; cost, \$300; Ida Solomon, 697 Humboldt st, Brooklyn; ar't, Alfred L Kehoe, 1 Beekman st.—1518.

109th st, No 86 E, partitions, show windows to 4-sty brk and stone tenement; cost, \$200; Dora Blauschild, 2137 2d av; ar't, Harry Zlot, 230 Grand st.—1524.

118th st, No 1 E, partitions, show windows to 5-sty brk and stone tenement and stores; cost, \$1,000; Lewis Samuels, 14 E 60th st; ar'ts, S B Ogden & Co, 954 Lexington av.—1525.

125th st, n s, 155 w 2d av, new stairs to 3-sty brk and stone public school; cost, \$5,300; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1502.

127th st, No 307 W, alter shaft, windows to 5-sty brk and stone tenement; cost, \$800; Milton Mayer, Hotel Cecil, St Nicholas av and 118th st; ar't, Oscar Lowinson, 18-20 E 42d st.—1528.

Av A, s w cor 68th st, erect tank, to 6-sty brk and stone factory; cost, \$2,000; The Owl Realty Co, 1016 2d av; ar't and b'r, The Rusling Co, 39 Cortlandt st.—1509.

Av A, No 78, columns, fireproofing to 4-sty brk and stone tenement; cost, \$235; Wm Waldorf Astor, 224 Madison av; ar't, Adam E Fischer, 23 Park row.—1522.

Broadway, No 2218, show windows, walls to 3-sty brk and stone store and dwelling; cost, \$100; John Weiss, 149th st and 3d av; ar't, Louis Wentzler, 670 Courtlandt av.—1492.

Lexington av | partitions, walls, cut openings to 6-sty brk and
Depew pl | stone office and station; cost, \$1,500; N Y C & H
43d and 44th sts | R R Co, Grand Central Station; ar't, Grand Central Station Architects, 314 Madison av.—1497.

Morningside av, s w cor 127th st, stairs, to 4-sty brk and stone school; cost, \$2,000; St Joseph R C Church, 405 W 125th st; ar'ts, Neville & Bagge, 217 W 125th st.—1515.

Park av, n e cor 65th st, add 2 stories, new stairs, baths, columns, to 5-sty brk and stone dwelling; cost, \$15,000; J S Hoyt, 115 Broadway; ar'ts, Carrere & Hastings, 225 5th av.—1539.

2d av, No 700, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$1,000; Peter Doelger, 407 E 55th st; ar't, Charles Stegmayer, 168 E 91st st.—1535.

2d av, No 240, 1-sty brk and stone front extension (under sidewalk), 63.6x30, partitions, to 7-sty brk and stone school; cost, \$15,000; Hebrew Technical School for Girls, s e cor 2d av and 15th st; ar'ts, Buchman & Fox, 11 E 59th st.—1526.

5th av, No 475, 1-sty and basement brk and stone rear extension, 33x28, toilets, steel girders to 4-sty brk and stone office building; cost, \$7,000; Delafeld estate, care of Farmers Loan and Trust Co, lessees, 22 William st; ar'ts, Clinton & Russell, 32 Nassau st.—1496.

6th av, No 987, alter show windows to 4-sty brk and stone store and tenement; cost, \$200; Henry Bottger, 987 6th av; ar'ts, Herron & Lohmann, 50 West Broadway.—1533.

10th av, No 540, partitions, toilets to 4-sty brk and stone store and tenement; cost, \$300; Cutting Estate, Pine and Nassau sts; ar'ts, Eisenla & Carlson, 5819 5th av, Brooklyn.—1494.

BOROUGH OF THE BRONX.

Beach st, s w cor City Island av, move 1-sty frame boat house; cost, \$200; M J Early, Carroll st, C I; ar't, J X Cahill, 4448 Furman av.—403.

173d st, s s, 13 e Anthony av, 1-sty brk extension, 23.1x10.1 to 1-sty brk dry room; cost, \$400; Patrick J Tierney, on premises; ar't, J J Vreeland, 2019 Jerome av.—395.

239th st, s s, 50 e Carpenter av, 1-sty built upon 1 story frame extension of 2½-sty frame store and dwelling; cost, \$1,200; Mrs M Bonaventura, on premises; ar't, Jas X Cahill, 4448 Furman av.—401.

Beach av, No 1543, 2-sty frame extension, 20x20 to 2-sty and attic frame dwelling; cost, \$500; M Wellbrook, on premises; ar't, H Harlach, 2245 Hughes av.—396.

City Island av, w s, 190 n Beach st, move 2-sty frame boathouse; cost, \$1,000; The City Real Estate Co, Horace Anderson, 176 Broadway, Secy; ar't, Wm Thos Mapes, 4740 White Plains av.—397.

City Island av, s e cor Schofield st, move 1½-sty frame stable; cost, \$200; Daniel Craft, City Island av and Beach st; ar't, Jas X Cahill, 4448 Furman av.—399.

Park av, w s, 44.12 n 176th st, 1-sty brk extension, 24.88x125 to 2-sty frame workshop; cost, \$3,500; North Side Iron Works, on premises; ow'r and ar'ts.—400.

Tinton av, No 900, 2-sty brk extension, 26.7x52 and build 1-sty upon 1-sty brk stable; cost, \$4,000; Fred Olpp, 310 E 156th st; ar't, Frank Massam, 29 W 34th st.—402.

Washington av, w s, 241 s 169th st, new partitions to 3-sty brk sanitarium; cost, \$75; The Bronx Sanitarium, Dr Jos J Dunn, on premises, pres; ar't, Wm Schnauer, 363 E 149th st.—398.

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.	
July 17 to 23, inc.	Total No. for Manhattan	July 19 to 25, inc.	Total No. for Manhattan
165	172	172	172
No. with consideration..... 18	No. with consideration.. 6	6	6
Amount involved..... \$568,150	Amount involved..... \$114,050		
Number nominal..... 147	Number nominal..... 166		
1908.		1907.	
Total No. Manhattan, Jan. 1 to date..... 5,740	1907. 8,424		
No. with consideration, Manhattan, Jan. 1 to date..... 396	578		
Total Amt. Manhattan, Jan. 1 to date..... \$20,916,007	\$30,564,086		

1908.		1907.	
July 17 to 23, inc.	Total No. for The Bronx	July 19 to 25, inc.	Total No. for The Bronx
126	179	179	179
No. with consideration..... 8	No. with consideration.. 12	12	12
Amount involved..... \$78,575	Amount involved..... \$42,835		
Number nominal..... 118	Number nominal..... 167		
1908.		1907.	
Total No., The Bronx, Jan. 1 to date..... 4,646	5,877		
Total Amt., The Bronx, Jan. 1 to date..... \$3,466,620	\$4,917,736		
Total No. Manhattan and The Bronx, Jan. 1 to date..... 10,386	14,301		
Total Amt. Manhattan and The Bronx, Jan. 1 to date..... \$24,382,627	\$35,481,822		

Assessed Value Manhattan.

1908.		1907.	
July 17 to 23, inc.	Total No., with consideration	July 19 to 25, inc.	Total No., with consideration
18	6	6	6
Amount involved..... \$568,150	\$114,050		
Assessed value..... \$475,000	\$94,000		
Total No., Nominal..... 147	166		
Assessed value..... \$7,594,200	\$4,940,000		
Total No. with consid., from Jan. 1 to date..... 396	578		
Amount involved..... \$20,916,007	\$30,564,086		
Assessed value..... \$16,393,100	\$20,198,600		
Total No. Nominal..... 4,344	7,846		
Assessed value..... \$272,858,600	\$217,623,500		

MORTGAGES.

1908.		1907.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number..... 137	130	188	146
Amount involved..... \$3,308,787	\$732,633	\$4,735,419	\$574,784
No. at 6%..... 50	66	86	38
Amount involved..... \$856,641	\$320,875	\$816,269	\$113,277
No. at 5½%..... 19	27	8	11
Amount involved..... \$437,000	\$206,000	\$802,000	\$45,865
No. at 5¼%..... 19	27	8	11
Amount involved..... \$437,000	\$206,000	\$802,000	\$45,865
No. at 5%..... 28	17	60	84
Amount involved..... \$345,400	\$94,725	\$1,869,500	\$330,542
No. at 4½%..... 4	.....	8	.....
Amount involved..... \$163,000	.....	\$487,000	.....
No. at 4%..... 41	20	26	13
Amount involved..... \$1,506,746	\$111,033	\$760,650	\$85,100
No. above to Bank, Trust and Insurance Companies..... 34	13	58	11
Amount involved..... \$1,794,119	\$175,000	\$2,124,100	\$113,000
1908.		1907.	
Total No., Manhattan, Jan. 1 to date..... 5,157	9,156		
Total Amt., Manhattan, Jan. 1 to date..... \$178,408,056	\$229,218,152		
Total No., The Bronx, Jan. 1 to date..... 4,207	5,405		
Total Amt., The Bronx, Jan. 1 to date..... \$21,039,168	\$54,807,549		
Total No., Manhattan and The Bronx, Jan. 1 to date..... 9,364	14,561		
Total Amt. Manhattan and The Bronx, Jan. 1 to date..... \$199,447,224	\$284,025,701		

PROJECTED BUILDINGS.

1908.		1907.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:..... 10	15	15	46
Manhattan..... 10	15	15	46
The Bronx..... 35	46	46	46
Grand total..... 45	61	61	61
Total Amt. New Buildings:..... \$1,643,000	\$793,100	\$793,100	298,300
Manhattan..... 376,700	298,300	298,300	298,300
The Bronx..... \$2,019,700	\$1,091,400	\$1,091,400	.....
Grand total..... \$2,019,700	\$1,091,400	\$1,091,400	.....
Total Amt. Alterations:..... \$227,685	\$452,550	\$452,550	43,075
Manhattan..... 11,075	43,075	43,075	43,075
The Bronx..... \$238,760	\$495,625	\$495,625	.....
Grand total..... \$238,760	\$495,625	\$495,625	.....
Total No. of New Buildings:..... 329	683	683	1,283
Manhattan, Jan. 1 to date..... 874	1,283	1,283	1,283
The Bronx, Jan. 1 to date..... 1,203	1,966	1,966	1,966
Mhhtn-Bronx, Jan. 1 to date..... 1,203	1,966	1,966	1,966
Total Amt. New Buildings:..... \$44,384,721	\$51,427,260	\$51,427,260	13,452,050
Manhattan, Jan. 1 to date..... 7,944,075	13,452,050	13,452,050	13,452,050
The Bronx, Jan. 1 to date..... \$52,328,796	\$64,879,310	\$64,879,310	.....
Mhhtn-Bronx, Jan. 1 to date..... \$52,328,796	\$64,879,310	\$64,879,310	.....
Total Amt. Alterations:..... \$7,961,961	\$12,717,578	\$12,717,578	.....
Mhhtn-Bronx, Jan. 1 to date..... \$7,961,961	\$12,717,578	\$12,717,578	.....

BROOKLYN.

CONVEYANCES.			
1908.		1907.	
July 16 to 22, inc.	Total number	July 18 to 24, inc.	Total number
540	595	595	595
No. with consideration..... 32	30	30	30
Amount involved..... \$229,440	\$149,860		
Number nominal..... 508	565		
Total number of conveyances, Jan. 1 to date..... 15,355	20,746		
Total amount of conveyances, Jan. 1 to date..... \$12,398,535	\$13,054,017		

MORTGAGES.

1908.		1907.	
July 16 to 22, inc.	Total number	July 18 to 24, inc.	Total number
466	612	612	612
Amount involved..... \$1,658,796	\$2,716,394		
No. at 6%..... 305	317		
Amount involved..... \$849,045	\$981,877		
No. at 5½%..... 111	225		
Amount involved..... \$644,737	\$1,365,050		
No. at 5¼%..... 30	54		
Amount involved..... \$127,250	\$284,850		
No. at 4½%..... 2	.....	
Amount involved..... \$34,000	.....	
No. at 4¼%..... 1	.....	
Amount involved..... \$600	.....	
No. at 2%..... 1	.....	
Amount involved..... \$1,500	.....	
No. without interest..... 20	12		
Amount involved..... \$37,764	\$49,017		
Total number of Mortgages, Jan. 1 to date..... 15,300	21,130		
Total amount of Mortgages, Jan. 1 to date..... \$52,362,632	\$93,493,063		

PROJECTED BUILDINGS.

1908.		1907.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
No. of New Buildings..... 147	181	181	181
Estimated cost..... \$825,625	\$1,227,460		
Total Amount of Alterations..... \$154,820	\$114,445		
Total No. of New Buildings, Jan. 1 to date..... 2,599	5,903		
Total Amt. of New Buildings, Jan. 1 to date..... \$14,789,668	\$44,349,479		
Total Amount of Alterations, Jan. 1 to date..... \$3,212,706	\$3,833,348		

THE WEEK.

THERE are a number of encouraging features to the realty market at the present time. In the first place considerable inquiry for property by investors is reported. In the second place the money market has again become easy, and anyone who has a reasonably well located parcel can borrow advantageously.

For the first time in a couple of years the number of properties sold at private sale exceeded those of the corresponding week in the previous year. Last week there were all told 63 sales put through, while in 1907, 61 were consummated. This shows that the market is improving, while at this time last year the number was diminishing rapidly. The consensus of opinion is after the election and next spring will see an exceedingly lively realty market.

Should the buildings, for which plans have recently been filed be built, there would be a boom started, such as this city has never seen. Even though such large undertakings as the proposed Equitable building on Broadway and Pine st be eliminated, still the foregoing statement would be true. The immense number of plans for structures to cost a reasonable sum of money that have been filed, all point to an active period. Certainly many of these will not be commenced, but discounting this fact it is certain that before a great while a tremendous building boom will be under way.

Among the sales put through during the current week was that of the 5-sty building located on the southeast corner of Broome and Willett sts, and known by the street number, 107 Broome st. This property occupies a plot 25x75 and has been in the possession of the present seller for the past 38 years. The Congregation Makower of Polen also figured in the market as purchasers. They bought, through their attorneys, the building No. 203 Henry st, 24x87.6. There is an old building on the plot which is going to be demolished to make way for a synagogue for which plans are now being drawn.

The sale of the 4-sty house, No. 241 East 14th st, 25.6x103.3, was also announced. This property was bought in 1889 by the present seller for \$26,500, subject to a mortgage of \$22,000. The present price paid for it is \$28,000. The 6-sty tenement, No. 106 East 121st st figured in a trade. The 3-sty building, 340 East 120th st, being given in part payment. The former

house is located just east of Park av, and occupies 25x100.10, while the latter parcel has a frontage of 20 ft. and a depth of 100 ft.

There has been considerable activity manifested in the Bronx during the past month. While the number of sales actually consummated is not materially increased, still the demand is greater, and the prospect for a good fall buying season is certainly promising. Where a few months ago there was practically no inquiry in that borough for property, today there is considerable demand, and several brokers report that they have deals of considerable size pending that have a good chance of being consummated. Not only did the deals closed include vacant lots but also dwellings and apartments. Notable among the latter class was the sale of the 6-sty apartment on the southwest corner of Kelly st and Longwood av.

The money market is in far better condition than for some time past. There are a large number of mortgages recorded and on property well distributed. Further evidence of the bettered condition was shown by the fact that several substantial loans were made bearing interest at four and one-half per cent. For the past year or more there has been practically no money to be had at these figures. If a loan of considerable amount was wanted, five per cent. was the minimum rate charged, and even then gilt-edge security would have to be back of the application.

The Lawyers' Title Insurance & Trust Co. made a loan of \$100,000 for five years at four and one-half per cent. on the property in the north side of 34th st 225 ft. east of 6th av. The property is owned by Louise Pollock, of Pittsdales, Mass. It is a 5-sty structure, built to a depth of 90 ft. and occupying a plot 25x98.9 in size. Another loan that was put through at the same rate of interest involves the private dwelling, No. 50 West 91st st, 18x100.8, located 446 ft. west from Central Park West. This mortgage is for \$18,000 and runs for three years. Sara Ely Parsons, of Rye, N. Y., borrowed from the Title Guarantee & Trust Co. \$300,000 on Nos. 37 to 41 West 18th st 135.11 ft. east of Broadway, 75x92. The due date and interest rate appear only in the bond.

THE AUCTION MARKET

WHILE the market was not active, nor the bidding brisk, still conditions have materially improved during the past few weeks. One of the most encouraging signs was the coming into the field of outside capital. Quite a number of parcels, put up at forced sale, were bought by investors. This has been the exception rather than the rule during the nine months just past.

The secret is to be found in the fact that money applicable for mortgage purposes is more readily obtainable. Prospective purchasers feel that they will not have great difficulty in placing loans on their newly acquired holdings. Another fact brought to their attention is that they see property is not bringing its full worth at auction, consequently they are anxious to go down to the salesroom and pick up a few bargains.

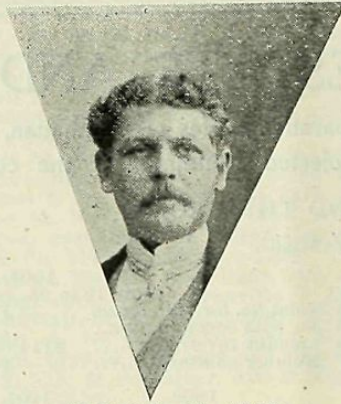
There are considerably more than the normal number of forced sales advertised for this time of year and undoubtedly until these are well out of the way, the private sales market will suffer. Properties of almost every description are going under the hammer, but this state of affairs will not last long, and the opportunity to purchase should be taken before it is too late.

The sale of the Manhasset apartment, the 11-sty apartment house covering the block front on the west side of Broadway, between 108th and 109th sts, which was advertised for sale on July 20th was postponed until July 28th, when it will be sold under foreclosure. There is a claim against this property amounting to \$482,480.62; taxes and other charges aggregating \$7,242.02, as well as two prior mortgages adding \$840,000. This was the principal offering of the week. The 6-sty tenement, located on the southeast corner of 18th st and Av B, 36x100, was sold George C. Creagh for \$52,500. The amount due was \$43,983.42; taxes and other accrued charges being \$163. The three 6-sty apartment houses on the northwest corner of Park av and 97th st, 100.11x100, went to the plaintiff, James A. Bailey, Jr., for \$162,596. There were four mortgages on this property aggregating \$142,600; the amount due on the judgment was \$20,515.40; taxes and other charges against this holding were \$485.

There were thirteen parcels advertised for sale on Tuesday. Five of these found their way into outside hands, three were bought by the plaintiffs in the various actions, two were adjourned and two were purchased by parties in interest. The 6-sty tenement and store, Nos. 336 and 338 East 119th st, 35x100.10, located 230 ft. west of 1st av, was knocked down to Hattie King et al., plaintiffs, for \$40,489. The two 6-sty flats with stores on the northeast corner of Madison av and 133d st and known as Nos. 2121 to 2127 Madison av, 99.11x60, went to Charles Strauss a party in interest, for \$42,000. Mr. Strauss, as a party in interest, also bought the 6-sty flat with store, Nos. 41 and 43 East 133d st located 60 ft. east of Madison av, 50x99.11.

WHO'S WHO IN REAL ESTATE.—X.

AT a meeting of the Board of Governors of the Real Estate Board of Brokers, Alfred V. Amy, of the firm of A. V. Amy & Co., corner 7th av and 115th st, was elected Treasurer of the Board to succeed the late Richard Alexander.



ALFRED V. AMY.

Mr. Amy has been identified with the real estate world for the past twenty years, and started out in his career by accepting a position with the well-known firm of R. V. Harnett & Co. Two years later he began business for himself with offices in Pine st, confining himself principally to sales of Murray Hill property.

In this field he met with considerable success, having negotiated several of the more important deals in the Park av and Fifth av sections south of 40th st. After studying the growth and future possibilities offered the upper West Side, Mr. Amy, in 1901, moved his office to the corner of St. Nicholas av and 115th st, establishing the firm of A. V. Amy & Co., by admitting to partnership Mr. L. V. O'Donohue, for several years secretary of the Emigrant Industrial Savings Bank. Mr. O'Donohue retired from the firm some three years ago, other business interests having claimed his attention.

About the middle of last year the firm took possession of its present spacious quarters, corner 7th av and 115th st, facing the newly constructed parkway. Through his own efforts, due to careful study of the developments and constant change going on from time to time in values of Manhattan property, especially in the section north of Central Park and the upper West Side, Mr. Amy has become recognized as an expert in values; his services as appraiser frequently being called for by corporations and estates. He is at present serving on the appraisal committee of the Real Estate Board of Brokers. The business of his firm, besides covering the usual field of selling, leasing and mortgaging of property, has greatly to do with the management and control of apartment house property. Mr. Amy has under his charge many of the larger and better grade of apartment houses in Harlem, and counts among his clients some of the best known investors and operators.

Mr. Amy is the son of the late Henry Amy, the banker, born in New York City, and has a residence on the upper West Side. He is a graduate of St. John's College and the Columbia College Law School, and a member of the Real Estate Board of Brokers for years and now on the Board of Governors. He was also a member of the old Real Estate Exchange and Auction Room.

LAW DEPARTMENT

BROKERS' COMMISSIONS.

The case of Corbin v. Mechanics & Traders' Bank (121 App. Div., 744), a case decided by the New York Appellate Division on appeal, is an instance of the kind of claim often made by a broker and sought to be enforced by harassing litigation, where the sale failed of consummation by reason of circumstances fully known to the broker at the time.

Common sense of justice is opposed to such, but still the effort is frequently made to enforce, and but too often some compromise is submitted to, rather than be subjected to the annoyance and protracted suspense of litigation.

While Capital and Labor are made to parade menacingly in front of each other in the public prints; real estate owners convey to dummies, property in contemplation of sale, to evade payment of commissions to the expectant broker, and brokers make claim for commissions to which in any sense of fairness to the lay mind, they are not entitled, the millennium cannot come, or anything like it. And the capitalized Lion and Lamb, or even plain little individual lions and lambs with no aspirations toward class antagonisms, cannot get along together in any sort of comfortable harmony, to say nothing of lying down together.

While there are many things we dislike about trades-unionism and combinations, there are yet many features of their general intention which in realty matters, a (or the) Board of Brokers might do to make matters far more certain and harmonious for both brokers and owners. In the case in point were such a claim required to be submitted to an Association Claim Committee or some such arbitration arrangement before either party flies to the courts for redress, much needless litigation might be saved the overcrowded courts; and even if as would be the case in law, a decision by such a committee or tribunal would have no legal binding force, yet a litigant who appeared in the courts in the face of an adverse report had upon a hear-

ing, or on a contemptuous default of invitation to arbitration, would be in very poor standing.

These brokerage matters vest very largely in "Custom," as it is known in the law, and the courts are building law upon which by very necessity they must be founded, and which customs would ever be crystallized in the decisions and holdings of a real estate association, as they are very largely in stock brokerage cases by the New York Stock Exchange.

Even through this Law Department the Record and Guide knows that in many instances it has been of service in enlightening probable litigants and preventing senseless litigation, and in connection with advice as to the customs of the business from the Board of Brokers of the City of New York have endeavored to crystallize and make them certain and known for the guidance of all concerned—brokers and owners—sellers and purchasers.

How much greater would be influence and authority of a combined Real Estate Board, which should be recognized as an authority upon all real estate matters and customs, and whose selected representative committees should hear and if not determine, at least go far to settle and arbitrate, or at least regularize before resort is had to the courts.

POSSESSION.

To the Editor of the Record and Guide:

Kindly answer the following question:

I have taken a contract to build a house for a party, and the contract stipulates that three payments are to be made as certain stages of the work are completed, the final payment, however, not becoming due until the work is entirely done.

Has this party the right to move into the house until my work is finished and I am paid in full? Have I the right to stop him from entering the premises? As I am the builder, I should like to have my rights in this matter clearly determined.

J. J. K.

Answer.—You cannot stop a man moving into his own house. Warn them that you cannot let them move in till you are through your work, on peril of their delaying and putting you to loss, for which you will hold them responsible in damages.

BUDGET—POLICE DEPARTMENT.

THE BUREAU OF MUNICIPAL RESEARCH AND REALTY ORGANIZATIONS ADVOCATE INCREASED POLICE PROTECTION FOR CITY.

A VALUABLE object lesson in making a city budget is presented by the way in which the papers of New York treated the budget submitted for the Police Department for 1909. Commissioner Bingham was one of a few of the larger department heads to have his estimate in on the day appointed—July 15.

Without expressing an opinion on the merits of the increases requested, it is worth while to call attention to the fact that some way of discussing budget changes should be found that will not make chaplains' salaries seem more important than the inadequate policing of the city.

The Commissioner has not seen fit to take the advice sent out to police officers, mayors and comptrollers of other cities by the Bureau of Municipal Research as a hint in the gentle art of getting taxpayers to tax themselves for their own interest. This suggestion contains the simple platform on which the conference of real estate organizations proposes to affect the budget of 1909. It wants to get ample protection of all kinds—education, health, comfort—by picturing clearly to residents of this great city just where and just why they are not getting what they consider a minimum right or a desirable common benefit.

Commissioner Bingham was urged by the Times recently as follows:

"Let him select sample outlying blocks and districts in which the increase of population exceeds the rated increase of patrolmen; let the complaints from these districts be catalogued a year apart, say, for the first quarter of 1907 and the first quarter of 1908, with comparisons made of the city's neglect as reflected in the records of crime. Let the names of complainants be published, so that they may know their strength and that their neighbors may observe their numbers.

"It may be objected that the publication would furnish a directory for crime—that criminals would be officially told what parts of the city are vulnerable. The citizens would be told, not the thieves. The thieves, organized and vigilant, have long known these vulnerable neighborhoods, but the citizens, being put on notice, would thus be on their guard against them. The Commissioner might also reasonably disclaim responsibility for completely safeguarding the exposed districts until enough patrolmen should be provided."

QUESTIONS DESERVING OF A REPLY.

The Record and Guide would like to hear from its readers in answer to the following questions:

Is it necessary to have any district of New York City inadequately policed?

Is there any reason why the Police Department should be charged \$528,050 to do work for other departments of the city?

Do you know any policeman who deserves a "soft snap"?

Do you want the Police Department to furnish police details to private charitable or educational institutions?

If you have a choice, would you rather pay four chaplains a thousand dollars a year each, give the schools four additional nurses, four milk inspectors, pay \$4,000 on the city debt, engage five additional patrolmen?

Is there any reason why taxpayers should ask more questions before increasing salaries for the Deputy Police Commissioners?

The comparison is very significant that shows that whereas the Board of Education appropriation in nine years has increased 108 per cent., the Fire Department 68 per cent. and the Department of Correction 67 per cent., the increase in the Police Department has been only 28 per cent. Unless taxpayers find some way to reduce the pay roll in other departments, there is reason to feel that the Police Department will fail to get the amount necessary to make life and property safe. Unless taxpayers are vigilant, they stand a better chance of spending money to increase present employees' salaries than to increase the number of employees able and willing to render service.

CITY TAX RATE INCREASED.

MANHATTAN LOWEST AT \$1.614 PER \$100, WHILE RICHMOND HIGHEST, PAYING \$1.711.

On Tuesday the Board of Aldermen fixed the city tax rate for the coming year. The increase in all the boroughs is considerable. In Manhattan and the Bronx the increase is approximately 13 points, and in the other boroughs the rise is in proportion. By boroughs the rate fixed is as follows:

Manhattan and the Bronx.....	\$1.61407
Borough of Brooklyn	1.67021
Borough of Queens	1.66031
Borough of Richmond	1.71115

No surprise was occasioned by the announcement of the increase since the marking up of the rate has been forecasted ever since the figures of the budget were made known. In 1907 the rate in Manhattan and the Bronx was a little in excess of 1.48.

THE RISE EXPLAINED.

The budget for 1908 amounts to \$143,572,266.17. This is an increase of \$13,150,760.51 over the budget of 1907. In addition to this necessary increase, there is a falling off of \$1,510,124.96 in the estimated revenue of the general fund of the city, making a total increase of \$14,660,885.47 to be raised by the general tax rate on assessed property. The increase in the total assessment roll for 1908 is some \$362,000,000 over the total for 1907. Last year's rate of 1.48 on this increase would only produce \$5,357,000, which is plainly insufficient to make up the increase of \$14,660,000. The only recourse is to increase the rate to 1.61. At that rate the \$362,000,000 increase in total assessment over 1907 will produce \$5,827,000, and the increase of 13 points on last year's total will produce \$8,833,000, making up the necessary total of \$14,660,000.

NORMAL INCREASE.

It is apparent, therefore, that any increase in the annual budget over the \$5,000,000 or \$6,000,000 of additional revenue to be provided each year by the normal increase in assessed values must be met by an increase in the tax rate.

The rates for 1908 in each of the boroughs show a rise of from 12 to 15 cents over the figures for the previous year. In the various boroughs for 1907 the rates were as follows:

		Increase,
		1908.
Manhattan and the Bronx.....	\$1.484	\$0.13
Brooklyn.	1.554	0.12
Queens.	1.533	0.13
Richmond.	1.568	0.15

REALTY COMPANY DECLARES DIVIDEND.

The Monaton Realty Investing Co., of which Edward J. McCormack, of the McCormack Real Estate Co., is president, has declared a semi-annual dividend on its preferred stock of 2½ per cent. and an additional dividend of 2½ per cent. All stockholders of record of June 30 share in this disbursement. This total dividend of 5 per cent. is an increase of 1 per cent. on the dividend of December 15, six months ago, when a regular payment of 2½ per cent. and an additional one of 1½ per cent. were made. The Monaton Realty Co. owns and invests in income paying properties in New York city, especially in Manhattan and Brooklyn. Its offices are in the Times Building, Manhattan.

CENTURY REALTY CO.'S STATEMENT.

The annual statement of the Century Realty Co. shows assets of \$3,749,012 and profits for the year ended April 30, 1908, of \$376,070. Appended to the statement is a table showing the company's annual net earnings since its incorporation in 1901.

These earnings have never fallen below 13¼ per cent., the rate earned in the twelve months preceding June 30, 1904, and rose to 56¾ per cent. for the year ended June 30, 1905. The average yearly net earnings have been \$410,122, or 26¾ per cent. on \$1,532,000, the average capital employed.

SOME PHASES OF THE RENT QUESTION.

By WALTER DEYOUNG ABRAHAM.

THE subject of rents is very important, as it touches home to that great mass of individuals who have either bought or sold houses, or may, at any time, buy, lease or sell any of that class of mercantile, dwelling or manufacturing structure which is, for the purposes of this article, called by the familiar name of building.

This article is intended, in substance, to be, from the standpoint of a practical broker in that particular class of transactions known as real estate, an investigation as clearly as is commensurate with exactness, conciseness and brevity into the basic or fundamental causes or conditions which tend to make, and so consequently do make, any particular structure such as we have just characterized rent—or, as it is sometimes otherwise termed, lease—for any specific sum for any specific period.

The policy of charging rents based upon what the property will bring—that is to say, as high as any tenant or intending tenant will agree to pay, or, conversely, as low as an owner or leasor will lease—or, based upon what it is understood a neighboring tenant or lessee is paying, may be good and effective from the point of view of any one who may be in a measure anxious to secure a tenant or from the standpoint of one who is desirous of securing immediate occupancy. It does not in any way fix a basis upon which the owner of any leased building can feel assured and be certain that the fixing of a rental charge based on either of these grounds is so determined as to warrant him in believing that he is securing in the way of a rental return such a sum of money per annum as to insure him that there is accruing either a profit, where, in the first instance, the renter may be the purchaser of the building from the original constructor or may be the original constructor himself.

If we shall consider upon what terms the building is constructed we shall see, it is evident, in a measure where there is some basis for calculation in regard to the specific price which gives us an idea as to what it is necessary to secure so that there may be at least something in the way of a compensatory remuneration to the owner.

The fact that the building was constructed does of itself necessitate our understanding and agreement that in the due course of business affairs there was an outlay in regard to the matter of both material as well as in regard to the item of labor which was absolutely necessary to insure the final completion of any special building which forms the subject of our immediate investigation.

Now consider that the building is of any nature of constructive material—for instance, it may be brick—and that the cost of construction, where the item of labor charge alone is considered, has been, say \$40,000, and it follows that to this must also be added, say \$25,000, for the cost of materials necessary to insure the construction of the building property. This leads us to a total cost of \$65,000. We conclude that if these were all the charges involved, we should see where the owner, where he is the constructor, so as to get a certain return from his outlay, must calculate this said return, based upon this constructive cost; from which it is also evident that in accordance with the exactions of the labor charges as well as in the prices paid for materials, which fundamentally also rest upon a labor charge, so in accordance must the rent be gauged to insure the holder of title a certain fixed return—or interest—usually denominated in such a case rent, and in this case the rent is a fixed charge and accrues somewhat in the shape or nature of a return in the form of profit, but more properly (if this comparative expression may be used correctly) speaking it partakes of an income identical in form and nature with that known as interest, which assumes its specific rate more as a matter of what may perhaps be correctly called the dictation or arbitrary judgment of the corporation or individual who is the owner on construction of the particular building which we are now considering; that is to say, such corporation or individual was concerned in the building—or construction—thereof and not a purchaser from the constructor.

To carry this matter further, we have seen that the item of cost, the matter of materials and labor being the sole consideration, was \$65,000. Now, it perhaps may be evident even to a superficial reader that these \$65,000 were secured by means of such lien or mortgage by which method it is usually customary to borrow a certain sum to pay either the laborers employed or for materials used. The sum of money is borrowed either from a financial institution or corporation or from some private individual who has this particular sum to loan for this specific purpose. The borrower obligates himself by a bond and mortgage to pay a certain rate of interest to the loaner. It is evident therefore that if he is paying, say 5%, which is a per annum charge, this will be an additional encumbrance or charge which must be met by a return in rental which is consequently necessarily an increased charge upon the tenant who occupies this special building we may now be considering.

Thus it is evident how all such elements as go to the cost of construction of any class of building affect the tenant, whether the building be for mercantile, manufacturing or for dwelling purpose. We consequently have it, therefore, that where a borrower can secure a building loan at some certain

rate of interest he is obliged, in order to insure himself a certain state of financial safety, to secure himself by making his rates in regard to his charges for rental, in accordance with both the terms on which he borrows as well as in accordance with the price paid to both those who are engaged in the actual manual work of constructing the building as well as in accordance with the price paid for the materials entering into the construction of the building. Thus it is where the loaner, as is sometimes the case, is a savings bank, the depositors are governed in this particular instance by the rate of interest they can secure on their deposits by the rate of interest by which their money is loaned on a bond and mortgage contract by those who have the sole use of their money for this special purpose. Its safety is dependent consequently on both the inclination and ability of the occupying tenant to pay his or her rent when it falls due.

Thus we see the hazard attached to one which may at times perhaps be supposed to be a so-called gilt-edged form of investment, and why, as in a case which came to the writer's knowledge, the depositor in a savings bank is not always able to withdraw on demand either the full sum or any part thereof which he may have deposited therein.

RENTING A DWELLING.

At this time, when the sales market is exceedingly dull and uninteresting, real estate men are busy preparing their lists of dwellings and apartments to rent for the coming season. A broker who is a specialist in this branch of the business makes a thorough search through his lists of owners' names and first picks out those properties that are leased to tenants. A letter is then sent to the owner asking whether his house will be on the market. Should he discover that the term does not expire for some time to come, a careful notation is made, and a few months prior to the termination of the lease negotiations are renewed.

While the agent as a rule has his troubles in renting a dwelling or apartment, still the prospective tenant is the one really to be pitied. It is a long and arduous task to find a suitable place to live in, for the man of limited means. It usually means a trip from one end of the city to the other, and in the majority of cases the result is not altogether satisfactory. One of the principal reasons is because the tenant has some ideal in his mind, which is impossible to find.

A broker constantly hears a prospective customer exclaim, "I have just seen the house I should like to rent, only it is already occupied, and the lease does not expire for two years, and beside the rent is three hundred dollars more than I want to pay." After the renting agent has recovered his senses, he gets down the renting book, or pulls out of the card cabinet the proper drawer and starts to look for the impossible.

REQUIREMENTS INNUMERATED.

The applicant will be exceedingly explicit in stating just what is required. The house must be in a given locality, within a block or so of the elevated railway or subway station; it must be a 3-story building with basement, two baths, open plumbing and all improvements, but the rent must not exceed twelve hundred dollars.

Having received this information, the agent promptly explains at great length that he has just the desired house. It has everything asked for, and several other things that the person desiring to rent had overlooked. Everything is going on to the satisfaction of all parties concerned until the price is asked, and at that moment negotiations cease, because it is found that the rent asked by the owner is two thousand dollars, but would consider an offer.

Then a number of other properties are gone over, their merits and demerits discussed, and finally, after a long talk, the prospective tenant consents to look at a house which has but few of the original requirements, and should the house be taken, then the trouble really has only commenced.

Complaints come into the office thick and fast; things were not as represented, the plumbing is unsanitary, and many other things too numerous to mention have been found either present or absent. The tenant is firmly convinced that misrepresentation were made, entirely overlooking the fact that the agent declared in the first place that there was nothing on his books which filled the requirement of the applicant, and that he started to lease an entirely different kind of a dwelling, and the lessee expressed satisfaction and closed the bargain. Naturally the agent thinks that his mission has been fulfilled, his commission earned, and declines to have anything more to say about the matter. The result of all this unpleasantness is that the tenant is dissatisfied for the rest of his term and promptly moves, only to have a similar experience repeated, only perhaps in more aggravated form.

TO REPAIR LEAKY SHINGLES.—A good method to cure leaky shingles is to take an old can or any kind of scrap tin and cut it in strips two inches wide and six inches long, and if not straight, hammer them so. Slip these pieces of tin under the split in the shingle and it is said that it will save a roof from two to four years from leaking. When a roof is patched by driving in new shingles it raises the other shingles up and frequently causes leaks of a more serious nature.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Activity in Bank St.

BANK ST.—Parker K. Deane sold to Samuel Lipman 65 and 67 Bank st, two 3-sty and basement dwellings, 50x100, between Bleecker and West 4th sts. It is said that Mr. Lipman will replace the present buildings with a 6-sty flat.

BROOME ST.—Bernard A. Ottenberg purchased 107 Broome st, a 5-sty building, on the southeast cor of Willett st, 25x75. There are stores in this property. The building is built to the full depth of the lot. The present seller, Henry Elfers, acquired this property on Oct. 12, 1870, by an executor's deed signed by William Koster. The stated consideration was \$13,750.

HENRY ST.—The Congregation Makower of Polen, through its attorneys, Grauer & Rathkopf, closed a contract to purchase 203 Henry st. The buyer will raze the present building on the site and erect thereon a synagogue for the use of the congregation. Plans are now being drawn, and work will begin immediately upon their completion. The size of the lot is 24x87.6. Thos. F. McNamara bought this property Feb. 26, 1883.

WALKER ST.—Cammann, Voorhees & Floyd and J. N. Kalley & Son sold for Sonn Bros. the 8-sty fireproof building at the northeast cor of Lafayette and Walker sts, 60x78. The building was erected for the Colwell Lead Co., who have a lease to 1929. The buyer is a western investor, who takes the property free and clear.

11TH ST.—The Dalton estate sold to a Mrs. Schlachetsky 333 and 335 East 11th st, two 3-sty and basement tenements, 41.9x57.6x irregular.

Building on 14th Street Changes Hands.

14TH ST.—Williams & McAnerney sold for Isabel B. De Toledo 241 East 14th st, a 4-sty house, 25.6x103.3, to Arthur Jackson, for \$28,000. The seller, who is in Europe at the present time, was represented by Mr. Samuels, of the office of Coudert Bros., while the purchaser was represented by Jos. T. Fallon, Jr. In the contract it is stipulated that the purchaser has the privilege of taking title any time after July 30 up to Dec. 16. The latter date has been decided upon. Mrs. Toledo purchased this property from Herman Wronkow on Mar. 20, 1889, subject to a mortgage of \$22,000. The purchase price at that time was \$26,500. The property is located 105.5 ft. west of 2d av, and the building is built to a depth of 60 ft. The Presbyterian Church occupies the southwest cor of 2d av. One block to the north is Stuyvesant Park.

52D ST.—Daniel and Harry Lippman sold to Lucy Padden 533 West 52d st, a 5-sty flat, 23x100. This building has a depth of 89 ft. In December, 1906, this property was sold at voluntary auction to Benjamin Nathan for \$23,700.

53D ST.—Adam A. Schopp sold for the Freund estate 218 East 53d st, a 3-sty and basement dwelling, 20x90. The building is built to a depth of 40 ft. and has a small 1-sty extension. Title will be taken about Aug. 25. The property has been held at \$12,000. There is a mortgage of \$8,000. There are five similar houses in this row. On the corner of 3d av and this street is an elevated railroad station. On May 27, 1908, a 1-5 interest in this building, as well as in 144 East 97th st, a 5-sty stone front tenement, 27x100.11, located 76 ft. east of Lexington av, and 990 2d av, a 4-sty brk tenement and store, 20x71, located 60 ft. north of 52d st, was transferred to Julius Stich for \$1,686.47. The Freund estate was in bankruptcy at that time.

NORTH OF 59TH STREET.

89TH ST.—Charles Schmitt sold 216 East 89th st, a 5-sty flat, 25x100.8. Fannie de Keyser was the last previous owner and sold it to Mr. Schmitt on July 3, 1906.

106TH ST.—Maximilian Fraade sold to Barbara J. Jordan 59 East 106th st, a 5-sty flat, 25x100.11, for \$26,700.

117TH ST.—Sisca & Co. sold for John J. Prendergast to J. Attanasjo 423 East 117th st, a 4-sty brk single flat, 18.9x100.

120TH ST.—In part payment for 106 East 121st st, Samuel Goldberg gives to Hyman Sepowitz 340 East 120th st, a 3-sty building, 20x100.11. There is a first mortgage of \$7,500 and a second mortgage of \$3,000 on this property. The similar house, No 342, adjoining, was sold in May, 1907, for \$12,800.

121ST ST.—Hyman Sepowitz sold 106 East 121st st, a 6-sty tenement, 25x100.10, to Samuel Goldberg. This property is located 90 ft. east of Park av. On the east is the Caroline, a 5-sty apartment, 25x100.11.

129TH ST.—Jennie E. Ryan sold 619 West 129th st, 2 and 3-sty buildings, 25x200, extending through to 130th st.

AMSTERDAM AV.—John B. Bogener sold to a client of Hibbard & Lesinsky 151 Amsterdam av, a 4-sty tenement, 25.1x100, adjoining the southeast cor of 67th st. Title will close Aug. 1.

CLAREMONT AV.—I. Randolph Jacobs & Co. sold for Chas. M. Rosenthal, 100x100, at the southwest cor of Claremont av and 122d st, to the Dacorn Realty Co. It is the purpose of the new owners to erect a 6-sty elevator apartment house. Mr. Rosenthal bought this property last April from William and James Bradley. The plot is opposite the proposed theological seminary on Claremont av, which will extend from 120th to 122d st. It is the section where the colleges are located, being near Columbia University, Barnard and Horace Mann School.

MADISON AV.—John J. Kavanagh sold for Edward Milch to Dr. Elmer A. Miller 963 Madison av, a 4-sty dwelling, 16.6x100, between 75th and 76th sts. Dr. Miller will occupy the house.

Avenue Apartment Sold.

MADISON AV.—Goodwin & Goodwin sold for the estate of Sophia Kepner to Harry L. Rosen the northwest cor of Madison av and 114th st, a 5-sty double flat, with stores, 25x95x100. This property had not changed hands for 20 years. The above sale was an all-cash transaction, and makes a grand total of over \$700,000 in small absolutely cash sales Goodwin & Goodwin have negotiated since January. John A. Goodwin considers this absolute proof of the stability of Manhattan real estate for small investors in hard times as well as in good.

5TH AV.—S. B. Goodale & Son resold for Harry Lavey the northwest cor of 5th av and 134th st, a 5-sty flat, 24.11x110, to J. Reynolds. There is a mortgage of \$47,000. The property was assessed improved at \$46,000.

WASHINGTON HEIGHTS.

141ST ST.—James A. Mooney sold for the Picken Realty Co. one of their new American basement houses, 4-sty and basement, 453 West 141st st, 18x100, to L. M. Blumstein, dry goods merchant on West 125th st. This is one of a row recently completed. Mr. Blumstein will occupy the same.

178TH ST.—Robers Levers sold for Joseph Hamerschlag to Mr. McGuire, a builder, 75x96x irregular on the south side of 178th st, 150 ft. west of Amsterdam av.

BROADWAY.—Geo. B. Dudley sold for Robt. J. Hoguet to a client for investment 3690 Broadway, a 4-sty dwelling.

BRONX.

IRVINE ST.—John Rendall has completed the sale of the seven 2-family houses, each on lot 25x100, on Irvine st, between Garrison and Seneca avs. Mr. Rendall bought the lots at the Hunts Point auction sale in May and began building on June 1.

LONGFELLOW ST.—Smith & Phelps sold for Wahig & Sonsin Co. the two 5-sty apartments, 37x88x100 each, known as 1409 and 1411 Longfellow st. In part payment 4 lots on the east side of Southern Boulevard were given. The total amount involved in this transaction is said to be \$110,000.

167TH ST.—Chas. E. Cathie sold for Jas. J. Martin 581 East 167th st, northeast cor of Franklin av, a 2-sty frame dwelling, 25 x100.

237TH ST.—Huntress & Co. sold for the Forsyth estate to Otto P. Schroeder 2 private dwellings, 80x100, on the north side of 237th st, 100 ft. east of Keppler av, Woodlawn Heights.

237TH ST.—Huntress & Co. resold for Otto P. Schroeder the dwelling, 40x100, on the north side of 237th st, 140 ft. east of Keppler av, Woodlawn Heights, to Richard Stahl for occupancy.

BRONXWOOD AV.—The Ernst-Cahn Realty Co. sold for Jacob Marx the cor of Bronxwood av and 225th st, known as lot 226 in the Schieffelin estate property.

BROOK AV.—Isidore Kaplan sold for Ignatz Pick the 4-sty double apartment house 1516 Brook av, 25x100, to Barnet Jaffe.

HUGHES AV.—William Stonebridge sold through H. Overington as attorney the vacant lot at the northwest cor of Hughes and Crescent avs, to a builder for immediate improvement with a 5-sty apartment house.

LONGWOOD AV.—Henry Acker sold to an investor the 6-sty apartment house on the southwest cor of Longwood av and Kelly st, 50x110. There are 4 families on a floor. This is one of a row of four similar houses finished about four months ago. The premises just sold is known as No. 940 Longwood av and 757 Kelly st. The remainder of the block square is improved by thirty-six 2 and 3-sty brk dwellings. There are stores in the building just sold. It is built to a depth of 90 ft.

Large Bronx Plot Sold.

PROSPECT AV.—Arnold, Byrne & Baumann sold for the Zanmatti estate a plot of 13 lots at the northwest cor of Prospect av and 161st st, extending to Union av, including the block front on the north side of 161st st. The property, which was accumulated by the selling family during the past 15 years, has frontages of 320 ft. on the street and 97 ft. on each avenue. It is one of the few remaining unimproved large plots in this section. The balance of the block front on Union av is improved with six 5-sty and four 5-sty apartment houses; Prospect av with three 5-sty apartments and 163d st with five 5-sty and one 6-sty apartments. Title will pass in about a month.

UNION AV.—In part payment for the 4-sty double apartment house 1516 Brook av, Barnet Jaffe gives to Ignatz Pick the 2-family dwelling 634 Union av, 16.6x100.

LEASES.

Chas. E. Schuyler & Co. leased for B. H. Aarons the dwelling 104 West 69th st.

G. Brettell & Son leased the dwellings, 389 Pleasant av, 331 East 120th st and 323 East 124th st.

Louis Becker & Co. leased for Eugene L. Louis to Jos. A. Higgins the dwelling 516 West 160th st.

H. M. Weill leased the building 232 West 36th st for a term of years to Mrs. Peschard for Julius Pfund.

Van Vliet & Place leased 35 Bank st, for Anna A. Winter; also the southeast cor of Barrow and Greenwich sts, to the Street Cleaning Department.

Benjamin R. Lummis rented for the owner the 20-ft., 3-sty brownstone house 105 E. 29th st for a term of years to be used as a private dwelling.

Joseph A. Dwyer has taken a lease of 336 West 70th st for 5 years. After alterations are made the building will be occupied by an auto top company.

Barnett & Co. leased for a term of years the 3-sty dwelling 25 West 126th st for Mrs. W. C. Brennan to Mrs. Wertheim; also for Mrs. Mary E. Low the 3-sty dwelling 8 East 126th st to E. Berger.

E. A. Turner leased the stable 219 East 30th st to Von Duhn & Co. Duross Co. leased for ex-Congressman John Glass the 4-sty brownstone residence 426 West 23d st, to Robt. E. Fenton, of Philadelphia, for a term of years.

L. J. Greenberger leased for the Royal Bank of New York the 4-sty building 118 and 120 East 126th st, for a term of 10 years, at an aggregate rental of \$20,000, to J. F. Evans; also the dwellings 123 East 128th st and 217 East 126th st.

S. Osgood Pell & Co. leased the 4-sty dwelling 101 East 62d st, northeast cor of Park av, to George Dutton of E. P. Dutton & Co., publishers, for Mrs. Abby S. Marshall; also for Mrs. Abby S. Marshall the 3-sty dwelling 109 East 62d st, to Wm. H. Tew.

John J. Kavanagh reports the following leases: 1001 Madison av, to Dr. John A. Bullinger; 1009 Madison av, to Mr. H. R. Fairfax; 48 East 78th st, to Elmer E. Black; 104 East 74th st, to William M. Fincke; 56 East 76th st, to A. J. Kobler; 84 East 77th st, to Wm. B. Clafin, and 63 East 87th st, to Dr. Strodl; also the garage 170 East 75th st, to Philip Lewisohn.

SUBURBAN.

MT. VERNON, N. Y.—Steven B. Ayres sold a plot 75x100 on East 3d st, Mt. Vernon, to Evarts L. Prentiss.

NEW ROCHELLE, N. Y.—The Ernst-Cahn Realty Co. sold for Jeremiah P. Brush 27 Birch st, New Rochelle, a 3-sty frame dwelling, 50x150.

SMITHTOWN, L. I.—John H. Flagler bought through I. Katz, from Sutphin & Gilsey a tract of 76 acres at Smithtown, L. I. The consideration is reported to have been \$50,000.

UPPER MONTCLAIR, N. J.—The Godfrey Land & Building Co. sold a concrete dwelling on Princeton pl, Upper Montclair, N. J., to a Mr. Dibble. This is the 3d house sold out of 10 just finished.

CLOSTER, N. J.—Burrows Neely & Co. report the following sales in their tract at Closter, N. J.; house and 5 lots on Cross st, to Frank Miesse; 2 lots on Oak st to William Reddy, and 2 lots on Oak st to M. B. Abbott.

MT. VERNON, N. Y.—Steven B. Ayres sold for Evarts L. Prentiss to Helen T. Adams lots Nos. 57, 59, 61 and 63 in Vernon-Wood, Mt. Vernon, N. Y. This is a plot on the cor of Tecumseh and Beekman sts. The purchaser will improve.

RUTHERFORD, N. J.—The Carlton Realty Co. sold 2 new dwellings on Beach st, Carlton Terrace, Rutherford, N. J.—one to John James, Jr., and the other to Edward W. Edwards. The company has also sold to the architect's plans 3 new houses to be built on Hawthorne st and Raymond av, Carlton Terrace.

BERNARDSVILLE, N. J.—Post & Reese sold for Edward A. Le Roy, Jr., to John A. Roebing his residence property at Bernardsville, N. J., containing about 20 acres of land with dwelling house and stable. The property adjoins the large estates of Henry R. Kunhardt and J. William Clark. The purchaser will occupy the premises as his summer home.

Sales Along the Palisades.

Kurt Vilter sold to Paul Vilter, 50x125; on the east side of Bergen County Boulevard, Leonia, N. J. Ida B. Cortelyou sold to Edward Stagg, 25x100, on the east side of Grand av, Leonia, N. J.; William O. Ross sold to the Erie Terminals Railroad Co., an irregular plot north of the car track, centre of River road, Edgewater, N. J., and Sidney W. Baurhyte sold to E. E. Moore an irregular plot on the northeast side of Fairview pl, Fort Lee, N. J.

The Columbia Investment & Real Estate Co. reports the following: To T. C. Horn 25x100 on the north side of Columbia av, Grantwood, N. J.; to C. A. Putnam 50x100 on the south side of Washington av, Grantwood, N. J.; to the Phoenix Realty Co., 25x100 on the south side of Franklin av, Grantwood, N. J.; to A. Parississo 25x112 on the east side of Anderson av, Hudson Heights, N. J.; to S. J. Barker 50x100 on the west side of Grove av, Grantwood, N. J.; and to A. G. Coysh 25x100 on the south side of Washington av, Grantwood, N. J.

NORWOOD PLAZA, N. J.—George F. Allison sold his mansion on the Tappan road at Norwood Plaza, N. J., with about 60 acres to the Norwood Suburban Home and Land Co., which will put it on the market after the closing of its present tract of 120 acres. Lots which sold at Norwood Plaza for \$100 when the tract was opened 5 months ago have been resold, it is reported, for as high as \$400. The same report of increase in prices comes from all along the lines of the Erie, West Shore and Susquehanna railroads. The officials of the engineering department of each have been inspecting the suburban territory for the purpose of devising better rapid transit to the northern section of New Jersey. The various companies who are selling lots in Bergen and Passaic counties have been increasing their staffs of selling agent and there is more activity at present in New Jersey real estate, according to their statements, than in other parts of the suburban district.

STATEN ISLAND.

BRADLEY AV.—Petreins & Petreins sold to Elizabeth Noble 2 lots on block 2 on Bradley av.

OAKWOOD AV.—Eadie & Comtois sold to A. Gussman 4 lots on Oakwood av, Hart Park, 100x100.

BRIGHTON HEIGHTS.—Eadie & Comtois sold for M. H. Finch to Mary and Patreik Conron 1 lot on 3d av, Brighton Heights, 25x100.

BRADLEY AV.—Petreins & Petreins sold for the Lampport Realty Co. 11 lots on the cor of Manor road and Bradley av, to Carl Ibrig and Charles Miltenberger, who will improve the property with a hotel.

Walter W. Price, of 111 Broadway, New York, purchased through Cornelius G. Kolff of Eugene Bernheimer, the latter's well-known country seat known as the "Beeches" on Emerson Hill, Staten Island. The grounds embrace about 4½ acres, and command a grand view of the bay and ocean. The property for a long time was occupied as the home of Mr. H. A. Caesar of this city. It is Mr. Caesar's intention to make extensive improvements to the property.

UNCLASSIFIED SALES.

The total number of sales reported is 37, of which 8 were below 59th st, 15 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 55, of which 9 were below 59th st, 26 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 137, as against 183 last week, and in the Bronx 130, as against 190 last week. The total amount involved is \$4,041,420, as against \$4,407,928 last week.

The amount involved in the auction sales this week was \$733,953, and since January 1, \$36,127,944. Last year the total for the week was \$115,075, and from January 1, \$28,201,934.

WRIGHT AV.—The Edenwald Land Co. sold to Michl. J. Murphy 1 lot in Wright av, 100 ft. west of Nelson av.

SOUTHERN BOULEVARD.—In part payment for 1409 and 1411 Longfellow st, the plot 100x100 on the east side of Southern Boulevard, 300 ft. south of Jennings st, was given to the Wahig & Son-sin Co.

AMSTERDAM AV.—Wm. D. Morgan sold to a client of Cammann, Voorhees & Floyd the 5-sty store and tenement building 1770 Amsterdam av, near 148th st, 25x100.

Elm Realty Company to Build.

AQUEDUCT AV.—The Fleischmann Realty Co. sold to the Elm Realty Co., P. J. McCoy, president, six lots on the east side of Aqueduct av, about 570 ft. south of Fordham road. These lots are going to be improved with three detached apartment houses, each with a frontage of 37.6 ft. on a lot 50 ft. wide. This will leave an additional air space 12.6 ft. on both sides of each house. There will only be two apartments on a floor of six rooms and bath each, which will insure additional light and breathing space. It is the intention of the builder to make these houses first class in every particular, and nothing will be spared in the way of expense to insure this result. Mr. McCoy has been long identified with realty in Manhattan and the Bronx, and is well versed in values. A few years ago he retired from active work, and has commenced this present operation to introduce his three sons to the building business. They are the builders, in fact, though Mr. McCoy will carefully watch the operation.

MORTGAGE LOANS.

VALUABLE SUGGESTIONS TO LENDERS OF MONEY ON BOND AND MORTGAGE WHICH SHOULD BE STRICTLY FOLLOWED.

A well-known dealer in mortgage loans is the author of the following rules for the guidance of investors in mortgages:

Loans of investment should be made for not less than three nor for more than five years, and the granting of prepayment privileges should be avoided if possible, but if granted it is better to require payments in proportion to the amount of the loan. On loans of \$5,000 or less, installments of at least \$500—and multiples of that sum—should be required. If the whole loan is to be taken up prior to maturity a bonus equal to three months' interest should be demanded to cover time necessary for reinvestment.

Security is best if the property is located on an improved street in a neighborhood where land is likely to enhance in value, or at least suffer no depreciation because of local conditions. Churches, factories and flat buildings are not commonly rated in the highest class of securities. This is as a general rule only. Small two flat buildings, with the owner occupying one of them, offer what many brokers and investors regard as the very best security. Do not try to get the highest rate of interest obtainable, but keep close to the minimum. High rates are most often offered at the expense of the security.

Make it a rule never to increase a loan, nor to make a loan for more than the existing incumbrance, no matter how large the margin of security. The demand for an increase usually means that the borrower is running behind.

The value of a security should not be less—on conservative basis—than double the amount of the loan. The land value should be as nearly as possible equal to the loan.

Each investor should examine the property before making a loan. Ascertain that the property shown is actually the property on which you are asked to advance money, and that any building erected on the land is within the limits described in the conveyance.

Fire insurance collateral to the amount of the reasonable insurable value of the improvements should be required, and all the insurance carried should be demanded by the lender as collateral security.

Look well to the "moral risk." The security may be ample, but the habits of the borrower may make him slow pay and the loan undesirable.

Insist that your lien be guaranteed against the rights of tenants or other parties in possession of the premises not shown on the records. Possession is notice of all the rights of possessor, and an unrecorded deed in the hands of a person in possession might void a mortgage.

An abstract of title should be furnished at the expense of the borrower, completed to the date of the loan. Have this examined by a competent attorney and retain it, together with insurance policies, until the loan is paid.

Most of the rules are good, but a few are difficult to observe. When the money market is stringent the lender can usually successfully demand almost any condition possible to fulfill, but with easy money it is a different matter, and the borrower is often given terms incompatible with proper security.

A wise lender on bond and mortgage will always insist on full protection for his principal and a reasonable certainty with respect to the payment of the interest.

BOILER TROUBLES.

Among boiler troubles, that of leaking tubes is, perhaps, the most common. As a rule, this is due, says Building Management (Chicago), to scale collecting around the tubes on the rear head and it is almost impossible to remove it from around the centre tubes, as they cannot be reached for efficient work with a scraper. The vertical spaces can, however, be cleaned fairly well by the persistent use of a long chisel-ended bar. A man should go inside and lie on the top of the tubes, facing the rear, and scrape the head.

Care must be used, if the bar is rather sharp, not to injure the tubes. If this is done and the tubes re-rolled and re-beaded, they can be made tight, and the rest of the scale will gradually work off if the vertical spaces are kept clean and a good scale solvent is used. If the head is heavily coated with scale, there is little use in trying to keep the tubes tight after they once begin to leak, especially if the boiler is forced at all. A great many tubes are put in without beading over the rear ends. This is a mistake, as the flames striking these thin ends soon burn them, making them brittle and destroying their holding power.

LIGHT AND RENTALS.—There are many buildings in the older business districts of Manhattan that are gloomy and dark. When the cause is known the remedy should be applied without delay. Poor light is a barrier to high rentals, and a low schedule of rents will cause a shrinkage of some consequence in the value of any commercial structure. The cure is prism glass, its magnifying effect is wonderful and it is not expensive, in fact it can be installed at about the cost of ordinary glazing.

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REAL ESTATE NOTES

George W. Barney, the real estate broker, has removed his offices to 864 Broadway, near 17th st.

The reported sale of 2152 and 2154 Fifth has been denied, not only by the brokers, Nail & Parker, but also by the owner, Sundel Hyman.

Jackson & Stern deny the reported sale of 314 and 316 West 15th st, the three 3-sty dwellings occupying a plot 40x103.3. The houses are in the market for sale.

The North American Mortgage Co. loaned the Aqueduct Construction Co. \$24,500 on the property on the south side of 131st st, 90 ft. east of Old Broadway, 85.4x107x75x66.1. This was in the form of a building loan.

Corporation Counsel Pendleton announced that he had collected on behalf of the city the legacy of \$187,746 left to the municipality by Betsy Head, who died June 13th, 1907. She cut off her daughter with \$5 because she married William K. Vanderbilt's coachman. The daughter has never made any attempt to fight the will.

The Van Schaick Realty Co., through A. W. McLaughlin Co., has obtained a loan of \$800,000 on its new building on the southwest corner of 5th av and 14th st, from the Albany Savings Bank. The loan runs for five years and bears interest at five per cent. This loaning institution has placed several large sums of money on gilt-edge Manhattan realty since the first of the year. The aggregate transactions on this property, including the lease and building loan both concluded by A. W. McLaughlin & Co., within the last 18 months or so, amount at approximately \$4,000,000.

The first of the Fifth av property owners to comply with the order for the removal of stoops of houses which encroach on the avenue, is Dr. Isaac L. Kip, who owns and occupies the residence, 448 Fifth av. According to the order issued from the office of the Corporation Counsel this work must be finished by the first of February, 1909. Dr. Kip is away from the city at the present time, but expects to have the work completed by his return in the fall. A number of other property owners are falling into line. Plans have been filed for a change in the Cafe Martin, and the Knickerbocker Trust Co. is also going to comply, though only after a suit had been instituted.

Two leases involving property on West 13th and 14th sts were recorded during the week. The first one involved Nos. 51 and 53 West 13th st and No. 50 West 14th st. The term is 14 years and 4 months, and the consideration \$20,000 a year and taxes and repairs. B. Ogden Chisolm is the owner and Thomas Morrissy the tenant. Mr. Morrissy leased the store and basement some time ago for five years, paying \$12,500 and taxes. This lease has been canceled in favor of the one just signed. The second lease referred to is on Nos. 47 and 49

West 13th st and No. 48 West 14th st, adjoining the former mentioned holding, the same tenant being the lessee. The property is owned by the Rhineland Real Estate Co. This lease also runs 14 years and 4 months and the stated consideration is \$20,000 and taxes. There was also a former lease on this property to the same tenant calling for a payment of \$12,500 a year, which has been abdicated.

THE ADVANTAGES OF MINERAL WOOL.

There is one product of important value to builders which is little known to many of the trade, and this is mineral wool, which possesses many attributes worthy the attention and experimental use by contractors and home builders wishing to keep abreast of modern improvements in materials. Mineral wool is a vitreous product, mechanically converted to a fibrous condition and it consists of delicate fibres interlacing in every direction to form an infinitesimal number of small air cells, which make it such a splendid non-conductor of heat and cold.

The mineral wool is made from the slag from blast furnaces and certain rocks while in a molten state, and in conversion to the fibrous condition it is interesting to note that the fibres in case contain about twelve times the amount of air as before conversion, and increase the same ratio in bulk. Mineral wool is considered to be one of the best insulators for heat and cold that is known, because of this enormous air-holding capacity, which prevents the circulation of the air, and hence does not readily conduct. It is also a valuable material for frost-proofing, and in the erection of frame houses such as are predominant in the moderate priced suburbs of Brooklyn this mineral wool is very advantageously used in filling the outside walls of the structure. This makes the building easier to heat in winter and cooler in summer, and the cost is said to be moderate and economical because of these saving values.

Another use of the wool is for sound deafening in hospitals, public buildings, theatres, school houses, hotel and apartment buildings. The fact that the product is mineral and non-decaying, makes it extremely sanitary, and it contains nothing which will feed and harbor disease germs. So, everything considered, mineral wool is another example of an apparently waste product being transformed into a splendid medium for architectural uses, and it is well for up-to-date Brooklynites and Long Islanders to consider the application of such improvements to their houses.

PERMITS ISSUED.—The following permits were issued in the Borough of the Bronx for the week ending July 15: For sewer connections and repairs, 19; water connections and repairs, 56; laying gas mains and repairs, 40; placing building material on public highway, 24; removing building on public highway, 1; crossing sidewalk with team, 6; miscellaneous permits, 67; total, 213. The money received for permits for sewer connections for the period mentioned amounted to \$130, and for restoring and paving streets, \$371; total, \$501.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

VICTOR ST.—Laying out on map between Unionport road and Rhinelander av, at a width of 50 ft. Proceedings initiated.

217TH ST.—Regulating, grading, etc., from White Plains road to Oakley av. Proceedings initiated.

ST. LAWRENCE AV.—Opening and extending of St. Lawrence av, Commonwealth av, Rosedale av, Noble av, Croes av and Fetley av, from Westchester av to Classon Point road. Approved by Board of Estimate. No portion of the cost and expense of said proceeding incurred by reason of the provisions of title 4, chapter 17, of the Greater New York charter as amended, to be borne and paid by the city.

176TH ST.—Opening of West 176th st, from Macombs road to Jerome av; West 177th st, from Jerome av to Tremont av; Grand av, from Macombs road to Tremont av; and Davidson av, from Grand av to West 177th st. Board of Estimate will consider proposed area of assessment on Sept. 25, at 10.30 A. M.

HAVEN AV.—Opening, between West 170th st and Fort Washington av, and West 169th st, between Fort Washington av and Haven av. The following proposed area of assessment will be considered by Board of Estimate on Sept. 25, 1908, at 10.30 A. M.: Beginning at a point on a line which bisects the angle formed by the intersection of the prolongations of the centre lines of West 165th st and West 168th st, as these streets are laid out between Broadway and Fort Washington av, distant 100 ft. easterly from the easterly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av and running thence westwardly along the said bisecting line to a point distant 200 ft. westerly from the westerly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av; thence northwardly and parallel with Fort Washington av to the intersection with a line which is always distant 100 ft. westerly from and parallel with the westerly line of Haven av, the said distance being measured at right angles to the line of Haven av; thence northwardly along the said line always parallel with Haven av to the intersection with the prolongation of a line midway between West 171st st and West 172d st; thence eastwardly along the said line midway between West 171st st and West 172d st, and the prolongation thereof to the intersection with a line which bisects the angle formed by the intersection of the prolongations of the easterly line of Haven av and the westerly line of Fort Washington av as these streets are laid out between West 170th st and West 171st st; thence southwardly along the said bisecting line to the intersection with a line midway between West 169th st and West 170th st; thence eastwardly along the said line midway between West 169th st and West 170th st to a point distant 100 ft. easterly from the easterly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av; thence southwardly, parallel with and always distant 100 ft. easterly from the easterly line of Fort Washington av to the point or place of beginning.

BROADWAY TERRACE.—Proposed changes in map concerning the laying out of Broadway terrace, between Fairview av and West 193d st; West 193d st, between Broadway and Broadway terrace; Wadsworth terrace, between West 188th st and Fairview av; West 188th st, between Wadsworth terrace and Wadsworth av; West 190th st, between Wadsworth terrace and Wadsworth av, and establishing grades therein have been approved by Board of Estimate.

MATTHEWS AV.—Opening and extending from Burke av to Boston road. Approved by Board of Estimate. Area of assessment fixed as follows: Bounded on the north by a line distant 100 ft. northerly from and parallel with the northerly line of Burke av, the said distance being measured at right angles to the line of Burke av; on the east by a line midway between Matthews av and Bronxwood av, and by the prolongation of the said line; on the southeast by a line distant 100 ft. southeasterly from and parallel with the southeasterly line of Boston road, the said distance being measured at right angles to the line of Boston road; and on the west by a line midway between Barnes av and Matthews av, and by the prolongation of the said line.

LELAND AV.—Opening and extending, from Westchester av to Ludlow av. Approved by Board of Estimate.

TAYLOR ST.—Opening and extending, from East River to Westchester av. Approved by Board of Estimate. Area of assessment fixed as follows: Beginning at a point on the bulkhead line of the East River where it is intersected by a line distant 450 ft. westerly from and parallel with the westerly line of Taylor av as laid out between Bronx River av and the bulkhead line, the said distance being measured at right angles to the line of Taylor av, and running thence northwardly along the said line parallel with Taylor av and the prolongation of

the said line to a point distant 100 ft. northerly from the northerly line of Bronx River av, the said distance being measured at right angles to the line of Bronx River av; thence eastwardly and always parallel with and distant 100 ft. from the northerly line of Bronx River av to the intersection with a line midway between Beach av and Taylor av; thence northwardly along the said line midway between Beach av and Taylor av to the intersection with a line distant 100 ft. northerly from and parallel with the northerly line of Westchester av, the said distance being measured at right angles to the line of Westchester av; thence eastwardly along the said line parallel with Westchester av to the intersection with a line midway between Taylor av and Theriot av; thence southwardly along the said line midway between Taylor and Theriot av to a point distant 100 ft. northeasterly from the northeasterly line of Bronx River av, the said distance being measured at right angles to the line of Bronx River av; thence southeastwardly and always distant 100 ft. from and parallel with the northeasterly line of Bronx River av to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of Taylor av and Gildersleeve av as the said avenues are laid out between Bronx River av and the bulkhead line of the East River; thence southwestwardly along the said bisecting line to the said bulkhead line; thence northwestwardly and westwardly along the said bulkhead line to the point or place of beginning.

150TH ST.—Paving with asphalt blocks from Robbins av to Prospect av, and setting curb where necessary. Proceedings initiated.

HAVEMEYER AV.—Acquiring title from Lacombe av to Westchester av. Proceedings initiated.

ST. LAWRENCE AV.—Regulating, grading, etc., from West Farms road to Westchester av. Proceedings initiated.

BALCOM AV.—Acquiring title at a width of 80 ft. from Marrin st to the causeway, where the same intersects Pelham road. Proceedings initiated.

CONDEMNATION PROCEEDINGS.

TAYLOR ST.—Acquiring title from Morris Park av to West Farms rd. Commissioners Ralph Hickox, Timothy E. Cohalan and Wm. J. Kelly will present supplemental and additional bill of costs and expenses in this proceeding to the Supreme Court on Aug. 5.

EXTERIOR ST.—Acquiring title, including any rights, terms, easements and privileges or interests pertaining thereto, which are not subject to extinguishment or termination by public authority required for an exterior street, extending along the westerly shore of the East River, from the centre line of East 64th st, as such line is and would be if extended eastwardly into the East River, to the northerly line of East 81st st, as such line is and would be extended eastwardly into the East River, pursuant to the plans heretofore determined upon by the Board of the Department of Docks and adopted by the Commissioners of the Sinking Fund. Notice is given that by an order of the Supreme Court, bearing date the 15th day of July, 1908, George H. Cornish, Frank Hendrick and Gilbert H. Montague were appointed Commissioners of Estimate and Assessment in the above entitled proceeding.

DEPEW PL.—To ascertain and determine the compensation which would justly be made to Henry R. Winthrop, individually, and to Henry R. Winthrop, J. Frederick Kernochan and William Jay, as trustees under the will of Thomas Buchanan Winthrop, deceased, as owners of premises abutting on the easterly side of Depew pl, between 42d st and 43d st, for the discontinuance and closing of the portion of Depew pl, 12 ft. in width and 35 ft. in length, on its westerly side, and 121.83 ft. north of 42d st. Francis S. McAvoy, Gilbert H. Montague and Harvey Watterson were appointed Commissioners of Estimate and Assessment in the above entitled proceeding.

ASSESSMENTS.

24TH ST.—Restoring asphalt pavement, between First av and Av A, in front of premises Nos. 425 to 435 Area of assessment: North side of 24th st, 113 ft. west of Av A, and known as Lot No. 16, in Block 956. Assessment entered July 22. Payable within 60 days.

RECEIVING BASINS.—On north and south sides at retaining wall of Exterior st; 120th st and St. Nicholas av; at southwest corner 128th st and 7th av; at southwest corner 139th st and Lenox av; at northwest corner, and constructing extension of sewer in 97th st, between Madison and Park avs. Area of assessment: Both sides of 72d st, between Av A and Exterior st; both sides of 97th st, between Park and Madison avs; east side of 8th av and west side of St. Nicholas av, between

119th and 120th sts; south side of 128th st, from 7th to 8th av; east side of 7th av, from 139th to 140th st; north side of 139th st, from Lenox to 7th av. Assessment entered July 21. Payable within 60 days.

143D ST.—Fencing vacant lots, north side, commencing 113 ft. east of Lenox av. Area of assessment: North side of 143d st, between 5th and Lenox avs, on Lots Nos. 6 and 7, Block 1741. Assessment entered July 21. Payable within 60 days.

162D ST.—Regulating, etc., between Broadway and Fort Washington av. Area of assessment: Both sides of 162d st, between Broadway and Fort Washington av, and to the extent of half the block at the intersecting streets. Assessment entered July 21. Payable within 60 days.

215TH ST.—Regulating, etc., from Broadway to a point 465 ft. easterly of 9th av. Area of assessment: Both sides of 215th st, from Broadway to a point 465 ft. easterly from 9th av, and to the extent of half the block at the intersecting streets. Assessment entered July 21. Payable within 60 days.

EFFECT OF FIRE ON HOLLOW TILE.

Frequent efforts have been made by architects and builders in some of the western cities to induce the authorities to sanction an amendment to the building code whereby hollow tile blocks may be used for outer walls of buildings inside the fire limits. Recently the matter was agitated by the Los Angeles City Council, who declined to amend the building ordinance as a result of the report of Building Inspector Backus of that place.

After making a careful study of the uses and abuses of hollow tile blocks the inspector mentioned reported to the Council substantially the following:

In my estimation it would be extremely unwise to allow the use of hollow tile blocks for exterior or interior weight-bearing walls within the fire limits, for the reason that it has been demonstrated that said tile is such an excellent non-conductor that the outer wall or shell of the tile will become red hot when subjected to an intense heat, while the interior wall of the tile is comparatively cool, the result is that the outer shell of the tile (owing to expansion) will break away from the connecting web, after which a wall of such tile carrying any considerable load would collapse by buckling.

In the event of a fire in a building of ordinary construction, which might be located in close proximity to a structure built of hollow tile, there would be grave danger that the burning timbers falling against such a structure would penetrate the wall and thus set fire to the contents of said hollow tile building. Even an ordinary blow will fracture the tile in such a wall, and the backing of a heavy wagon against the building would be liable to cause quite a break, to say nothing of the opportunities offered to a mischievous boy or any one else armed with a heavy hammer, who could with very little effort break through the walls of such a structure.

WATER POWER.—Companies supplying electric light and power are all casting about to find water-power. The limitations and the finish of the generating plant dependent solely on steam power are easily discernible. Many power houses long established in this country have recently hitched on to water-falls and abandoned steam. Two large concerns in the Hudson Valley are now energized by water-power, and supply power to various cities and towns. Water-power rights, it is apparent, are becoming extremely valuable possessions. It was stated in a lecture recently delivered by Freiherr von Forstel, of the Department of Railways, before the Austrian Society of Engineers and Architects, at Vienna, that the constantly increasing price of coal tends to render steam traction on railways an unprofitable undertaking in Austria, and emphasizes the necessity for the immediate introduction of electricity for the working of the Alpine railways. The value of coal during the last two financial periods for the State railways has risen 64 per cent. In these circumstances it becomes essential to substitute electric traction for the steam locomotive; generating the requisite current by means of hydraulic power, which can be had with advantage in those very localities which, owing to the steep gradients on the railway, involve a large amount of power for traction purposes.

A DISAPPEARING BED.—A novelty has been introduced by a firm of builders out west which marks the dawn of a new era in the building of flats. It consists of a disappearing wall bed which is said to be sanitary in all respects. When not in use the bed is folded into a recess or closet built for the purpose, which is lighted and ventilated by a window or some suitable opening. The bedding is fastened securely to the foot of the bed in such a manner that the sheets and comforters are separated, thus insuring such sanitation as is necessary under the circumstances. When closed the ornamental front of the bed reveals a mantel piece and plate glass mirror, and when drawn down closing doors mechanically present a wall of apparently solid build. Property owners contemplating the erection of flats hereabouts should be interested in this innovation.

GAS PIPING.

AN ARGUMENT IN FAVOR OF THE USE OF LARGER SERVICE PIPES FOR APARTMENTS AND DWELLING HOUSES.

PIPING a house for gas is not a matter that the property owner or builder can afford to lightly pass over. It may well be regarded a problem requiring much consideration.

Perhaps the greatest disadvantage attending the use of gas for domestic purposes lies in the fact that the house service pipes in the course of a few years usually become inadequate. Corrosion, as well as the constant accumulation of carbon and rust, have the effect of steadily reducing their capacity to an appreciable extent, but the addition, subsequent to the piping, of appliances not provided for in the original supply plan is a source of trouble more serious.

Where a building is piped originally for lighting purposes, argues the Owners' and Builders' Magazine, and the owner later decides to put in a range and subsequently adds one or two gas fires and perhaps a water heater, it will be evident that the supply, ample as it may at first have been for his burners, will be insufficient. It will not be necessary for him to use all the appliances simultaneously to experience the troubles of low pressure, and the probable loss of a very considerable proportion of the efficiency of his apparatus.

WHAT AN INSPECTION REVEALS.

If an inspection of the piping in houses using gas in which it was installed some time ago, was carefully undertaken, it would undoubtedly be found, in most cases, that they are working with an inadequate supply. The substitution for the insufficient house supply and meter of others of larger capacity would be the least serious source of difficulty, but it is when the shortage makes itself apparent on upper stories of private dwellings and apartments that the trouble really begins. A change in the main riser, for instance, is an expensive job and means considerable damage to plastering, cabinet, decorations, etc., besides a great deal of the dirt that is righteously objected to on the part of the housekeeper.

In the first place, no supply pipe should be installed that is not, in the opinion of the gas company's expert or a competent gas fitter, abundantly large enough for any purpose to which it is likely to be put. Proper scales for computing the capacity of these supply pipes are at their command. There is no harm in allowing a slight surplusage over the calculations. It is a good idea to leave plug openings along the line at points at which the future installation of appliances is likely, so that connections can be made as needed with the least disturbance. Better still, if it is positively known at the time of piping, where extra appliances are certain to be required, the fitter should be instructed to run pipe to these locations and cap up.

Gas is coming so extensively into use, especially for emergency purposes, that every well-planned house should be equipped with the means of obtaining it in any desired quantity and whenever wanted. Especially does this apply to flats and apartment houses where there is always likely to be a larger demand for gas for fuel purposes, on account of its cleanliness and the labor and space saved by the use of gas-burning appliances. The recent perfection of a gas heated, independent steam radiator will doubtless tend to encourage the employment of gas for heating apartments, the device in question entirely obviating all the unpleasant features of the old-style, direct flame gas heater. The introduction at convenient locations of capped-off gas pipes that could be used for gas heaters of this and similar types would add to the comfort and convenience of tenants and prevent the location of heating devices in undesirable positions where they are likely to damage woodwork, decorations, etc.

A KNACK IN RENTING FLATS.

Some janitors make excellent rental agents, perhaps because they are allowed extra inducements in the way of commissions, which oftentimes hastens the development of a latent knack in the salesmanship line. Recently an apartment house janitor remarked:

"I'm getting more money than most janitors doing the same amount of work, because I know how to get tenants here when we have a vacant suite. You know the suites that are the most difficult to rent are those on the fourth floor—the top floor. We have no elevator and people don't like the idea of living where they have to climb all these stairs every day.

"Now I never put a 'for rent' sign in the window of the vacant suite if it's on the top floor. I put it in a hall window of say the second floor. Then when someone comes to look at the empty suite I take them to the fourth floor gradually. When I get to the second floor I point out something about the arrangement of the suites there and stop again at the third floor to tell something about a suite there. In that way the prospective tenant gets a little rest at each floor and doesn't feel the climb so much. Sometimes I can rent an apartment without the man even realizing that the suite is on the top floor. After he gets moved in he soon gets used to the stairs and doesn't mind."

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NOTICE to PROPERTY OWNERS.
 HEARINGS FOR THE COMING WEEK.

At 90 and 92 West Broadway.
 Monday, July 27.
 Canal pl, opening, from East 138th st to East 144th st, at 12 noon.
 West 178th st; sewer easement, at 1 p m.
 Highbridge Park, extension, between 159th st to 172d st, at 1 p m.
 Wednesday, July 29.
 Riverside Drive, widening, from 139th to 142d st, at 2 p m.
 Thursday, July 30.
 Bronx Park addition, at 10 a m.
 At 258 Broadway.
 Monday, July 27.
 Hamilton pl, school site, at 1 p m.
 Bowery and Delancey st, rapid transit, at 3 p m.
 Cleveland pl, rapid transit, at 3.30 p m.
 Tuesday, July 28.
 Ft George, rapid transit, at 10.30 a m.
 Clinton st, police station, at 10.30 a m.
 Willard Parker Hospital, at 11 a m.
 Loop, No. 3, at 3 p m.
 Thursday, July 30.
 Fort George, rapid transit, at 10.30 a m.
 Clinton st, police station, at 10.30 a m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending July 24, 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 Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

18th st, No 251, n s, 152 e 8th av, 26x63x26x60, 5-sty brk tenement. (Partition.) E L Davis\$21,900
 18th st, No 217, n s, 225 w 7th av, 25x92, 4-sty brk tenement and 2-sty brk stable in rear. (Partition.) Frank Ackerman, party in interest15,500
 Shakespeare av, No 1300, e s, 139.9 s 170th st, 20x114, 2-sty brk dwelling. (Amt due, \$4,383.24; taxes, &c, \$109.15.) Geiszler-Haas Realty Co5,100
 95th st, No 31, n s, 327 w Central Park West, 17.6x100.8, 3-sty and basement brk dwelling. (Amt due, \$16,189.75; taxes, &c, \$535.70.) A D Weinstein, party in interest17,600
 *98th st, No 46, s s, 450 w Central Park West, 25x100.11, vacant. (Amt due, \$4,201.39; taxes, &c, \$163.34; sub to a mort of \$8,250.) Delia Doyle13,072
 *115th st, No 167 1/2, n s, 245 w 3d av, 12.6x100, 3-sty stone front dwelling. (Amt due, \$5,548.15; taxes, &c, \$106.) Bertha Fibel5,700
 *115th st, No 167, n s, 257.6 w 3d av, 12.6x100, 3-sty stone front dwelling. (Amt due, \$5,142.43; taxes, &c, \$97.09.) Noel B Sanborn5,500
 Bond st, No 51, s s, 140 w Bowery, 25x74.10x25.5x69.11, 3-sty brk building. (Voluntary.) Theresa Fraud21,800
 Av B, No 301 | s e cor 18th st, 36x100, 6-sty 18th st, No 600 brk tenement and store. (Amt due, \$43,983.42; taxes, &c, \$163.) Geo C Creagh52,500
 *Park av, No 1260 | n w cor 97th st, 100.11x97th st, Nos 67 to 71 | 100, three 6-sty brk tenements and stores on av. (Amt due, \$20,515.40; taxes, &c, \$485; sub to four morts aggregating \$142,600.) James A Bailey, Jr.162,596
 *191st st, No 869, n s, 175 w Hughes av, 50x158.6, 2-sty frame dwelling and vacant. (Partition.) William O'Connor3,300
 *Anthony avs w cor 176th st, 45.6x90x52x176th st, 90.3, vacant. (Amt due, \$13,245.04; taxes, &c, \$69.79.) August C Nanz12,500
 Franklin av, Nos 1239 and 1241, w s, 425 s 169th st, 50x100x46.2x115.4, 5-sty brk tenement. (Amt due, \$6,800.20; taxes, &c, \$1,117.63.) Chas A Berrian35,763
 *Macomb's pl, late Macomb's Dam road, w s, 28.3 s 153d st, 56.9x86.6x50x113.6, 1 and 2-sty brk and frame hall. (Amt due, \$14,794.67; taxes, &c, \$1,065; sub to two prior morts aggregating \$23,500.) Manhattan Real Estate & Building Assn.33,852
 Nelson av, w s, 200.6 n 166th st, 50.2x102.6x50x98.10, vacant. (Partition.) Arthur Brooks, defendant2,050
 Nelson av, e s, 200.6 n 166th st, 30.2x31.1x9.9, vacant. (Partition.) Wm J Walter625

161st st, Nos 518 and 520, s s, 275 w Amsterdam av, 50x99.11, two 2-sty frame dwellings. (Amt due, \$15,096.40; taxes, &c, \$661.09.)
 Lowenfeld & Prager16,225
 *119th st, Nos 336 and 338, s s, 230 w 1st av, 35x100.10, 6-sty brk tenement and store. (Amt due, \$11,664.60; taxes, &c, \$910.84.)
 Hattie King40,489
 Madison av, Nos 2121 to 2127 | n e cor 133d st, 133d st, No 39 | 99.11x60, two 6-sty brk tenements and stores. (Amt due, \$10,925.61; taxes, &c, \$949.21; sub to a mort of \$30,000 and a chattel mort of \$731.)
 Chas Strauss, party in interest42,000
 133d st, Nos 41 and 43, n s, 60 e Madison av, 50x99.11, 6-sty brk tenement and store. (Amt due, \$9,275.93; taxes, &c, \$1,098.01; sub to two morts aggregating \$13,125 and a chattel mort of \$731.) Chas Strauss, party in interest21,000
 134th st, No 4, s s, 75 e 5th av, 25x99.11, 5-sty brk tenement. (Amt due, \$15,758.58; taxes, &c, \$552.21.) Cornelia Macbeth16,765
 162d st, No 542, s s, 281 e Broadway, 19x99.11, 3-sty brk dwelling. (Amt due, \$10,949.73; taxes, &c, \$238.07.) M McHale14,400
 1st av, No 57, w s, 48.1 s 4th st, 24x100, leasehold, 5-sty brk tenement and store. (Amt due, \$6,705.11; taxes, &c, \$1,772.65.) Ottilie Block1,500
 *113th st, Nos 349 and 351, n s, 100 w 1st av, 50x100.11, 6-sty brk tenement and store. (Amt due, \$15,708; taxes, &c, \$1,281.39; sub to a first mort of \$50,000.) Alice H Sturges55,798
 Courtlandt av | s e cor 163d st, 56x115x50x163d st, No 370 | 90, 6-sty brk tenement and store. (Amt due, \$43,954.73; taxes, &c, \$850.59.) Lotus Realty Co42,025
 *138th st, No 626, s s, 318 w Broadway, 14x99.11, 3-sty brk dwelling. (Amt due, \$9,721.91; taxes, &c, \$335.38.) Ann E Clark10,000

BRYAN L. KENNELLY.

66th st, No 159, n s, 153.8 e Amsterdam av, 28.6x100.3x28.6x100.1, 5-sty brk tenement. (Amt due, \$29,783.91; taxes, &c, \$2,016.00.)
 Jonas V Spero36,900
 Robbins av | w s, 75 n 149th st, runs w 208 to Trinity av | Trinity av x n 17 to Terrace pl x Terrace pl | n e 96.7 x e 64.1 x s 50 x e 95 x s 50 to beg, vacant. (Amt due, \$5,450.18; taxes, &c, \$2,632.88.) Leo Hutter9,000

HUGH D. SMYTH.

3d st, No 246, s s, 174.4 w Av C, 24.9x105.11, 3-sty brk tenement and store and 3-sty brk tenement in rear. (Partition.) Julius H Lehner18,500

HERBERT A. SHERMAN.

*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. (Amt due, \$19,134.92; taxes, &c, \$1,740.95; sub to a mort of \$32,000.) William Lane (corrects error in description of property in issue of July 11)37,960

Total733,953
 Corresponding week 1907115,075
 Jan 1st, 1908, to date36,127,944
 Corresponding period, 190728,201,934

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

July 25.
 No Legal Sales advertised for this day.
 July 27.
 66th st, No 225, n s, 375 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Pincus Kirschenbluth had on Jan 28, 1908, or since; Stanton & Hopkins, att'ys, 31 Nassau st; Thomas F Foley, sheriff. 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. Joseph L Buttenweiser agt Charles Lowe et al; M S & I S Isaacs, att'ys, 52 William st; Francis S McAvoy, ref. (Amt due, \$28,257.45; taxes, &c, \$1,638.47; sub to two morts aggregating \$105,000.) Mort recorded July 9, 1907. By Joseph P Day.
 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. 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 28.
 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 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.
 Hamilton st, No 9, n s, abt 100 e Catherine st, 25x65, 5-sty brk tenement and store.
 Madison st, No 96, s s, abt 299 e Catherine st, 25x100, 5-sty brk tenement and store.
 Madison st, No 108, s s, 188 w Market st, 25x100, 5-sty brk tenement and store.
 Peck Slip, No 43, n s, abt 25 w South st, 20x36.10x-x36.4, 4-sty brk loft and store building.
 Bassford av | n w cor 185th st, 25 x 135 to Washington av | Washington av, vacant.
 185th st
 Bassford av, | n e cor 185th st, 25 x 135 to Washington av | Washington av, vacant.
 185th st
 Frank N Glover agt James Power, trustee, &c, et al; Decker, Allen & Storm, att'ys; Maxwell Davidson, ref. (Partition.) By Samuel Marx.
 163d st, No 444, s s, 162.6 e Amsterdam av, 37.6x112.6, 6-sty brk tenement. City Real Estate Co agt Sigfried Wittner et al; Harold Swain, att'ys, 176 Broadway; Lowen E Ginn, ref. (Amt due, \$11,692; taxes, &c, \$1,253.16.) Mort recorded Aug 10, 1906. By Bryan L Kennelly.
 Belmont av, No 2147, w s, 150.3 n 181st st, 17.7x85.9x17.7x85.6, 2-sty frame dwelling.
 Philip Siff agt Morris Bernstein et al; Spiro & Wasservogel, att'ys, 140 Nassau st; Francis S McAvoy, ref. (Amt due, \$2,517.98; taxes, &c, \$40.) Mort recorded Sept 5, 1907. By Joseph P Day.
 Broadway, No 2801 | n w cor 108th st, 201.10 to 108th st, No 301 | 109th st x 100, two 11-sty 109th st, No 300 | brk and store tenements.
 Carrie M Butler agt Manhasset Realty Corporation et al; Stickney, Maclay & McBurney, att'ys, 31 Nassau st; M Linn Bruce, ref. (Amt due, \$482,480.68; taxes, &c, \$7,242.02; sub to two morts aggregating \$840,000.) Mort recorded Feb 14, 1905. By William Kennedy, Jr.
 West End av, Nos 153 and 155, w s, 40.5 s 67th st, 40x100, 6-sty brk tenement and store. Edward Tostman agt Ida Margoles et al; Action No 4; Louis H Moos, att'ys, 93 Nassau st; Chas S Brand, ref. (Amt due, \$3,981.16; taxes, &c, \$119; sub to a first mort of \$12,250.) By Joseph P Day.
 West End av, Nos 157 and 159 | s w cor 67th st, 67th st, No 300 | 40.5x100, 6-sty brk tenement and store. Same agt same; Action No 5; same att'ys; same ref. (Amt due, \$5,625.11; taxes, &c, \$135; sub to a first mort of \$17,000.) By Joseph P Day.
 148th st, No 618, s s, 170 w Broadway, 15x99.11, 3-sty brk dwelling. Bernard Badanes agt Cornelia B Smith et al; J A Seldman, att'ys, 53 Park Row; Theodore H Friend, ref. (Amt due, \$1,352.56; taxes, &c, \$295.38; sub to a first mort of \$8,500.) Mort recorded March 14, 1905. By James L Wells.
 July 29.
 Jumel pl, w s, 213.8 s Edgecombe av, 25x100, vacant. Michael Kirwan agt Roderick McDermott et al; Ellsworth J Healy, att'ys, 49 Chambers st; Louis F Doyle, ref. (Amt due, \$3,701.08; taxes, &c, \$352.05.) Mort recorded March 14, 1906. By Joseph P Day.
 214th st, n s, 200 e 10th av, 150x100, vacant. Frank H Patterson et al exrs agt M McCormack Construction Co et al; Sullivan & Cromwell, att'ys, 49 Wall st; Albert P Massey, ref. (Amt due, \$18,996.82; taxes, &c, \$1,740.46.) Mort recorded April 13, 1905. By Joseph P Day.
 Hughes av, No 2142, e s, 186.6 n 181st st, 16x90, 2-sty frame dwelling. Felix Frank agt Lena Sherman et al; Adolphus D Pape, att'ys, 95 Liberty st; John E Sheehy, ref. (Amt due, \$3,378.13; taxes, &c, \$450.) Mort recorded Feb 2, 1905. By Joseph P Day.
 69th st, Nos 315 to 325, on map Nos 315 to 323, n s, 225 w West End av, 124.8x100.5, three 6-sty brk tenements and stores. State Bank agt Andrea Avitabile et al; Julius J & A Lyons, att'ys, 76 William st; Louis F Doyle, ref. (Amt due, \$74,993.49; taxes, &c, \$2,681.36; sub to morts aggregating \$27,750.) Mort recorded June 27, 1905. By Joseph P Day.
 July 30.
 Southern Boulevard, No 563, n w s, 400 s w Av St John, 50x115, 6-sty brk tenement and store. Joseph S Marcus agt William Wainwright et al; Henry Flugelman, att'ys, 299 Broadway; Adam Wiener, ref. (Amt due, \$16,693.80; taxes, &c, \$1,593.35; sub to a prior mort of \$37,000.) Mort recorded Jan 29, 1906. By Joseph P Day.
 117th st, No 171, n s, 225.6 w 3d av, 19x100.11, 4-sty brk tenement. Susan Kahle agt Elizabeth Fink et al; Gustav R Hamburger, att'ys, Depot pl, Mount Vernon, N Y; Thomas A McKennell, ref. (Partition.) By Herbert A Sherman.
 (Continued from page 202.)

OFFICIAL LEGAL NOTICES

PUBLIC NOTICES.

CORPORATION SALE OF REAL ESTATE.
Public notice is hereby given that the Commissioners of the Sinking Fund of The City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction on

WEDNESDAY, AUGUST 5, 1908,
at 12 o'clock m., at the Comptroller's office, No. 280 Broadway, Borough of Manhattan, City of New York, all the right, title and interest of The City of New York in and to the following described property, which it has by virtue of a lease from Cornelius Furguson, Supervisor of the Town of New Utrecht, to the City of Brooklyn, which lease is recorded in the Register's office of the County of Kings in Liber 1715 of Conveyances, page 143, in and to all that certain lot mentioned and described as follows, viz.:

BEGINNING at the corner formed by the intersection of the southerly side of Gatling Place (formerly Monmouth Street) with the easterly side of 92d Street (formerly Atlantic Avenue), running thence easterly along the southerly side of Gatling Place 45 feet 7 inches; thence southerly 125 feet; thence westerly and parallel with Gatling Place 45 feet 7 inches to the easterly side of 92d Street; thence running northerly along the easterly side of 92d Street 125 feet to the point or place of beginning, known as Lot 1 in Block 6091, Section 18, also known and designated as Lot 182 on Map of Fort Hamilton Village, and also designated on the assessment map for the opening of 92d Street to the Shore Road in the Town of New Utrecht as Assessment No. 216.

The minimum or upset price at which the interest of The City of New York in and to the said premises to be sold is appraised and affixed by the Commissioners of the Sinking Fund at one hundred and forty-eight dollars and sixty cents (\$148.60). The purchaser, in addition thereto, to pay the auctioneer's fee on such sale, and also to pay the further sum of one hundred dollars (\$100) for the expense of examination, advertising, etc.

For further particulars see City Record.
J. H. McCOOEY,
Deputy and Acting Comptroller.
City of New York, Comptroller's Office, July 14, 1908.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST OF THE BRIDGE COMMISSIONER, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings now standing on property owned by The City of New York, acquired for bridge purposes in the

BOROUGH OF MANHATTAN,
acquired by it for the Manhattan Bridge, said buildings being situated upon land more particularly described as follows:

Being all those buildings, parts of buildings, etc., lying within the block bounded by Chrystie, Forsythe, Canal and Bayard Streets; also that portion of the block bounded by the Bowery, Chrystie, Canal and Bayard Streets, known and designated as lots 1, 2, 3, 4, 6, 7, 8, 9, 11, 32, 33, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47 and 48 in Block 290, Section 1, on the Tax Maps of the Borough of Manhattan, City of New York, all of 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 of the Commissioners of the Sinking Fund, the sale of the above described buildings and appurtenances thereto will be held, by the direction of the Comptroller, on

TUESDAY, AUGUST 4, 1908,
at 10 o'clock A. M., on the premises.
For further particulars see City Record.
H. A. COETZ,
Comptroller.
Department of Finance, Comptroller's Office,
July 11, 1908.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, buildings now standing on property owned by the City of New York, acquired for bridge purposes, in the

BOROUGH OF MANHATTAN,
said buildings being situated and described as follows:

Being all those buildings, parts of buildings, etc., situated on the East side of Clinton Street 119' 5", northerly from the northeast corner of Clinton and Broome Streets, known as Nos. 118, 120, 122 and 124 Clinton Street, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted June 30th, 1908, the sale of the above described buildings and appurtenances thereto will be held at the direction of the Comptroller, on

THURSDAY, JULY 30TH, 1908,
at 10 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.
(Signed) J. H. McCOOEY,
Deputy and Acting Comptroller.
Department of Finance, Comptroller's Office,
July 15, 1908. (5004)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Commissioner of Bridges,

PUBLIC NOTICES.

public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, buildings now standing on property owned by the City of New York, acquired for bridge purposes, in the

BOROUGH OF MANHATTAN,
said buildings being situated upon land more particularly described as follows:

Being all those buildings, parts of buildings, etc., situated upon the following property:

Beginning at a point formed by the intersection of the southerly side of Water Street and the Westerly side of Pike Slip, and running thence southerly along the westerly side of Pike Slip 160.08' to the northerly side of South Street; thence westerly to the northerly side of South Street 59.60'; thence northwesterly 162.83' to the southerly side of Water Street; thence easterly along the southerly side of Water Street 114.88' to the point of beginning, 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, New York City.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted June 11th, 1908, the sale of the above described buildings and appurtenances thereto will be held at the direction of the Comptroller, on

THURSDAY, JULY 30TH, 1908,
at 11.30 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.

(Signed) J. H. McCOOEY,
Deputy and Acting Comptroller.
Department of Finance, Comptroller's Office,
July 15, 1908. (5006)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Commissioner of Parks, Boroughs of Manhattan and Richmond, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, buildings now standing on property owned by the City of New York, acquired for Park purposes in the

BOROUGH OF MANHATTAN,
said buildings being situated upon land more particularly described as follows:

Being all those buildings, parts of buildings, etc., upon the premises known as 180 to 184 Cherry Street, in the Borough of Manhattan, and which are more particularly described upon a certain map on file in the office of the Collector of City Revenue, Department of Finance, 280 Broadway, New York City.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted June 30th, 1908, the sale of the above described buildings and appurtenances thereto will be held at the direction of the Comptroller, on

THURSDAY, JULY 30TH, 1908,
at 11 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.

(Signed) J. H. McCOOEY,
Deputy and Acting Comptroller.
Department of Finance, Comptroller's Office,
July 15, 1908. (5008)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, buildings now standing on property owned by the City of New York, acquired by it for bridge purposes in the

BOROUGH OF BROOKLYN,
said buildings being situated and described as follows:

PARCEL (10). Beginning at a point formed by the intersection of the northerly side of High Street and the easterly side of Jay Street and running thence northerly along the easterly side of Jay Street 170.55 feet; thence southeasterly 189.23 feet to the northerly side of High Street; thence westerly along the northerly side of High Street 82.05 feet to the point of beginning.

PARCEL (11). Beginning at a point formed by the intersection of the westerly side of Bridge Street and the northerly side of High Street and running thence westerly along the northerly side of High Street 233.65 feet; thence northwesterly 228.29 feet to the southerly side of Sands Street; thence easterly along the southerly side of Sands Street 332.01 feet to the westerly side of Bridge Street; thence southerly along the westerly side of Bridge Street 205.53 feet to the point of beginning.

PARCEL (12). Beginning at a point formed by the intersection of the southerly side of High Street and the easterly side of Jay Street and running thence easterly along the southerly side of High Street 104.66 feet; thence southeasterly 230.14 feet to the northerly side of Nassau Street; thence westerly along the northerly side of Nassau Street 204.46 feet to the easterly side of Jay Street; thence northerly along the easterly side of Jay Street 206.96 feet to the point of beginning.

PARCEL (13). Beginning at a point formed by the intersection of the southerly side of High Street and the westerly side of Bridge Street and running thence southerly along the westerly side of Bridge Street 208.08 feet to the

northerly side of Nassau Street; thence westerly along the northerly side of Nassau Street 111.72 feet; thence northwesterly 230.59 feet to the southerly side of High Street; thence easterly along the southerly side of High Street 211.17 feet to the point of beginning.

All of 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 of the Sinking Fund Commissioners, adopted at a meeting held June 11th, 1908, the sale of the above described buildings and appurtenances thereto will be held at the direction of the Comptroller, on

WEDNESDAY, AUGUST 12TH, 1908,
at 10 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.

(Signed) J. H. McCOOEY,
Deputy and Acting Comptroller.
Department of Finance, Comptroller's Office,
July 22, 1908. (5031)

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, at public auction, buildings now standing on property owned by the City of New York, acquired by it for school purposes, in the

BOROUGH OF QUEENS,
said buildings being situated and described as follows:

Being all those buildings, parts of buildings, etc., situated on the southeast corner of Grafton Avenue and Clinton Place, 50 feet on Grafton Avenue and 100 feet on Clinton Place, adjoining Public School No. 58, Woodhaven, in the 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 of the Commissioners of the Sinking Fund, adopted at a meeting held June 30th, 1908, the sale of the above described buildings and appurtenances thereto will be held, at the direction of the Comptroller, on

THURSDAY, AUGUST 13TH, 1908,
at 11 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.

(Signed) J. H. McCOOEY,
Deputy and Acting Comptroller.
Department of Finance, Comptroller's Office,
July 22, 1908. (5034)

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 9806, No. 1. Sewer in Shakespeare avenue, from Boscobel avenue to Featherbed lane.
List 9880, No. 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Bainbridge avenue, from Mosholu Parkway north to Woodlawn road.

BOROUGH OF QUEENS.
List 9454, No. 3. Flagging Broadway, from Vernon avenue to Newtown road, First Ward.
List 9961, No. 4. Regulating, grading, curbing, flagging and laying crosswalks in Albert street, from Ditmars avenue to Potter avenue, and in Potter avenue, from Albert street to Steinway avenue.

BOROUGH OF RICHMOND.
List 71, No. 5. Temporary sewer in Daniel Low terrace, from a point about 345 feet south of Hamilton avenue to and connecting with existing sewer in Hamilton avenue.
List 73, No. 6. Temporary sewer in Second street, from a point about 200 feet west of Burger avenue, to and connecting with existing sewer in Burger avenue, First Ward.
List 9692, No. 7. Constructing retaining wall on the north side of Richmond terrace, west of and adjoining John street, about 225 feet in length; building a fence in connection therewith, grading, laying and relaying sidewalks, between John street and Morningstar road, Third Ward.
List 9693, No. 8. Fencing vacant lots bounded by Stuyvesant place, Wall street, Jay street and Hamilton avenue, First Ward.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 25, 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 23, 1908.

PROPOSALS.

Office of the Comptroller, Department of Finance, No. 280 Broadway, Borough of Manhattan, City of New York.

SEALED BIDS OR ESTIMATES will be received by the Comptroller at the above office, Room 13, No. 280 Broadway, until 3 o'clock p. m. on

MONDAY, AUGUST 3, 1908.

For the erection and completion of a comfort station on the east side of East Street, occupying the whole block between J and K Streets, Wallabout Market lands, Borough of Brooklyn, City of New York.

For full particulars see City Record.

H. A. METZ,

Comptroller.

Dated July 22, 1908.

(5021)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF JULY 22 TO AUGUST 5, 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:

19TH WARD, SECTION 5, AND 12TH WARD, SECTION 7. EAST 72D STREET—RECEIVING BASINS on north and south sides at retaining wall of Exterior Street; 120TH STREET AND ST. NICHOLAS AVENUE—RECEIVING BASINS, at southwest corner; 128TH STREET AND 7TH AVENUE—RECEIVING BASINS, southwest corner; 139TH STREET AND LENOX AVENUE—RECEIVING BASINS at northwest corner; 97TH STREET—CONSTRUCTING EXTENSION OF SEWER, between Madison and Park Avenues. 12TH WARD, SECTION 7. 143D STREET—FENCING VACANT LOTS,

HERBERT A. SHERMAN
REAL ESTATE
AUCTIONEER, BROKER,
APPRAISER, AGENT.
OFFICES
GROUND FLOOR, ASTOR BUILDING
9 PINE STREET
ST. PAUL BUILDING, 240 BROADWAY
532 FIFTH AVENUE, Cor. 44th St.
Private Telephone Wire Connecting All Offices.

north side, commencing 113 feet east of Lenox Avenue. 12TH WARD, SECTION 8. WEST 162D STREET—REGULATING, GRADING, CURBING, FLAGGING AND LAYING BRIDGESTONES, between Broadway and Fort Washington Avenue. WEST 215TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING BRIDGESTONES AND GRANITE BLOCKS, AND BUILDING MASONRY WALL, from Broadway to a point 465 feet easterly of 9th venue.

HERMAN A. METZ,

Comptroller.

City of New York, July 21, 1908. (5019)

ADVERTISED LEGAL SALES.

(Continued from page 200.)

73d st, No 229, n s, 200 w 2d av, 25x102.2, 5-sty stone front tenement. Van Norden Trust Co agt Joseph Fuchs et al; Action No 1; Parsons, Closson & McIlvaine, att'ys, 52 William st; Manfred W Ehrlich, ref. (Amt due, \$7,681.71; taxes, &c, \$78; sub to a mort of \$16,000.) Mort recorded Dec 15, 1905. By Joseph P Day.
73d st, No 227, n s, 225 w 2d av, 25x102.2, 5-sty stone front tenement. Same agt same;

Action No 2; same att'ys; same ref. (Amt due, \$7,681.71; taxes, &c, \$78; sub to a mort of \$16,000.) Mort recorded Dec 15, 1905. By Joseph P Day.

Tinton av, No 1180, e s, 168.10 s 168th st, 16.8x 132.5, 2-sty frame dwelling. Mary E Doyle extrx agt Robert L McNicol et al; Cohalan Bros, att'ys, 277 Broadway; Michael J Egan, ref. (Amt due, \$5,063.85; taxes, &c, \$673.05.) Mort recorded Jan 13, 1903. By Joseph P Day.

July 31.

109th st, Nos 338 and 340, s s, 109.2 w 1st av, 58.10x100.11x150.6x136.4, 2 and 3-sty brk stables. William Ehrlich agt Umberto Arnono et al; Edw Herrmann, att'y, 201 Broadway; John T McGovern, ref. (Amt due, \$16,257.65; taxes, &c, \$614.59.) Mort recorded Feb 28, 1906. By Samuel Goldsticker.
St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which Chas A Coutant had on March 19, 1908. David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.

Aug. 1.

No Legal Sales advertised for this day.

Aug. 3.

47th st, No 133, n s, 140 e Lexington av, 17.6 x100.5, 3-sty stone front dwelling. Frank R Long agt Samuel Haas et al; Morgan, Morgan & Carr, att'ys, 60 Wall st; Isham Henderson, ref. (Amt due, \$648.28; taxes, &c, \$224.32; sub to a mort of \$14,000.) 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.

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

July 17, 18, 20, 21, 22 and 23. (No. 4.)

BOROUGH OF MANHATTAN.

Barrow st, No 9, s e s, 49.9 s w 4th st, 19x40.6, 3-sty brk tenement. Margaret and Geo H Barr et al to Michael Hallanan. Mort \$3,000. July 21. July 23, 1908. 2:590—67. A \$4,500—\$5,500. other consid and 100
Broome st, To 206, n s, 50 e Norfolk st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Sarah Levine to Nathan Lacher and Joseph Seewald. Mort \$43,500. July 15. July 17, 1908. 2:352—69. A \$20,000—\$32,000. nom
Carmine st, No 63, n s, 125 w Bedford st, 25x95, 5-sty brk tenement and store. George Decker to Charles Decker. Mort \$16,000. Oct 12, 1905. July 21, 1908. 2:582—41. A \$14,000—\$26,000. other consid and 100
Cherry st, No 384 | n w cor Scammell st, 25x101.10x25x Scammell st, Nos 45 and 47 | 100.2, also gore adj, and being 79.9 from Gouverneur st, 25 in front and rear x20 on each side, the above premises being known as No 384 Cherry st and Nos 45 and 47 Scammell st, 6-sty brk tenement and store. Samuel Char-rack et al to Eugenie Gordon and Sophia Frankel. Morts \$58,125 and all liens. July 17. July 18, 1908. 1:261—6. A \$20,000—\$50,000. other consid and 100
Chrystie st, No 17, w s, 75 n Bayard st, runs w 77.8 x n 3.10 x w 17.4 x n 21.2 x e 95 to st x s 25 to beginning, 5-sty brk tenement and store. Mary Schulman to The City of N Y. July 17. July 18, 1908. 1:290—37. A \$18,000—\$30,000. 51,000
Chrystie st, No 17, w s, 75 n Bayard st, runs n 24.11 x w 94.3 x s 21.11 x e 17.6 x s 3 x e 77.6 to beginning, 5-sty brk tenement and store. Mary Schulman to The City of N Y. Q C. July 17. July 18, 1908. 1:290—37. A \$18,000—\$30,000. 51,000
Chrystie st, No 165, w s, 200 s Rivington st, 25x106, 5-sty brk tenement and 4-sty brk tenement in rear. Julius Alexander to Rachel Samuels. Q C and correction deed. All liens. July 17. July 20, 1908. 2:425—32. A \$22,000—\$35,000. nom
Chrystie st, No 165, w s, 200 s Rivington st, 25x106. Certificate as to satisfaction of mortgage for \$3,000. Wm H Schmohl INDIVID and EXR Chas H Reed to Julius Alexander. July 14. July 23, 1908. 2:425.
Delancey st, No 300, n s, 25 w Lewis st, 25x100, 5-sty brk tenement and store. Ida Eisen to Albert Schuckle. All liens. Q C. July 22, 1908. 2:328—30. A \$14,000—\$33,000. nom
Same property. Rosie Belkofsky to Albert Schuckle. Mort \$38,750. July 21. July 22, 1908. 2:328. other consid and 100
Eldridge st, Nos 249 and 251 | s w cor Houston st, 75x50, 6-sty Houston st, Nos 147 and 149 | brk tenement and store. Max Wolper to Careful Realty and Construction Co. All liens. July 7. July 23, 1908. 2:422—54. A \$50,000—\$105,000. other consid and 100
Fulton st, Nos 73 to 79 | n e s, at s e s Gold st, runs n e 59.4 x s e Gold st, No 54 | 54.5 x n 55 x s e 28 x s w 124.9 to Fulton st x n w 81.9 to beginning, 6-sty brk loft and store building. David Wilson to David Wilson Co, a corpn. July 8. July 17, 1908. 1:94—13. A \$135,000—\$200,000. other consid and 100
Henry st, No 90, s s, abt 40 e Birmingham st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. C Joshua Epstein to Annie Lewis. 1/2 part. All liens. May 14. July 17, 1908. 1:275—46. A \$18,000—\$37,000. nom
Henry st, No 90, s s, abt 40 e Birmingham st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Ray Winchel to Jennie Winchel. 1/2 part. All liens. June 8. July 18, 1908. 1:275—46. A \$18,000—\$37,000. nom
Houston st, No 292, n s, 25 w Av B, 20x75, 4-sty brk tenement and store. Nathan Wegler to Morris Cohen. Mort \$23,000. July 15. July 17, 1908. 2:397—40. A \$14,000—\$20,000. nom
Howard st, No 1 | s w cor Centre st, 36.5x100.6x38.1x Centre st, Nos 199 and 201 | 101.3, two 5-sty brk loft and store buildings. Simon P Emery to Richd R Maslen. Morts \$96,500. July 18. July 21, 1908. 1:208—14. A \$43,000—\$64,000. 100
Ludlow st, No 137, w s, 75 n Rivington st, 25x87.6, 6-sty brk tenement and store and 5-sty brk tenement in rear. Josef Gertner to Joseph H Jones. Mort \$42,000. July 10. July 22, 1908. 2:411—31. A \$22,000—\$38,000. other consid and 100
McDougal st, No 101 | w s, abt 146 n Bleeker st, 25x135.1 to e s Minetta st, No 9 | or s e s Minetta st, x29.10x150.2, two 5-sty brk tenements and stores on Minetta st. John H Henshaw to Richard T and Sidney P Henshaw his sons. B & S. Mort \$22,000. April 23. July 22, 1908. 2:542—36 and 50. A \$17,000—\$29,000. nom
Madison st, No 349, n s, 144 e Scammell st, 24x96, 5-sty brk tenement and store. Jacob Cohen to Abraham Cohen. All liens. June 26. July 17, 1908. 1:267—26. A \$12,000—\$24,000. other consid and 100
Mangin st, No 67, w s, 125 s Rivington st, 25x99, 5-sty brk tenement. Gussie wife of and Harry Goldbaum to Harris Levy. Mts \$28,750. July 20. July 21, 1908. 2:323—21. A \$8,000—\$27,000. nom
Minetta st, No 6, n s, 153.1 e Bleeker st, 22.1x75x22.2x75.
Minetta st, No 8, n s, 175.3 e Bleeker st, 22x75x22.2x75.
Minetta st, No 10, n s, 197.3 e Bleeker st, runs n 39.10 x s 34 to st x s w 21.11 to beginning, gore, two 2-sty frame (brk front) tenements and 3-sty brk tenement. Anthony W Watson et al to William Gullery. June 18. July 17, 1908. 2:542—20 to 22. A \$14,000—\$15,500. nom
Monroe st, No 14 | s s, 201.2 e Catharine st, 25x115.7 to Hamilton st, No 17 | ilton st, x25x117.10, 6-sty brk tenement and store. Sigmund Blourock to Jacob Tepper of Brooklyn. All liens. June 29. July 21, 1908. 1:253—72. A \$20,000—\$45,000. nom
Monroe st, Nos 231 and 233, n s, 119.6 e Scammell st, 48x96, two 5-sty brk tenements. David Feld et al to Samuel Schwartz. Mort \$70,000. June 30. July 17, 1908. 1:266—18 and 19. A \$26,000—\$48,000. other consid and 100

NOW READY.

RECORD AND GUIDE

INDEX

(Volume LXXXI)

This INDEX Covers All
Conveyances
Mortgages
Leases
Auction Sales
Projected Buildings

For MANHATTAN
and the BRONX
DURING THE PAST
SIX MONTHS

Copies should be ordered promptly (by mail or phone, 4430 Madison). PRICE \$1.00

RECORD AND GUIDE Co., 11-15 East 24th St., N. Y.

Pitt st, No 102, e s, 100 s Stanton st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Samuel Reiner to Lippe Lunitz and Maurice Weingarten. Morts \$40,700 and all liens. July 14. July 17, 1908. 2:339-11. A \$16,000-\$28,000. nom

Rivington st, No 345, s s, 68 e Mangin st, 22x75, 4-sty brk tenement. Gussie wife of and Harry Goldbaum to Harris Levy. Morts \$12,700. July 20. July 21, 1908. 2:323-50. A \$7,000-\$11,000. nom

Suffolk st, No 140, e s, 200.2 n Rivington st, 25x100, 5-sty brk tenement.

88th st E, No 515, n s, 225 e Av A, 25x100.8, 5-sty brk tenement.

88th st E, No 531, n s, 195.10 w East End av, 24.11x100.8, 5-sty brk tenement.

Wm R A Koehl EXR Bartholomaeus Sayer to Charles Sayer heir of Bartholomaeus Sayer. July 20. July 23, 1908. 2:349-5. A \$18,000-\$35,000; and 5:1585-10 and 18. A \$15,000-\$40,000. nom

Sullivan st, Nos 125 and 127, e s, 59.6 s Prince st, runs e 75 x n 40.4 x w 3 x s 7 x w 10 x n 7 x w 62 to st x s 40.4 to beginning, 6-sty brk tenement and store. Albert Del Gaudio to Julia Pianca. Mort \$40,500. May 14. July 18, 1908. 2:503-15. A \$20,000-\$45,000. other consid and 100

Sylvan terrace or pl, No 15, n s, 41.4 w Jumel terrace, 20.8x34.6, 2-sty frame dwelling. Dennis Farrell to Joseph A Adler. July 17. July 21, 1908. 8:2109-73. A \$1,000-\$2,600. nom

Same property. Joseph A Adler to Frank P Schimpf. July 20. July 21, 1908. 8:2109. nom

Varick st, No 60, n e cor Laight st, 25x100, 7-sty brk loft building. John Massimino to Viola L Jones. B & S. Mort \$66,000. July 17. July 20, 1908. 1:220-13. A \$25,000-\$70,000. other consid and 100

Water st, No 336, n s, abt 70 e Roosevelt st, 18.9x67.3x19.6x65.6 e s, 4-sty brk tenement and store. FORECLOS, June 17, 1908. Michael J Egan referee to Archibald C M I Stewart. July 17, 1908. 1:110-39. A \$5,100-\$8,500. 7,700

Water st, No 338, n s, abt 85 e Roosevelt st, 19x65.6x18x64 w s, 4-sty brk tenement and store. FORECLOS, June 17, 1908. Wm F Wund referee to Archibald C M I Stewart. July 17, 1908. 1:110-38. A \$4,800-\$7,500. 7,800

4th st E, No 347, n s, 146 w Av D, 22x97, 4-sty brk tenement and store and 2-sty brk building in rear. Wilbur Larremore and ano EXRS Catharine Glock to Louis Wolff. July 22. July 23, 1908. 2:374-46. A \$12,000-\$14,000. 13,950

5th st , No 327, n s, 325 e 2d av, 25x97, 5-sty brk tenement. Sarah Sadowsky to Lena Sadowsky and Sarah Sermunsky. All liens. July 16, 1907. July 18, 1908. 2:447-45. A \$18,000-\$26,000. other consid and 100

6th st E, No 530, s s, 424.7 e Av A, 25.1x97, 5-sty brk tenement and store. Nathan Sadowsky to Lena Sadowsky and Sarah Sermunsky. All liens. July 16. July 18, 1908. 2:401-25. A \$14,000-\$24,000. other consid and 100

7th st E, No 288, s w s, abt 75 e Av D, 25x90.10, 4-sty brk tenement and store. Wilbur Larremore and ano EXRS Catharine Glock to Toni wife of Israel Ritter. July 22, 1908. 2:363-9. A \$10,000-\$13,000. 14,200

8th st W, Nos 40 and 42, or | s s, 60.5 w Macdougall st, runs s Clinton pl, Nos 108 and 110 | 23.10 x w 5.7 x s 1.2 x w 39.5 x n 25.1 to pl, x e 45 to beginning, part 4-sty brk hotel. Release mort. Eliz E Peugnet to Ramsay, Jules J and Eliza H Peugnet. Q C. July 6. July 21, 1908. 2:553-21 and 22. A \$10,500-\$12,000. nom

9th st E, No 410, s s, 141.8 e 1st av, 20.10x75, 3-sty brk tenement. First Czernowitz American Congregation "Our Ohlam" Anschei Bucovina a religious corpn, to Rebecca Perlman. Mort \$13,500. July 1. July 21, 1908. 2:436-11. A \$10,000-\$11,000. 14,500

12th st E, Nos 639 and 643, n s, 108 w Av C, 75x103.3, two 6-sty brk tenements and stores. Jacob Tepper to Albert Price and Isaac Solinger. All liens. July 15. July 17, 1908. 2:395-40 and 42. A \$44,000-\$120,000. nom

14th st W, No 46, s s, 270 e 6th av, 25x103.3, 6-sty brk tenement. Benj G Paskus to H S Realty Co. Mort \$120,000. Feb 15. July 20, 1908. 2:577-17. A \$95,000-\$135,000. nom

14th st E, No 241, n s, 105.5 w 2d av, 25.6x103.3, 4-sty stone front tenement. CONTRACT. Isabel B de Toledo with Arthur

Jackson. Morts \$21,000. May 23. July 21, 1908. 3:896-20. A \$18,000-\$25,000. 28,000

16th st W, No 41, n s, 220 e 6th av, 21x92, 4-sty stone front dwelling. Fansher Undeshill to J Howell Wynne. Undivided right, title and int. Q C. July 20. July 21, 1908. 3:818-13. A \$28,000-\$33,000. nom

20th st E, No 308, s s, 138 e 2d av, 16x92, 4-sty brk tenement and store. John H Henshaw to Richard T and Sidney P Henshaw his sons. All title. Mar 6, 1906. July 22, 1908. 3:925-62. A \$8,000-\$12,500. nom

21st st E, No 28, s s, 400 w 4th av, 25x110, 4-sty stone front building and store.

Amsterdam av, No 571, e s, 125.8 n 87th st, 25x100, 5-sty brk tenement and store.

*Road from Williamsbridge to Westchester adj land Levi Hunt, runs n w — to land of widow Hill, x n e to land Thomas Yates, x n e — to land of Hunt, x s e — to beginning, with all title to Bear Swamp road in front of above, contains 12 acres; also Land at Newport, R I, and Detroit, Mich.

Geo M Woolsey to Richard H, Cath H, Joseph H and Herbert L Hunt. All title. Q C. July 2. July 20, 1908. 3:849-57. A \$56,000-\$63,000. 4:1218-63. A \$19,000-\$32,000 and A T. nom

23d st W, No 111, n s, 84 w 6th av, 20x98.9, 3-sty brk building and store.

23d st W, No 113, n s, 104 n w 6th av, 21x98.9, 4-sty brk building and store.

23d st W, Nos 115 and 117, n s, 125 n w 6th av, 50x98.9, 4 and 5-sty brk building and store.

23d st W, No 137, n s, 375 n w 6th av, 25x98.9, 6-sty brk building and store.

23d st W, Nos 133 and 135 | n s, 325 w 6th av, 50x197.6 to s s 24th st W, Nos 126 and 128 | 24th st, 6-sty brk building and store.

23d st W, Nos 139 to 143, n s, 400 w 6th av, 75x98.9, 5-sty brk and stone theatre.

24th st W, Nos 130 and 132, s s, 375 w 6th av, 50x98.9, 5-sty brk building and store.

24th st W, Nos 102 to 106, s s, 66 w 6th av, runs s 49.5 x w 2 x s 24.7 x w 17 x s 1 x w 40 x n 75 to st x e 59 to beginning, 1 and 2-sty brk restaurant.

24th st W, Nos 108 and 110, s s, 125 w 6th av, 50x98.9, 4-sty brk building and store.

24th st W, No 124, s s, 308.4 w 6th av, 16.8x98.9, part 6-sty brk building and store.

24th st W, No 134, s s, 425 w 6th av, 25x98.9, 5-sty brk building and store.

24th st W, No 136, s s, 450 w 6th av, runs w 17 x s 40 x e 1 x s 33 x e 16 x n 73 to beginning, part 5-sty brk building and store.

24th st W, No 138, s s, 467 w 6th av, runs w 33 x s 98.9 x e 50 x n 25.9 x w 16 x n 33 x w 1 x n 40 to beginning, part 5-sty brk building and store.

6th av, No 383, w s, 74.1 s 24th st, runs w 68 x n 0.1 x w 17 x s 1 x w 40 x s 23.9 x e 125 to av x n 24.8 to beginning, 2 and 3-sty brk store.

Elmer A Darling EXR and TRUSTEE Alfred B Darling to Elmer A Darling INDIVID. July 15. July 17, 1908. 3:799-18, 21 and 22, 30 to 33, 39, 43, 54, 57 and 60. A \$1,011,000-\$1,292,000. order of court

25th st W, No 225, n s, 291 w 7th av, 21x98.9, 3-sty brk dwelling. Joseph Riese to Anna Riese remaining 1/2 part. B & S. July 22. July 23, 1908. 3:775-24. A \$10,500-\$13,500. nom

26th st W, Nos 37 to 43, n s, 175 e 6th av, 100x98.9, 3-sty brk dwelling and 5-sty stone front hotel. Abraham Beller to The West Twenty-Sixth Street Corpn. Morts \$165,000 and all liens. May 5. Rerecorded from May 5, 1908. July 18, 1908. 3:828-9 to 12. A \$161,000-\$204,000. other consid and 1,000

Same property. Consent and confirmation of above deed. David Aaron and Max Meyer to same. July 17. July 18, 1908. 3:828. nom

24th st W, No 119, n e s, abt 225 w 6th av, 25x115.6, 4-sty brk tenement and store and 3-sty frame tenement in rear. Elmer A Darling EXR &c Alfred B Darling to Elmer A Darling INDIVID. July 15. July 17, 1908. 3:800-28. A \$21,000-\$24,000. order of court

34th st E, No 304, s s, 101.3 e 2d av, 21.3x98.9. Mort \$13,000.

34th st E, No 306, s s, 122.6 e 2d av, 21.3x98.9. Mort \$12,500.

- 34th st E, No 308, s s, 143.9 e 2d av, 21.3x98.9. Mort \$12,500. | three 4-sty brk tenements and stores; Trust agreement. Richard T and Sidney P Henshaw to John H Henshaw as TRUSTEE. July 16. July 22, 1908. 3:939.
- 34th st W, No 508, s s, 125 w 10th av, 20.2x98.9, 5-sty brk tenement. Thos F Toner to Wm J Toner. 1-8 part. All title. Q C and C a G. All liens. June 30. July 17, 1908. 3:705-42. A \$10,500-\$14,500. nom
- 36th st E, No 224, s s, 250 w 2d av, 25x98.9, 3-sty brk tenement and 2-sty brk tenement in rear. Richard S Tobin to Anna T Walton. All liens. May 8. July 17, 1908. 3:916-48. A \$10,500-\$13,000. nom
- 36th st E, Nos 220 and 222, s s, 295 e 3d av, 40x98.9, 5-sty brk tenement. Phillip Tenzer to Sarah Lipson. Mort \$41,000. July 1. July 22, 1908. 3:916-50. A \$18,000-\$47,000. other consid and 100
- 36th st W, Nos 247 and 249, n s, 286 e 8th av, 37x98.9, two 4-sty brk dwellings. Thomas A Hill to Thomas A Hill Co. Mort \$27,000. July 15. July 20, 1908. 3:786-18 and 19. A \$26,000-\$32,000. 100
- 38th st E, No 136 | s w cor Lexington av, 20x24.9, 5-sty stone front dwelling. John H Henshaw to Richard T and Sidney P Henshaw his sons. B & S. April 23. July 22, 1908. 3:893-71. A \$19,500-\$23,000. nom
- 38th st W, No 241, n s, 377 e 8th av, 17.1x98.9x17.3x98.9, 4-sty brk dwelling. 3:788-26. A \$11,500-\$14,500.
- 50th st W, No 309, n s, 137.6 w 8th av, 19.2x100.5, 4-sty stone front dwelling. 4:1041-27. A \$10,000-\$11,000.
- 38th st W, No 239, n s, 394.1 e 8th av, 17.1x98.9, 4-sty brk dwelling. 3:788-27. A \$11,500-\$14,500.
- 38th st W, No 237, n s, 411.2 e 8th av, 17.1x98.9, 4-sty brk dwelling. 3:788-28. A \$11,500-\$14,500.
- Jane A McKenna to Laura A Cregan. July 17. July 18, 1908. nom
- 46th st W, No 59, n s, 205 e 6th av, 55x100.5, 12-sty brk and stone hotel. Langham Realty Co to Henry Rowley. Mort \$310,000 and all liens. July 8. July 22, 1908. 5:1262-9. A \$125,000-\$450,000. nom
- 46th st W, No 59, n s, 205 e 6th av, 55x100.5, 12-sty brk and stone hotel. Henry and Sarah Rowley to The West Forty-Sixth Street Realty Co. Mort \$310,000. July 22, 1908. 5:1262-9. A \$125,000-\$450,000. nom
- 47th st W, No 448, s s, 209 e 10th av, 25.6x100.5, 5-sty stone front tenement. John L Schaefer HEIRS, &c, John Schaefer to Christina Schaefer. All title. B & S. June 1. July 23, 1908. 4:1056-56. A \$11,000-\$23,000. other consid and 100
- 48th st W, No 40, s s, 514 w 5th av, 16x100.5, 4-sty stone front dwelling. John F Erdmann to Martha Morgan. Mort \$46,350. July 16. July 17, 1908. 5:1263-58½. A \$36,000-\$43,000. nom
- 49th st E, No 137, n s, 331.3 w 3d av, 18.9x100.5, 4-sty stone front dwelling. Thos J Barry to Elizabeth M wife Thos J Barry. Mort \$7,000. July 16. July 18, 1908. 5:1304-23. A \$10,000-\$14,000. 100
- 50th st W, No 351, n s, 540 w 8th av, 19.2x100.5, 4-sty stone front dwelling. 4:1041-10½. A \$10,000-\$11,000.
- 28th st W, No 202, s s, 56.6 w 7th av, 20x60.4x19.5x60.4, 3-sty brk tenement and store. 3:777-46. A \$11,000-\$12,500.
- 28th st W, No 204, s s, 76.6 w 7th av, 20.4x61.4x19.7x60.4, 3-sty brk tenement. 3:777-47. A \$10,000-\$11,500.
- 9th av, No 730, e s, 70.9 n 49th st, 20.7x100, 4-sty stone front tenement and store and 2-sty brk tenement in rear. 4:1040-4. A \$14,000-\$18,000.
- Jane A McKenna to Wm J Cregan, of Brooklyn. All liens. July 17. July 18, 1908. nom
- 51st st W, No 533, n s, 350 e 11th av, 25x100.5, 5-sty brk tenement. Thos F McGourty to Mary E McGourty formerly Coghlan. ½ right, title and interest. Mort \$14,000. July 10. July 17, 1908. 4:1080-15. A \$7,500-\$14,500. other consid and 100
- 52d st W, No 533, n s, 352 e 11th av, 23x100.5, 5-sty brk tenement and store. David Lippmann et al to Lucy Padden. Mort \$19,000 and all liens. June 26. July 20, 1908. 4:1081-15. A \$7,000-\$18,000. other consid and 100
- 54th st E, No 336, s s, 250 w 1st av, 25x100.5, 5-sty brk tenement and store. Celia P Weil to Joseph Phillips. Mort \$24,875. July 1. July 22, 1908. 5:1346-37. A \$9,000-\$22,000. 100
- 55th st W, Nos 133 and 135, n s, 450 w 6th av, 50x100.5, 3-sty brk stable. Wm S Mason et al EXRS James H Smith to Geo G Mason of Tuxedo, N Y. June 30. July 22, 1908. 4:1008-14. A \$60,000-\$110,000. 125,000
- 55th st W, Nos 133 and 135, n s, 450 w 6th av, 50x100.5, 3-sty brk stable. Wm S Mason to Geo G Mason, of Tuxedo, N Y. B & S. June 30. July 22, 1908. 4:1008-14. A \$60,000-\$110,000. nom
- 55th st E, No 504, s s, 105 e Av A, 25x80, 5-sty brk tenement. FORECLOS, July 6, 1908. Joseph J Corn referee to Michael Condron. July 16. July 17, 1908. 5:1371-23. A \$5,000-\$14,000. 15,200
- 56th st W, No 33, n s, 500 w 5th av, 25x100.5, 5-sty brk dwelling. Edward Wassermann to Henry Seligman and Jesse and Edward Wassermann as TRUSTEES in trust. July 14. July 22, 1908. 5:1272-17. A \$70,000-\$140,000. nom
- 56th st E, Nos 419 and 421, n s, 254 e 1st av, 40x89.4x40.1x92, 6-sty brk tenement. Mayer Malbin to Israel Kammerman. ½ part. Mort \$44,500. July 20. July 21, 1908. 5:1368-11. A \$12,000-\$15,000. other consid and 100
- 59th st W, No 543, n s, 250 e West End av, 25x100, 4-sty brk tenement and store. FORECLOS, July 7, 1908. Julius J Frank ref to George Ehret. July 15. July 21, 1908. 4:1151-11. A \$7,000-\$12,000. 12,800
- 61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. Fredk W Crawford to Travers A Spraggins, of Jersey City, N J. Mar 14. July 21, 1908. 4:1153-6. A \$6,000-\$14,000. 25,000
- 62d st W, Nos 212 to 216, s s, 200 w Amsterdam av, 75x100.5, three 5-sty brk tenements and stores. Koppel Friedland to The Friedland Realty Co. Mort \$52,500. July 6. July 18, 1908. 4:1153-41 to 43. A \$18,000-\$45,000. nom
- 62d st W, No 225, n s, 375 w Amsterdam av, 25x100.5, 5-sty brk tenement. Koppel Friedland to The Friedland Realty Co. Mort \$17,750. July 6. July 18, 1908. 4:1154-17. A \$6,000-\$15,000. nom
- 63d st W, Nos 203 to 223, n s, 100 w Amsterdam av, 275x100.5, eleven 5-sty brk tenements. Koppel Friedland to The Friedland Realty Co. Mort \$228,500. July 6. July 17, 1908. 4:1155-18 to 25. A \$66,000-\$176,000. other consid and 100
- 65th st E, No 12, s s, 218 e 5th av, 22x100.5, 4-sty and basement stone front dwelling. Chas H Truax to Edward T Nichols. Mt \$47,000. June 30. July 20, 1908. 5:1379-63½. A \$80,000-\$90,000. nom
- 65th st E, Nos 330 and 332, s s, 300 w 1st av, 37.6x100, 6-sty brk tenement and store. Max Fertig to Sigmund Leinhardt. Q C. All liens. July 11. July 20, 1908. 5:1439-39. A \$15,000-\$45,000. nom
- 66th st W, No 227, n s, 375 e West End av, 25x100.5, 5-sty brk tenement and store. E Kapelsohn Co to Lizzie Newman. Mort \$25,000. May 18. July 17, 1908. 4:1158-16. A \$6,000-\$14,000. other consid and 100
- 68th st W, No 210, s s, 175 w Amsterdam av, 25x100.5, 3-sty brk stable. Harry Bailey to Susan wife of Harry Bailey. Mort \$24,000. July 17. July 22, 1908. 4:1159-40. A \$8,000-\$18,000. other consid and 100
- 69th st E, No 319, n s, 269 e 2d av, 27x100.4, 4-sty stone front tenement. Helen G Sweeney to Maria Rooney. Mort \$13,000. July 15. July 17, 1908. 5:1444-12. A \$10,000-\$19,500. nom
- 73d st E, No 211 East. Consent to cancellation of contract recorded July 17, 1906. Abraham Cohen with Israel Tamases. July 20, 1908. July 22, 1908. 5:1428.
- 73d st W, No 260, s s, 207 e West End av, 18.8x102.2, 4-sty and basement brk dwelling. James H Otley to Geo W Colford, of Newport, R I. July 17. July 20, 1908. 4:1164-56. A \$15,000-\$30,000. nom
- 79th st E, Nos 426 to 430, on map Nos 426 and 428, s s, 194 w Av A, 50x102.2, 6-sty brk tenement. Lulu Banford to Julius Marks. Mort \$66,500 and all liens. July 16. July 17, 1908. 5:1473-34. A \$22,000-\$63,000. nom
- 79th st E, Nos 415 and 417, n s, 225 e 1st av, 53x102.2, two 4-sty stone front tenements.
- East End av, No 71, e s, 51.4 s 83d st, 25.4x82, 4-sty brk tenement.
- Rosie Vogel to Ignaz Vogel. All liens. June 9, 1903. July 20, 1908. 5:1559-10 and 11. A \$19,500-\$33,000; 5:1590-13. A \$7,000-\$14,000. nom
- 80th st W, Nos 319 to 325 | n s, 200 w West End av, runs n Riverside Drive, Nos 80 to 83 | 102.2 x w 108.9 to e s Riverside Drive, x s 103.6 to n s 80th st, x e 125.9 to beginning, seven 5-sty brk and stone dwelling. Metropolitan Impt Co to Clarence F True. Q C and correction deed. April 1, 1897. July 21, 1908. 4:1244-31 to 35½. A \$133,500-\$278,000. nom
- 84th st E, No 538, s s, 80 w East End (Av B) av, 18x102.2, 5-sty stone front tenement. Hugo Flarstedt, Newark, N J, to Fanny Stark. Mort \$9,000. July 23, 1908. 5:1580-30½. A \$5,500-\$13,000. other consid and 100
- 86th st E, No 322, s s, 255 e 2d av, 20x102.2, 4-sty stone front tenement and store. Mary E Wilson to Fred B Wilson. 1-6 part. Q C. June 24, 1907. July 22, 1908. 5:1548-42. A \$8,000-\$15,000. 100
- 90th st W, No 259, n s, 100 w Broadway, 18x100.8, 4 and 5-sty brk dwelling. James T Munds to Louise de l'Aigle Seyd. Mort \$18,000. June 30. July 14, 1908. 4:1238-9. A \$10,000-\$23,000. nom
- Same property. Louise De L'Aigle Seyd to Archibald M Campbell, of Mount Vernon, N Y. Mort \$18,000. Reprinted from last issue when same property was separated. July 14, 1908. 4:1238. nom
- 95th st E, No 227, n s, 200 w 2d av, 25x100.5, 5-sty brk tenement. Frances E Hayman to Charles Ludwig. Mort \$19,500. July 17. July 18, 1908. 5:1541-16. A \$9,000-\$18,000. other consid and 100
- 97th st E, No 105, n s, 125 e Park av, 25x100.11, 5-sty brk tenement. FORECLOS, June 30, 1908. Leslie J Tompkins referee to Geo W Murray, of Montclair, N J. July 17, 1908. 6:1625-6. A \$10,000-\$24,000. 25,000
- 97th st E, Nos 53 and 55, n s, 100 e Madison av, 62.6x100.10, 6-sty brk tenement. Minnie Greenberg and ano to Jack Wolf. Mt \$114,000. July 20. July 23, 1908. 6:1603-25. A \$30,000-\$90,000. other consid and 100
- 100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and store. Samuel Lorber to Joseph A Liebson, of Pittston, Pa. 3-8 parts. All liens. July 22, 1908. 6:1672-12. A \$10,000-\$47,000. other consid and 100
- 100th st E, Nos 111 and 113, n s, 227.6 w Lexington av, 51x100.11, two 5-sty brk tenements. The J R Adams Realty Co to Adolf Prince and Rudolph Marks. Mort \$55,000. July 16. July 21, 1908. 6:1628-6 and 7. A \$20,000-\$44,000. nom
- 101st st W, No 72, s s, 100 e Columbus av, 25x100.11, 5-sty brk tenement and store. David Spier et al to First United Presbyterian Church. Mort \$25,000. July 20. July 22, 1908. 7:1836-60. A \$11,000-\$26,000. other consid and 100
- 101st st W, No 104, s s, 100 w Columbus av, 25x100.11, 5-sty brk tenement. Morris Singer to Fannie M Singer, of Chicago, Ill. ½ part. Mort \$26,000. July 21. July 22, 1908. 7:1855-37. A \$10,000-\$24,000. other consid and 100
- 102d st E, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. Leontine A Marx to Louis Meyer Realty Co. Mort \$18,818. July 1, 1908. July 23, 1908. 6:1629-71. A \$7,500-\$17,000. other consid and 100
- 103d st W, No 92, s s, 119.6 e Columbus av, 20x100.11, 5-sty stone front tenement. Elizabeth Hugart to Arthur F Hugart. Mort \$10,000. July 17. July 20, 1908. 7:1838-59. A \$8,800-\$21,000. other consid and 100
- 104th st E, No 163, n s, 225 w 3d av, 25x100.11, 4-sty brk tenement. Herman Jager to Clara Feldman. Mort \$16,400. July 14. July 17, 1908. 6:1632-27. A \$10,000-\$14,000. other consid and 100
- 106th st E, No 59, n s, 150 e Madison av, 25x100.11, 5-sty brk tenement and store. CONTRACT. Maximilian Fraade with Barbara J Jordan. Mort \$26,200. July 18, 1908. 6:1612-27. A \$11,000-\$20,000. 26,700
- 106th st E, No 59, n s, 150 e Madison av, 25x100.11, 5-sty brk tenement and store. Barbara J Jordan to Maximilian Fraade. Mort \$26,200 and all liens. July 17. July 18, 1908. 6:1612-27. A \$11,000-\$20,000. other consid and 100
- 109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty brk tenement and store. Hyman Levin to William Hutter and Konrad Guhring. Mort \$21,000. July 15. July 20, 1908. 6:1658-34. A \$7,000-\$22,000. other consid and 100
- 110th st E, No 158, s s, 100 e Lexington av, 25x100, with any rights to strip in rear, 25x0.11, 4-sty stone front tenement and store. Pietro Pinto to Rosina wife of Pietro Pinto. All title. Mort \$17,750. July 22. July 23, 1908. 6:1637-48. A \$10,000-\$15,000. other consid and 100
- 112th st E, No 105, n s, 80 e Park av, 18.9x100.11, 2-sty brk dwelling. The E H Ogden Lumber Co to Louis M Ogden. B & S. July 11. July 18, 1908. 6:1640-5. A \$6,500-\$7,000. 100
- 114th st W, s s, 100 w Amsterdam av, 100x100.11, vacant. Morris Wolf to The Polstein Realty & Construction Co. All title. Mort \$77,200. July 15. July 17, 1908. 7:1885-37 to 40. A \$56,000-\$56,000. other consid and 100
- Same property. The Polstein Realty & Construction Co to Paterno Bros, a corp. Mort \$77,200. July 15. July 17, 1908. 7:1885. other consid and 100

- 114th st E, No 81, n s, 80 w Park av, 25x100.11, 5-sty brk tenement. Joseph Hyams to George Seiferth. Mort \$15,000. July 23, 1908. 6:1620-32. A \$10,000-\$19,000. other consid and 100
- 114th st E, No 123, n s, 175 e Park av, 15x100.11, 3-sty stone front dwelling. Isidor Freedman to Selma Friedman. Mort \$7,250. June 29. July 21, 1908. 6:1642-9. A \$6,000-\$8,000. nom
- 114th st E, Nos 162 and 164, s s, 118.8 e Lexington av, runs s 100.11 x e 31.4 x n 1 x e 9.4 x n 100.10 to st, x w 48.8 to beginning, 6-sty brk tenement and store. Phillip Tenzer to Minnie Zucker. Mort \$53,500. July 1. July 22, 1908. 6:1641-46. A \$16,000-\$50,000. other consid and 100
- 115th st W, No 357. Agreement not to sell without consent of the other, &c. John W Haaren with Jacob Hansen. May 31, 1904. July 21, 1908. 7:1849. nom
- 115th st E, Nos 434 and 436, s s, 320 e 1st av, 41.8x100.10, 6-sty brk tenement and store. FORECLOS, June 16, 1908. Chas J Leslie ref to Dean Holding Co. Mort \$1,000. July 22. July 23, 1908. 6:1708-34. A \$9,500-\$30,000. 25,000 ✓
- 115th st E, Nos 434 and 436, s s, 320 e 1st av, 41.8x100.10, 6-sty brk tenement and store. Dean Holding Co to Giovanni Lordi. Mort \$1,000. July 22. July 23, 1908. 6:1708-34. A \$9,500-\$30,000. other consid and 100
- 116th st W, No 368, s s, 175 w Manhattan av, 25x100.11, 5-sty stone front tenement. John H Henshaw to Richard T and Sidney P Henshaw his sons. B & S. Mort \$21,000. April 23. July 22, 1908. 7:1849-47. A \$14,000-\$24,000. nom
- 118th st E, Nos 411 to 415, n s, 144 e 1st av, 50x100.11, 6-sty brk tenement and store.
- 118th st E, No 419, n s, 210.8 e 1st av, runs n 100.11 x e 14.4 x s 19.9 x s e 3.6 x s 78.6 to st x w 16.8 to beginning, 3-sty stone front dwelling. Moritz Klein Realty & Construction Co et al to Max Gold. Q C and confirmation deed. July 9. July 17, 1908. 6:1806-7 to 8 and 9½. A \$16,000-\$20,000. nom
- 119th st E, Nos 348 and 350, s s, 110 w 1st av, 40x100.11, 6-sty brk tenement and store. Aaron Lipman to Mabel Orem. Mort \$46,000. July 17, 1908. 6:1795-33. A \$9,500-\$46,000. other consid and 100
- 120th st E, No 124, s s, 90 w Lexington av, 25x100.10, 5-sty brk tenement. May A Mathot to Emma L Fuchs. Mort \$23,000. July 23, 1908. 6:1768-60. A \$7,000-\$21,000. 100
- 120th st E, No 124, s s, 90 w Lexington av, 25x100.10, 5-sty brk tenement. Carlo B Dalmores to May A Mathot, of Bayside, L I. Mort \$23,000. Mar 30. July 23, 1908. 6:1768-60. A \$7,000-\$21,000. other consid and 100
- 121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Nevelson-Goldberg Realty Co to Therese Krupholder. Mort \$15,500. July 15. July 18, 1908. 7:1926-44. A \$7,900-\$15,000. other consid and 100
- 126th st E, No 151, n s, 260 w 3d av, 25x99.11, 6-sty brk loft and store building. Conrad Schlosser to Mary T wife of Conrad Schlosser. July 20. July 21, 1908. 6:1775-26. A \$8,000-\$10,000. nom
- 128th st W, No 109, n s, 131.9 w Lenox av, 18.3x99.11, 3-sty and basement stone front dwelling. Peter Caffrey to John Hammer. Mort \$6,000. July 17, 1908. 7:1913-26. A \$7,200-\$9,000. other consid and 100
- 131st st W, Nos 528 to 532, s s, 90 e Old Broadway, 85.3x107 to c 1 Byrd st, x75x66.1, two 6-sty brk tenements. North American Mortgage Co to Aqueduct Construction Co. C a G. Mort \$50,000. July 21. July 22, 1908. 7:1985-49 and 51. A \$20,000-\$50,000. other consid and 100
- 133d st W, No 123, n s, 246 w Lenox av, 27x99.11, 5-sty brk tenement. Henry Cohen to Jacob Sachs. All liens. July 16. July 17, 1908. 7:1918-21. A \$10,800-\$24,000. other consid and 100
- 134th st W, n s, 400 w Broadway, 50x99.11, vacant. John O Baker to Helen B Alexander, of Hoboken, N J, and Kath B Barnes, of N Y. B & S and C a G. July 14. July 18, 1908. 7:2001-14 and 15. A \$8,000-\$8,000. nom
- 135th st W, s s, 375 w Amsterdam av, 125x99.11, vacant. Harris Cohen et al to Rebecca Rosenblatt, of Chicago, Ill. Mort \$39,150. Dec 10, 1907. Re-recorded from Dec 11, 1907. July 20, 1908. 7:1988-48. A \$50,000-\$50,000. other consid and 100
- 136th st W, No 140, s s, 350.6 e 7th av, runs s 62 x w 0.6 x s 37.11 x e 16.9 x n 99.11 to st, x w 16.3 to beginning, 3-sty stone front dwelling. Wm C Hyde to Augustus Burno. Mort \$12,500. July 9. July 22, 1908. 7:1920-49. A \$6,500-\$11,500. other consid and 100
- 138th st W, Nos 108 and 110, s s, 150 w Lenox av, 50x99.11, 6-sty brk tenement. Sundel Hyman to Daniel F Mahoney. Mort \$59,000. July 16. July 21, 1908. 7:2006-40. A \$20,000-\$63,000. other consid and 100
- 140th st W, No 467, n s, 112 e Amsterdam av, 18x99.11, 3-sty stone front dwelling. James W Osborne, Jr, to Kalils Realty Co. Mort \$9,500. July 20, 1908. 7:2057-33½. A \$4,300-\$12,000. nom
- 141st st W, No 311, n s, 175 w 8th av, 25x99.11, 5-sty brk tenement. The J R Adams Realty Co to William Rothschild. Mt \$28,500 and all liens. July 16. July 21, 1908. 7:2043-7. A \$5,000-\$19,000. other consid and 100
- 142d st W, No 510, s s, 438 e Broadway, 15x99.11, 4-sty brk dwelling. Alex F Bouvet to Margt A wife of Alex F Bouvet. Mort \$14,000. Sept 26, 1907. July 21, 1908. 7:2073-45½. A \$4,500-\$12,000. nom
- 143d st W, n s, 525 e Broadway, 75x99.11, 6-sty brk tenement. Louis Eisenberg to Gustave E Beyer and Val Fink. Mort \$100,000. June 9. July 21, 1908. 7:2075-23. A \$22,500-\$60,000. other consid and 100
- 143d st W, No 147, on map No 149, n s, 250 e 7th av, 37.6x99.11, 6-sty brk tenement. Arthur W Saunders to Bristol Realty Co. B & S and C a G. July 14. July 22, 1908. 7:2012-12. A \$12,000-\$45,000. other consid and 100
- 144th st W, No 314, s s, 225 w 8th av, runs w 24.10 x s 96.7 x w 0.5½ x s 3.4 x e 25 x n 99.11 to beginning, 3-sty frame dwelling. Lawyers Realty Co to Lawyers Title Ins & Trust Co. Mort \$3,000. May 9, 1906. July 17, 1908. 7:2044-21½. A \$5,000-\$5,000. other consid and 100
- 145th st W, Nos 506 and 508, s s, 142 w Amsterdam av, 58x99.11, two 5-sty brk tenements. Gabriel Schwab et al to Daniel D Lawson, N Y, and Wm G Christie of Mt Vernon, N Y. Mort \$53,000. July 20. July 21, 1908. 7:2076-39 and 40. A \$24,000-\$56,000. other consid and 100
- 150th st W, No 552, s s, 469.6 w Amsterdam av, 17x99.11, 3-sty brk dwelling. Jessie P Miller to Mary J Bennett Gleason. Mort \$10,000. June 19. July 20, 1908. 7:2081-51. A \$6,500-\$11,500. other consid and 100
- 173d st W, No 562, s s, 100 w Audubon av, 37.6x100, 5-sty brk tenement. Isaac Schlesinger to Isaac Helfer. B & S. July 15. July 22, 1908. 8:2129-14. A \$10,500-\$36,000. 100
- 174th st W, s s, 100 w Audubon av, 75x100, vacant. FORECLOS, June 23, 1908. Wm Allen ref to Fredk Vonderlehr. July 17. July 20, 1908. 8:2130-12 to 14. A \$15,000-\$15,000. 14,000 ✓
- Av A, No 1237, w s, 80.5 s 67th st, 40x100, 6-sty brk tenement. Rachel Schweitzer to Edward I Wilson. All liens. July 20. July 21, 1908. 5:1461-23. A \$16,000-\$48,000. other consid and 100
- Av A, Nos 1239 and 1241 | s w cor 67th st, 80.5x100, two 6-sty brk 67th st, No 436 | tenements, stores on corners. Rachel Schweitzer to Edward I Wilson. Mort \$124,000 and all liens. July 20. July 21, 1908. 5:1461-26 and 28. A \$38,000-\$108,000. 100
- Av D, No 42, s e s, 24 n e 4th st, 24x100, 5-sty brk tenement and store. Abraham Geller to Tilly Schlesinger. Mort \$27,250. July 20, 1908. July 23, 1908. 2:360-2. A \$14,000-\$21,000. other consid and 100
- Av D, No 101, w s, 73 n 7th st, 24.4x115, 5-sty brk tenement and store and 4-sty brk tenement in rear. John Bardes to William Koster. All title. Q C. July 11. July 20, 1908. 2:377-42. A \$20,000-\$31,000. nom
- Av D, No 56 | s e cor 5th st, 22x78, 6-sty brk tenement 5th st, Nos 800 and 802 | and store. Nancy Krakower to Mary Rosenberg of Brooklyn. B & S. Mort \$31,000. July 20. July 22, 1908. 2:360-8. A \$20,000-\$30,000. other consid and 100
- Amsterdam av, w s, 74.10 s 148th st, strip 0.1x100. Release mort. Louise Pretzfeld et al to Henry Marks and Casper Levy. June 2. July 20, 1908. 7:2079. nom
- Bradhurst av, No 42 | s e cor 144th st, runs s 96.5 and 4 x e 25 144th st, No 316 | x n 3.4 x e 0.5½ x n 96.7 to s s 144th st x w 14.7 to beginning, 5-sty brk tenement and store. Lawyers Realty Co to Lawyers Title Ins & Trust Co. B & S. Mort \$23,000. May 9, 1906. July 17, 1908. 7:2044-22. A \$8,000-\$8,000. other consid and 100
- Bradhurst av, No 42 | s e cor 144th st, runs s 96.5 and 4 x e 144th st, Nos 314 and 316 | 50 x n 99.11 to s s 144th st x w 39.5 to beginning, 3-sty frame dwelling and 5-sty brk tenement and store. Lawyers Title Ins & Trust Co to Friedman Realty Co. B & S. July 14, 1908. July 17, 1908. 7:2044-21½ and 22. A \$13,000-\$13,000. other consid and 100
- Broadway | n w cor 185th st, 34x34.6x34x—, vacant. Samuel Un-185th st termyer assignee in bankruptcy of John B Davis bankrupt to Silas Baum. 1-5 part. All title. QC. All liens. June 25, 1906. July 23, 1908. 8:2180. nom
- Claremont av | s w cor 122d st, 100x100, vacant. William Bradley 122d st | et al to Chas M Rosenthal. Mort \$70,000. July 20. July 22, 1908. 7:1991-28 to 31. A \$54,000-\$54,000. nom
- Claremont av | s w cor 122d st, 100x100, vacant. Chas M Rosenthal 122d st | to the Dacorn Realty Co. July 21. July 22, 1908. 7:1991-28 to 31. A \$54,000-\$54,000. other consid and 100
- Edgecombe av | e s, and being plot bounded n by c 1 of 162d st, 162d st | e by the Aqueduct, s by land of Lynch x w by c 1 Edgecombe av, being lots 879, 880 and 881 and 26½ map Jumel estate, vacant. Eliza J wife of and Julius H Caryl et al HEIRS, &c, Nelson Chase to Seth M Milliken. C a G. May 17, 1894. Re-recorded from May 17, 1894. July 20, 1908. 8:2106—part lot 375. nom
- Lexington av, No 975, e s, 68 s 71st st, 16x69, 4-sty stone front dwelling. Mary E Wilson to Fredk B Wilson. 1-6 part. All title. Mort \$—. May 22, 1907. July 22, 1908. 5:1405-52½. A \$11,000-\$16,500. other consid and 100
- Madison av, Nos 1515 and 1517, e s, 46.11 n 103d st, 54x70, two 5-sty brk tenements and stores. Bertha Kraemer to Solomon H Jackson. Mort \$41,000. July 23, 1908. 6:1609-20 and 21. A \$26,000-\$42,000. other consid and 100
- Madison av, No 1881 | s e cor 122d st, 19x100, 3-sty stone front 122d st, No 50 | dwelling. Bernard Gordon and Eugenie his wife to Charles Greenberg. Mort \$19,500. July 22, 1908. July 23, 1908. 6:1747-72. A \$17,000-\$23,000. other consid and 100
- Madison av, No 1881 | s e cor 122d st, 19x100, 3-sty stone front 122d st, No 50 | dwelling. Charles Greenberg to Eugenie Gordon. Mort \$19,500. July 22, 1908. July 23, 1908. 6:1747-72. A \$17,000-\$23,000. other consid and 100
- Madison av, Nos 1772 and 1774. Agreement and declaration as to trust, &c. Benjamin Natkins with Julian Benedict and Jacob Needle. May 15, 1907. July 18, 1908. 6:1622. nom
- Manhattan av, No 101 | n w cor 104th st, 19.11x50, 3-sty and base-104th st | ment brk dwelling. Mary J wife of and Joseph Moorhead to John J Moorhead. Mort \$8,500. July 14. July 17, 1908. 7:1840-13. A \$8,000-\$13,000. nom
- Park av, Nos 1664 and 1666, w s, 50.5 n 117th st, 50.5x90, 6-sty brk tenement and store. Daniel F Mahoney to Sundel Hyman. Mort \$44,000. July 16. July 21, 1908. 6:1623-35. A \$18,000-\$54,000. other consid and 100
- Riverside Drive, No 227 | s e cor 95th st, 76.2x98.5x75.6x89.9, 95th st | 7-sty brk tenement. Arthur B Leach to Anna McAlpin. Mort \$200,000. July 20. July 21, 1908. 4:-1253-48. A \$85,000-\$190,000. nom
- Riverside Drive | e s, 300 s 119th st, runs e 200 to Claremont av, Claremont av | x s 38.4 x w 200 to e s said Drive, x n 38.4 to beginning, vacant. Society of the New York Hospital to Wm J Douglas. B & S. July 1. July 20, 1908. 7:1990-53. A \$49,000-\$49,000. nom
- Riverside Drive, No 331, e s, 30 n 105th st, 25x100, 5-sty brk dwelling. Bertha Beers and ano to Ward Brower. Mort \$55,000. July 15. July 17, 1908. 7:1891-40. A \$26,000-\$70,000. nom
- Riverside Drive, No 548, e s, 116 s 127th st, 108x95, 6-sty brk tenement. The Lispenard Realty Co to Anna McAlpin. Mort \$200,000. May 29. July 18, 1908. 7:1994-88. A \$56,500-\$167,000. other consid and 100
- Riverside Drive, e s, 532.2 s 127th st, runs e 95 x s 18 x w 9 x s 50 x w 86 to Drive x n 68 to beginning, vacant. Ralph A Gushee to The Ardelle Realty Co, a corpn. B & S. July 16. July 17, 1908. 7:1994-48. A \$14,000-\$14,000. other consid and 100
- Riverside Drive, n e cor 127th st, runs n w 161.6 x n e 141.11 x s e 91.4 x s 30.1 x s w 28 x s 146.11 to n s 127th st x w 100 to beginning, vacant. Release mort. Robert McGill to Albert London and Moses S Shill. July 16. July 23, 1908. 7:1995. nom
- Same property. Albert London et al to Chas M Rosenthal. Mort \$101,900. July 16. July 23, 1908. 7:1995. other consid and 100
- Riverside Drive, n e s, 86.6 n w 127th st, runs n w 75 x n e 141.11 x s e 91.4 x s 30.1 x s w 174.4 to beginning, vacant. Release mort. Frank Barker as TRUSTEE to Albert London and Moses S Shell. July 15. July 23, 1908. 7:1995. nom
- St Nicholas av, No 351 | w s, 111 n 127th st, 85.8 to 128th st x101.7 128th st | x84.8x88.11, 6-sty brk tenement. Arthur Casper et al to George and Abraham Cohn. Mort \$105,000. July 1. July 17, 1908. 7:1954-46. A \$40,000-\$140,000. other consid and 100

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Wadsworth av n e cor 174th st, 100x100, vacant. John O Baker 174th st to Helen B Alexander, of Hoboken, N J, and Kath B Barnes, of N Y. B & S and C a G. Morts \$69,000. July 14. July 18, 1908. 8:2143-38 to 41. A \$41,000-\$41,000. nom
West End av, No 294, e s, 47 s 74th st, 17.6x54, 3-sty brk dwelling. John H Henshaw to Richard T and Sidney P Henshaw his sons. B & S. Mort \$12,000. April 23. July 22, 1908. 4:1165-63. A \$13,000-\$20,000. nom
2d av, e s, 40 n 123d st, 60x100, vacant. FORECLOS, June 17, 1908. M Linn Bruce ref to the Mutual Alliance Trust Co of N Y. July 17. July 20, 1908. 6:1800-54. A \$20,000-\$20,000. 27,500
3d av, No 1317, e s, 83.5 n 75th st, 18.9x105, 7-sty brk loft and store building. Etta wife of Chas H Potter to Abraham Tumpowsky. Q C. Mort \$25,000. July 20, 1905. July 21, 1908. 5:1430-4. A \$12,000-\$30,000. 100
3d av, Nos 687 and 689, e s, 40.5 n 43d st, 40x80, 4-sty brk tenement and store. John H Henshaw to Richard T and Sidney P Henshaw his sons. B & S. Mort \$23,000. April 23. July 22, 1908. 5:1317-2 1/2 and 3. A \$26,000-\$34,000. nom
4th av, No 161, or e s, 25 n 14th st, runs e 107.4 x n e 50.6 x n w Union sq East, No 4 23.5 x w 18.6 x s 24.8 x w 93.9 to av x s 25 to beginning, 4-sty brk building and store. PARTITION, June 17, 1908. Julius J Frank referee to Daniel Brubacher. July 17. July 18, 1908. 3:870-7. A \$80,000-\$88,000. 107,500
5th av, No 208 w s, 84.7 n 25th st, 28.2x123.2 to e s Broadway, Nos 1128 and 1130 Broadway x30.2x112.4, 7-sty brk and stone office and store building. Elmer A Darling EXTRX and TRUSTEE Alfred B Darling to Elmer A Darling INDIVID. July 15. July 17, 1908. 3:827-42. A \$300,000-\$395,030. order of court
6th av, No 257, n w s, 46 n e 16th st, 23x75, all of, 3-sty brk store. 3:792-35. A \$70,000-\$80,000.
4th av, No 161, or e s, 25 n 14th st, runs e 107.4 x n e 50.6 x n Union sq, No 4 w 23.5 x w 18.6 x s 24.8 x w 93.9 to av x s 25 to beginning, 4-sty brk building and store. 1/2 part. 3:870-7. A \$80,000-\$88,000.
Release dower. Edith E Schmitt to John Weber and Jacob E McMichael TRUSTEES, &c, will Henry Schmitt. Apr 4, 1905. July 18, 1908. 1,000
8th av, Nos 2898 and 2900, e s, 79.11 n 153d st, 39.11x100, 6-sty brk tenement and store. FORECLOS, July 16, 1908. Gilbert H Crawford referee to Morris B Evens, of Brooklyn, N Y. Mort \$40,000. July 17. July 18, 1908. 7:2039-64. A \$13,000-\$48,000. 12,600
All lands and other real property of every kind and nature whatsoever owned by party 2d part. Surrender of deed of trust recorded in Liber 4, page 462 on Mar 11, 1903. Wm J Cregan, of Brooklyn, to Jane A McKenna of Brooklyn. July 17. July 20, 1908. nom

MISCELLANEOUS.

Power of attorney. Edward Oppenheimer and Edward Hirsh to Sol Kohn. May 6. July 22, 1908.
Power of attorney. Daniel P Hays to Edwin D Hays. July 7, 1908. July 23, 1908.
Power of attorney. Minna Wolff of Berlin, Germany, to Gustav Materne. May 8. July 20, 1908.
Power of attorney. Bertha Rimpler to Fredk W Gerlich. April 21. July 20, 1908.
Power of attorney. Frances S Whitehouse to Henry J or Wm F Whitehouse, Jr. July 1. July 20, 1908.
Power of attorney. Ike Fenster to Anna Fenster. June 15. July 17, 1908.
Power of attorney. Martha W Mason to John D Mason. Mar 27. July 17, 1908.
Power of attorney. Emma E Horn to Wilber C Goodale. June 30. July 18, 1908.
Power of attorney. Paul Fuller to Frederic R Coudert Jr. Apr 18, 1903. July 18, 1908. 3:808.
Power of attorney. Lina Ettlinger to Wilber C Goodale. June 30. July 18, 1908.
Release and receipt to exrs for legacy, &c. Henry M Schmitt to Emma M Raymond and Nina M Stedman EXRS Erastus E Marcy. May 29. Re-recorded from June 1, 1908. July 18, 1908. 4:1000. 5,000
Revocation of power of attorney. Geo J Smith to Jordan J Rollins. July 22. July 23, 1908.

BOROUGH OF THE BRONX.

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

Beech st, n s, gore lots 7, 8 and 9 map No 620 of Sheridan & Seagrave at Mosholu. Eugene Blumenheim EXR, &c, Therese Schneeweiss to Benedict Kahnweiler. June 12. July 23, 1908. 13:3423. 1,000
Same property. Benedict Kahnweiler to James P Morrison. June 29. July 23, 1908. 13:3423. other consid and 100
Dawson st, No 691, old No 1091, n w s, 100 s w Leggett av, 16.8x 67.10x16.10x65.7, 2-sty frame dwelling. Morris L Sack to Aaron Solomon. Morts \$4,600. July 14. July 17, 1908. 10:2687. other consid and 100
Freeman st, No 950, s s, 100 e Hoe av, 1-sty brk store. Pincu Cohen to Matilda Schwartz. 1/2 part. Mort \$6,500. Nov 15, 1907. July 18, 1908. 11:2986. 100
Same property. Matilda Schwartz to Filomena Raccuia nata Piazza. All title. Q C and C a G. Mort \$6,500 and all liens. July 17, 1908. July 18, 1908. 11:2986. other consid and 100
Fox st, late n e cor 167th st, 79.11x57.10x54.7x82.2, vacant. Barretto st Maze Realty Co to Lucia M Solis Cohen. May 29. 167th st July 21, 1908. 10:2718. other consid and 100
Fox st, late n e cor 167th st, 79.11x57.10x54.7x82.2. Lucia M Barretto st Solis Cohen to Joseph J Meaney. Mort \$10,000. 167th st May 29. July 21, 1908. 10:2718. other consid and 100
Fox st, s s, 238.11 e Prospect av, 280x115, except part released as follows: An interior plot, also Nos 556, 564, 576, the premises remaining under lien of mortgage and effected by this action and sold hereunder, being Nos 560, 568, 572 and 580 Fox st, and an

interior plot 6x150 along c l of blk bet Fox st and Southern Boulevard, n thereof 100 w of Av St John, four 5-sty brk tenements. FORECLOS, July 2, 1908. Chas L Cohn ref to Geo W Robinson. All liens. July 2. July 21, 1908. 10:2683. \$9,000 over and above morts and all liens
Same property. Geo W Robinson to Julia J Hirsch. All liens. July 2. July 21, 1908. 10:2683. nom
*Garfield st, e s, 150 s Morris Park av, 25x100. Edward Sauber to Charles Ringelstein. July 18. July 20, 1908. other consid and 100
*Guerlain pl, s w cor Theriot av, 101x150x100x175, Westchester. Emanuel M Speirs to James C Forbes. B & S and C a G. July 14. July 17, 1908. nom
*Garfield st, w s, 400 s Columbus av, 50x100. James B Morris to Henry Brinkmann. Morts \$7,000. July 6. July 17, 1908. other consid and 100
*Jackson st, e s, 530 n Railroad av, 25x108, Unionport. Edw G Hill to Frank Regno. All liens. July 16. July 17, 1908. other consid and 100
*Magenta st, or av, n s, lot 187A map (No 426) of lots near Williamsbridge Station. A Shatzkin & Sons to Fausto Capobianco. Morts \$640. July 16. July 17, 1908. 100
Simpson st, Nos 1047 and 1049, w s, 110 n Westchester av, 43.9x 100, 5-sty brk tenement. Release mort. Manhattan Mortgage Co to Louis Stern. July 9. July 22, 1908. 10:2726. 3,000
Tiffany st, Nos 929 and 933, w s, 135-s Dongan st. 70x105, two 4-sty brk tenements. Release mort. Lawyers Title Ins and Trust Co to Meehan Construction Co. July 20, 1908. 10:2711. 31,333.33
Same property. Release mort. Same to same. July 20, 1908. 10:2711. 666.67
Waterloo pl, No 1820, e s, 175 s 176th st, late Woodruff av or 176th st, 25x65, 2-sty frame dwelling. Oscar W Allcot to Margt A Morrison. Q C. July 14. July 17, 1908. 11:2958. nom
133d st, No 693, n s, 250 e Cypress av, late Trinity av, 18x103.8, 2-sty frame dwelling. Mary J Best widow et al HEIRS, &c, John Best to Augustus Gareiss. B & S and C a G. June 1. July 23, 1908. 10:2562. 250
134th st, No 539, n s, 200 w St Anns av, 25x100, vacant. J J Karby O'Kennedy to Sarah Cohen. Mort \$3,000. June 1. July 18, 1908. 9:2262. other consid and 100
137th st, No 452, s s, 550 e Willis av, 25x100, 5-sty brk tenement. Charles Klein to Minnie Klein. Mort \$15,000. July 16. July 18, 1908. 9:2281. other consid and 100
137th st, No 622, old No 902, s s, 600 w Home av, 25x100, 4-sty brk tenement. FORECLOS, July 16, 1908. Walter B Caughlan ref to Ben Cohen. Mort \$12,250. July 23, 1908. 10:2549. 15,200
138th st, No 748 (1022), s s, 115 e Southern Boulevard, 15x100, 2-sty brk dwelling. Albert H Gleason to John J Hayden. Mort \$2,500. April 9. July 20, 1908. 10:2566. 1,000
138th st, No 359, n s, 281.6 e Alexander av, 25x100, 5-sty brk tenement and store. Joseph Winter to Emma Levy. Mort \$26,750. July 15. July 17, 1908. 9:2301. nom
139th st, n s, 95 e Cypress av, 75x100.10, vacant. Gerhard Kuehne, Jr, to Arthur W Saunders. July 14. July 21, 1908. 10:2568. other consid and 100
140th st, s s, 95 e Cypress av, 75x100.10, vacant. Arthur W Saunders to Chelsea Realty Co. Mort \$5,000. June 19. July 20, 1908. 10:2568. other consid and 100
144th st, Nos 408 and 410, old Nos 666 and 668, s s, 125 e Willis av, 33.4x100x30.4x100, two 2-sty brk dwellings. John Demarest to Chester A Luff, of Newark, N J. Assigns all title, &c. July 17. July 21, 1908. 9:2288. nom
153d st, No 278, old No 512, s s, 70.3 e Morris av, 25x100, 4-sty brk tenement and store. Hugh McKeon to Margaret McKeon. Mort \$16,000. June 12. July 23, 1908. 9:2412. other consid and 100
159th st, No 310, s s, 200 w Courtlandt av, 50x100, except part for st, 2-sty frame dwelling vacant. Eliz A Hays EXTRX Frances C Turney to Wm A Daly. July 21. July 22, 1908. 9:2418. 6,850
162d st, No 378, s w s, 165 s e Cortlandt av, 25x100, 3-sty brk dwelling. Louis Ernst to Mary Bay. Mort \$7,500. July 15. July 20, 1908. 9:2408. other consid and 100
167th st, n s, 100 w Prospect av, 120x125, vacant. Abraham Martens et al to Isaac Brown. Mort \$23,000. July 22, 1908. July 23, 1908. 10:2680. nom
*172d st, e s, 273 s Westchester av, 100x100. Release mort. Poughkeepsie Trust Co of Poughkeepsie, N Y, to Jacob Cohen. July 23, 1908. 2,000
*Same property. Release mort. Ronald K Brown and ano to same. July 13. July 23, 1908. 3,000
175th st, No 807, n s, 390 e Prospect av, 100x194, 2-sty frame dwelling and vacant. Albert Deuble to John Schlatter. Morts \$15,000. June 24. July 17, 1908. 11:2953. nom
182d st, No 412 (660), s s, 49.1 w Park av, 16.8x80.7x16.8x79.3, 2-sty frame dwelling. Minnie Norquist to Mary F Armstrong. Mort \$3,250. July 17. July 18, 1908. 11:3030. 4,250
182d st, No 496, s s, 120.3 e Washington av, 18x61.7x18.1x65.4, 3-sty brk tenement. FORECLOS, June 25, 1908. Geo E Weller referee to Eureka Realty Co. Mort \$7,000. July 16. July 17, 1908. 11:3049. 2,000
184th st, n s, 90 w Grand av, 16x100, 3-sty brk dwelling. Release mort. Henry U Singhi to Germano Fioravanti. Q C. July 17, 1908. 11:3212. nom
184th st, n s, 90 w Grand av, 16x100, 3-sty brk dwelling. Germano Fioravanti to Dennis Hayes. July 17, 1908. 11:3212. nom
*224th st (10th av), s s, 255 e 4th av, 50x114, Wakefield. Chas J Chapman to Emma E Beardslee. Mort \$1,000. July 23. July 22, 1908. nom
*226th st, late 12th av, or st, n s, 105 w 4th st or av, 50x114, Wakefield. Harry Steinberg to Isidor Spar of Brooklyn. Mort \$1,700. July 16. July 21, 1908. other consid and 100
Anthony av, No 2078, on map No 2074, e s, 25.1 s 180th st, 25.1 x97.4x25x94.3, 2-sty frame dwelling. Albert E Maves to Walter B Meyer. Morts \$5,000. July 16. July 21, 1908. 11:3156. other consid and 100
Anthony av e s, 75.8 n 174th st, 25x116.10 to w s Carter av, x25 Carter av x114.3, vacant. Sarah Klein to Henry Klein. Mt \$800. July 17. July 21, 1908. 11:2890. nom



VOTE FOR A BRONX QUARTERLY

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Aqueduct av | e s, 262.6 s 183d st, 37.6x102.6 to Macombs
 Macombs Dam road | Dam road, x37.6x102.3, with all title, to
 Macombs Dam road in rear of above, vacant. Wm C Bergen to
 Herman H Moritz of Mt Vernon, N Y. July 20. July 21, 1908.
 11:3211. other consid and 100

Arthur av | strip of land lying in Broad st, in front of lots 83 and
 Broad st | 84 map Fairmount, Upper Morrisania, lying bet e s of
 Arthur av and e s Broad st. Agnes K Mulligan to Mary A Fell.
 Q C. All title. July 17. July 18, 1908. nom

*Baisley av, s s, 100 e Eastern Boulevard, 50x100. Emil N Sor-
 genfrei to Max Ball. Mort \$750. July 16. July 21, 1908.
 other consid and 100

Brook av, No 998, e s, 233.6 s 165th st, late 3d st, 26.6x120.4x25x
 129.2, 5-sty brk tenement. Jacob Marx to Walter S Johnson.
 Mort \$18,000. July 20. July 21, 1908. 9:2386.

Brook av, Nos 1062 to 1066, e s, at n w s of N Y & Harlem R R
 Co, runs n 110.3 x s e 49.11 x s w 97.4 to beginning, vacant. Leo
 Levinson to Milton Realty Co. Morts \$29,500. July 16. July
 17, 1908. 9:2392. other consid and 100

Briggs av, No 2835, w s, 177.4 n 198th st, 25x100, 2-sty frame
 dwelling. Joseph C Stevens to Margt E Glynn. Mort \$4,500.
 July 2. July 18, 1908. 12:3302. nom

Brook av, No 1514, e s, 100 n 171st st, 25x100.11, 4-sty brk tene-
 ment. Ignatz Pick to Barnet Jaffe. Mort \$12,000. July 22.
 1908. 11:2895. other consid and 100

Burnside av- | n e cor Grand Boulevard and Con-
 Grand Boulevard and Concourse | course, 102.2 x 261.9 x 104.5 x
 207.1.

Burnside av | s e cor Grand Boulevard and Con-
 Grand Boulevard and Concourse | course, runs s along Grand
 Boulevard and Concourse 88.9 x e 160.9 to s s of av x n w 155.7
 to beginning, vacant.
 Clarence D Baldwin to Sandrock Realty Co. Morts \$20,000. July
 18. July 22, 1908. 11:2813 and 3161. nom

Bathgate av | s e cor 188th st, 89.10x89.11x88x90, vacant. Sus-
 188th st | anna Wirth to The Wirth Realty & Construction Co.
 Mort \$7,805. July 15. July 22, 1908. 11:3056.

*Barker av, w s, 275 n Waring av, 50x100. Leonard J Studley to
 Frank A Becker and P Ralph Plass. Mort \$875. July 17. July
 22, 1908. nom

Boston av, s e s, 319.7 n e Perot st, 24.6x100.11x24.9x104.7, vac-
 ant. Clara A Ferdinand to Miriam F Burke. All liens. July
 17. July 23, 1908. 12:3254. nom

Burnside av, n e cor Grand Boulevard and Concourse, 102.2x261.9x
 104.5x207.1.

Grand Boulevard and Concourse, s e cor Burnside av, runs s 88.9 x
 e 160.9 to s s of av, x n w 155.7 to beginning, vacant.
 Release mort. Thomas Simpson to Sandrock Realty Co. July 20.
 July 23, 1908. 11:2813 and 3161. nom

Brook av, s w cor St Pauls pl, 36.9x80x32x80.1, vacant. Mort
 \$6,000.

152d st, No 759, n s, 100 w Wales av, 25x100.10x28.9x86.7, 4-sty
 brk tenement. Morts \$14,250.
 Isaac Brown to Abraham Martens and Theodor Thompson. July
 22. July 23, 1908. 10:2644 and 11:2896. exch

Cypress av, s e cor 140th st, 101x95. Gerhard Kuehne Jr to
 Arthur W Saunders. July 14. July 18, 1908. 10:2568.

Cypress av, n e cor 139th st, 101x95, vacant. Same to same. July
 14. July 18, 1908. 10:2568. other consid and 100

Concord av, No 355 | s w cor 142d st, 20x100, 2-sty brk dwelling.
 142d st | Jennie Kind to Alonzo Jackson. Morts \$5,-
 500. July 20, 1908. 10:2573. other consid and 100

Concord av, No 355 | s w cor 142d st, 20x100, 2-sty brk dwelling.
 142d st | August Bay to Jennie Kind. Mort \$5,000.
 July 17. July 20, 1908. 10:2573. other consid and 100

Cypress av | n e cor 140th st, 100x120, vacant. Polstein Realty
 140th st | & Construction Co to Richard Vallender. All liens.
 July 21, 1908. 10:2567. other consid and 100

Clay av, No 1343, w s, 530.9 n 169th st, 16.8x80.2x16.8x80.4, 2-
 sty frame dwelling. Bridget Fahrenwald to Chas W Berndt. Mt
 \$2,000. July 20. July 21, 1908. 11:2782.

*Columbus av, s s, 50 w Garfield st, 25x100. Elizabeth Brien widow
 and ano to Velmore Huse. All liens. July 6. July 21, 1908.
 2,500

Cypress av | n e cor 140th st, 125x100.10, vacant. Gerhard Kuehne
 140th st | Jr to Arthur W Saunders. July 14. July 21, 1908.
 10:2568. other consid and 100

*Dudley av, s s, 150 w Cornell av, 50x100. Moritz Bernheimer to
 David Bernheimer, Gustav Bernheimer and Isaac B Rheinhart.
 July 22. July 23, 1908. 100

*Eastern Boulevard | w s, 158.2 s Willow lane, 100x80.2 to Willow
 Willow lane | lane, x141.6x107.4. Sidney B Hickox to
 Mary A Kilgallon. Mort \$2,072. July 20. July 21, 1908.
 other consid and 100

Garden av, n s, — e Crotona av and being lot 72 map South Bel-
 mont, 50x100. Sarah Klein to Henry Klein. July 14. July
 21, 1908. 11:3099. nom

Grand Boulevard and Concourse, w s, 175 n 192d st, 75x110.3x75x
 109.5, vacant. Delaware & Hudson Realty & Impt Co to Michl
 J Dowd. Mort \$5,000. July 16. July 17, 1908. 11:3168.

Grand av | w s, 50 n North st, 25x161.10 to e s Aqueduct av
 Aqueduct av | x25.4x166.1, vacant. Chas E Bensel Jr to Nicola
 Marra. Mort \$2,000. July 22, 1908. 11:3209.

Hughes av, late Frederick st, w s, 275 s 186th st, late William st,
 25x87.6, vacant. Antonio Panzera to Calogero Duminico. July
 14. July 22, 1908. 11:3073. other consid and 100

*Hunt av, e s, 222 s Bronxdale av, 50x100. Martin E Naumann to
 Lewis Truckenbrodt. July 15. July 23, 1908. 2,800

Heath av, e s, 470.3 s Kingsbridge road, 25x114.10x25.4x110.9, .
 2-sty frame dwelling. Fordham Realty Co to Robert W Gambier-
 Bonsfield. Morts \$7,000. July 22. July 23, 1908. 11:3240.
 other consid and 100

Intervale av | s w cor Fox st, runs s 100 x w 100 x n 56.10 x w
 Beck st | 115 to e s Beck st, x n 100 to s s Intervale av,
 Fox st | x e 230.1 to beginning, vacant. FORECLOS, June
 19, 1908. Charles L Hoffman ref to Daniel G. Griffen. All
 liens. July 20. July 21, 1908. 10:2709. 1,000 ✓

*Lamport av, n s, 242.9 w Fort Schuyler road, Tremont Heights.
 The Lamport Realty Co to Fannie Livingston of Brooklyn. Mt
 \$600. Mar 23. July 23, 1908. nom

Longfellow av, w s, 25 n Freeman st, 75x100, two 5-sty brk tene-
 ments. Wahlig & Sonsin Co to William McGowan. Morts \$59,-
 000. July 17. July 18, 1908. 11:2999. other consid and 100

Longwood av, Nos 930 to 940 | s w cor Kelly st, 200 to e s Dawson
 Kelly st | st x100, four 6-sty brk tenements
 Dawson st | and stores. Wm H Siegman to
 Henry Acker. Q C and correction deed. July 13. July 22, 1908.
 10:2701. 100

Longwood av, No 940 | s w cor Kelly st, 50x100, 6-sty brk tenement
 Kelly st, No 757 | and store. Release mort. Edward Hirsh
 and ano to Henry Acker. July 21. July 22, 1908. 10:2701.
 15,753.33

Same property. Henry Acker to Charles Hitsch. Mort \$50,000.
 July 20. July 22, 1908. 10:2701. other consid and 100

Marmion av, late Marmion pl, n w s, — n Tremont av and being
 lot 162 map East Tremont (now being known as lot 38, Ward
 No 7, 66x150, with right of way 42 ft wide. Jane A McKenna to
 Wm J Cregan, Brooklyn. July 17. July 18, 1908. 11:3107. nom

*Mayflower av, w s, 100 n Pelham road, 50x100, Westchester.
 Frank Gass to John G and Helen Donohoe. Mort \$—, June
 11. July 22, 1908. other consid and 100

Morris av | s e cor 166th st, 49x95, vacant. Abraham Orently to
 166th st | City Real Estate Co, a corpn. Mort \$4,000 and all
 liens. June 30. July 21, 1908. 9:2437.

*Murdock av, w s, 125 n Jefferson av, 25x100, Edenwald. Rebecca
 wife of Lewis Kleinburgh to Louis Baltimore, of Duryea, Pa.
 Mort \$275. July 20, 1908. nom

Norwood av | e s, 330.8 s Gun Hill road, 50x190 to w s Webster av,
 Webster av | vacant. FORECLOS, June 16, 1908. Chas W
 Ridgway referee to Vincent Avallone. Mort \$21,500. July 21.
 July 22, 1908. 12:3355. 27,975 ✓

*Olmstead av (Av D), e s, 33 s Ellis av (13th st), 25x105, Union-
 port. Leonard J Studley to Frank A Becker and P Ralph Plass.
 Mort \$5,000. July 17. July 22, 1908. nom

Ogden av, No 1152, e s, 75 s 167th st, late Union st, 25x115, 3-sty
 frame tenement and store. Ethel Goldwasser to Max Goldwasser.
 ½ part. All title. Mort \$6,500. July 21. July 22, 1908. 9:2514.
 nom

Prospect av, w s, 125 n 152d st, late Kelly st, 50x95, vacant.
 Ferdinand Hecht to Frederick Schnauer. Mort \$8,000. July 13.
 July 22, 1908. 10:2675. other consid and 100

*Post road, from Eastchester to White Plains, adj lands of Guion
 and Prime, Faile and Bertine, and known as the Ross Place at
 Eastchester, and contains 30 acres, except land conveyed to
 Annie B Russel and to City & County Contract Co. Lewis B
 Halsey to Annie S, Florence and Bessie C Halsey. All liens.
 Feb 1. July 18, 1908. other consid and 100

Ryer av, e s, 25 n 180th st, 50x104.10x50x105.4, vacant. Geo W
 Edmonston to Irving Construction Co. Mort \$2,000 and all
 liens. July 16. July 18, 1908. 11:3149 and 3144.

Riverdale av, n e cor Spuyten Duyvil Parkway, runs n along av,
 275.7 x n e 160 x n 50 x s w 160 to e s said av, x n w 1,469.8
 x n e 73 and 215 and 262 and 76 and 226 and 154 and 78 and
 221 and 155 and 70 and 38.11 x s e 151.4 x n e 221.8, 172.11,
 201.3, 95.5, 597.7 to w s Old Albany Post road, x s e 45.8 and
 100, 124, 201.11 x s w 102.6 x s e 74.4 x n e 102 to w s Old
 Albany Post road, x s e 2.9, 125, 79.7 x s w 55.11, 100, 55, 55,
 75, 80, 100, x s e 66, 258, x n e 156, 216, 89, 86, 79.2 to w s
 said Old road, x s e 151.5, 195 x s w 347.6 to w s of a private
 road, x s e 212.4, 363 x s e 212.4, 363, x s w 482.4, 316, 266,
 117, 163.5, 96.7, 100, 75, 388.11, x s e 354.3 to n s Spuyten
 Duyvil Parkway, x w on curve 58.5 x — 69.8 x s w 60 x s 54.6
 x w 45.2 x s w 80.8 x n w 174.11 x s w 34 to e s Riverdale av, at
 beginning; also, all title to

Riverdale av, e s, conveyed by Delafield et al to the Mayor, &c.,
 of N Y, recorded Dec 4, 1883, in L 1767, pages 225 and 230, ex-
 cepts

S parcels conveyed therefrom.

Fredk P Delafield to Julia L Delafield. 1-48 part. B & S and
 C a G. July 1. July 23, 1908. 13:3415. 100

Same property. Lewis L Delafield to Maturin L Delafield. 1-16
 parts. B & S and C a G. July 16. July 23, 1908. 13:3415.

Same property. Emily D Floyd to Maturin L Delafield. 1-16 part.
 B & S and C a G. July 1. July 23, 1908. 13:3415. 100

Same property. Anne S Delafield widow to Maturin L Delafield.
 1-16 part. B & S and C a G. July 1. July 23, 1908. 13:3415.

Same property. Fredk P Delafield to Maturin L Delafield. 1-16
 part. B & S and C a G. July 1. July 23, 1908. 13:3415. 100

Same property. Anne S Delafield widow to Julia L Delafield. 1-48
 part. B & S and C a G. July 1. July 23, 1908. 13:3415. 100

Same property. Lewis L Delafield to Julia L Delafield. 1-48 part.
 B & S and C a G. July 16. July 23, 1908. 13:3415. nom

Southern Boulevard | s e cor 141st st, abt 120 x 135.3 x 92.4x76.3,
 141st st | vacant. Title Ins Co of N Y to Arthur W
 Saunders of Brooklyn. July 15. July 20, 1908. 10:2592.

Southern Boulevard, e s, abt 116 n 140th st, 28.10x139.2x25x153,
 vacant. Arthur W Saunders to Chelsea Realty Co. Mort \$2,000.
 June 19. July 20, 1908. 10:2592. other consid and 100

Southern Boulevard, e s, 300 s Jennings st, 100x100, vacant. Wm
 McGowan to Wahlig & Sonsin Co, a corpn. Mort \$14,500. July
 17. July 18, 1908. 11:2980. other consid and 100

Southern Boulevard, s e cor 141st st, abt 120x135.3x92.4x76.3,
 vacant. Gerhard Kuehne Jr to Arthur W Saunders. July 14.
 July 18, 1908. 10:2592. other consid and 100

Stebbins av, No 1106, s e s, 25 s w 167th st, 25x85.4x25.11x78.6,
 3-sty frame dwelling. Fredk R Giebelhausen, of Patterson, N J.
 1-3 part of his shares, Harriet Gordon of White Plains, N Y ½

part of her share, Harriet Allen of N Y 1/2 part of her share to William Brunner, N Y, and Patrick L Ryan of Brooklyn, attorneys. July 15, 1908. 10:2691. for attorneys services

Teller av, No 1332, s e s, 274.1 n e 169th st, 25x82.3x25x82.5, 2-sty brk dwelling. Edna A Patton to Thekla M Speth. Mort \$4,500 and all liens. July 2, 1908. 11:2782. 100

Topping av, Nos 1766 and 1768, e s, 215 s 175th st, 40x95, two 2-sty brk dwellings. FORECLOS. July 10, 1908. Edward Browne ref to Henry Sillocks. Mort \$15,000 and all liens. July 21, 1908. 11:2799. \$3,000 over and above mort of \$15,000

Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x w 85 to av x s 50 to beginning, vacant. Herman D Junge to Milton Realty Co. Mort \$8,000. June 4, July 17, 1908. other consid and 100

Same property. Milton Realty Co to Leo Levinson. Mort \$8,000. July 16, July 17, 1908. other consid and 100

Union av, No 817, w s, 170.9 n Cedar st, runs w 169.1 x n 29 x e 48 x s 4.9 x e 123.3 to av x s 24.6 to beginning, except part for av, 2-sty frame dwelling and 1-sty frame stable in rear.

Forest av, No 1102, e s, 125 n 166th st, 37x102.8, 2-sty frame dwelling.

Bryant av, No 1542, e s, 225 s 173d st, 25x100, 3-sty brk dwelling. Harry B Buffington to T Jennie Buffington. All title. Q C. July 17, 1908. 10:2666, 10:2661 and 10:3001. nom

Union av, No 1007, w s, 80 s 165th st, 20x75, 3-sty frame tenement. Emma Greiner to Charlotte Wolff. Mort \$4,000. July 16, July 17, 1908. 10:2669. other consid and 100

Union av, No 1007, w s, 80 s 165th st, 20x75, 3-sty frame tenement. Charlotte Wolff to Robt F Weiss of Amityville, L I. Mt \$8,300. July 16, July 20, 1908. 10:2669. other consid and 100

Union av, No 634, e s, 128.1 s 152d st, 16.8x90, 2-sty brk dwelling. Barnett Jaffe to Ignatz Pick. Mort \$5,000. July 22, 1908. 10:2674. other consid and 100

Union av, Nos 1164 and 1166, e s, 43 n Home st, 50x95.2x47.1x irreg. Satisfaction of assignment of rents recorded Sept 25, 1907. The Royal Bank of N Y to Abraham Orently. July 6, July 23, 1908. 10:2681. nom

Vyse av, No 1887, w s, 72.3 n Boston road, 58.8x145.3x49x147.2, 2-sty frame dwelling. Frank A Becker et al to Franklyn J Studley. Mort \$7,000. June 25, July 22, 1908. 11:2992. other consid and 100

*Van Nest av, No 709, or n s, 61.8 e White Plains road, 16.8x100. Columbus av Max Weinbaum to Frieda Schrag. Mort \$3,800. July 20, July 23, 1908. other consid and 100

Valentine av n w cor 189th st, 106.9x100, vacant. 189th st

189th st, s s, 168 w Valentine av, 68x92.7x68.2x92.7, vacant. John H Henshaw to Richard T and Sidney P Henshaw his sons. B & S. Mort \$10,371.27. April 23, July 22, 1908. 11:3152 and 3153. nom

Vyse av s w cor 172d st, 75x200 to e s Hoe av, vacant. Julius B Ikelheimer to Charles Rosenberg, Borough of Richmond. Hoe av 1-3 part. Mort \$12,000. July 21, July 23, 1908. 11:2988. other consid and 100

Valentine av, e s, 375.7 n 180th st, 50.8x113.10x50x107.7, vacant. Augustus Burno to Edward L Godfrey. Mort \$2,000. July 21, July 23, 1908. 11:3144. other consid and 100

Valentine av, No 2041, w s, 324.4 s 180th st, 16.8x98.7x16.8x98.9, 2-sty frame dwelling. Dennis H Stokes to Euphemia S wife of Dennis H Stokes. All title. Q C. Mort \$4,500. July 13, July 20, 1908. 11:3144 and 3149. nom

*White Plains road, e s, 600 n Morris Park av, 50x100. Leodegar Siebert to Harry and Samuel Steinberg. Mort \$5,000. July 21, July 22, 1908. other consid and 100

*White Plains road, e s, 600 n Morris Park av, 50x100. Harry Steinberg and ano to Isidor Spar, of Brooklyn. Mort \$5,000. July 21, July 22, 1908. other consid and 100

*White Plains road, w s, 100 n Waring av, 50x100. Leonard J Studley to Frank A Becker and P Ralph Plass. Mort \$2,275. July 17, July 22, 1908. nom

*White Plains road, w s, 50 n 220th st, late 6th av, 25x105, except part for road or av, Williamsbridge. John O'Brien to Alberto de Verastegui of Dobbs Ferry, N Y. C a G. Mort \$2,500. July 15, July 21, 1908. nom

*Westchester av, s w s, 121.1 n w Marian st, 24.2x103.3, Washingtonville. Willson and Adams Co, a corpn, to Clinton McDonald. Q C. June 25, July 21, 1908. nom

*Williams av, w s, 200 s Madison av, 25x100, Tremont terrace. Bankers Realty and Security Co to Charles Strohaker. All liens. July 7, July 20, 1908. 100

Walton av, w s, 68 s 183d st, 200x95, vacant. The Underwriters Realty & Title Co to Albert C Mascoll. Mort \$16,000 and all liens. July 15, July 17, 1908. 11:3186. other consid and 100

*Wright av, w s, 100 n Nelson av, 25x100. Land Co C of Edenswald to Michael J Murphy. July 17, 1908. nom

*White Plains road, w s, adj land Jas W Anderson, being lots 1, 2 and 3 on map made by Wm Bryson dated New Rochelle Feb 24, 1853, and contain 12 8-100 acres at Eastchester, except part conveyed to City & County Contract Co. Lewis B Halsey to Annie S, Florence and Bessie C Halsey. All liens. Feb 1, 1908. July 18, 1908. other consid and 100

3d av, Nos 4001 and 4003, w s, abt 205 s 174th st, 50x128.8x50x 130.6 on s s, with 6-in strip in front bet old line Fordham av and present line of 3d av, 5-sty brk tenement and store. Fredk A Krupholder to Nevelson-Goldberg Realty Co. Mort \$51,500. July 15, July 17, 1908. 11:2921. other consid and 100

3d av, w s, 150.3 s 171st st, 232.3x149.1x245.11x162.10, vacant. Gustave E Beyer to Louis Eisenberg. Mort \$65,000. July 17, July 21, 1908. 11:2911. other consid and 100

3d av, No 3886, e s, 146 s 172d st, 27x125, 4-sty brk tenement and store. Harry Steinberg and ano to Leodegar Siebert. Mort \$21,000. July 21, July 22, 1908. 11:2929. other consid and 100

3d av, No 3741, w s, 26.5 n St Pauls pl, 26.4x105.7x26.11x100.9, 4-sty brk tenement and store. Minnie Abramowitz to Sarah Shapiro. 1-3 part. Mort \$16,800. June 23, July 20, 1908. 100

*Lot 1 map No 1039 of Bronxwood Park. Release mort. The Northern Bank of N Y to Jorgen F Mortensen. July 15, July 20, 1908. 1,000

*Lots 196, 215, 216, 229 and 230 map (No 1106) Arden property at Eastchester. Release of lien agreement. Walter W Taylor to Wesley Thorn. Q C. July 20, July 22, 1908. 168.30

*Lots 182, 183 and 197 same map. Release of lien agreement. Same to same. Q C. July 20, July 22, 1908. nom

Lot 32 on map No 1187 of 272 lots Bailey estate, at Kingsbridge. Release mortgage. George E Buckbee to Fordham Realty Co. July 21, 1908. July 23, 1908. 11:3240. nom

*Plot begins 690 e White Plains road at point 950 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. East Borough Impt Co to John Zimmermann. Mort \$3,350. July 20, July 21, 1908. other consid and 100

*Plot begins 950 e White Plains road at point 950 n along same from Morris Park av, runs e 100 x n 150 x w 100 x s 150 to beginning, with right of way over strip to Morris Park av. Release mort on above and substitute or cover following by mortgage; plot begins 100 e White Plains road, at point 295 n along same from Morris Park av, runs e 95 x n 205 x w 95 x s 205 to beginning, with right of way over strip to Morris Park av, Michael J Sullivan and Knickerbocker Trust Co. to East Borough Impt Co. July 18, July 21, 1908. nom

L E A S E S

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

July 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Church st, n w cor Dey st, corner store and space in rear of two adj stores. Hudson & Manhattan R R Co to Corn Exchange Bank; 9 9-12 years, from Aug 1, 1908. July 21, 1908. 1:81. ✓

Delancey st, No 102, store, &c. Rose Tillman to Abraham Berkowitz; 4 years and 10 1/2 months, from June 15, 1908. July 17, 1908. 2:410. 1,140 and 1,200 ✓

Hudson st, No 636, store. Samuel Lipman to Antonio Nole; 5 years, from Aug 1, 1908. July 18, 1908. 2:626. 300 ✓

Houston st, No 335 East, store, &c. Eleanor Ferguson to Barnett Kirschstein; 5 years, from May 1, 1908. July 18, 1908. 2:345. 1,900 and 2,000 ✓

Mangin st, Nos 87 and 89, w s, 46x100, all. Sarah Sheinart to Samuel Sklarsky; 3 years, from June 1, 1908. July 22, 1908. 2:324. 3,000 ✓

Waverly pl, No 101, all. HEIRS of Howard Henderson by Walter B Atterbury to Mrs H A Johnson; 5 years, from May 1, 1908. July 18, 1908. 2:553. 2,700 ✓

12th st, No 639 East. Surrender lease. Moses Schaffal to Jacob Tepper, of Brooklyn. All title. July 15, July 17, 1908. 2:395. nom

12th st, Nos 641 and 643 East. Surrender lease. Moses Schaffal to Jacob Tepper, of Brooklyn. All title. July 15, July 17, 1908. 2:395. nom

14th st, No 50 W, s s, 225 e 6th av, 22.6x103.3, all. ✓

13th st, Nos 51 and 53 W, n s, 225 e 6th av, 25x103.3, all. ✓

B Ogden Chisolm to Thomas Morrissy; 14 4-12 years, from Jan 1, 1909. July 17, 1908. 2:577. taxes, &c, and 20,000 ✓

14th st, No 48, s s, 247.6 e 6th av, 22.6x103.3, all. ✓

13th st, Nos 47 and 49, n s, 250 e 6th av, 25x103.3, all. ✓

Rhineland Real Estate Co to Thomas Morrissy; 14 4-12 years, from Jan 1, 1909. July 17, 1908. 2:577. taxes, &c, and 20,000 ✓

14th st, No 142 East, all. John W Ennis to Milton Hirschfeld; 11 years, from April 1, 1913. July 21, 1908. 2:559. 7,000 ✓

14th st, No 119 East n s, 25.1 w Irving pl, runs n 103.3 x e 25.2 Irving pl, No 1 to w s Irving pl x s 91.1 x s w 15.5 to 14th st x w 15.7 to beginning, all. Sumner Gerard as TRUSTEE for Mary K Slack and ano to Louis Shapiro and Owen Gallagher; 5 years, from May 1, 1908. July 17, 1908. 3:870. 6,750 ✓

27th st, Nos 13 and 15 West, basement 1st and 2d stories. Daniel Meehan to Dennison Mfg Co; 5 years, from Sept 1, 1908. July 21, 1908. 3:829. 13,000 ✓

40th st, No 320 1/2 west store. Katherine Ewert to Ernst H Thode; 2 years, from May 1, 1911. July 20, 1908. 3:763. 1,020 ✓

88th st, No 118 East, all. Leonard F Olt to Nathan E Clark; 3 years, from Aug 1, 1908. July 22, 1908. 5:1516. 1,500 ✓

110th st, No 55 East, east store. Max Goldman to Sam Isenberg et al; 1 year, from May 1, 1908. July 17, 1908. 6:1616. 264 ✓

114th st, Nos 162 and 164 East, all. Clara Heyman to Benjamin Sussman; 3 years, from Nov 1, 1907. July 20, 1908. 6:1641. 4,250 ✓

114th st, Nos 166 and 168 East, all. Clara Heyman to Benjamin Sussman; 3 years, from Nov 1, 1907. July 20, 1908. 6:1641. 4,250 ✓

139th st, Nos 47 and 49 West. Surrender lease. Ignatz Spitzer to Tobias Zindler. All title. July 20, July 21, 1908. 6:1737. nom

Amsterdam av, No 955. Assign lease. Adam F Muller to Alice McKaharay. July 20, July 22, 1908. 7:1861. nom

Bowery, No 99, all. Edw M Shepard as TRUSTEE John R Ackerman to Samuel Goldberg; 5 years, from May 1, 1911. July 22, 1908. 2:304. taxes, &c, and 2,500 and 2,800 ✓

Bowery, No 138, all. Callahan estate to N Y Gas Appliance Co; 3 years, from May 1, 1910. July 21, 1908. 2:470. 3,750 ✓

Broadway, s e cor 149th st, 2d store from corner. Robert Wallace to Gaston Brickart; 5 years, from May 1, 1908. July 20, 1908. 7:2080. 900 to 1,200 ✓

Broadway, Nos 1205 to 1213, the roofs of the buildings. Joseph M Weber to The Van Beuren and N Y Billposting Co; 2 years, from May 1, 1909. July 22, 1908. 3:831. for term, \$5,000 ✓

Broadway, n e cor 29th st, 64.6x irreg x98.9 to 29th st, x149.2, the Gilsey House. Assigns leases. Emma E Gilsey widow to Peter Gilsey and four others 1-6 part and to Andrew F Gilsey and five others 1-36 part of all right, title and interest. Mar 11, 1895. July 23, 1908. 3:831 and 829. other consid and 1,000 ✓

Columbus av, No 795, s e cor 99th st. Assign lease. Chas F Hatlerman to Ravid Robinson and ano. Nov 7, 1907. July 21, 1908. 7:1834. nom

Lenox av, No 523, all. Christian Luckey and ano to Jacob Soffen; 5 2-12 years, from Mar 2, 1908. July 17, 1908. 7:1921. 2,450 ✓

Lenox av, No 518, s e cor 136th st. Assign lease. Samuel Kern to Sigmund Pfeiffer. July 16, July 22, 1908. 6:1733. nom

Park av, No 1094. Assign lease. Patrick Langan to Annie Langan. July 16, July 22, 1908. 5:1500. nom

1st av, No 2241, basement. Ferdinando Salvatore to Raffaele Napolitano; 4 years, from July 1, 1908. July 22, 1908. 6:1687. 360 ✓

1st av, n w s, 148.9 n e 21st st, 24x100. Assign lease. Herman Reissing to Luke and Catherine Frawley of Port Richmond, S I. May 29, July 23, 1908. 3:927. 1,200 ✓

1st av, s e cor 66th st, store. Alfred Lewis to John Henry Timm; 5 years, from April 1, 1908. July 23, 1908. 5:1460. 1,500 ✓

1st av, n w s, 148.9 n e 21st st, 24x100, the lot. Hamilton Fish Corp to Herman Reissing; 21 years, from May 1, 1907. July 23, 1908. 3:927. taxes, &c, and 850 ✓

2d av, No 765, s w cor 41st st. Assigns two leases. Rose Cleary to Matthew Farrell. Mort \$6,000. May 27, July 23, 1908. 5:1814. nom

MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property FIFTH AVE. AND 79th ST. BROOKLYN, N. Y. Our Specialty

TELEPHONE, 724 BAY RIDGE

2d av, No 1444, north store. John Trunk and ano to Samuel Goldstein; 5 years, from Oct 1, 1907. July 17, 1908. 5:1450...660
2d av, No 2262. Assign lease. Wm C Bowman to Patrick J Clark. July 17, 1908. 6:1688..... nom
2d av, No 2262, n e cor 116th st, store, &c. Lillie A Beck to Wm C Bowman; 5 years, from May 1, 1908. July 17, 1908. 6:1688..... 1,200 and 1,260
2d av, No 485, store, &c. Morris Glucksman to Max Luria; 5 yrs, from May 1, 1908. July 17, 1908. 3:908..... 1,200
2d av, No 2380, n e cor 122d st. Assign lease. Michael J Doran to Thomas Tighe. Mort \$5,000. July 17. July 21, 1908. 6:1799..... nom
2d av, No 2000. Assign lease. Nicola Capozzola to Joe Agneta and ano. July 22. July 23, 1908. 6:1675..... nom
3d av, No 1794, store, &c. Emil Marquardt to Bernard Salzberg; 5 years, from Aug 1, 1908. July 17, 1908. 6:1627...510 and 540
Same property. Assign lease. Bernard Salzberg to The Ebling Brewing Co. July 14. July 17, 1908. 6:1627..... nom
3d av, No 134, store, &c. Josephine Buchignani to Charles Thaler; 5 years, from May 1, 1908. July 22, 1908. 3:870..... 1,850
3d av, No 2100, s w cor 115th st, store. Chas L Mulford to Joseph Topper; 3 years, from May 1, 1910. July 22, 1908. 6:1642...5,400
8th av, No 487, 1st floor and basement. W Irving Clark and ano EXRS Richard S Clark to The West Side Bank; 3 years, from May 1, 1911. July 22, 1908. 3:758..... 7,500
11th av, w s the block. Leaschold. Release judgment. John Peirce to Lehigh Valley R R Co. May 29. July 27th st, s s | 22, 1908. 3:672..... nom
13th av, e s | Same property. Leaschold. Release judgment. Same to same. May 29. July 22, 1908. 3:672..... nom

BOROUGH OF THE BRONX.

Boston road, No 1308, north store. Charles Danewitz to Charles Brecht; 6 years, from May 1, 1908. July 22, 1908. 11:2961..... 720 to 840
Forest av, No 1140, cor store &c. Harris Tow to Jacob Gordon; 3 years, from July 1, 1908. July 17, 1908. 10:2661.....600
3d av, No 3036, north store. Bernard J MacCorry to Dany Williams; 3 years, from July 1, 1908. July 17, 1908. 9:2363... 540

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.

July 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Armbrust, Ferdinand to George Baust. 4th st, No 166, s s, 175.4 w Av A, 25x96.2. Prior mort \$15,000. July 1, 3 years, 6%. July 17, 1908. 2:431. 1,000
ALBANY SAVINGS BANK with Wm J Kelley. 4th av, No 449, e s, 55.6 n 30th st, 18.6x70. Extension agreement. June 5. July 20, 1908. 3:886. nom
Arluck, Morris to Barney Weinberg. Forsyth st, No 172, e s, abt 100 n Rivington st, 29.2x100. Prior mort \$35,000. July 20. 3 years, 6%. July 21, 1908. 2:421. 6,000
Agneta, Joe and ano to DeWitt C Flanagan and ano trustees. 2d av, No 2000. Saloon lease. July 22, 1908, 6%, demand. July 23, 1908. 6:1675. 4,000
Ainsworth, Frank H to TITLE GUARANTEE AND TRUST CO. 102d st, No 308, s s, 150.6 w West End av, 18.6x100.11. Prior mort \$15,000. July 23, 1908, due, and int as per bond. July 23, 1908. 7:1889. 3,000
Aitken, George A, of Jersey City, to EMIGRANT INDUST SAVINGS BANK. 19th st, No 247, n s, 500 w 7th av, runs n 91.8 x w 19.6 x s 91 x e 18.10 1-3. July 23, 1908, due July 23, 1913, 5%. 3:769. 6,000
Aqueduct Construction Co to Abbie M Farrell. 131st st, Nos 528 to 532, s s, 90 e Old Broadway, 85.3x107x75x66.1. Prior mort \$50,000. July 21, due July 21, 1909, 6%. July 22, 1908. 7:1985. 14,000
Same to same. Same property. Certificate as to above mort. July 21. July 22, 1908. 7:1985.
Aqueduct Construction Co to North American Mortgage Co. 131st st. Nos 528 to 532, s s, 90 e Old Broadway, 85.3x107x75x66.1. July 21, due and interest as in bond. July 22, 1908. 7:1985. 25,500
Aqueduct Construction Co to North American Mortgage Co. 131st st, Nos 528 to 532, s s, 90 e Old Broadway, 85.3x107x75x66.1. July 21, due and interest as in bond. Prior mort \$25,500. July 22, 1908. 7:1985. 24,500
Same to same. Certificate as to above mort. July 21. July 22, 1908. 7:1985.
Brice, Eliz S with Meyer Chapkowsky. Ridge st, No 52. Extension mort. June 1. July 17, 1908. 2:342. nom
Barasch, Sigmund W with Wm and Beti Rosenzweig. Ridge st, No 77, w s, 100.9 n Delancey st, 24.5x67x24x67. Extension mort. July 15. July 17, 1908. 2:343. nom
Brubacher, Daniel to Bond & Mortgage Guarantee Co. 4th av, No 161, or Union sq East, No 4, e s, 25 n 14th st, runs e 107.4 x n e 50.6 x n w 23.5 x w 18.6 x s 24.8 x w 93.9 to 4th av x s 25 to beginning. P M. July 16, due &c as per bond. July 18, 1908. 3:870. 60,000

Battenhausen, August and Frank, of Valley Stream, L I, to Jessie I Cochran. 10th av, No 738, e s, 49.6 n 50th st, 25.8x73. Prior mort \$16,000. July 15, due July 16, 1909, 6%. July 17, 1908. 4:1060. 2,000
Brower, Ward to Wm L Stout. Riverside Drive, No 331, e s, 30 n 105th st, 25x100, prior mort \$55,000; 106th st, No 322, s s, 61 e Riverside Drive, 39x30.11, prior mort \$25,000. July 15, due Jan 15, 1909, 6%. July 17, 1908. 7:1891. 6,000
Beyer, Gustave E of Hackensack, N J, and Val Fink to Louis Eisenberg. 143d st, n s, 525 e Broadway, 75x99.11. P M. June 9, demand, 6%. July 21, 1908. 7:2075. 20,000
Bleier, Josephine to N Y Mortgage and Security Co. 22d st, No 42, s s, 132 w 4th av, 20.6x98.9. July 22, 1908, due July 23, 1913, 5%. July 23, 1908. 3:850. 33,000
Bellino, Ralph to American Mortgage Co. 13th st, No 428, s s, abt 300 w Av A, 24.4x103.3. July 22, 1908, due July 22, 1911, 5%. July 23, 1908. 2:440. 12,000
Bellino, Ralph (and Charles R Farnuolo in bond only) to American Mortgage Co. 13th st, No 428, s s, abt 300 w Av A, 24.4x103.3. Prior mort \$12,000. July 22, 3 years, 6%. July 23, 1908. 2:440. 3,000
Costantatos, Stefanos to Demetrius Finale. Lexington av, No 743. Store lease. All title. June 22, due Aug 1, 1909. July 22, 1908. 5:1394. notes, 320
Castello, Salvatore to Donato and Mary Ungaro. 108th st, No 218, s s, 262 e 3d av, 24.6x100.11. July 21, 1908, due Jan 21, 1910, 6%. 6:1657. 700
Carrizzo, Giacinto, of Brooklyn, to Mayer Katzenberg. 111th st, No 220, s s, 235 e 3d av, 25x100.11. July 20, due Mar 1, 1911, 5 1/2%. July 21, 1908. 6:1660. 10,000
Cravath, Paul D with THE SEAMENS BANK FOR SAVINGS in the City of N Y. 39th st, No 107 East. Extension agreement at interest increased from 4% to 4 1/2%. Apr 30. July 17, 1908. 3:895. nom
Condron, Michael to Peter Doelger. 55th st, No 504, s s, 105 e Av av, 25x80. P M. July 16, 3 years, 5%. July 17, 1908. 5:1371. 5,000
Condit, Caroline E B and Olive W Hall with SEAMENS BANK FOR SAVINGS in City N Y. 57th st, Nos 221 and 223 West. Extension mort at increased interest from 4% to 5%. July 15. July 18, 1908. 4:1029. nom
Clark, Patrick J to Wm C Bowman. 2d av, No 2262, n e cor 116th st. Store lease. July 17, installs, —%. July 18, 1908. 6:1688. notes, 2,306.34
Clark, Patrick J to George Ehret. 2d av, No 2262. Saloon lease. July 17, 1908, demand, 6%. 6:1688. 2,800
Cudemo, Vincenzo to Eliza H Roberts. 109th st, No 336, s s, 432 e 2d av, runs e 25 x s 100.11 x w 9.9 x n 0.11 x w 15.3 x n 100 to beginning; all title to strip adj s w s of above, being 15.3 in length from e to w and 0.11 in depth from n to s. July 10, 5 years, 5 1/2%. July 17, 1908. 16,000
Coudit, Wm L, Sylvester Pope and Robert McGill trustees Josephine L Peyton with Monona Co, a corpn. Park av, n w cor 96th st, 100.11x100. Extension agreement. June 30. July 21, 1908. 6:1602. nom
Daniels, Isidor to THE STATE BANK. Goerck st, No 68, e s, 225 n Delancey st, 25x99.4; Sheriff st, No 47, w s, 75 n Delancey st, 25x75. Prior mort \$ —. July 3, 1 year, 6%. July 17, 1908. 2:323 and 338. 1,100
Del Monte, Julia, now at Brussels, Belgium, to TITLE GUARANTEE & TRUST CO. 41st st, No 9, n s, 166 e 5th av, 22x98.9; 36th st, No 49, n s, 275 e 6th av, 20x98.9. July 10, due &c as per bond. July 17, 1908. 3:808 and 5:1276. 110,000
Del Monte, Julia residing in Brussels, Belgium, to Alice Bullowa. 41st st, No 9, n s, 166 e 5th av, 22x98.9; 36th st, No 49, n s, 275 e 6th av, 20x98.9. Prior mort \$ —. June 23, due July 1, 1909, 6%. July 17, 1908. 3:808 and 5:1276. 5,000
Danziger, Simon with Henry D Sewall. 112th st, No 6 East. Extension mort at increased interest from 5% to 5 1/2%. July 6. July 18, 1908. 6:1617. nom
Delaware & Hudson Co to FARMERS LOAN & TRUST CO. Certificate as to mort for \$50,000. July 17, 1908.
Davis, Anne with Adrian H Jackson. Ridge st, No 81, w s, 150.2 n Delancey st, runs w 73 x s 25 x w 27.6 x n 48.2 x e 100.5 to Ridge st x s 23.3 to beginning. Agreement correcting description of property in mort. July 15. July 17, 1908. 2:343. nom
Dluznevich, Abraham to Ottilie Bloch. Attorney st, No 159, w s, 175 s Houston st, 24.10x100. Prior mort \$26,000. July 20, 2 years, 6%. July 21, 1908. 2:350. 1,000
Donald, Peter with Louis Sidorsky. 102d st, No 217, n s, 255 e 3d av, 25x100.11. Extension agreement at increased interest from 5% to 5 1/2%. July 6. July 21, 1908. 6:1652. nom
Dolan, James B to Leighton Williams trustee for S Victor Constant under will Saml S Constant. 124th st, No 346, s s, 190.6 w 1st av, 18x100.11. July 21, 1908, 3 years, 5%. 6:1800. 6,750
Douglass, Wm H to Society of the New York Hospital. Riverside Drive, e s, 300 s 119th st, runs e 200 to Claremont av, x s 38.4 x w 200 to e s said Drive, x n 38.4 to beginning. P M. July 1. 3 years, 4 1/2%. July 20, 1908. 7:1990. 34,000
Di Salvo, Salvatore to Domenico Pollino and Sidoro Locascio. 39th st, No 303, n s, 74 e 2d av, runs n 49.4 x e 1 x n 16 x e 25 x s 11.4 x w 6 x s 54 x w 25.6 to beginning. Prior mort \$15,000. July 16, due Aug 1, 1909, without interest. July 20, 1908. 3:945. 1,120
Ducker, Caroline B to Sante Talamini. 69th st, No 213, n s, 164.2 w Amsterdam av, 20.6x100.5. Prior mort \$10,000. July 22, 2 years, 6%. July 23, 1908. 4:1161. 4,000
Dacorn Realty Co to Chas M Rosenthal. Claremont av, s w cor 122d st, 100x100. July 21, due and interest as in bond. July 22, 1908. 7:1991. 103,500
Dacorn Realty Co the borrower with Chas M Rosenthal the lender. Claremont av, s w cor 122d st, 100x100. Contract for building loan to erect 6-sty apartment building. July 21, due Jan 21, 1910, 6%. July 22, 1908. 7:1991. 80,000
Dacorn Realty Co to Chas M Rosenthal. Claremont av, s w cor 122d st, 100x100. July 21, due and interest as in bond. July 22, 1908. 7:1991. 80,000
Same to same. Same property. Certificate as to above mort for \$80,000. July 21. July 22, 1908. 7:1991.
Donovan, Richd J to LAWYERS TITLE INS & TRUST CO. 7th av, No 303, e s, 22.1 n 27th st, runs e 49.10 x n e — x n 1.3 x e 6.6 x n 14.6 x e 4.6 x n 9.4 x w 63.3 to av x s 27.9 to beginning. July 21, due July 1, 1913, 5 1/2%. July 22, 1908. 3:803. 23,000

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

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OFFICE AND WORKS
525-535 W. 26TH ST.
TELEPHONE 1835-6 CHELSEA

- Donovan, Richard J to Howard J Haslehurst. 7th av, No 303, e s, 22.1 n 27th st, runs e 49.10 x n e — x n 1.3 x e 6.6 x n 14.6 x e 4.6 x n 9.4 x w 63.3 to av x s 27.9 to beginning. Prior mort \$23,000. July 21, 2 years, 6%. July 22, 1908. 3:803. 2,500
- Earley, Maria and Catherine to EQUITABLE LIFE ASSUR SOC of the U S. 53d st, No 151, n s, 189.3 e Lexington av, 17.10 x 100.5. July 20, due Jan 1, 1911, 5%. July 21, 1908. 5:1308. 7,500
- Friedman, Harris to Sinai Shapiro. 122d st, Nos 524 to 530, s s, 200 e Broadway, 125x90.11. Prior mort \$168,000. June 1, due June 19, 1912, 4½%. July 21, 1908. 7:1976. 11,000
- Flatiron Realty Co to Robt F Mathews et al. 43d st, No 246, s s, 340 e 8th av, 20x100.5. July 21, due July 1, 1910, 6%. July 22, 1908. 4:1014. 5,000
- Same to same. Certificate as to above mort. July 21. July 22, 1908. 4:1014. —
- Flood, Eugene J to Christopher Moller et al. 41st st, No 428, s s, 375 w 9th av, 25x98.9. July 22, 1908, due July 22, 1911, 5%. 4:1050. 10,000
- Fenton, Ellen M to Chas E Rushmore. 161st st, No 502, s s, 67.6 w Amsterdam av, 32.6x25. July 20, demand, —%. July 22, 1908. 8:2119. 500
- Fourth Universalists Societ yof N Y with Blanche M Corse. 125th st, No 532, s s, 332.6 e Broadway, 26.6x100.11. Extension agreement with increased interest from 5% to 6%. June 6, 1908. July 23, 1908. 7:1979. nom
- First Universal Mission Society of N Y to Mary B Van Etten and ano. 54th st, Nos 154 and 156, s s, 70 w 3d av, runs w 49 x s 58.4 x w 0.6 x s 42.1 x e 49.6 x n 100.5. July 21, 1908, due July 1, 1913, 5%. July 23, 1908. 5:1308. 6,000
- Friedberg, Alexander to Mary Horling of Long Island. 151st st, No 524, s s, 280 e Broadway, 40x99.11. Prior mort \$36,000. July 21, 1908, 2 years, 6%. 7:2082. 10,000
- Friedberg, Alexander with METROPOLITAN LIFE INS CO. 151st st, s s, 280 e Broadway, 40x99.11. Extension, mort, interest reduced from 5½ to 5%. July 17. July 21, 1908. 7:2082. nom
- Farrell, Edward D with THE SEAMENS BANK FOR SAVINGS in the City of N Y. 125th st, Nos 158 to 164 West. Extension agreement at interest increased from 4% to 4½%. May 30. July 17, 1908. 7:1909. nom
- Frederick-Ruth Realty Co to Polstein Realty & Construction Co. Amsterdam av, Nos 1109 to 1115, e s, 40.11 s 115th st, 80x100. P M. July 15, 3 years, 6%. July 17, 1908. 7:1867. 9,400
- Friedman Realty Co to LAWYERS TITLE INS & TRUST CO. Bradhurst av, No 42, s e cor 144th st, Nos 314 and 316, runs s 96.5 x s 4 x e 50 x n 99.11 to 144th st x w 39.5 to beginning. July 14, due Jan 1, 1914, 6%. July 17, 1908. 7:2044. 60,000
- Gullery, William to American Mortgage Co. Minetta st, No 6, n s, 153.1 e Bleecker st, 22.1x75x22.2x75; Minetta st, No 8, n s, 175.3 e Bleecker st, 22x75x22.2x75; Minetta st, No 10, n s, 197.3 e Bleecker st, runs n 39.10 x s 34 to n w s Minetta st x s w 21.11 to beginning. P M. July 16, 1 year, 5½%. July 17, 1908. 2:542. 13,000
- Same to CORN EXCHANGE BANK. Same property. Prior mort \$13,000. July 6, demand, 6%. July 17, 1908. 2:542. 11,000
- Gold, Max to Anna D Bliss. 118th st, Nos 411 to 415, n s, 144 e 1st av, 50x100.11. July 8, 5 years, 5½%. July 17, 1908. 6:1806. gold, 40,000
- Grant, Julia C S with Leopold Herrman and Clara Adler. 130th st, No 25, n s, 278 e 5th av, 16x99.11. Extension mort. July 3. July 17, 1908. 6:1755. nom
- Gottlieb, Fannie individ and extr Joseph Gottlieb to Max Vogel. Madison av, No 1736, w s, 25.11 n 114th st, 25x100. Prior mort \$21,000. July 17, due, &c, as per bond. July 20, 1908. 6:1620. 6,500
- Same as extrx and trustee of same to Simson Wolf et al. Same property. Prior mort \$—. July 15, demand, 6%. July 20, 1908. 6:1620. 1,000
- Gallagher, Owen and Louis Shapiro to Geo Ehret. 14th st, No 119 East. Irving pl. No 1. Saloon lease. July 16, demand, 6%. July 17, 1908. 3:870. 4,000
- Goldstein, Anna wife of and Jacob to Loomis L White exr Emma W White. St Marks pl. No 71 (8th st), n s, 150 w 1st av, 25x 85.11, with all title to strip in front 25x8. July 21, 5 years, 5%. July 22, 1908. 2:450. 19,000
- Garofalo, V, Inc, a corpn, to Geo L Donnellan. 107th st, Nos 304 to 308, s s, 100 e 2d av, 75x109.11. All title. July 21, due July 1, 1910, 6%. July 22, 1908. 6:1678. 7,000
- Same to same. Same property. Certificate as to above mort. July 20. July 22, 1908. 6:1678. —
- Hicks, Angelina and Theo F King individ and Robt W Todd as exr & S Freddie Curtis with SEAMENS BANK FOR SAVINGS in City N Y. Beekman st, Nos 63 and 65. Extension mort at increased interest from 4% to 4½%. June 29. July 18, 1908. 1:91. nom
- Hurry, Emily A with SEAMENS BANK FOR SAVINGS in City N Y. 39th st, No 122 East. Extension mort at increased interest from 4% to 4½%. July 18, 1908. 3:892. nom
- Hyatt, Mary A with TITLE GUARANTEE & TRUST CO. Alice Bullowa and Julia Del Monte. 36th st, No 49, n s, 275 e 6th av, 20x98.9. Subordination agreement. July 2. July 17, 1908. 3:808. nom
- Hammerstein, Oscar to NORTHERN TRUST CO. 34th st, Nos 311 to 321, n s, 175 w 8th av, 125x197.6 to s s 35th st, Nos 322 to 332. Prior mort \$350,000. July 5, due, &c, as per bond. July 18, 1908. 3:758. 200,000
- Heicklen, Lillie nee Fredkind to Fredk Prochazka. 81st st, No 416, s s, 181.6 e 1st av, 25x102.2. July 20, due April 20, 1910, 6%. July 21, 1908. 5:1560. 1,500
- Hurray, Edmund with SEAMENS BANK FOR SAVINGS in City N Y. Amsterdam av, No 1814, s w cor 150th st, No 500, 26x100. Extension mort at increased interest from 4 to 5%. July 15. July 18, 1908. 7:2081. nom
- Hastings, Frank J, of Greenwich, Conn, with Henry D Winans trustee Polly A Dickinson. 50th st, No 15 West. Leasehold. Extension agreement at interest increased from 5% to 6%. July 17. July 20, 1908. 5:1266. nom
- Harris, Victoria to Julia E Cameron. Pearl st, No 319, n s, abt 65 e Ferry st, 23.10x100x21x100. July 18, due Nov 1, 1913, 5%. July 20, 1908. 1:105. 8,000
- Johnson, Delia K to TITLE GUARANTEE & TRUST CO. 48th st, No 145, n s, 300 e 7th av, 20x100.5. July 8, due and interest as in bond. July 22, 1908. 4:1001. 2,000
- Jones, Henry E and Edward R Wharton trustees Edith N Wharton with Archibald C Longstreet. 16th st, No 131 West. Extension agreement at interest increased from 4½ to 5½%. July 8. July 21, 1908. 3:792. nom
- Kahn, Clementine to EMIGRANT INDUSTRIAL SAVINGS BANK. 60th st, No 221, n s, 255 e 3d av, 20x100.5. July 17, 1908, 3 years, 5%. 5:1415. 15,000
- Keating, Stephen H to TITLE GUARANTEE & TRUST CO. 136th st, No 217, n s, 219 w 7th av, 16x99.11. July 16, due, &c, as per bond. July 17, 1908. 7:1942. 7,500
- Kellogg, MacIntosh with SEAMENS BANK FOR SAVINGS in City N Y. Park row, Nos 104 and 106, and Duane st, No 23. Extension mort. July 15. July 17, 1908. 1:159. nom
- Kidd, Henrietta, of Brooklyn, to TITLE GUARANTEE & TRUST CO. Washington pl West, No 133, n s, abt 160 e Grove st, 41x 73x23x38 on s w s. July 16, due &c as per bond. July 17, 1908. 2:592. 3,500
- Kaiser, Joseph to MUTUAL LIFE INS CO of N Y. Madison av, No 1672, n w cor 111th st, 21x50. Prior mort \$—. July 3, due, &c, as per bond. July 20, 1908. 6:1617. 3,500
- Kroehle, Frederick W with Morris Buckner. 99th st, n s, 142.6 w 2d av, 37.6x100.11. Extension agreement at 6%. July 21, 1908. July 22, 1908. 6:1649. nom
- Kittenplan, Morris and Charles Rubinger to Joseph L Buttenwieser. 6th st, No 340, s s, 525 s e 2d av, 25x97. July 20, due May 1, 1909, —%. July 22, 1908. 2:447. 5,000
- Kramer, Max J and Harry Rockmore to MANHATTAN LIFE INS CO. 3d av, Nos 474 and 476, w s, abt 45 n 32d st, 49.4x100. July 16, due &c as per bond. July 22, 1908. 3:888. 68,000
- Kramer, Max J, Henry Rockmore and THE STATE BANK with MANHATTAN LIFE INS CO. 3d av, Nos 474 and 476. Subordination agreement. July 21. July 22, 1908. 3:888. nom
- Leddy, Ellen to Mary Grace Richardson. 112th st, No 239, n s, 311 w 7th av, 18x100.11. July 22, 1908, due Nov 1, 1913, 5%. 7:1828. 11,000
- Lohman, John D with SEAMENS BANK FOR SAVINGS in City of N Y. South st, No 245. Extension mort at increased interest from 4% to 4½%. July 18, 1908. 1:248. nom
- Lispenard Realty Co to North American Mortgage Co. Riverside Drive, No 548, e s, 116 s 127th st, 108x95. May 29, due, &c, as per bond. July 18, 1908. 7:1994. 200,000
- Same to same. Same property. Certificate as to above mort. July 17. July 18, 1908. 7:1994. —
- Lawson, Daniel D, N Y, and Wm G Christie of Mt Vernon, N Y, to Morris Kraus and ano. 145th st, No 506, s s, 142 w Amsterdam av, 29x99.11. P M. Prior mort \$26,500. July 20, due, &c, as per bond. July 21, 1908. 7:2076. 4,500
- Lawson, Danl D and Wm G Christie of Mt Vernon, N Y, to Morris Kraus and ano. 145th st, No 508, s s, 171 w Amsterdam av, 29x99.11. P M. Prior mort \$26,500. July 20, due, &c, as per bond. July 21, 1908. 7:2076. 4,500
- Levi, Dinah J and Joseph C (in bond only) as joint tenants, to the NEW YORK TRUST CO. 91st st, No 50, s s, 446 w Central Park West, 18x100.8. July 21, 1908, 3 years, 4½%. 4:1204. 18,000
- Lauria, Pasquale to Andrea Lertora. Prince st, No 161, n s, 43.7 e Thompson st, 25x95. July 21, 1908, due, &c, as per bond. 2:516. 28,000
- Lipman, Jacob to Max Lipman. 10th st, Nos 236 and 238, s e s, abt 158 e Hudson st, 50x95. ½ part. Prior mort \$45,000. July 20, demand, 6%. July 21, 1908. 2:619. 5,000
- LaVelle, Lena Regelmann heir Regelmann Christian to Margaret Knox. 9th st, Nos 423 and 425, n s, 316.8 e 1st av, 16.8x85; 9th st, No 423, n s, 300 e 1st av, 16.8x85. Jan 22, 1908, due July 22, 1908, 6%. July 23, 1908. 500
- Lordi, Giovanni to American Mortgage Co. 115th st, Nos 434 and 436, s s, 320 e 1st av, 41.8x100.10. P M. July 22, 3 years, 5½%. July 23, 1908. 6:1708. 31,000
- Same to same. Same property. P M. Prior mort \$31,000. July 22, 1 year, 6%. July 23, 1908. 6:1708. 2,000
- Same to THE STATE BANK. Same property. P M. Prior mort \$33,000. July 22, due Aug 1, 1909, 6%. July 23, 1908. 6:1708. 17,500
- Lockwood, Amelia B et al exrs Frederick W Lockwood decd with Emma J Dresser. 100th st, No 252, s s, 275 e Amsterdam av, 25x100.11. Extension agreement with increased interest from 5% to 5½%. Mar 27, 1908. July 22, 1908. 7:1854. nom
- Laue, Charles of Brooklyn with the BOWERY SAVINGS BANK. Water st, Nos 196 to 200; Fulton st, Nos 32 to 38 and Pearl st, Nos 258 to 262. Extension agreement at 4½%. July 20. July 23, 1908. 1:75. nom
- Lowenfels, Louis with Frieda Benjamin. 27th st, n s, 275 w 10th av, 25x98.9. Extension agreement at 5½%. June 22, 1908. July 22, 1908. 3:699. nom
- Migdalsky, Leon to Esther Schnitzer and ano as exrs &c Hyman Schnitzer. Suffolk st, No 97, w s, 225.9 s Rivington st, 25.1x100. July 17, 3 years, 5%. July 18, 1908. 2:353. 32,000
- Merlini, Dominico to Donato Lettieri. 62d st, No 220, s s, 236.3 e 3d av, 18.9x100.5. Prior mort \$9,000. July 14, due &c as per bond. July 17, 1908. 5:1416. 2,500
- Merlini, Domenico to TITLE GUARANTEE & TRUST CO. 62d st, No 220, s s, 236.3 e 3d av, 18.9x100.5. June 9, due &c as per bond. July 17, 1908. 5:1416. 9,000
- Monogram Realty Co with SEAMENS BANK FOR SAVINGS in City N Y. 82d st, No 145 East. Extension mort. July 16. July 17, 1908. 5:1511. nom
- Merwin, Florence T with SEAMENS BANK FOR SAVINGS in City N Y. 105th st, No 314 West. Extension mort at increased interest from 4% to 4½%. May 30. July 18, 1908. 7:1891. nom
- McAlpin, Anna to Lispenard Realty Co. Riverside Drive, No 548, e s, 116 s 127th st, 108x95. P M. Prior mort \$200,000. May 29, due &c as per bond. July 18, 1908. 7:1994. 55,000
- Master Builders Realty & Construction Co to METROPOLITAN LIFE INS CO. 12th st, No 8, s s, 200 e 5th av, 25x103.3. July 15, due May 1, 1913, 6%. July 17, 1908. 2:569. 100,000
- Same to same. Same property. Certificate as to above mort. July 15. July 17, 1908. 2:569. nom
- Murray, James and Robert Hill to Elsie Powell. St Nicholas av, late Kingsbridge road, s w cor 165th st, runs w 120.2 x s 117.1 x e 25 x n 25 x e 124.10 to road x n 86.3 to beginning. May 28. 1 year, 5½%. July 17, 1908. 8:2122. 25,000

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North 10th, 11th and 12th STREETS AND

BROOKLYN, NEW YORK IRON WORK

Mahoney, Daniel F to Sundel Hyman. 138th st, Nos 108 and 110, s s, 150 w Lenox av, 50x99.11. P M. Prior mort \$48,000. July 16, installs, 6%. July 21, 1908. 7:2006. 11,000

McAlpin, Anna to Arthur B Leach, of South Orange, N J. Riverside Drive, No 227, s e cor 95th st, 76.2x98.5x75.6x89.9. July 20, due July 1, 1909, 6%. July 21, 1908. 4:1253. 25,000

McCarthy, Eugene J and Thomas G to Arthur Levy. Morningside av East, No 175 (Columbus av), s e cor 127th st, No 376, 25x75. Collateral security for judgments obtained. Prior mort \$20,000. July 11, due July 1, 1909, 6%. July 21, 1908. 7:1953. 642.73

Mandel, Berdie to Edward Franklin. 111th st, n s, 75 w Broadway, 50x100.11. July 15, due Oct 1, 1909, 6%. July 21, 1908. 7:1894. 10,000

Migdalsky, Leon an Abraham Zadek et al admrs Herman Zadek with Esther Schnitzer and ano exr and extrx Hyman Schnitzer. Suffolk st, No 97. Subordination agreement. June 30. July 20, 1908. 2:353. nom

Migdalsky, Leon and Samuel Remer with Esther Schnitzer and Joseph Oshinsky exrs Hyman Schnitzer. Suffolk st, No 97. Subordination agreement. June 23. July 20, 1908. 2:353. nom

Mitchell, Phoebe M to Roberta E Deuchar guardian Margt C Deuchar. Washington terrace, No 18, w s, 142 s 186th st, 19x62.6. Equal lien with another mort of \$1,500. July 20, 1908, 3 years, 5%. 8:2156. 1,500

Same to same as guardian of Matilda E Deuchar. Same property. Equal lien with above mort for \$1,500. July 20, 1908, 3 years, 5%. 8:2156. 1,500

Maddock, Wm S, of West Orange, N J, to EQUITABLE LIFE ASSUR SOC of the U S. St Nicholas av, Nos 382 and 384, e s, 18.11 n 129th st, 36x125; St Nicholas av, Nos 388 to 392, e s, 72.11 n 129th st, 54x125; St Nicholas av, Nos 396, e s, 36.11 s 130th st, 18x125. Dec 14, 1888, due Jan 1, 1890, 6%. (No tax due, mortgage paid off in 1892). July 20, 1908. 7:1955. 2,519

McCreery (James) Realty Corp with SEAMENS BANK FOR SAVINGS in City N Y. 6th av, s e cor 23d st, runs e 184 x s 98.9 x w 120 x n 19.9 x w 64 to av, x n 79 to beginning. Extension mort at increased interest from 4 1/4 to 4 1/2%. July 16. July 18, 1908. 3:824. nom

Mueller, Charles with John B Kelly. 161st st, n s, 350.6 w Amsterdam av, 50x100. Extension mort at 5%. July 16. July 18, 1908. 8:2120. nom

Mueller, Chas with John B Kelly. 161st st, n s, 350.6 w Amsterdam av, 50x100. Extension mort at 5%. July 16. July 18, 1908. 8:2120. nom

Madison Square Mortgage Co with New York Mortgage and Security Co. 22d st, No 42, s s, 132 w 4th av, 20.6x98.9. Subordination agreement. July 22, 1908. July 23, 1908. 3:850. nom

Meyer, Geo W to TITLE GUARANTEE AND TRUST CO. Washington st, Nos 528 and 530, w s, 35.2 s Charlton av, 68.9x69x68.6x69. July 16, due, &c, as per bond. July 17, 1908. 2:596. 50,000

Martens, George F with TITLE GUARANTEE AND TRUST CO. Washington st, Nos 528 and 530. Subordination agreement. July 16. July 17, 1908. 2:596. nom

Martens, George F with TITLE GUARANTEE AND TRUST CO. Washington st, Nos 528 and 530. Subordination agreement. July 16. July 17, 1908. 2:596. nom

MANHATTAN SAVINGS INST with Peter Caffrey. 128th st, No 109, n s, 131.9 w Lenox av, 18.3x99.11. Extension mort. Oct 9, 1907. July 17, 1908. 7:1913. nom

MUTUAL LIFE INS CO of N Y with D L Block Co. 135th st, Nos 609 to 619, n s, 125 w Broadway, 5 lots, each 40x99.11. Extension agreement of 5 morts at 5 1/2%. July 8. July 23, 1908. 7:2002. nom

Nienburg, Fredk with THE PHILADELPHIA TRUST, SAFE DEPOSIT & INS CO of Phila, Pa as trustee Neilson Brown will Alex Brown. Carmine st, Nos 34 and 36, s s, 150.4 w Bleecker st, 40x70. Extension mort. Mar 16. July 17, 1908. 2:527. nom

Nagle, Cuno F to whom it may concern. Park av, Nos 1664 and 1666 w s, 50.5 n 117th st, 50.6x90. Certificate as to reduction of mort to \$6,000. July 8. July 21, 1908. 6:1623. —

Openhym, Augustus W and ano trustees Wilfred A Openhym with Matilda Mahr. 47th st, No 204, s s, 95 e 3d av, 30x100.5. Extension agreement at interest increased from 5% to 5 1/2%. June 4, 1908. July 22, 1908. 5:1320. nom

O'Brien, Wm C individ and Alice G Tobin heir Margt T O'Brien to Luke Kouwenhoven. 30th st, No 7, n s, 164.4 e 5th av, 21.5x81.2. July 22, due Nov 1, 1911, 5%. July 23, 1908. 3:860. 35,000

Olive, John F and Minerva A wife to Harriet S James. 45th st, No 135, n s, 405 w 6th av, 20x100.5. Prior mort \$25,000. July 21, due ad interest as in bond. July 22, 1908. 4:998. 7,000

Pick, Jacob and Saul Levine with Charlotte Handley by Julia Toulmin, atty. Monroe st, Nos 26 and 26 1/2, s s, 255.2 w Market st, 29.10x52x30.1x49.5. Extension agreement. July 7. July 17, 1908. 1:253. nom

Parsons, Sara Ely, of Rye, N Y, to TITLE GUARANTEE & TRUST CO. 18th st, Nos 37 to 41, n s, 135.11 e Broadway, 75x92. July 17, due, &c, as per bond. July 18, 1908. 3:847. 300,000

Pattern Realty & Construction Co to Max Knopp and ano. 92d st, Nos 155 and 157, n s, 235.4 w 3d av, 42.8x100.8. Prior morts \$57,500. This mort given as collateral for mort of \$8,000 on Nos 239 to 243 South 1st st, Brooklyn. July 14, due Jan 30, 1910, —%. 5:1521. 1,500

Same to same. Same property. Certificate as to above mort. July 14. July 17, 1908. 5:1521. —

Peugnet, Ramsay, Jules J and Eliza H to TITLE GUARANTEE AND TRUST CO. 8th st Nos 40 and 42 (Clinton pl, Nos 108 and 110), s s, 60.5 w Macdougall st, runs s 23.10 x e 58.10 to w s Macdougall st, No 179, x s 25 x w 102.4 x n 46 to 8th st, x e 45 to beginning. July 9, due, &c, as per bond. July 21, 1908. 2:553. 21,000

Perlman, Rebecca to First Czernowitz-American Congregation "Our Ohlam" Anshei Bucovina. 9th st, No 410, s s, 141.8 e 1st av, 20.10x75. P M. Prior mort \$13,000. July 1, 2 years, 6%. July 21, 1908. 2:436. 500

Pollock, Louise M nee Kernochan, of Pittsfield, Mass, to LAWYERS TITLE INS AND TRUST CO. 34th st, No 42, s s, 225 e 6th av, 25x98.9. July 15, due July 20, 1913, 4 1/2%. July 21, 1908. 3:835. 100,000

Pretzfeld, Louise and Emma with Simon Pretzfeld et al exrs, &c, Wm Pretzfeld. Amsterdam av, No 1770. Agreement as to interests in mort for \$25,000. Mar 16, 1899. July 20, 1908. 7:2079. nom

Pearson, Anna V W and Matthew Sullivan with LAWYERS TITLE INS & TRUST CO. Water st, Nos 374 to 378, n s, 24.3 w Oliver st, 45.5x60x48.1x60. Extension agreement with increased interest from 5% to 5 1/2%. June 15, 1908. July 23, 1908. 1:251. nom

Ryer, James B with BANK FOR SAVINGS in City N Y. Canal st, No 167, n w cor Elizabeth st, 21x100.1. Extension agreement with interest reduced from 4 1/2% to 4%. July 22, 1908. July 23, 1908. 1:204. nom

Ritter, Toni wife Israel to Charles and Catharine Wirster. 7th st, No 288, s w s, abt 75 e Av D, 25x90.10. P M. July 22, 1908, 5 years, 5%. 2:363. 6,000

Robertson, Nettie to LAWYERS TITLE INS & TRUST CO. 151st st, s w cor Macombs pl, Nos 33 to 39, 48.7x75x8.2x85.2. July 21, 5 years, 5 1/2%. July 22, 1908. 7:2036. 26,000

Rosenthal, Chas M to William Bradley and ano. Claremont av, s w cor 122d st, 100x100. Prior mort \$30,000. July 20, due and interest as in bond. July 22, 1908. 7:1991. 40,000

Renwick, Harold S and ano to TITLE GUARANTEE & TRUST CO. Park row, No 31, s e s, 82.10 s w Beekman st, runs s w 24 x s e 108.6 x n e 26.1 x n w 97.7 to beginning. Prior mort \$15,000. July 21, due and interest as in bond. July 22, 1908. 1:90. 5,000

Robertson, Nettie and Albert E Gunther, Jr, with LAWYERS TITLE INS & TRUST CO. 151st st, s w cor Macombs pl, Nos 33 to 39, runs w 48.7 1/2 x s 75 x e 8.2 x n e 85.2 1/2 to beginning. Subordination agreement. July 21. July 22, 1908. 7:2036. nom

Rohe, Annie M, Katharina Budenbach, Geo T Diefenthaler, Charles E Diefenthaler and wife, Geo Edmund Diefenthaler of N Y, John V Diefenthaler and wife of Newark, N J, Grace and Roy R McCully, Union Springs, N Y, to MUTUAL LIFE INS CO of N Y. 6th av, No 822, e s, 90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 x n 20 to beginning. July 10, 1908, due and int per bond. July 23, 1908. 5:1262. 30,000

Reese, Max and Sali Fried with William L Radford and ano ex-trustees Lewis Radford. 144th st, No 262 West. Subordination agreement. July 14, 1908. 7:2029. July 23, 1908. nom

Reese, Max and wife to William L Ford and ano exrs Lewis Radford dec'd. 144th st, No 262, s s, 179.9 1/4 e 8th av, 29.9 1/4 x 99.11. July 14, 1908, due July 23, 1913, 5 1/2%. July 23, 1908. 7:2029. 22,000

Rosenberg, Mary to Samuel Newman and ano. Av D, No 56, s e cor 5th st, Nos 800 and 802, 22x78. July 20, due, &c, as per bond. July 23, 1908. 2:360. 2,000

Rothschild, Simon with Gustavus Sidenberg. 107th st, No 69, n s, 100 e Columbus av, 37.6x100.11. Extension agreement at 5 1/2%. July 22, 1908. 7:1843. nom

Rogers, Anne C with Emma J Dresser. 100th st, No 154, s s, 250 e Amsterdam av, 25x100.11. Extension agreement with interest increased from 5% to 5 1/2%. Mar 27, 1908. July 22, 1908. 7:1854. nom

Rudinsky, Rachel to Wolf Bloom. 54th st, No 153, n s, 197 e Lexington av, 28x100.5. July 17, demand, —%. July 18, 1908. 5:1309. 2,800

Rose, Gesina F and Henrietta C E Westfall, of Brooklyn, N Y, to Rebecca Stemmermann extrx Claus Stemmermann. Water st, No 360, n w cor James slip, Nos 5 to 9, 36.2x64.4. July 15, 1 year, 6%. July 17, 1908. 1:110. 3,500

Rupp, Katie, Emma Stahl and Mary Jockel to Conrad Ruhl. 15th st, No 435, n s, 119 w Av A, 25x103.3. July 1, 2 yrs, 6%. July 17, 1908. 3:947. 1,400

Rodt, Samuel and Jacob Lipman to LAWYERS TITLE INS AND TRUST CO. 10th st, Nos 236 and 238, s e s, abt 158 e Hudson st, 25x95. May 28, 3 years, 5 1/2%. July 20, 1908. 2:619. 45,000

Smith, Cornelia to Charles W Mix. 99th st, No 162, s s, 171.1 e Amsterdam av, 15.4x76.1x15.4x75.4. July 18, demand, 6%. July 20, 1908. 7:1853. 200

Sabel, Sigmund to Charles F Holm et al. 128th st, No 123, n s, 264 e Park av, 16x99.11. Prior mort \$8,000. April 7, demand, —%. July 20, 1908. 6:1776. 1,200

Stark, Fanny to Hugo Florstedt. 84th st, No 538, s s, 80 w East End av (Av B), 18x102.2. July 23, 1908, due July 23, 1911, 6%. Prior mort \$9,000. 5:1580. 3,000

Sayer, Charles and wife to BANK FOR SAVINGS in N Y. Suffolk st, No 140, e s, 200.2 1/4 n Rivington st, 25x100. July 23, 1908, due July 23, 1913, 5%. 2:349. 20,000

Schlesinger, Adolph to Jonas Weil and ano. Chrystie st, No 135, w s, 94 s Delancey st, 22.8x108. Leasehold. June 18, demand, —%. July 23, 1908. 2:424. 7,500

Schlessinger, Tilly of Brooklyn to Abraham Geller. Av D, No 42, s e s, 24 n e 4th st, 24x100. P M. Prior morts \$27,250. July 1, 2 years, 6%. July 23, 1908. 2:360. 600

Society of the Lying-In Hospital of N Y with Le Grand L Clark. 143d st, s s, 275 e 8th av, 25x99.11. Extension agreement at 5 1/2%. June 17, 1908. July 22, 1908. 7:2028. nom

Samuels, Rachel with Ernestine Dichtenberg. Chrystie st, No 165. Modification agreement. July 22. July 22, 1908. 2:425. nom

Shill, Moses S and wife and Albert London to Robert McGill. Riverside Drive, n e cor 127th st, runs n w 161.6 x n e 141.11 x s e 91.4 x s 30.1 x s w 28 x s 146.11 to n s 127th st x w w 100 to beginning. July 16, 1908, due July 22, 1909, 6%. July 23, 1908. 7:1995. 23,900

Schimpf, Frank P to Joseph A Adler. Sylvan terrace or pl, No 15, n s, 41.4 w Jumel terrace, 20.8x34.6. P M. July 20, 3 yrs, 5%. July 21, 1908. 8:2109. 4,500

Schlesinger, Fredk and Joseph Weber with LAWYERS TITLE INS AND TRUST CO. Av D, No 101. Subordination agreement. July 16. July 21, 1908. 2:377. nom

Stewart, Archibald C M I to Adele Kneeland extrx Chas Kneeland. Water st, No 338, n s, abt 85 e Roosevelt st, 19x65.6x18x64 w s. P M. July 17, 1908, 5 years, 5 1/2%. 1:110. 6,000

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- Stewart, Archibald C M I to Washington H Taylor. Water st, No 338, n s, abt 85 e Roosevelt st, 19x65.6x18x64 w s. P M. Prior mort \$6,000. July 17, 1908, 1 year, 6%. 1:110. 2,000
- Stewart, Archibald C M I to Adele Kneeland extrx Chas Kneeland. Water st, No 336, n s, abt 70 e Roosevelt st, 18.9x67.3x19.6x 65.6. P M. July 17, 1908, 5 years, 5½%. 1:110. 6,000
- Same to Washington H Taylor. Same property. P M. Prior mort \$6,000. July 17, 1908, 1 year, 6%. 1:110. 2,000
- Stalder, Herman to Albert C Gibson. 44th st, No 341, n s, 250 e 9th av, 25x100.5. Prior mort \$15,000. July 15, due &c as per bond. July 17, 1908. 4:1035. 2,500
- Schlesinger, Frederick to LAWYERS TITLE INS & TRUST CO. Av D, No 101, w s, 73 n 7th st, 24.4x115. July 1, 3 years, 5½%. July 17, 1908. 2:377. 20,000
- Smith, Sydney A with D L Bloch Co. 135th st, No 614, s s, 331.9 w Broadway, 38.7x99.11; 135th st, No 616, s s, 370.5 w Broadway, 38.7x99.11. Extension agreement of two mortg. July 20, July 21, 1908. 7:2001. nom
- SCHENECTADY SAVINGS BANK with Domestic Realty Co. 17th st, n s, 247.8 w 6th av, runs n 46.9 x e 0.6 x n 30 x e 17.2 x n 15.2 x w 66.8 x s 92 to st, x e 49 to beginning. Extension agreement at interest increased from 4½% to 6%. May 13. July 21, 1908. 3:793. nom
- Tasker-Halsted Realty Co to Lewis K Neff. Lots 14, 15, 16, 17, 18 plot 3 map No 1799 Colonial Heights at City of Yonkers. Certificate as to mortgage \$5,000. July 20, 1908. July 23, 1908. —
- Upright Co to LAWYERS TITLE INS & TRUST CO. 94th st, No 310, s s, 238 w West End av, 62x100.8. July 22, 1908, due July 22, 1910, 5%. 4:1252. 87,500
- Same to same. Certificate as to above mort. July 20, 1908. July 22, 1908. 4:1252. —
- Underhill, Fansher to Charles H Kelby, of Brooklyn. 16th st, No 41, n s, 220 e 6th av, 21x92. All title. July 20, 1 year, 5%. July 21, 1908. 3:818. 150
- Uhlfelder, Simon and Abraham Weinberg to Ludwig Kirchheimer. Broadway, No 595, n w s, 152 s w Houston st, 25x200 to e s Mercer st, No 168. Prior mort \$——. July 10, 1 year, 6%. July 21, 1908. 2:512. 5,000
- UNITED STATES SAVINGS BANK with Blanc Realty Co. 115th st, n s, 400 e Lenox av, 74.5x100.11. Extension agreement at 5%. July 21, 1908. 6:1599. nom
- Voccoli, Michele, of Spring Valley, N Y, to The Orphans Home and Asylum of the Protestant Episcopal Church in N Y. 2d av, Nos 912 and 914, e s, 75.4 s 49th st, 33.4x100. July 16, 5 years, 5½%. July 21, 1908. 5:1341. 35,000
- Voccoli, Michele to Rosehill Realty Corp. 2d av, Nos 912 and 914, e s, 75.4 s 49th st, 33.4x100. Prior mort \$35,000. July 16, demand, 6%. July 21, 1908. 5:1341. 12,750
- Valenstien, Moses to Mary Jepson. 39th st, No 538, s s, 525 w 10th av, 25x98.9. July 17, 3 years, 5½%. July 18, 1908. 3:710. 15,000
- Same and David Lion with same. Same property. Subordination agreement. July 16. July 18, 1908. 3:710. nom
- Volckhausen, William and Anna H to George V Volckhausen guardian Carl L Volckhausen. 162d st, No 433, n s, 357 e Amsterdam av, 18.6x112.6. July 17, 5 years, 5%. July 20, 1908. 8:2110. 8,000
- Van Zandt Realty Co to William J Limerick of Jersey City, N J. Centre st, No 220, e s, 101.8½ s Grand st, runs e 33¼ x s 0.6¾ x e 1.3 x s 24 x w 36¼ x n 25.4 to beginning. July 8, 1908, due July 1, 1911, 5½%. July 23, 1908. 1:235. 5,000
- Same to same. Same property. Certificate as to above mort. July 9, 1908. July 23, 1908. 1:235. —
- Vail, F Percy with Rector, &c, of the Holy Apostles. 27th st, No 365, n s, 100 e 9th av, 21.3x74. Extension agreement at interest increased from 4½ to 5½%. June 11, 1908. 3:751. July 22, 1908. nom
- Warshawsky, Beckie with Cassel Cohen. Ludlow st, No 52. Agreement that sum of \$800 shall be a lien on above premises to secure 8 notes of \$100 each. June 30. July 17, 1908. 1:310. nom
- Wolf, Jacob and Sarah Cohen to Ebling Brewing Co. 17th st, No 413, n s, 194 e 1st av, 25x92. July 16, demand, 6%. July 17, 1908. 3:949. 1,500
- Weinstein, Abraham D and THE STATE BANK with LAWYERS TITLE INS & TRUST CO. 118th st, Nos 426 and 428 East. Subordination agreement. July 16. July 17, 1908. 6:1711. nom
- Weinstein, Abraham D and THE STATE BANK with LAWYERS TITLE INS & TRUST CO. 118th st, Nos 434 and 436 East. Subordination agreement. July 16. July 17, 1908. 6:1711. nom
- Weinstein, Abraham D and STATE BANK with LAWYERS TITLE INS & TRUST CO. 118th st, Nos 430 and 432 East. Subordination agreement. July 16. July 17, 1908. 6:1711. nom
- Weinstein, Abraham D to LAWYERS TITLE INS & TRUST CO. 118th st, Nos 430 and 432, s s, 235.8 w Pleasant av, runs s 100.11 x w 8.4 x n 0.1 x w 33.4 x n 100.10 to st x e 41.8. July 16, 3 years, 5½%. July 17, 1908. 6:1711. 33,000
- West Twenty-Sixth Street Corp to METROPOLITAN LIFE INS CO. 26th st, Nos 37 to 43, n s, 175 e 6th av, 100x98.9. July 17, due Nov 1, 1913, 6%. July 18, 1908. 2:828. 375,000
- Same to same. Same property. Certificate as to above mort. July 17. July 18, 1908. 3:828. —
- Weinstein, Abraham D to LAWYERS TITLE INS & TRUST CO. 118th st, Nos 426 and 428, s s, 277.4 w Pleasant av, runs s 110 x w 16.8 x s 0.1 x w 25 x n 100.11 to st x e 41.8 to beginning. July 16, 3 years, 5½%. July 17, 1908. 6:1711. 33,000
- Weinstein, Abraham D to LAWYERS TITLE INS & TRUST CO. 118th st, Noe 434 and 438, s s, 194 w Pleasant av, 41.8x100.11. July 16, 3 years, 5½%. July 17, 1908. 6:1711. 33,000
- Walter, Helen with MUTUAL LIFE INS CO of N Y. 25th st, No 245 West. Estoppel agreement. July 16. July 21, 1908. 3:775. nom
- Williams, Sydney A and Lion Brewery of N Y City with the EQUITABLE LIFE ASSUR SOC of the U S. 96th st, No 330 W. Subordination agreement. July 20. July 21, 1908. 4:1253. nom
- Williams, Sydney A to EQUITABLE LIFE ASSUR SOC of the U S. 96th st, No 330, s s, 350 w West End av, 25x100.8. July 20, due Jan 1, 1913, 5%. July 21, 1908. 4:1253. 10,000
- White, John R and ano to MANHATTAN SAVINGS INSTN. 86th st, No 532, s s, 257.11 w Av B, 20x102.2. July 27, due and interest as in bond. July 22, 1908. 5:1582. 5,000
- Wilson, Edw I to Clementine M and Milton M Silverman. Av A, Nos 1235 and 1237, w s, 80.5 s 67th st, —x—. Assignment of rents to secure mortg. July 21. July 22, 1908. 5:1461. nom
- Wilson, Edward I to Clementine M and Milton M Silverman. 67th st, No 436, s w cor Av A, —x—; Av A, Nos 1239 and 1241, w s, 40.5 s 67th st, —x—. Assignment of rents to secure mortg. July 21. July 22, 1908. 5:1461. nom
- Weinberg, Emma and Celia Uhlfelder to Joseph Simirman, of Brooklyn. 137th st, Nos 616 to 622, s s, 100 e Riverside Drive, 170x99.11. Prior mort \$218,000. July 20, 1908. Given as collateral to secure \$12,000. July 23, 1908. 7:2002. nom
- White, Wm A & Sons, a corp, with LAWYERS TITLE INS AND TRUST CO. 17th st, Nos 144 and 146, s s, 59 w 3d av, 41x72.10. Agreement as to share ownership in bond and mort. July 8. July 23, 1908. 3:872. —

BOROUGH OF THE BRONX.

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

- Armstrong, Mary F to Minnie Norquist. 182d st, No 412, s s, 49.1 w Park av, 16.8x80.7x16.8x79.3. Prior mort \$3,250. July 17, 4 years, 6%. July 18, 1908. 11:3030. 400
- Aborn, Nannie to Milton Aborn. Beck st, No 58, e s, 425 n 156th st, 25x100. Prior mort \$6,500. July 22, 1908. July 23, 1908. due, &c, as in bond. 10:2707. 6,620
- Aaron, Sadie to Abe G Michaels. Hoe av, e s, 75 s 172d st, 25x100. Building loan. Prior mort \$——. July 15, due Apr 15, 1909, 6%. July 18, 1908. 11:2988. 12,000
- Betz, Frances to Matilda Betz. 145th st, No 455, n s, 346 w Brook av, 12.6x99.11. July 1, due July 7, 1911, 5%. July 22, 1908. 9:2290. 2,000
- Betz, Frances to Bernard French. 145th st, No 453, n s, 358.6 w Brook av, 12.6x99.11. July 1, due July 1, 1910, 6%. July 22, 1908. 9:2290. 2,500
- Betz, Frances to Jacob Danzig. 145th st, No 453, n s, 358 w Brook av, 12.6x99.11. Prior mort \$2,500. July 9, due July 9, 1910, 5½%. July 22, 1908. 9:2290. 1,000
- Broderick, Mary E to Wm P Petty. Pelham av, s s, 13 e Lorillard st or pl, runs s 101.11 x e 31 x n 102 x w 31 to beginning. Sub to 2 mortg for \$3,100 and \$1,000. July 21, 1908, due July 21, 1909, 6%. July 22, 1908. 11:3067. 1,000
- Brown, Isaac to Abraham Martens and ano. 167th st, n s, 100 w Prospect av, 120x125. July 22, 1908, due May 1, 1909, 6%. July 23, 1908. 10:2680. 5,000
- Buffington, Harry B to Therina T Barnard. Bryant av, No 1542, e s, 225 s 173d st, 25x100. June 1, 1 year, 6%. July 18, 1908. 11:3001. 500
- *Byrnes, Louis M and Abbie J Pell to Hiland G Batcheller. Main st, w s, adj land now or formerly John M Bell, runs w 167.6 x n 28 x e 167.6 to st x s 28 to beginning, City Island, except part for st. Prior mort \$1,700. July 10, 1 year, 6%. July 18, 1908. 11:3000
- Bigley, Cath as extrx Isabella Urban with Mary Fischer. Crotona av, s e s, 125.2 s w 182d st, 25.3x92.11x25.2x90.7. Extension mort. Apr 29. July 17, 1908. 11:3098. nom
- Bishop, Caroline C with Felix Krupp. Grand av, No 2239. Extension agreement at 5%. June 28. July 17, 1908. 11:3208. nom
- Bedford Park Construction Co to Salvatore M de Pasquale. Villa av, e s, 601.8 n 200th st, 50x79.10x50x82.4. Certificate as to mort for \$18,000. Feb 5. July 17, 1908. 12:3310. —
- *Brush, Jeremiah P to Jacob Marx. Bronxwood av, s e cor 225th st, 125x55.3x134.2x6.6. P M. Prior mort \$1,855. July 9, due Jan 10, 1910, 6%. July 17, 1908. 450
- *Ball, Max to Emil N Sorgenfrei. Baisley av, s s, 100 e Eastern Boulevard, 50x100. P M. Prior mort \$750. July 16, 1 year, 6%. July 21, 1908. 275
- Berndt, Chas W and Augustine M, joint tenants, to Bridget Fahrenwald. Clay av, No 1343, w s, 530.9 n 169th st, 16.8x80.2x16.8x 80.4. P M. Prior mort \$2,000. July 20, installs, 6%. July 21, 1908. 11:2782. 2,300
- Cohen, Lucia M S to Montgomery Maze. Fox st, late Barretto st, n e cor 167th st, 79.11x57.10x54.7x82.2. May 29, due, &c, as per bond. July 21, 1908. 10:2718. 10,000
- *Casey, Bessie McG wife of John to Chas F Brinck. 223d st, n s, 130 e Barnes av, 25x114, Wakefield. July 21, 1908, 5 years, 5½%. 4,000
- *Coleman, Mary E admrx Lawrence F Coleman with East Borough Impt Co. Plot begins 690 e White Plains road at point 950 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. Agreement as to payment of mortgage for 3,350 at 5%. July 20. July 21, 1908. nom
- *Cramond, Elizabeth et al infants by Daniel S Decker guardian and Jeanette S Hyde children of and Elizabeth Cramond widow of John Cramond to Mary Eagan. Bronx Boulevard, e s, lot 1216 map Wakefield, 62.7x174; Bronx Boulevard, w s, part lot 1215 same map, begins at line bet lots 1215 and 1216, 2.5x—x2.6x193. All title. July 15, 3 years, 6%. July 22, 1908. 2,400
- Carozza, Giuseppe to Francis Trainor. Cambreling av, w s, 225 n 188th st, late Bayard st, 25x87.6. P M. July 21, 3 years, 5½%. July 22, 1908. 11:3075. 1,000
- Coffey, Emma M to Charles Rilling and ano. Webster av, No 1510, e s, 47.1 n 171st st, runs s e 97.11 x n e 25 x n w 99.3 x s 25 to beginning. July 22, 1908, due Nov 1, 1908, 6%. 11:2896. 500
- *Cohen, Jacob to Cyrus Hitchcock, of East Orange, N J. 172d st, e s, 275 n Gleason av, 25x100. July 20, 1908, due Dec 1, 1911, 5½%. July 23, 1908. 4,000
- *Cohen, Jacob to Herbert S Ogden. 172d st, e s, 225 n Gleason av, 25x100. July 20, 1908, due Dec 1, 1911, 5½%. July 23, 1908. 4,000
- *Cohen, Jacob to Belle D Burr, of Cranford, N J. 172d st, e s, 250 n Gleason av, 25x100. July 15, 1908, due July 15, 1911, 5½%. July 23, 1908. 4,000
- *Coble, Raymond W to Susie Norman. Silver st, n s, 25 w Roselle st, 25x98.11x25x97.1. July 16, due July 1, 1911, 6%. July 17, 1908. 4,500
- Cohen, Sarah to J J Karbry O'Kennedy. 134th st, No 539, n s, 200 w St Anns av, 25x100. P M. June 1, due &c as per bond. July 18, 1908. 9:2262. 1,000

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.



- Columbus, Bernhard to Geo F Martens. 161st st, No 880 (Clifton st), s s, 95 e Trinity av, 37x100. July 15, 5 years, 5½%. July 17, 1908. 10:2637. 8,500
- Colgate, Annie A, of Bedford, N Y, with Chas A Vogt. Clay av, No 1047, w s, 125 n 165th st, 25x100. Extension mort at 5%. Apr 25, July 18, 1908. 9:2428. nom
- Considine, Kate F to Ellen Drury. Wales av, e s, 25 n 149th st, 50x105, except part for av. July 16, due, &c, as per bond. July 17, 1908. 10:2653. 2,000
- Cone, Margt E to Phebe and Mary G Rauch. Marion av, w s, 223.11 s Kingsbridge road, 25x81.1x25x81.11. July 1, 3 years, 5½%. July 20, 1908. 11:3026. 2,000
- Dodge, Fannie A with Isaac Rotman. Webster av, e s, 220 s 183d st, 48x90. Extension agreement at increased interest from 5% to 5½%. May 22. July 20, 1908. 11:3030. nom
- Dehm, Louis J to Henry Volk. 170th st, n s, 116.10 w Bristow st, 16.8x51.11x18.3x59.4. July 17, 5 years, 5½%. July 18, 1908. 11:2963. 2,500
- Dowd, Michl J to Delaware & Hudson Realty & Impt Co. Grand Boulevard and Concourse, w s, 175 n 192d st, 75x110.3x75x109.5. P M. July 16, 3 years, 5½%. July 17, 1908. 11:3168. 4,000
- Daly, Wm A to Eliz A Hays. 159th st, No 310, s s, 200 w Courtlandt av, 50x100, except part for st. P M. July 21, 3 years, 5½%. July 22, 1908. 9:2418. 5,000
- Elsea, Wm W with Joseph B Smith. Beck st, No 762. Extension agreement at 5%. June 29. July 23, 1908. 10:2707. nom
- Eller, Alma J E to Oscar Scherer. Marion av, w s, 273.4 n 189th st, 25x81.1x25x80.4. July 6, 5 years, 5%. July 18, 1908. 11:3026. 4,500
- Ernst, Louis to Benj F Jackson. 162d st, No 328, s w s, 165 s e Cortlandt av, 25x100. July 15, 3 years, 5½%. July 20, 1908. 9:2408. 7,500
- *Eustace, Mary to Clara F Hauser. Barkley av, s s, 25 e Dean st, 25x100. July 1, 3 years, 5½%. July 20, 1908. 3,000
- Fortmann, Anna M admrx Fredk Fortmann with Florence G Herrmann and ano. 149th st, n s, 350 w Courtlandt av, 50x100. Extension agreement. July 14. July 20, 1908. 9:2331. nom
- *Feely, Rose A to Frank H Stott. Pell pl, e s, 91.4 n De Milt av, 33.4x100. Prior mort \$2,500. July 17, 1908, 1 year, 6%. 1,000
- Fusco, Giuseppe to Benigno S Suarez exr Benita C de S Suarez. 151st st, n s, 100 w Morris av, 50x118.1x50x117.11. July 16, 3 years, 5½%. July 17, 1908. 9:2441. 32,000
- Fell, Mary A wife John to SEAMENS BANK FOR SAVINGS in City N Y. Belmont av, w s, 200.5 s Tremont av, 200x163.5 to e s Arthur av x201.8x189. July 17, 3 years, 6%. July 18, 1908. 11:2947. 40,000
- Fomund, Samuel to Mathias Goeren. Jackson av, No 770, e s, 305 n 156th st, 25x87.6. July 22, 3 years, 5%. July 23, 1908. 10:2646. 5,000
- Freund, Emanuel to Francis Speir and ano as trustees under trust agreement. 180th st, s s, 116 e Park av, runs s 135.10 x e 25 x n 25 x e 45 x n 25 x e 2 x n 85.10 to st x w 72 to beginning. Prior mort \$8,000. July 14, 1908, due July 31, 1912, 5%. July 22, 1908. 11:3036. 1,000
- *Geller, Samuel and Lizzie his wife to Robert Adelman. Westchester av, s e cor Commonwealth av, runs s 96.7 x e 25 x n 101.4 x w 25 to beginning. July 18, due July 20, 1910, 6%. July 22, 1908. 2,000
- Glynn, Margt E to Joseph C Stevens. Briggs av, No 2855, w s, 177.4 n 198th st, 25x100. July 2, 4 years, 5%. July 18, 1908. 12:3302. 4,500
- Guggolz, William to Excelsior Mortgage Co. Creston av, e s, 282.11 n 196th st, 75x91.10x75.3x98.7. Building loan. July 17, 1908, due Jan 17, 1909, 6%. 12:3315. 10,500
- Geiszler, Martin to Mary T Grace. Grand Boulevard and Concourse, n e cor 199th st, 125.1x93.11x125x96.11. July 13, due &c as per bond. July 17, 1908. 12:3320. 20,000
- *Georgen, John and Fred O Knap to Henrietta Beck. Lots 10 and 11 block 3 map Section 1 Bathgate estate. July 1, due, &c, as per bond. July 17, 1908. 1,250
- Guy Co-operative Co to Antonio Galante. Belmont av, w s, 145 n 188th st, 50x87.6. Prior mort \$20,000. July 16, installs, \$65 monthly. —. July 23, 1908. 11:3076. Notes 900
- Gambier-Bonsfield, Robt W to Fordham Realty Co. Heath av, e s, 470.3 s Kingsbridge road, 25x114.10x25.4x110.9. P M. Prior mort \$4,000. July 22, installs, 6%. July 23, 1908. 11:3240. 3,000
- *Garvey, James to Mary H Whitney and ano exrs James F Whitney. 173d st, e s, 300 n Gleason av, 25x100. July 21, 1908. Dec 1, 1911, 5%. 3,500
- Hirsch, Julia J to Margaret Knox. Fox st, No 560, s s, 278.11 e Prospect av, 40x109; Fox st, Nos 568 and 572, s s, 358.11 e Prospect av, 80x109; Fox st, No 580, s s, 478.11 e Prospect av, 40x109. P M. Prior mort \$—. July 2, demand, 6%. July 21, 1908. 10:2683. 10,000
- Hirsch, Julia J to Margt Knox. Fox st, No 572, s s, 358.11 e Prospect av, 80x109, prior mort \$—; Fox st, No 580, s s, 478.11 e Prospect av, 40x109. Prior mort \$24,000. July 2, due July 1, 1910, 6%. July 21, 1908. 10:2683. 12,500
- Hirsch, Julia J to Rebecca K Porter. Fox st, s s, 278.11 e Prospect av, 40x109. Prior mort \$24,000. July 2, demand, 6%. July 21, 1908. 10:2683. 2,000
- Hirsch, Julia J and Robert A Shaw with Rebecca K Porter. Fox st, s s, 278.8 e Prospect av, 40x109. Subordination agreement. July 2. July 21, 1908. 10:2683. nom
- Hauck, Charles to Helen Mayer. Westchester av, No 756, e s, 44.5 s 156th st, runs s 25.2 x e 86.6 x n e 13.9 to w s Tinton av, late Beach av, No 731, x n 29.11 x s w 6.10 x w 65.8 to beginning. Prior mort \$22,000. July 17, demand, 6%. July 21, 1908. 10:2654. 1,000
- Hauck, Charles and Mary his wife, joint tenants, to William Rankin. Westchester av, No 756, e s, 44.5 s 156th st, runs s on a bend, 25.2 x e 86.6 x n e 13.9 to w s Tinton av, late Beach av, No 731, x n 29.11 x s w 6.10 x w 65.8 to beginning. July 17, due, &c, as per bond. July 21, 1908. 10:2654. 16,000
- Hauck, Charles, Milton and Josh W Mayer and with William Rankin. Westchester av, No 756 and No 731 Tinton av. Subordination agreement. July 17. July 21, 1908. 10:2654. nom
- Hechman, or Heckman, Cath and Eliz to Fredk C Scheele. 154th st, No 334, s s, 150 w Courtlandt av, 25x100. July 17, 3 years, 6%. July 18, 1908. 9:2413. 2,000
- Hayes, Dennis to Germano Fioravanti. 184th st, n s, 90 w Grand av, 16x100. P M. July 17, 1908, due Aug 10, 1909, 5%. 11:3212. 2,000
- Hogue, Margaret to Tremont Building & Loan Assoc. 180th st, late Talmadge st, n s, 133.4 e Park av, 16.8x125, except part for 180th st. July 16, installs, 6%. July 17, 1908. 11:3037. 1,500
- Haywood, Frances T with Mary Ambrose. 182d st, n e s, 57 w Hughes av, runs n 83.11 x e 31.6 x s 91 to n s Hughes av, x w 14.2 to 182d st, x n w 18.5 to beginning. Extension agreement, &c. July 22, 1908. 11:3091. nom
- Hoskins, David J to Julia Platz. Southern Boulevard, w s, 262.6 n 187th st, runs n 18.9 x w 89.8 x s 18.6 x e 92.6 to beginning. Prior mort \$2,600. July 22, 1908, due July 22, 1910, 6%. July 23, 1908. 11:3115. 600
- Hecht, Ferdinand to Cora Wertheim guardian. Intervale av, w s, 141 n Freeman st, 75x100. Prior mort \$8,500. April 20, 1908, demand, 6%. July 23, 1908. 11:2965. 1,500
- Illmensee, Caroline A to LAWYERS TITLE INS AND TRUST CO. Clay av, w s, — n 173d st, and being north 30 ft of lot 99 map Mt Hope, 30x100. July 21, 1908, 5 years, 5½%. 11:2790. 4,000
- Johnson, Walter S to Jacob Marx. Brook av, No 998, e s, 233.6 s 165th st, late 3d st, 26.6x120.4x25x129.2. P M. July 20, 2 years, 6%. July 21, 1908. 9:2386. 3,000
- Jaffe, Barnet to Ignatz Pick. Brook av, No 1514, e s, 100 n 171st st, 25x100.11. July 22, 1908, due July 20, 1910, 6%. 11:2895. 1,000
- Janpole & Werner Construction Co to TITLE GUARANTEE AND TRUS TCO. Grand av, n w cor 183d or Hampden st, 100x100. July 22, demand, 6%. July 23, 1908. 11:3209. 35,000
- Same to same. Same property. Certificate as to above mort. July 22. July 23, 1908. 11:3209. —
- Jameson, Mary C to Leon J Hyams. Bathgate av, e s, 49 n 176th st, 23x70.7x23x70.7. July 17, 2 years, 6%. July 18, 1908. 11:2924. 500
- Kind, Jennie to May Bay. Concord av, No 355, s w cor 142d st, 20x100. P M. Prior mort \$5,000. July 17, 3 years, 6%. July 20, 1908. 10:2573. 500
- Kelly, John to Margaret Callaghan. Union av, w s, 188.10 n 168th st, 20x132.7. July 17, 3 years, 5½%. July 20, 1908. 10:2673. 6,500
- Kohn, Leopold to Marcus Kohn. 210th st, c l, 80 e c l Kossuth pl, 25x130. July 10, 2 years, 5%. July 21, 1908. 12:3327. 650
- Kreuter, Thos D with Eugene F Smith. Anthony av, No 1999. Extension agreement. June 13. July 21, 1908. 11:2812. nom
- *Kessler, Fredk with Cyrus Hitchcock. Green lane, w s, 200 n Lyon av, 25x100. Subordination agreement. July 15. July 17, 1908. nom
- Krabo, Marie with Mary Ambrose. 182d st, n e s, 57 w Hughes av, runs n 83.11 x e 31.6 x s 91 to n s Hughes av, x w 14.2 to 182d st, x n w 18.5 to beginning. Priority and extension agreement, &c. July 18. July 22, 1908. 11:3071 or 3091. nom
- Krabo, Marie and John M Susser with LAWYERS TITLE INS AND TRUST CO. Hughes av, No 2243, n w cor Hughes av, —. Subordination agreement. July 22. July 23, 1908. 11:3071. nom
- Krabo, Marie to LAWYERS TITLE INS AND TRUST CO. Hughes av, w s, 363 s 183d st, runs 25.6 x n 91 x n e 42.7 x n 61.3 to beginning. July 22, 1908, due July 22, 1911, 5½%. July 23, 1908. 11:3071. 18,000
- *Lochelt, Rudolph to Henry Hansen, of Jersey City, N J. 227th st, late 13th av, n s, 105 w 6th av, 25x114, Wakefield. July 1, 3 years, 5%. July 23, 1908. 500
- Lyons, Margt with Mary Ambrose. 182d st, n e s, 57 w Hughes av, runs n 83.11 x e 31.6 x s 91 to n s Hughes av, x w 14.2 to 182d st, x n w 18.5 to beginning. Priority and extension agreement, &c. July 18. July 22, 1908. 11:3091 or 3071. nom
- LAWYERS TITLE INS AND TRUST CO with Albert E Maves. Anthony av, e s, 25.1 s 180th st, 25.1x97.4x25x94.3. Extension agreement at interest increased from 5½ to 6%. July 16. July 22, 1908. 11:3149 and 3146. nom
- Lawyers Mortgage Co with Louis Fleischman and ano. 183d st, n s, at e l blk bet Beaumont and Cambreleng avs, runs n 80 x e 25 x s 80 to st, x w 25 to beginning. Extension agreement at increased interest from 5% to 6%. June 27, 1908. July 22, 1908. 11:3089. nom
- Linowitz, Harris to LAWYERS TITLE INS & TRUST CO. 136th st, No 309, n s, 150 w Alexander av, 25x100. July 6, 3 years, 5½% until July 6, 1909, and 6% thereafter. July 18, 1908. 9:2312. 8,000
- Same to Christine Bladel. Same property. Prior mort \$8,000. July 9, 2 years, 6%. July 18, 1908. 9:2312. 1,500
- Levinson, Leo to Milton Realty Co. Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 25 x w 85 to av x s 50 to beginning. P M. Prior mort \$8,000. July 16, due &c as per bond. July 17, 1908. 10:2655. 1,000
- Meehan Construction Co to Francis Schlosser. Tiffany st, No 933, w s, 135 s Dongan st, 35x105. July 20, 1908, 3 years, 5%. 10:2711. 16,000
- Same to same. Same property. Certificate as to consent to above mort. July 16. July 20, 1908. 10:2711. —
- Meehan Construction Co to Emma Hassey. Tiffany st, No 929, w s, 170 s Dongan st, 35x105. July 20, 1908, 3 years, 5%. 10:2711. 16,000
- Same to same. Same property. Certificate as to consent to above mort. July 16. July 20, 1908. 10:2711. —
- Marowske, Wm F, Louis and Michael Marowske and Ida H Brencher to TITLE GUARANTEE AND TRUST CO. Condova pl, w s, 198.4 n St Georges Crescent, 25x100. All title, except part taken for Grand Boulevard and Concourse. July 13, due, &c, as per bond. July 21, 1908. 12:3311. 1,500
- Moritz, Herman H, of Mt Vernon, N Y, to Ida J Ray of Branford, Conn. Aqueduct av, e s, 262.6 s 183d st, runs e 102.3 to w s McCombs Dam road, x s 37.6 x w 102.6 to av, x n 37.6 to beginning. P M. July 14, due July 1, 1911, 5%. July 21, 1908. 11:3211. 8,000
- Meyer, Walter B to Elizabeth Maves. Anthony av, No 2078, on map No 2074, e s, 25.11 s 180th st, 25.10x97.4x25x94.3. July 20, due, &c, as per bond. July 21, 1908. 11:3156. 1,000

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- Morrison, Margt A to Van Loan Whitehead and ano exrs Caroline H Sperry. Waterloo pl, e s, 175 s 176th st, late Woodruff av, 25x65. July 13, 1 year, 6%. July 17, 1908. 11:2958. 4,000
- McGowan, William to Wahlig & Sonsin Co. Longfellow av, No 1409, w s, 25 n Freman st, 37.6x100. P M. Prior mort \$— July 17, 3 years, 6%. July 18, 1908. 11:2999. 4,500
- Same to same. Longfellow av, No 1411, w s, 100 n Freeman st, 37.6x100. P M. Prior mort \$— July 17, 3 years, 6%. July 18, 1908. 11:2999. 4,500
- *Marendino, Concettina to William Balsler. Lot 2 block 6 map Sec A of Edenwald, 25x100. July 21, due Mar 9, 1911, 6%. July 23, 1908. 1,000
- Mendel, Leon S and ano exrs Jacob Elias deed with Ferdinand Hecht. Prospect av, w s, 125 n 152d st, 50x95. Extension agreement at 5%. Jan 13, 1908. July 22, 1908. 10:2675. nom
- Martens, Abraham and Theodore Thompson of Brooklyn to Stephen W Collins of Harrison, N Y. 152d st, n s, 100 w Wales av, 25 x100.10x28.9x86.7. P M. July 22, due May 1, 1909, 6%. July 23, 1908. 10:2644. 1,500
- *Mortensen, George to Jennie B Prey. Hickory st, w s, part lot 73 map Bronxwood Park, No 1038, runs w 85.11 n 40 x e — x s — to beginning; part lot 74 n through lot 74 from e to w boundary lines parallel with n boundary line 10 s therefrom. July 21, 1908, due and int per bond. July 23, 1908. 1,000
- Martens, Abraham of Brooklyn et al to Stephen W Collins. Brook av, s w cor St Pauls pl, runs w 80.1 x s 32 x e 80 x n 36.8 to beginning. July 22, 1908, due May 1, 1909, 6%. July 23, 1908. 11:2896. 1,000
- Nevelson-Goldberg Realty Co to Samuel Miller, of Philadelphia, Pa. 3d av, Nos 4001 and 4003, w s, abt 205 s 174th st, 50x128.6x50x 130.6, with strip 0.6 bet old w s Fordham av and present 3d av. Prior mort \$— July 21, 1 year, 6%. July 22, 1908. 11:2921. 3,500
- Same to same. Certificate as to above mort. July 21. July 22, 1908. 11:2921.
- Same to same. Consent to above mort. July 21. July 22, 1908. 11:2921.
- Noble & Gauss Construction Co to Henry Siebert. 179th st, s s, 50 e Park av, 66x83. July 1, 3 years, 5½%. July 18, 1908. 11:3035. 12,000
- Same to same. Same property. Certificate as to above mort. July 18, 1908. 11:3035.
- *Nathan, Marcus with Margt Elgar et al exrs and trustees. James W Elgar. Madison st, w s, 125 s Columbus av, 25x100, Van Nest. Extension agreement at interest increased from 5½% to 6%. July 14. July 20, 1908. nom
- Noble & Gauss Construction Co, a corpn to Charles Riley. Park av, s e cor 179th st, 125x116. Prior mort \$12,000. July 20, 1 year, 6%. July 21, 1908. 11:3035. 12,000
- Same to same. Same property. Consent to above mort. July 17. July 21, 1908. 11:3035.
- Same to same. Same property. Certificate as to above. July 17. July 21, 1908. 11:3035.
- One Hundred Forty-Ninth Street Realty Co to Herman Rosenberg. Brook av, n e cor 149th st, 35x100. July 16, 3 years, 5½%. July 20, 1908. 9:2276. 45,000
- O'Leary Realty & Construction Co to Edw H Bailey. Crotona av, e s, 110 s 187th st, 20x100. July 16, due Aug 1, 1911, 6%. July 17, 1908. 11:3102. 7,000
- Same to same. Same property. Certificate as to above mort. July 16. July 17, 1908. 11:3102.
- Same to Henry L Calman trustee of Gustave Calman. Crotona av, e s, 130 s 187th st, 20x100. July 16, 5 years, 5½%. July 17, 1908. 11:3102. 7,000
- Same to same. Same property. Certificate as to above mort. July 16. July 17, 1908. 11:3102.
- Same to Emil Heuel and ano trustees for Adele Heuel will Frank Heuel. Crotona av, e s, 150 s 187th st, 20x100. July 16, 3 yrs, 5½%. July 17, 1908. 11:3102. 7,000
- Same to same. Same property. Certificate as to above mort. July 16. July 17, 1908. 11:3102.
- O'Gorman, Wm J to Eliza Golden. 138th st, No 421 (675), n s, 183.9 e Willis av, 16.3x100; 139th st, No 410 (662), s s, 86.3 e Willis av, 16.3x100; 139th st, No 433 (691), n s, 350 e Willis av, 16.8x 100; 139th st, No 437 (695), s s, 383.4 e Willis av, 16.8x100; 139th st, No 495 (753), n s, 866.8 e Willis av, 16.8x100; 140th st, No 415 (669), n s, 174.6 e Willis av, 17.9x100; 140th st, No 426 (682), s s, 266.8 e Willis av, 16.8x100; 140th st, No 428 (684), s s, 283.4 e Willis av, 16.8x100; 141st st, No 435 (695), n s, 362.6 e Willis av, 18.9x100; 141st st, No 437 (695), n s, 381.3 e Willis av, 18.9x100; 142d st, No 410 (666), s s, 125 e Willis av, 16.8x100; 142d st, No 434 (690), s s, 320 e Willis av, 15x 100; 142d st, No 450 (706), s s, 450 e Willis av, 16.8x100. Prior mort \$— July 3, 1 year, 6%. July 22, 1908. 9:2283-2284-2285-2286. 2,000
- Pauzera, Antonio and Catherina his wife to Thomas McMahon and ano. Crescent av, n w s, 11.9 s from w s Hughes av, runs w 80 x s 25 x e 59.7 x n e 32.4 to beginning. July 14, due July 14, 1911, 6%. July 22, 1908. 11:3073. 2,000
- Pressner, Lucy wife Frank to Warren B Sammis. Prospect av, e s, 41.3 n 182d st, runs n 66.7 x e 24.11 x s 61.9 to beginning. July 21, 3 years, 6%. July 22, 1908. 11:3112 and 3099. 2,000
- Piering, Wm A son and devisee Antonia Piering to Emma W Wingate. 145th st, n s, 325 e Willis av, 50x100. July 17, 1 year, 5%. July 18, 1908. 9:2290. 650
- Rittel, Frieda to TITLE GUARANTEE & TRUST CO. Cambreleng av, No 2327, n w s, — n 183d st, and adj lot 58 map Belmont Village, 25x100. July 21, due and interest as in bond. July 22, 1908. 11:3088. 2,750
- *Robillard, Norbert to Cyrus Hitchcock. Green lane, w s, 200 n Lyon av, 25x100. July 15, 3 years, 5½%. July 17, 1908. 4,000
- *Same to Francis S Phraner exr Mary M Stone. Green lane, w s, 175 n Lyon av, 25x100 July 15, due Dec 1, 1911, 5½%. July 17, 1908. 4,000
- *Regna, Frank to Francesca R Formica. Jackson st, e s, 530 n Railroad av, 25x108, Unionport. July 16, due July 1, 1911, 6%. July 17, 1908. 1,000
- Riley, Thos F and John Loughney to Lois H Lyman. Hull av, e s, 275 s 209th st, 4 lots, each 18.9x100. 4 mort, each \$4,000. July 17, 3 years, 5½%. July 18, 1908. 12:3351. 16,000
- Riegelman, Augusta widow to Louisa Mander. Trinity av, s w cor 161st st, 100x50. July 16, due Sept 1, 1913, 5%. July 17, 1908. 10:2630. 10,000
- Roth, Frederick to TITLE GUARANTEE AND TRUST CO. Webster av, Nos 2028 and 2030, e s, 100 n 179th st, 50x100. July 21, 1908, due, &c, as per bond. 11:3029. 30,000
- Roth, Friedrich to Henry Siebert, Jr. Webster av, e s, 100 n 179th st, 50x100. July 20, 3 years, 6%. July 21, 1908. 11:3029. 10,000
- *Ringelstein, Charles to George Hauser. Hunt av, e s, 297 s Bronxdale av, 25x100. Prior mort \$3,000. July 15, 1 year, 6%. July 20, 1908. 1,000
- Same to same. Hunt av, e s, 272 s Bronxdale av. Prior mort \$3,000. July 15, 1 year, 6%. July 20, 1908. 1,000
- Saunders, Arthur W to TITLE INS CO of N Y. Southern Boulevard, s e cor 141st st, abt 120x135.3x92.4x76.3. P M. July 15, 3 years, 6%. July 20, 1908. 10:2595. 7,250
- Same to same. Cypress av, s e cor 140th st, 101x95. P M. July 15, 3 years, 6%. July 20, 1908. 7,500
- Saunders, Arthur W to TITLE INS CO of N Y. Cypress av, n e cor 139th st, 101x95. P M. July 15, 3 years, 6%. July 20, 1908. 10:2568. 8,000
- Sternschuss, Harry J and ano to Henry Block. 183d st, n s, 184 w Grand av, 17x100. Prior mort \$3,000. July 17, due July 20, 1911, 6%. July 22, 1908. 11:3209. 1,000
- Sandrock Realty Co to Harry B Chambers, of Hasbrouck Heights, N J. Burnside av, n e cor Grand Boulevard and Concourse, 102.2 x261.9x104.5x207.1. P M. July 20, 5 years, 6%. July 22, 1908. 11:3161. 15,000
- Same to same. Grand Boulevard and Concourse, s e cor Burnside av, runs s 88.9 x e 160.9 to Burnside av x n w 155.7 to beginning. P M. July 20, 5 years, 6%. July 22, 1908. 11:2813. 5,000
- *Schmitt, George M to Charles P Hallock. 236th st, s w cor Byron st, 25x100, being lot 6 block 8 map Whitehall Realty Co; 236th st, w s, lots 13, 14 and 15 block 8 same map, 75x100; Olinville av, s e cor 235th st, 26.4x100, being lot 1 block 12 same map. July 22, 1908, 3 years, 6%. 3,000
- Seidman, William and ano to Joseph Rosenzweig. Belmont av, n w cor 179th st, runs n e 81.7 x w 11.9 x s 80.9 x e 1.8 to beginning; Hughes av, n e cor 179th st, runs n e 66.5 x s e 95 x s w 80.9 x n w 96 to beginning. Jan 21, due int as in bond. Prior mort \$6,500. July 22, 1908. 11:3080. 3,500
- Studley, Franklyn J to Frank A Becker and ano. Vyse av (Chestnut st), No 1887, w s, 72.3 n Boston road, 58.8x145.3x49x147.2. July 17, due July 17, 1910, 6%. July 22, 1908. 11:2992. 1,600
- Sullivan, Nellie A to Ebling Brewing Co. Webster av, s w cor 198th st, 28.7x93.10x45.2x91.11. May 27, demand, 6%. July 17, 1908. 12:3278. 1,500
- *Schnepp, Chas S to Otis K Dimock. Westchester av, s s, 50 e 173d st, 25x100.3x25x—. July 10, due Aug 1, 1909, 6%. July 17, 1908. 7,000
- Siegel, Yetta to Wolf Kutisker and ano. 136th st, No 615 (879), n s, 750 w Home av, 25x100. Prior mort \$17,500. July 23, 1908, due and int as per bond. 10:2549. 2,500
- Speth, Thekla M to Edna A Patton. Teller av, No 1332, s e s, 274.1 n e 169th st, 25x82.3x25x82.5. P M. July 2, due June 29, 1909, 6%. July 21, 1908. 11:2782. 1,000
- Saunders, Arthur W to TITLE INS CO of N Y. Robbins av, n e cor 140th st, 125x100.10. P M. July 15, 3 years, 6%. July 21, 1908. 10:2570. 15,000
- Same to same. 139th st, n s, 95 e Cypress av, 75x100.10. P M. July 15, 3 years, 6%. July 21, 1908. 10:2568. 5,000
- Trustees of the Elberon Memorial Presbyterian Church of Elberon, N J, by Ewen McIntyre and ano trustees with John W and Valerie Chittenden. 136th st, No 688 East. Extension agreement at 5%. April 27. July 21, 1908. 9:2280. nom
- Tincatella, Matteo to John J Brady. Arthur av, w s, 152.7 n 187th st, 25x113.1x25x113.3, except part for av. July 9, due Oct 30, 1909, 5%. July 21, 1908. 11:3066. 425
- Tierney, Emma F or Emma wife of Edward Tierney to Bronx Security and Brokerage Co. Willis av, s w cor 141st st, 16.8x81. ¾ part of all title and ¼ part. July 17, due Aug 17, 1909, 6%. July 20, 1908. 9:2303. 2,000
- *Uebel, Margt J to Mary Luikert of Eastchester, N Y. Morgan av, s s, being lots 86 to 90 map Throggs Neck. July 10, 1 year, 6%. July 21, 1908. 1,200
- Vought, Nathan F to Margt Leeming. Sedgwick av, w s, at n e cor lot 7 map Wm O Giles, runs w 109 x s 39.9 x e 110.5 x n along av, 50 to beginning, being n ½ of lot 7 on said map. July 8, 1 year, 5%. July 21, 1908. 12:3255. 5,000
- Willis, Sarah H with Annie L Wilcox. 136th st, s s, 100 w 3d av, 25x100. Agreement to pay \$1,675 at 5% to party 2d part on account of loss by sale of 1st parcel above, said amount to be paid out of proceeds of sale of No 189 Audubon av. June 8. July 21, 1908. 9:2320. nom
- *Wetzel, Charles to Pauline Waltersheid, of New Rochelle, N Y. Plot begins at south corner land Nathan Hart and runs s e along road from Causeway to Fort Schuyler, 30 x e 41.7 to an old lane, x n 31.5 x s w 54 to beginning. July 2, due, &c, as per bond. July 21, 1908. 3,000
- *Wetzel, Charles to John M Woolsey, of Pleasantville, N Y. Plot begins at the southernmost corner land now or late belonging to Nathan Hart, runs s e along public road leading from the Causeway to Fort Schuyler and in a straight line 92.6 x e 15 x n along an old lane about 104 to the s e boundary of land said Nathan Hart, x s w 50 to beginning. Prior mort \$3,000. July 18, due, &c, as per bond. July 21, 1908. 2,000
- Weiss, Robt F, of Amityville, L I, to Charlotte Wolff. Union av, No 1007, w s, 80 s 165th st, 20x75. P M. July 16, due, &c, as per bond. July 20, 1908. 10:2669. 1,000
- Wentz, Theo with Wahlig & Sonsin Co. Longfellow av, w s, 25 n Freeman st, 75x100. Extension mort. July 17. July 18, 1908. 11:2999. nom
- Windeler, Sophie to William Dohrmann. St Anns av, No 335, w s, 175 s 142d st, runs w 101.5 x s 25 x e 100.10 x n 25 to beginning. July 21, due July 1, 1911, 5%. July 22, 1908. 9:2268. 15,000
- Wolff, Charlotte to Emma Greiner. Union av, No 1007, w s, 80 s 165th st, 20x75. P M. Prior mort \$5,000. July 16, due &c as per bond. July 17, 1908. 10:2669. 4,013

KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12 1/2 per cent. more covering capacity than any other similar material.

J. B. KING & CO., No. 1 Broadway, New York

For Plastering Walls and Ceilings

JUDGMENTS IN FORECLOSURE SUITS.

July 16.

97th st, n s, 175 w 2d av, 25x100.11. Jonas Weil agt Henry J Brodsky et al; Malcolm Sundheimer, att'y; Arthur Hurst, ref. (Amt due, \$3,829.26.)

Av A, No 1413. Regina Katz agt Sydney Wallenstein et al; Adolph Freyer, att'y; Arthur D Truax, ref. (Amt due, \$4,403.33.)

Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.11. David H Taylor agt M McCormack Construction Co; Otto A Hack, att'y; Mortimer Fishel, ref. (Amt due, \$22,733.33.)

116th st, s s, 200 w Manhattan av, runs s 100.11 x w 25 x n 75.8 x w 25 x n 25.2 x e 50 to beg. John P Kane Co agt Joseph N Campbell; Shepard & Houghton, att'ys; Ralph H Raphael, ref. (Amt due, \$5,691.43.)

3d av, s e s, 145 n e 19th st, 19.6x70. Florence G Bryant agt Joseph Nordenschild; John V Irwin, att'y; Geo N Boehm, ref. (Amt due, \$7,112.96.)

Parcel beg at a point 375 e Dyckman st and 169 n Vermilyea av, runs s 19 x w 75 x n 157 to Broadway, x e 64 x s e 139.4 x w 12 to beg. Geo J Gould agt Emil Bloch et al; David H Taylor, att'y; Frank Hendrick, ref. (Amt due, \$16,741.65.)

Main st, w s, adj land of Catherine Clinton, 75x123.6. Chas A Peabody agt William Henderson; John S Montgomery, att'y; Wm C Reddy, ref. (Amt due, \$6,067.60.)

July 17.

Walton av, e s, 47 n 183d st, 50x100. Nelson Smith agt Sarah B McAdam; Nelson Smith, att'y; John J Lenehan, ref. (Amt due, \$1,600.25.)

138th st, n s, 295 w 5th av, 75x99.11. Corporate Realty Co agt Hyman B Goldberg; Strauss & Anderson, att'ys; Henry B Hammond, ref. (Amt due, \$45,179.80.)

Vyse av, No 1157. Wm T Park agt Silberberg & Saul, Inc, et al; Abr A Silberberg, att'y; Leopold W Harburger, ref. (Amt due, \$2,257.30.)

July 18.

124th st, No 303 East. Louis H Harris agt Bernard Gordon; Wilmer, Canfield & Stone, att'ys; Louis A Britt, ref. (Amt due, \$1,373.75.)

Vyse av, w s, 75 s 173d st, 25x100. Jacob Warshawsky agt Anna Manasse; Chas A Strauss, att'y; Hal Bell, ref. (Amt due, \$522.90.)

Vyse av, w s, 100 s 173d st, 25x100. Same agt Henry Sommerfeld; same att'y; same ref. (Amt due, \$522.90.)

July 20.

Broome st, No 58. Moses J Berger agt Aaron Giantz; Herman Gottlieb, att'y; Joseph P Morrissey, ref. (Amt due, \$4,449.12.)

Wooster st, Nos 137 and 139. U S Trust Co agt Julius Landauer et al; Stewart & Shearer, att'ys; Frank Hendrick, ref. (Amt due, \$95,625.)

124th st, No 409 East. Sigismund S Goldwater agt David Rutenberg et al; Manheim & Manheim, att'ys; Edward Jacobs, ref. (Amt due, \$6,748.08.)

July 21.

66th st, s s, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n 05 x e 16.8 x n 100 x w 41.8 to beg. Jacob Levy agt David Lentini; Arnstein & Levy, att'ys; Augustine R McMahon, ref. (Amt due, \$18,184.74.)

July 22.

Perry st, Nos 117 and 119. Nathan Kirsh agt Jacob Katz; Paul Gross, att'y; James F C Blackhurst, ref. (Amt due, \$8,982.16.)

Edgecombe av, Nos 169 and 171. Sarah Goldin agt Fernando C Candee, Jr, et al; Jehial M Roeder, att'y; Geo H Engel, ref. (Amt due, \$10,426.66.)

LIS PENDENS.

July 18.

East Broadway, No 234. Division st, No 223. Maurice M Strauss agt Amelia Hellman et al; partition; att'y, N Blank.

July 20.

113th st, No 71 East. Alexander Shaikewitz agt Libby Epstein; specific performance; att'y, L Schafran.

July 21.

27th st, Nos 13 and 15 West. Spalding Horsford Co agt Mathias Rock et al; action to foreclose mechanics' lien; att'ys, Meisel & Bolles.

July 22.

100th st, No 325 West. Sophia R C Furniss et al agt Morris Goldzier et al; action to obtain judgment, &c; att'ys, Lord, Day & Lord.

100th st, No 321 West. Same agt Leah Sonneborn et al; action to obtain judgment, &c; att'ys, Lord, Day & Lord.

St Nicholas av, n w cor 172d st, 94.6x100. Thomas Brown agt Alonzo B Kight et al; action to foreclose mechanics lien; att'y, S M Fischer.

Water st, n s, 136.8 e Market st, 25x59.7. Francis H Doane et al agt G R Shepard Engineering & Construction Co et al; action to declare lien; att'y, C F Thum.

101st st, s s, 100 w West End av, 17x100.11. Margaret Stringer agt Anna T Geyer; action to impress lien; att'y, W C Damron.

John st, No 25. Nassau st, n w s, adj lands of estate of W B Gilley and W G Miller, 26.3x71x23x73.10.

James D Cockcroft et al agt John V Cockcroft et al; action to declare lien; att'y, W Large.

Sedgwick av, n e cor Hampden st, —x—. Louis Goldsticker et al agt David L Phillips et al; partition; att'y, W Goldsticker.

July 23.

Kelly st, e s, 200 n 156th st, 25x100. John J Falihee agt Joseph Corn et al; action to foreclose mechanics lien; att'ys, Reed & Pallister.

St Nicholas av, n w cor 172d st, 94.6x100. Thomas Brown agt Alonzo B Kight et al; action to foreclose mechanics lien; att'y, S M Fischer.

Clinton av, n w cor 181st st, 26.1x99.3. John Bell Co agt Harry Feller et al; action to foreclose mechanics lien; att'y, A Knox.

July 24.

Lexington av, n e cor 30th st, 50x100. Samuel Raines et al agt Michele Benincaza (action to foreclose mechanics lien); att'ys, Cohen & Bros.

Parcel of land beg at a point in the prolongation of the division line bet land hereby conveyed and land of heirs of Samuel D Babcock, distant 27 e c l original location of N Y Central & Hudson River R R, runs n 269x—35 to high water mark of Hudson River x s 272 x w 53 to beg, Bronx.

Bettner's lane, c l at n e cor land of heirs of Samuel D Babcock, runs w 462 to high water mark of Hudson river x n 272 x e 65 x e 210 x e 16 x — 182 to beg. John Kennedy agt Edwin G Outwater et al (action to compel conveyance of 1/2 int); att'y, G B Hayes.

FORECLOSURE SUITS.

July 18.

Washington st, e s, 25 n Jane st, 25x52.10x25x54.7. Elizabeth C Dessecker agt Walter J Dean et al; att'y, G H Hyde.

West End av, s w cor 67th st, 80.5x100; two actions. Equitable Life Assurance Society of the U S agt Ida Margoles et al; att'ys, Alexander & Green.

146th st, s s, 275 w Lenox av, 75x99.11. Harris Schwartz agt Seymour Realty Co et al; att'ys, Manheim & Manheim.

126th st, s s, 320.7 w Amsterdam av, 29.4x99.11. Lawyers Mortgage Co agt Times Realty & Construction Co et al; att'ys, Cary & Robinson.

126th st, s s, 291.3 w Amsterdam av, 29.4x99.11. Same agt Bessie Morris et al; att'ys, Cary & Robinson.

159th st, No 684 East. Broadway Trust Co agt Emma Horenburger et al; att'ys, Bamberger & Lowenthal.

1st av, e s, 50.10 n 109th st, 37.6x95. Julia Ginzbourger agt Simon Lefkowitz et al; att'y, I Hershfield.

West End av, Nos 50 and 52; two actions. Rebecca M Rosenthal agt Lewis Danzig et al; amended; att'y, I Hershfield.

July 20.

Lot 690, map of property of Edward K Willard at Woodlawn Heights, Bronx. Regent Realty Co agt Natalie Gruhn, indiv and admx et al; att'y, S Baker.

Cambrelling av, n w cor 188th st, 50x87.6. Zeltner Brewing Co agt William H Zeltner et al; amended; att'ys, Kenneson, Emley & Rubino.

Webster av, s s, 1,000 n e Woodlawn rd, 50x83.5x irreg. Kingston Securities Co agt Summit Avenue Construction Co et al; att'ys, Gifford, Hobbs & Beard.

Lots 68, 82 and 109, amended map of Bronxwood Park, Bronx. Kingston Securities Co agt Bronxwood Realty Co et al; att'ys, Gifford, Hobbs & Beard.

137th st, s s, 214.5 w Cypress av, 37.6x100. Josephine E Carpenter, trustee agt Highland Construction Co et al; att'ys, W B & G F Chamberlin.

Louise st, or Cruger av, e s, 120 n Morris Park av, 25x100. Louis Jacobi agt Marshal H Watts et al; att'y, D Arthur.

July 21.

Av A, s s, lot 24, map of new village of Jerome, Bronx 25x100. Kingston Securities Co agt Ermino Corti et al; att'ys, Gifford, Hobbs & Beard.

Lots 104, 107 and 108, map of new village of Jerome, Bronx. Kingston Securities Co agt James De Carlo et al; att'ys, Gifford, Hobbs & Beard.

Mapes av, or Johnson av, w s, 118.2 s of 180th st, 66.1x100. Kingston Securities Co agt Giosue Galivani et al; att'ys, Gifford, Hobbs & Beard.

141st st, n s, 100 e 8th av, 50x99.11. Leon Tuchmann agt Samuel Mandel et al; att'ys, Manheim & Manheim.

Fox st, w s, 304.1 s 167th st, 25x100. Title Insurance Co of N Y agt Mary F Grady et al; att'y, A L Wescott.

65th st, No 12 West. Francis C Huntington, trustee, agt Clarence D Baldwin et al; att'y, T N Rhineland.

118th st, n s, 212.6 e Third av, 18.9x100.5. Albert Weiss agt Fannie Hannes et al; att'y, A A Hovell.

82d st, No 432 East. Edward McVickar agt John L Sullivan et al; att'y, L H Rogers, Jr. Barker av and Elizabeth st, s e cor, —x—. Kingston Securities Co agt Richard J O'Hara et al; att'ys, Gifford, Hobbs & Beard.

July 22.

Tracks right, franchises, &c. of the following railway lines: Houston, West st & Pavnonia Ferry or Av C Line; Av C, extension; Cham-

bers st & Grand st Ferry Line; South Ferry Line; Broadway Surface Line; Metropolitan Crosstown Line; Lexington av & Pavnonia Ferry Line; Columbus av & 9th av Line; Fort Lee Ferry extension; Columbus & 9th av connection and extension on 109th st; Metropolitan Street Ry connection and extension on Montgomery st; Houston, West st & Pavnonia Ferry connection and extension on Ridge st and Montgomery st; extension on Pitt and Gouverneur st; extension on West 3d st; extension on Broome, Sullivan and Watts st; extension on South 5th av; extension on Lexington av; extension on West Broadway.

Park av, n e cor 32d st, runs n 197.6 to 33d st, x e 42.5 to Lexington av, x s 148.1 x w 48.4 x s 49.5 x w 376.8 to beg.

Madison av, n w cor 85th st, runs w 220 x n 204.4 to 86th st, x e 220 x s 204.4 to beg.

Lenox av, w s, 100 n 146th st, runs n — to 147th st, x w — to 7th av, x s — to 146th st, x s — x n 100 x e 440 to beg.

Lenox av, n w cor 146th st, 100x440. Dry Dock st, w s, 94.9 s 11th st, 22x84. Front st, Nos 13 to 17.

9th av, e s, 65 n 53d st, runs n 135.10 to 54th st, x e 52.5 x s 165.11 x n w 81.2 x w 82 x w 129.1 x w 51.8 x w 61.5 x w 31.4 to beg.

53d st, n s, 434.11 e 9th av, 25x37.5x25x39.3.

53d st, n s, 275 w 8th av, runs w 65.1 x n 37.5 x 65.1 x s 34.10 to beg.

53d st, n s, 409.11 e 9th av, 25x39.3x25x42.2.

11th av, n w cor 23d st, runs n 98.9 x w 452.7 to 13th av, xs e 101.4 x w 430 to beg, leasehold.

Parcel of land bounded n x c l 96th st, s x e c l 95th st, w x c l 1st av, e x East or Harlem River and land under water in front of.

11th st, n s, 183 e Av C, 50x103.3.

19th st, n s, 233 e Av C, 25x14.9.

10th st, n s, 208 e Av C, 25x94.9.

11th st, s s, 108 e Av C, 75x189.7.

11th st, s s, 233 e Av C, 50x103.3.

11th st, s s, 183 e Av C, 100x94.9.

10th st, No 413 East.

Lexington av, n e cor 4th av, runs n 201.10 to 100th st, x e 405 x s 201.10 to 99th st, x w 405 to beg.

25th st, n s, 107.6 w 3d av, runs w 187.6 x n 197.5 to 26th st, x e 186 x s 98.9 x e 1.6 x s 98.9 to beg.

53d st, n s, 475 w 10th av, 25x48.3x25x44.10.

54th st, s s, 300 e 11th av, 25x156x25.3x152.6. Cherry st, No 505, leasehold.

11th av, n w s, — s w 24th st, 98.9x225, leasehold, and following leaseholds &c to Bleeker st and Fulton Ferry R R Co; Broadway and 7th av R R Co; Central Park, North and East River R R Co; 8th av R R Co.

42d st and Grand St Ferry R R Co; N Y & Harlem R R Co; 9th Av R R Co; 6th Av R R Co; 23d St Ry Co; 3d Av Ry Co; except parts released.

Morton Trust Co agt Metropolitan St Ry Co et al; att'y, B Winthrop.

Clinton av, Nos 1350 and 1352; two actions. Jacob, Jung, Jr, agt Adelbo Realty Co et al; att'ys, A & H Bloch.

Hughes av, n w cor 178th st, 101.4x28. Albro Akin et al exrs agt Hyman Axelroad et al; att'ys, Bowers & Sands.

Ferris av, adj lands of Charlton Ferris and St Joseph's Institute for Deaf Mutes, 246.2x irreg. Albert L Lowenstein agt J Harold McLane et al; att'y, E V Thornall.

144th st, No 509 West. Henry B Kirkland agt Edgar Logan et al; att'y, T W Butts.

East Houston st, No 40. Anna Woerisshoffer agt Samuel Schwarzschild et al; att'ys, Carter, Ledyard & Milburn.

Central Park West, No 293. John A Stewart et al agt Pierre D Dumont et al; att'ys, Philbin, Beekman & Menken.

Cannon st, Nos 54 and 56; two actions. Jacob Klingenstein agt Jacob Jacobowitz et al; att'ys, M S & I S Isaacs.

Av A, s s, lot 9, map of village of Jerome, 25x100. Warren B Sannis agt Societa Cavleri Guiseppe Yossoli et al; att'y, W E Sannis.

Ferris av, w s, adj lands of St Joseph's Institute for Deaf Mutes, 303.4x irreg. Albert L Lowenstein agt Minford Realty Co et al; att'y, E V Thornall.

Jackson st, s w cor Water st, 23.4x114. Sarah C Goodhue agt Louis Hubener et al; att'y, F F De Rham.

July 23.

163d st, No 436 West. Empire City Savings Bank agt Isaac Helfer et al; att'y, C W Dayton, Jr.

Bryant av, w s, 100 s Jennings st, 25x100.

Bryant av, w s, 175 s Jennings st, 25x100.

Bryant av, w s, 225 s Jennings st, 25x100.

Max Hirsch agt Emanuel J Pelikan et al; att'y, A Knox.

6th av, e s, 70.7 n 16th st, 21.5x65. Irving Savings Institution agt Elizabeth R Heyzer et al; att'ys, Deyo & Bauerdorf.

1st av, No 2059. Solomon Jacobs agt Marrian E Bosky et al; amended; att'y, P Hellinger.

Eagle av, w s, 30.3 s Westchester av, 19.9x100. Bowery Savings Bank agt Jacob Riehl et al; att'ys, Strong & Cadwalader.

152d st, s s, 100 e Broadway, 50x— to 151st st. John McLaughlin agt Max Rollnick et al; att'ys, Strong & Cadwalader.

White Plains av, n w s, 23.9 s Thwaites pl, 25.1x107.6x25x106.5. Lena Ohl agt Albert Thoms et al; att'y, J H Hildreth.

129th st, s s, 190 w Park av, 50x99.11. Henry Menken agt Fraser P Price; att'y, C H Stoddard.

July 24.

117th st, Nos 446 and 448 East. Joseph De Vito agt Josephine D V Colio et al; att'y, J W Demarest.

Villa av, n e cor 205th st, 19.10x100. Kingston Securities Co agt Francisco Merlo Construction Co et al; att'ys, Gifford, Hobbs & Beard.
Lafontaine av, n w cor 178th st, 37.6x100. Same agt Stefano La Sala et al; att'ys, Gifford, Hobbs & Beard.
Lots 1 to 14, 25 to 33, 34 to 39, 47 and 48, map of 62 lots belonging to Bronx Mortgage Co, Bronx, Hamilton Bank of N Y City agt Bronx Mortgage Co et al; att'ys, Gifford, Hobbs & Beard.
Jerome av, s e cor 181st st, 200.6x200x irreg; two actions. City Real Estate Co agt Park Construction Co et al; att'ys, Allen & Sabine.
Morningside av, e s, 56.5 s 116th st, 53.10x93.3 x irreg. Moses Packard agt Samuel Packard et al; att'y, W Rosenbloom.
134th st, n s, 275 e 7th av, 25x99.11. Alexander D Kress agt Hary J Hughes et al; att'y, B J Tinney.
Lot 9, map of 26 lots of property of David B Cocks at Fordham. Agnes K Mulligan agt George Hitchcock Jr et al; att'y, W G Mulligan.
137th st, n s, 450 w Home av, 150x100. Carmelo Naso et al agt Ignatz Florio Co-operative Assn Among Corleonesi et al; att'y, M Silverstein.
Vyse av, No 1155, Wm T Park agt Harris Bernstein et al; att'y, A A Silberberg.

21 Cingul, Giuseppe—City of N Y.....216.04
21 Cohen, Eli—C H Dochstader.....3,184.48
21 Copeland, Albert E—Margaret Morison.103.16
22 Cline, Edward—City of N Y.....216.04
22 Cohen, Louis O—Samuel D Tomback et al.....618.98
22 Conzo, Salvatore—Victor Langman.....123.51
22 Cella, John—Halstead & Co.....66.58
22* Cohen, William—Jacob Jacobs.....80.71
22 Clark, James W—Arthur H Merritt.....37.41
22 Callahan, Chas E—J W Cushman & Co.166.35
23 Crawford, Francis G—John Bell Co.....222.72
23 Craig, Lizzie—People, &.....1,000.00
23 Collison, Chas H—Buckley, Woodhull & Burns, Inc.....99.82
23 Cinque, Joseph—City of N Y.....216.04
23 Cooke, Robert G—Klebold Press.....493.98
23 the same—J F Tapling Co.....85.74
23 Carroll, Craft C—Michael J O'Brien.....25.10
23 Coles, E Russell—Westchester Trust Co.....32,764.86
24 Cullen, Bernard J—Jacob Diner.....39.31
24 Casmus, John & Alexander—Central Brewing Co of N Y.....241.91
24 Cassell, Charles—Cowie & Co.....37.65
24 Campbell, Thomas E—Pleasant Spring Distillery Co.....101.03
24 Coats, Erwin D—John E Murray.....82.36
18 Donovan, Richard J—Joseph J Keenan et al.....69.02
18 the same—Chas E Lydecker et al.....costs, 69.89
20 Diener, August—H W Bell.....272.44
20 Dreksler, Hyman—City of N Y.....206.06
20 Dreyfus, Bernard—the same.....581.00
20 Du Bois, Peter W—the same.....216.04
20 Darragh, William—the same.....117.32
20 Damborrajian, Manory—H Moushekian.111.81
20 Donovan, Richard J—F Edwards.....67.97
20 Drucker, Chas—R D Wertheim.....87.41
20 Dittler, Alfred S—Fourteenth St Bank.....50.79
20 Driscoll, Humphrey—N Y & L I Traction Co.....costs, 135.90
20 Dorr, Allen—Knickerbocker Mills Co.....33.42
21 Dwyer, Edward—City of N Y.....216.04
21 Dolan, Hugh—the same.....216.04
21 Dowden, John V—the same.....216.04
21 Donovan, Richard J—T Harris.....67.82
21 Dawson, James J—City of N Y.....58.08
22 Donlon, Michael—the same.....216.04
22 Dolt, Harry C—Clarence C Sibley et al.....363.07
22 Daych, Aaron—Louis Lehr et al.....90.59
22 Dukeshire, Wm F—Gustave Neumeyer et al.....144.49
23 Dahlburg, John A—John Bell Co.....222.72
23 Driscoll, James H—People, &.....1,000.00
23 Dunning, Marillo—City of N Y.....206.06
23 Degnan, James—the same.....299.80
23 Dickerson, Geo M—Hasfice Desrosiers.1,795.89
23 Dietz, Hugo—John Hildebrand.....121.91
23 Dankenbuck, Henry—Marcus Budinich.137.17
23 Delaney, James J—Nason Mfg Co.....43.96
23 Dailey, Peter F—Chas H Buckley.....119.40
23 Deutsch, Louis—Harry Seinken et al.....73.41
23 Daneke, John—Chas E Diefenthaler et al.....28.23
23 Dickson, Leslie R—Westchester Trust Co.....32,764.86
24 Donovan, Richard J—Clara B C H Lowry.....costs, 67.72
24 Daley, Mary—City of N Y.....216.04
24 Du Vivier, Edw A—the same.....168.57
24 Dougherty, Wm A—Abendroth Bros.....30.25
24 Dougherty, John—James M O'Dea Trucking & Stable Co.....95.87
24 Dougherty, John J—Joseph F Morgan.155.40
24 Dresser, Geo W—Albert A Pope.....6,492.44
24 Daum, Louis—Sigmund W Barasch.....costs, 117.68
18 Erickson, Effie C—Ovington Bros Co.455.46
20 Englander, Philip—T Barrett.....84.41
20 Egan, Peter—M Rosenfeld et al.....151.16
21 Everdell, Henry C—City of N Y.....216.04
21 Elmer, William—Empire Square Realty Co.....329.21
22 Ehrmann, Leopold—Wendel Scheuermann.....1,556.99
22 Epstein, Sam—Adolf Wexler.....67.38
22 Eilman, Toby—N Y Linoleum Co.....155.68
22 Ehrbar, Lawrence H—Margaret Morison.....64.41
18 Freiber, William—Alexis V Moschowitz.....63.01
18 Fraade, Chas B—Olin J Stephens (Inc).270.40
18 Farley, John—John W Rumpf.....335.68
20 Eck, Louis—The Heller Co.....37.91
20 Feingold, Barnett—M Schaffer Flaum Co.....26.20
20 Fulton, John—J H Riker.....414.69
21 Fuchs, Samuel—City of N Y.....112.33
21 Frankel, Chas J—the same.....768.46
21 Flaum, Fanny—N Misel.....49.55
21 Frankel, Maurice, Emanuel J Lasar, Silberberg & Saul, Inc and Abraham A Silberberg—E L Todd et al, exrs and trus.....120.97, 98.76
21 Freytag, George—Crandall & Goodley Co.....222.97
21 Flanagan, Lizzie—Island Realty Co.....446.68
22 Fleischman, Emil—Bernhard Rosenberg.617.25
22 the same—Ernst H Woywood.....728.94
22 Friedman, Simon—City of N Y.....393.53
22 Ficke, John—the same.....216.04
22 Floyd, Chas B—the same.....117.32
22 Fagnano, Dionisio—Victor Langman.....76.41
22 Finger, Samuel—Met Shoe Co.....103.61
22 Frank, Leopold—Sam Arbuck.....138.29
22 Eagleton, John—City of N Y.....768.46
23 Fried, Jeremiah—City of N Y.....206.06
23 Freedenberg, Morris—the same.....206.06
23 Freedenberg, Abraham—the same.....206.06
23 Falkenheim, Charles—Keystone Cut Glass Co, Ltd.....37.09
23* Fein, Samuel—Wm J Wright et al.....32.11
24 Fingerann, Jacob—Adolph Grossman.341.91
18*Grannis, Edw J—N Y Telephone Co.....38.01
18 Gold, Michael—N Y Telephone Co.....99.90
18 Gleason, Ollie—the same.....55.55
18*Greenky, Louis—the same.....31.38
18 Garfein, Aron—the same.....31.88
20 Goldfinger, Bernard—F Kiernan.....40.88
20 Goldberg, Hyman—The State Bank.....531.99
21 Gardner, Rufus D—J M Courtade.....169.55
21 Gill, John—City of N Y.....216.04
21 Glynn, William A—the same.....216.04
21 Greenberg, Robert—the same.....206.06
21 Garrison, Chas G—the same.....393.53
21 Green, Isaac—the same.....393.53
21 Goldbach, Frank W—J Schmid.....138.10

21 Goldstein, Abraham S & Morris Hirsh—S Levone.....167.49
21 Goldspiner, Jacob—S Zelkowitz.....17.00
21 Goodyear Rubber Tire Co of N Y—W H Theobald.....costs, 23.59
22 Gale, Frank E—City of N Y.....216.04
22 Gray, Robert D—the same.....206.06
22 Gercken, George—the same.....74.84
22 Granger, Frank W—Patterson, Gottfried & Hunter, Ltd.....71.30
22 Gallaher, Edw B—Joseph Gordon.....72.71
22 Goldberger, Chas S—Samuel D Tomback et al.....618.98
22 Gluck, John D Jr—Moss Shannon.....38.53
22 Goldberg, Hyman B—Wm A Winter.....31.91
22*Goldstein, Kove—Nathan Lerner.....506.65
22 Goldberg, Jesse J—Jacob Jacobs.....80.71
22 Goldsmith, Samuel—Zissel Podgrovsky.118.68
23 Goetz, Emil—Bornhart Type Foundry Co.....186.91
23 Giles, James W—Thomas F Taylor.....126.31
24 Gorgeades, Prokopos—Basile Halkias.....69.41
24 Greene, Frances W—Geo H Billo.....222.41
24 Goodspeed, Benjamin—Wood Brick Co.....390.75
24*Goldman, Nathan—Marcel Chargin.....215.94
24 Goldman, Isidor—Am Surety Co of N Y.....234.40
18 Hartman, Samuel E—N Y Telephone Co.32.85
18 Hoskin, Rosa—the same.....44.49
18 Hazelhurst, Edwin C—the same.....35.85
18 Harris, Cecilia—the same.....36.12
18 Hirschfeld, Harry—the same.....36.30
18 Horn, Abe—Barnett Berman.....128.75
18 Horwitz, Jacob H—German Exchange Bank.....11,182.05
20 Hamilton, Arthur—City of N Y.....216.04
20 Hunt, Edward—the same.....206.06
20 Horstman, Chas—Bawo & Dotter.....117.31
20 Hattendorf, Rudolph, gdn—N Y City Ry Co.....costs, 107.88
20 Hoshor, Joseph C—J H Roberts.....753.99
20 Hooghkirk, Louis—J Muller et al.....127.32
21 Higgins, Patrick—E C Hahn.....65.18
21 Hinton, Robert W—City of N Y.....216.04
21 Higgins, Margaret—Central Cigar Mfg Co.....383.19
21 Hochstatter, Oscar J—J Keiser.....79.41
21 Herzberg, Joseph—Title Guarantee & Trust Co.....48.30
21 Hough, Mary—B Schulich.....139.31
22 Hurwitz, Herman—Clarence C Sidley et al.....190.19
22 Hunt, Geo O—City of N Y.....206.06
22 Halpert, Elias—the same.....293.53
22 Haber, Louis—the same.....393.53
22 Hurwitz, Meyer—David Pincus.....88.24
22 Herrie, Chas H—Bennett, Sloan & Co.379.17
23 Hall, Mary J, Augustus M Holcomb, Francis C Bristol, Mamie Glover, Mary Powell, Nathan Jasper and Katie Logan—Farmers Loan & Trust Co.....costs, 83.57
23 the same—Tuskegee Normal & Industrial Institute.....costs, 75.60
23 the same—Flushing Library Assn.....costs, 66.67
23 Herriman, James F—Am Druggist Syndicate.....63.74
23 Hollenbeck, John C—City of N Y.....216.04
23 Helm, Chas J—the same.....112.33
23 Hinchman, Chas S—Richard V W Thorne.....1,777.80
23 Harssen, Frederick—Nason Mfg Co.....43.96
23 Horowitz, Joseph—Wm J Wright et al.....32.11
24 Hesser, Henry D—Am Surety Co of N Y.....costs, 114.37
24 Hunger, Theodore—City of N Y.....216.04
24 Hamilton, Chas C—the same.....216.04
24 Halpin, John R—the same.....206.06
24 Hillery, August H—Geo E Gibson.....91.91
24 Haas, James—Julius Hartwig.....139.85
24 Huebner, Emil—Morris Rosenfeld et al.113.92
24 Hoffman, Herman, Adolph Grossman.341.91
24 Herbst, Mollie—Samuel Grossman et al.....costs, 68.37
24 Hillquit, Jacob—Arthur J McCarter.174.28
24 Horowitz, Samuel—Rose Block.....1,916.00
18 Jones, Wm L—William Buhler.....127.15
18 Joseph, Solomon—N Y Telephone Co.....89.57
20 Jones, William—J J Gorman Co.....32.99
20 Johnson, Chas—M Rosenfeld et al.....151.56
23 Jones, Pringle C—Chas S Jamison.....323.46
18 Kolb, Benjamin—N Y Telephone Co.....42.06
18 Kalchheim, William—the same.....83.65
18 Kohn, Lucy—the same.....31.33
20 Klinger, William—City of N Y.....56.09
20 Kress, Ferdinand—R Wertheimer.....117.62
20 Kramer, Joseph & Herman Slobodsky—S Simon.....43.96
21 Krus, Julius—City of N Y.....37.34
21 King, Joseph F P Stone.....530.00
21 Kahle, Gerhardt H—A Danzig et al.....94.45
21 Kirwin, Susie—P Padian.....253.13
21 Kottek, William—S Gottschall.....costs, 48.75
21 Kleinfeld, Isaac, Isaac Rothfeld, Isaac Hupert & Edward Bernstein—T F McLaughlin.....555.75
22 King, Samuel J—Alfred S Walker.....30.80
22*Kennelly, Wm Jr & Wm—Olin J Stephens, Inc.....33.14
22 Kapelsahn, Emanuel—James A S Carpenter et al.....45.57
22 Keating, Wm T—City of N Y.....768.46
22 Kress, Philip—the same.....206.06
22*Kimler, Barnet—Jacob Jacobs.....80.71
23 Kelly, George—City of N Y.....216.04
23 Kelly, William—the same.....37.34
23 Kalet, Samuel—the same.....216.04
23 Kies, Louis J—Wm Bloom et al.....88.62
23 Knight, Delia G—Minnie H Vogel.....77.26
23 Kroeger, Emil—Frank Goldstein.....45.86
24 Kirkpatrick, John—Elizabeth Gillis.....11.81
24 Kiviatski, Joseph—Bert K Bloch.....86.26
24 Key, J Barton—Matthew Wilson & Co.130.37
24 Kosky, Wm J—John E Murray.....225.42
24 Kleinfeld, Benjamin—Isaac Sachar et al.....64.85
24 Kleinfeld, Sarah—the same.....64.85
18 Lewis, Howard F—N Y Telephone Co.....39.55
18 Logar, Anton—the same.....32.44
18 Lehman, Adrian—Ballou Dickson Co.....70.07
18 Littmann, Max F—Diedrich Beckermann et al.....125.61
18 Leet, Edw A—August W Holmberg.....29.91
18 Levy, Herman H—Hyman Hanig.....63.06
20 Levine, Isidore—N Y Telephone Co.....52.46
20 Levine, Leon—the same.....27.41
20 Lisner, Rosa—the same.....83.13
20 Lorge, Solomon—the same.....43.30
20 Lowenstein, Louis—the same.....88.21
20 Levy, Isaac—the same.....39.38

JUDGMENTS

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

The judgments fled against corporations, etc., will be found at the end of the list.

July.
18 Allison, O Leonard—Mercantile Audit Co.....37.03
18 Armstrong, John F—Edward Brown et al.....49.97
20 Ayers, John G—W Bleidner.....96.30
20 Alexander, Henri P—A Warness.....15.41
20 Adams—Albert J Jr—R Krag.....729.48
21 Altman, Benj & Michael Friedsam—Mrs W R Cochrane.....costs, 26.32
21 Ardagh, John C—M Raymond.....222.45
22 Affronti, Frank—M N Clements.....500.00
22*Andelman, Max—Nathan Lerner.....506.65
22 Adams, Robert L—City of N Y.....393.53
22 Ahrens, Conrad O—Palmer & Pierce.....101.79
24 Abelson, Morris—Bert K Bloch.....193.43
24 Angino, Salvatore—Yates Smith Co.....500.61
18 Bailey, Harry H—N Y Telephone Co.....38.01
18 Bentz, Harry—N Y Evening Journal Pub Co.....142.37
18 the same—Morning Journal Assn.....162.64
18 the same—Star Co.....269.87
18 the same—N Y Journal Pub Co.....30.09
20 Benoit, Adolphus H—The John Eichler Bwg Co.....369.22
20 Barnsdall, Theo N—Wells, Fargo & Co's Bank.....3,338.79
20 Buckman, Alfred S—C Needleman et al.....239.36
20 Bryant, Lena—City of N Y.....74.84
20 Bavenstock, Geo F—the same.....216.04
20 Bavenstock, Benj—the same.....216.04
20 Brand, Thos C—the same.....216.04
20 Bergen, John H—the same.....216.04
20 Breithaupt, Frederick—the same.....216.04
20 Bickart, Harry—S Wiesbader.....40.61
20 Brown, William F & Joseph McDermott—The Godfrey Co.....62.15
20 Berkwitz, William L—R D Breniser et al.....288.06
20 Berman, Bertha & Samuel—B H Marcus et al.....53.60
20 Bryan, John W—M F Flanagan.....147.01
21 Bartelsen, Peter—McDermott Dairy Co.351.93
21 Bieneniovich, Jacob—City of N Y.....112.33
21 Brennan, James H—the same.....131.08
21 Brown, Daniel E—the same.....768.46
21 Bonibaldi, John—the same.....206.06
21 Barnum, Frederick L—the same.....216.04
21 Brown & Fleming Cont Co—J F Fleming.....46,198.74
22 Bauer, George—Isaac Goldman Co.....466.31
22 Budd, William—Rachel Appel.....607.36
22 Bernstein, Samuel* & Jacob—Madison Paper Stock Co.....39.41
22 Block, Harry, pres—Nathan Lerner.....506.65
22 Bernstein, Nissens—Henry Lippman.....353.95
22 Berkstein, Jacob—City of N Y.....206.06
22 Bermann, Julia—Gerson M Krakower.....1,909.74
23 Belien, Wayne W—City of N Y.....768.46
23 Belmont, Francis—the same.....216.04
23 Broderick, Michael—the same.....216.04
23 Bachrach, Abraham M—Empire State Surety Co.....14.41
23*Brofield, Wm E—Frederick P Seymour.141.92
23 Brown, James W—Pittsburg Safe Co.....270.25
23 Bluck, Henry—S Cecilia Montgomery.....72.41
23 Boland, Peter F—Philander R Jennings et al.....265.44
23 Baring, Clara C—John A Morison.....283.41
23 Burbach, Michael—Belle of Jefferson Disting Co.....377.67
23 Bucknam, Clifford—Albert E Lawrence et al.....135.67
23 Brody, Max—Louis Blanck et al.....84.81
24 Bartlett, Mrs J K—City of N Y.....216.04
24 Burns, Catherine—the same.....314.76
24 Bates, Harriet C—the same.....117.32
24*Bethel, Rienzi H—Moritz Weil et al.....354.56
24* the same—Chas G Watkins Jr.....625.28
18 Cohen, Rachel & Davis—Harris M Slickerman et al.....774.87
20 Caine, Chas—N Y Telephone Co.....51.75
20 Cronson, Leon S—City of N Y.....393.53
20 Connolly, Patrick J—the same.....216.04
20 Copeland, Florence—the same.....117.32
20 Cannon, Arthur D—The James D Armiger Co.....332.51
20 Cassidy, James—The Rainier Co.....657.12
20 Craven, James—M Rosenfeld et al.....78.36
20 Cunningham, Mary B—A H Pincus.....costs, 17.41

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Table listing names and addresses of individuals and companies, such as Lenz, Albert; Lefkowitz, Henry; Liberman, Julius; etc., with associated numerical values.

CORPORATIONS.

Table listing names and addresses of corporations, such as Gilliss Press; Silberberg & Saul; American Nickel Development Co.; etc.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

21 The German-American Brewing Co—A Lilienthal et al. costs, 113.71
 22 M P Berglos Plumbers Supply Co—M J Bogert et al. 18.41
 22 R D Lane Packing Co—Byron T Davey. 790.03
 22 National Wheel & Traction Co—City of N Y. 206.06
 22 N Y Hod Hoisting Co—John A Roeblings Sons Co of N Y. 36.41
 22 First American Fur Bond & Trimmings Markers Assn—Nathan Lerner. 506.65
 22 Oppenheim Realty Co—George Bernard. 19.10
 22 the same—the same 12.00
 22 Rustic Construction Co—Hans W Luensel. 71.33
 22 Gerstle Frank Contracting Co—Francis Eckenroth et al. 49.37
 22 Salamandrine Boiler Co—City of N Y. 206.06
 22 Trust Co of America—Hamilton Bank of N Y City costs, 58.10
 22 Arizona Midland Mining Co & Vulture Development Co—Lloyd P Hepburn. 23,890.19
 23 Enterprise Light Co—Keystone Art Glass Co Ltd. 37.09
 23 Long Island Display Advertising Co—Bathgate Realty & Con Co. 113.40
 23 Tuscarora, Nevada Mines Co—Herman J Reiling 835.27
 23 Peltatic Chemical Co—City of N Y. 112.33
 23 Rector St Book Store Co—the same. 112.33
 23 Clason Press—Harper Paper Co. 121.91
 23 N Y City Ry Co—J Sootayanski 100.00
 23 the same—M Des Janannes. 100.00
 23 the same—A Pellenz 750.00
 23 the same—G Gordir 325.00
 23 the same—J Barrett 250.00
 23 the same—H P Burke 1,250.00
 23 the same—J J Dolan 200.00
 23 the same—W Callum 1,125.00
 23 Union Ry Co of N Y City—P Utzig 50.00
 23 the same—W Williamson. 500.00
 24 Cathedral Parkway Realty Co—Acme Roofing Co 334.03
 24 City of N Y—Thomas A Tydings 563.17
 24 N Y City Ry Co—Thomas J Tuomey. 80.00
 24 Haverstraw Trap Rock Co—Agostino Castruccio et al 464.73
 24 the same—the same 468.84
 24 Lambert Snyder Co—International Magazine Co 464.41
 24 the same—Morning Journal Assn. 193.47
 24 E Rosatti & Co—Michael Lipsius et al. 47.46
 24 Cities Motor Cab Co—Publishers Printing Co 100.66
 24 Robert P Murphy Hotel Co—Citizens Trust Co of Brooklyn 1,321.58
 24 Kavanaugh Construction Co—Travelers Ins Co 858.47
 24 Great Bear Springs Co—Rosanna McGuire. costs, 103.06
 24 Pontrichet Black Print Paper Co—Eugene Dietzgen Co 49.69
 24 H B Wood Development Co—N Y City Car Advertising Co 813.17

SATISFIED JUDGMENTS.

July 18, 20, 21, 22, 23, 24.

Abrahams, Paul M—Oliver Typewriter Co. 1908 26.46
 Appelbaum, William & Morris W Brown—Bognopoler Realty Co. 1908 86.53
 Same—same. 1908 91.53
 Bergman, Samuel—M Lewis. 1908. 224.65
 Blackman, Morris & Pauline—S Greenspan. 1908 240.95
 Bottenger, Leopold—Gomprecht Sausage Co. 1907 144.17
 Boehning, Henry—R Butlar. 1908. 40.79
 Cali, Biaggio—C Brandt Jr. 1905. 137.91
 Caulfield, Anna D—L W Trowbridge. 1908. 273.61
 Dubroff, Abraham—J C Turner Lumber Co. 1908 519.69
 Everett, George W—Richardson & Boynton Co. 1908 147.66
 Eisenstein, Julius D—H B Clafin Co. 1899. 1,334.27
 Fox, Sigmund & Abe Grossman—C Appel. 1908 63.65
 Gundlach, Henry & Henry Koch—J F Steeves et al. 1903. 840.32
 Groge, Anna M—W H Alden. 1908. 92.77
 Glass, Max, Morris Solomon, Kalish Rashfield & Max Jaffa—A Rosenthal. 1908. 64.65
 Gehrnich, Herman—People of State of N Y. 1908 500.00
 Giatras, Perieles & May—C A Bruhns. 1908. 195.59
 Groge, Anna M—D H Taylor. 1906. 161.41
 Same—W H Alden. 1907 85.41
 Harrison, Mary—M Adelman, exrx. 1908. 59.00
 Herrman, Emil—M Adelman, exrx. 1908. 32.00
 Herbst, Bertha—John Wanamaker. 1900. 39.35
 Helmon, Bertha—E F Keating Co. 1908. 108.22
 Hawes, John L—P A Dorman. 1907. 108.11
 Holmes, Edgar A—H J Braker. 1908. 64.34
 Heimerdinger, Harry C—W Ettlinger. 1908. 167.03
 Hess, Blume & Moses J—Hungarian-American Bank. 1908 321.41
 Holbrook, Cabot & Rollins—A J Bower. 1907. 13,988.52
 Hutcheson, Ralph E—A Kerpen. 1903. 95.31
 Same—same. 1903 95.31
 Israel, Moses H—W Birke. 1908. 42.50
 Jameson, Maurice—W J Sheil. 1907. 72.35
 Jameson, Mary C—J W Masters. 1906. 449.23
 Same—A Heinman et al. 1908. 116.60
 Same—W T Koch et al. 1907. 46.32
 Same—N Y Telephone Co. 1907. 29.61
 Jameson, Mary—Olin J Stephens (Inc). 1907. 97.32

Same—M D Williamson. 1907. 114.37
 Same—A Dawson. 1907 39.81
 Klasse, Joseph—M Rosenfeld et al. 1908. 82.07
 Levin, Fannie—G Jacobs. 1908. 1,115.49
 Lyons, Robert T—H W Swalm. 1908. 775.77
 Levy, Jacob—L Fink. 1908. 109.41
 Loughlin, Thomas—David Stevenson Brewing Co. 1899. 143.37
 London, Albert & Louis Meryash—J C Cocker. 1908 130.41
 Meyer, Louis G—C G Gunther's Sons. 1900. 172.42
 McDermott, Bessie—J Busse. 1908. 53.37
 McGrover, Sophie & Elizabeth Drake, indiv and admx's—T Storm et al. 1901. 400.42
 Mainzer, John—J Bauman et al. 1908. 192.15
 O'Hare, John J—Corn Exchange Bank. 1903. 1,678.81
 Rasmus, George—B & L Factories. 1908. 91.07
 Robinson, Josephine C & Caroline Dilks—J Condon. 1908 99.40
 Rosenbaum, Philip & Pasquale Clemente—C D Smith. 1907 629.70
 Roberts, Joseph—J J Sheehan. 1908. 87.34
 Ralston, Louis—J Stewart. 1908. 226.27
 Renwick, Harold S—Age Realty Co. 1908. 526.59
 Renwick, Harold S—E Coyne. 1908. 125.31
 Same—P H Roche. 1908 164.81
 Same—S M Banner. 1908 231.07
 Rubin, Robert J—S Koppler. 1903. 28.00
 Sniffin, Elisha—P R Towne. 1908. 358.95
 Shuldiner, David—C Brennholtz. 1908. 1,205.95
 Schoenfeld, William—Tarrytown Wall Paper Co. 1908 224.28
 Siebert, Julius H—B L M Bates. 1908. 4,738.61
 Salwen, Sam J—W Bornzon. 1908. 104.65
 Safer, Israel—A Hellman. 1908. 74.54
 Samel, Ada & Jacob Block—S Avellino. 1908. 143.81
 Senior, Clarence W & Russell C—C J McGuire et al. 1902. 274.95
 Silverman, Barney & Paul—L Rabiner et al. 1908 233.84
 Sroke, Louis—J Eisner et al. 1908. 233.34
 Silberberg, Abraham A, Silberberg & Saul, Inc. Emanuel J Lasar—E L Todd et al. 1908. 98.76
 Same—same. 1908 120.97
 Tolkan, Nathan & Joseph Sagor—S Berkman. 1908 239.90
 Toplitz, Samson L & Berthold L—National Citizens Bank of the City of N Y. 1902. 4,187.75
 Voccoli, Michele—I Dolinsky. 1908. 183.65
 Weber, Albert—J Weber. 1908. 129.27
 Wicker, Cassius M—C F Albert. 1908. 224.41
 Wehler, Gustav—Butler Bros. 1908. 83.00
 Zasuly, Louis & Mollie—M Sprung. 1902. 304.22
 Zasuly, Louis & Amalie—S C Manthow. 1905. 129.37

CORPORATIONS.

New York Telephone Co—L Gordon. 1908. 95.78
 Same—same. 1908 1,136.50
 Regent Shirt Co—Blum Co. 1908. 386.81
 N Y C & H R R R Co—S C L Read. 1907. 120,410.45
 Franklin Electric Mfg Co—F Behrend. 1908. 107.59
 Imperial Repair & Brazing Co, Inc—B Schintzler. 1908 54.41
 Newland Realty & Construction Co—Tenement House Dept. 1908 27.67
 Mutual Benefit Life Ins Co—B Sodekson et al. 1908 5,191.75

¹Vacated by order of Court. ²Satisfied on appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

July 18.

145—7th av, s e cor 111th st, 100x150. Eugene Frank agt Apartment Construction Co, Green Court Building Co and Samuel & Harry Mandel 710.40
 146—97th st, No 53 East. Isaac Gordon agt Rebecca Wolfe and Minnie Greenberg. 972.45
 147—Charlton st, Nos 108 and 110. Power Engineering & Contracting Co agt Charlton Contract Co 18.00
 148—84th st, Nos 113 and 115 East. Guarantee Electric Co agt Mary M Bach, Julius Wolf, William Hirsch and Charles Newmark 100.00
 149—Broadway, No 401. Dennis G Brussel agt Walker Realty Co and L A Wright. 244.00
 150—Central Park West, Nos 292 and 293. Timothy F Scannell agt Peter S Dumont. 700.00
 151—Broadway, No 401. Wm S Brown agt Walker Realty Co and L A WrightCo. 110.00
 152—Same property. Joseph Kneer agt same. 110.00

July 20.

153—133d st, No 123 West. H C F Koch & Co agt Henry Cohen. 31.71
 154—7th av, 111th st, s e cor, 100,11x110. Thomas F Malia agt Greene Court Building Co, Samuel and Harry Mandel. 500.00
 155—Same property. Alonzo B See agt Greene Court Building Co and Apartment Construction Co 650.00
 156—172d st, No 457 East. Alexander Winick agt Gussie Albert and Isaac Albert. 260.00

July 21.

157—Satisfied.
 158—3d av, No 208. Barnet Berman agt Hamilton Fish Corporation, Benny Silverstein, Lazer Schneider and Benjamin Sussman. 275.00

159—Concord av, w s, 150 s 149th st, 100x100. Syracuse Co agt David J Dillon and Julius Kobacks 58.75
 160—Broome st, Nos 358 and 360. Abraham Goldberg agt P Nathan & Co and Charles Lehmann Co 2,334.38
 161—7th av, No 598 and Nos 200 and 202 West 42d st. Charles Sieburg agt John P Windolph, Frank P Brown et al and Timothy F Paddell 6,786.63
 162—43d st, Nos 217 to 223 East. James F Marrin agt American Express Co and Charles Lehmann Co 2,334.38

July 22.

163—Bedford st, s w cor Carmine st, 60x75. Sam Nefsky agt John Buskner, Cohen, Greenblatt & Co and A Schlesinger. 15.00
 164—62d st, Nos 304 to 308 East. Maurice Newman agt Meyer Ennis and Jacob Schwartz 510.00
 165—Westchester av, s e cor 173d st, 50x100. Roger Berkery agt William Kelleher, Ellen Kelleher and Daniel Kelleher. 125.00
 166—44th st, No 305 East. Benjamin Barnan-sky agt John Altman and Abraham Salatow. 51.00
 167—Elsmere pl, n s, 112.4 e Prospect av, 25x 100. Raffaele Battaro et al agt Antonio B'Andrea 335.70
 168—110th st, Nos 229 to 235 West. Syracuse Co of N Y agt Harry Lehr. 98.56

July 23.

169—45th st, No 154 East. Max Herzog agt Anna Kristic 40.00
 170—Hoe av, e s, 75 s 172d st, 25x100. Carmelo Levoli agt Sadie Aaron. 12,500.00
 171—161st st, No 768 East. Nathan Janofsky agt Harry Meltzer, N Lepert and F C Lamonte 40.00
 172—Lexington av, n e cor 30th st, 50x100. Raines & Strauss agt Michele Benincaza. 1,184.00
 173—136th st, Nos 512 to 518 West. Simon J McCarthy agt Besse C Clark 13,750.00
 174—124th st, No 503 West. Louis Bergman agt Magdalena Bliner and Blanche N Raab. 102.25
 175—118th st, No 343 East. Wolf Goldberg agt James Weill and Isaac Shlanafsky. 500.00
 176—Broadway, No 810. Zibell Damp Resisting Paint Co agt Apartment Construction Co. 850.00
 177—78th st, s s, 65 w Amsterdam av, 35x102.2. Moses J Perault Jr agt David M Meyer, Lee & Rusk and Lee & Dyckman 72.57

July 24.

178—Broadway, No 3750. Edmund Watts agt Frances Carlson 47.00
 179—Hoe av, e s, 75 s 172d st, 25x100. Oscar Lowinson agt Sadie Aaron 160.00
 180—Claremont av, s w cor 122d st, 100x100. Bart Dunn agt William & James Bradley, Antonio Pucci & Pucci Contracting Co. 491.50
 181—191st st, No 570 East. Harris Ripkin agt Annie Brill and Louis Brill 295.00
 182—61st st, No 106 West. Arthur Prinz agt A T Adams and K Gallaher. 98.70
 183—20th st, No 122 West. Louis Krause agt Rebecca Haims and Harry Ruthuser. 187.84

BUILDING LOAN CONTRACTS.

July 20.

Parker av, w s, 125 s Lyon av, 25x120. Sarah C Buckenham loans Chester Improvement Co to erect a —sty building; — payments. 4,000.00
 Park av and 179th st, s e cor, 125x116. Charles Riley loans Noble & Gauss Construction Co to erect a —sty building; — payments 12,000.00

July 21.

Ryer av, e s, 25 n 180th st, 50x105. James G Wentz loans Irving Construction Co to erect a —sty building; — payments. 10,000.00

July 22.

131st st, s s, 90 e Old Broadway, 85.4x107x 75x66.1. North American Mortgage Co loans Aqueduct Construction Co to erect two 6-sty apartments; 22 payments. 24,500

July 23.

172d st, e s, 250 n Gleason av, 25x100. Richard W Horner, att'y, loans Jacob Cohen to erect a 2-family dwelling; 3 payments 4,000
 Claremont av, s w cor 122d st, 100x100. Chas M Rosenthal loans Dacorn Realty Co to erect a 6-sty apartment; 13 payments. 80,000
 Westchester av, s s, 51 e 173d st, —x—. Otis K Dimock loans Charles S & Nellie C Schnepf to erect a 3-sty tenement; — payments 7,000
 172d st, e s, 225 n Gleason av, 25x100.
 172d st, e s, 275 n Gleason av, 25x100.
 Herbert S Ogden, att'y, loans Jacob Cohen to erect a 2-sty dwelling; 3 payments 8,000

July 24.

Grand av, n w cor Hampden st, 100x100. Title Guarantee & Trust Co loans Janpole & Werner Construction Co, to erect five 3-sty dwellings; 5 payments 35,000
 Creston av, e s, 232.11 n 196th st, 50x103.11. Excelsior Mortgage Co loans August Nelson to erect a — sty building; — payments 6,000
 Lots 31 and 32, map of property of Flanagan Estate, Throggs Neck, Emil Hermanni and George Beller loan Louis Bousha and Theresia Bousha to erect a — sty building; — payments 3,000



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SATISFIED MECHANICS' LIENS.

July 18.
179th st, No 659 West. Fred Damm agt Paul Dartiguenave. (May 22, 1908)\$40.00
Lexington av, No 150. Jacob Miller agt Geo Chisholm. (May 11, 1908).....60.00
July 20.
3d av and 121st st, n w cor. John E Landeen & Co agt Reformed Dutch Church of Harlem. (June 17, 1908)1,749.31
2d av, Nos 912 and 914. Charles Fuchs agt Michele Voccoli. (June 24, 1908).....840.40
Perry av, No 3276. William Coogan agt Chas F Weindler et al. (July 31, 1907).....37.90
July 21.
139th st, No 501 West. Rider-Ericson Engine Co agt Peck & Scoboloff et al. (June 17, 1907)225.00
July 22.
3d av, Nos 1305 to 1309. Philip Eich agt Carrie Teven et al. (Jan 31, 1908).....65.41
Bryant st, w s, 100 s 172d st. Anisch & Levin agt Davis & Silverman. (July 21, 1908).....252.25
77th st, Nos 44 to 58 West. Herman H Oppenheim, rec'r, agt Montross Bond & Realty Co et al. (July 6, 1908).....9,887.33

July 23.
Monaghan av, e s, 400 n Jefferson av. James Martinelli agt Antonio Merendino et al. (July 17, 1908)1,250.00
132d st, No 40 East. Morris Goldstein agt George Harris et al. (Feb 6, 1907).....74.00
84th st, No 64 West. August R Ackert agt Martha A Sprague et al. (July 11, 1908).....225.00
July 24.
8th st, No 54 East. Wolf Gelband agt Carrie Teven. (March 15, 1907)247.50
Rycr av, e s, 144 s 183d st. Baron Sheet Metal Works agt Wm H Danby et al. (June 22, 1908)275.00
July 21.
Tull, Samuel P; Frank Addieg et al; \$2,665.59; H H Glass.

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

July 17, 18, 20, 21, 22 and 23, 1908.
Clark Bros. 260 7th av..Consolidated C Co. Chandeliers. 121
Davis, S D. 201-5 E 79th..Abendroth Bros. Ranges. 690
Dubinsky, M D. 324-332 E 125th..W Kelly. Ranges. 908
Fischer, M. 49-51 Lewis..Eureka C Co. Chandeliers. 250
Orem, M. 442-4 E 117th..A Spiro. Chandeliers, etc. 500
Same. 348-50 E 119th..Same. Same. 450
Reilly T. 504-6 W 112th..A B See E E Co. Elevator. 2,650
Shapierer, H. 339 W 38th..Union Stove Works. Ranges. 400
Sullivan & Gage. 126th st and 8th av..N Y Gas Fix Co. Gas Fixtures. 94
Tyler, R & M Co. Wadsworth av and 180th st..G Seaberg. Dumb Waiters. 270
Wallenstein, S. 1413 Av A..Century G & E F Co. Chandeliers. 160
Same. 411 E 71st....Same. Same. 160

ATTACHMENTS.

July 16.
Salem Knitting Mills; James Talcott; \$3,335.59; Rounds & Schurman.
July 20.
Pisani Luigi; Frank C Kingsland et al; \$1,150; H Jones.
Rozelle, Mary E; Conron Bros Co; \$2,606.72; C F Kelley.

STATEN ISLAND SEWERS.

At present the interior of Staten Island, which is hilly, is used for agricultural purposes. The shores are lined with nearly continuous hamlets or towns. Since the inclusion of the Island in the city of Greater New York, the population has increased very rapidly. At the present rate of increase it would seem that eventually the entire Island would be

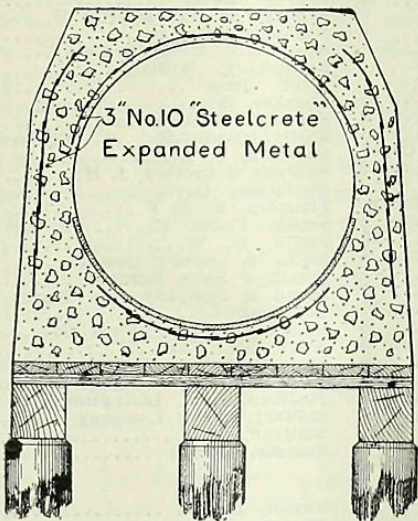


FIG. 1. STATEN ISLAND SEWER.

thickly populated. To meet this increase, sewer districts have been decided upon, and plans for the various sewers are being made. Several sewers are now in progress of construction.

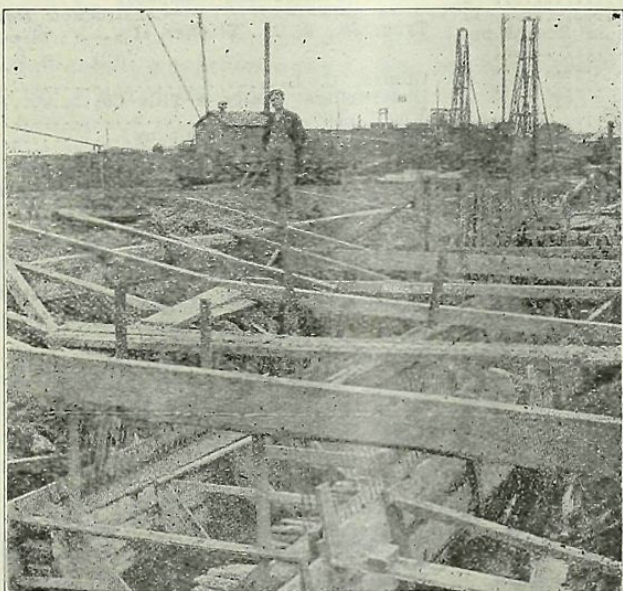


FIG. 2. STATEN ISLAND SEWER.

These sewers are all of reinforced concrete, and expanded metal has been adopted as the principal reinforcement.

One of these, known as the Mariner's Harbor sewer, is illustrated in detail by Fig. 1, and photographically by Fig. 2. This particular section is near the outlet, and partly through

filled ground, necessitating the use of piles. The illustrations are sufficiently clear to need no further explanation.

The adaptability of expanded metal, the fact that it forms a reinforcement in all directions, and the small cost with which it can be used in concrete, makes it a desirable reinforcement for a great variety of structures.

Theodore S. Oxholm, M. Am. Soc. C. E., is chief engineer of sewers. L. W. Freeman and V. H. Reichell, assistant engineers.

THE STRENGTH OF CHAIN LINKS.

Bulletin No. 18, by C. A. Goodenough and L. E. Moore, has just been issued by the Engineering Experiment Station of the University of Illinois.

A series of experiments on chain links and circular rings, covering a period of two years, has been made for the purpose of confirming or disproving a theoretical analysis of the stresses in links and rings. A comparison of calculated and measured distortions affords the desired test:

The result of the experiments is a complete confirmation of the analysis. Having a reliable theory, the bending moments and maximum stresses are calculated for links of various forms and the results of such calculations are applied to the formulas for the loading of chains given by Unwin, Bach and Weisbach. It is shown that the usual formulas for chain loads give maximum tensile stresses of 333,000 to 40,000 lbs. per sq. in., and maximum compressive stresses of 60,000 lbs. per sq. in. New formulas for safe loads are proposed. The bulletin is concluded with for appendices giving in full the theoretical discussion which is the basis of the experimental work.

This bulletin will be of special interest to all engineers and manufacturers who are concerned in any way with hoisting and transmission. Copies may be obtained upon application to the director, Engineering Experiment Station, Urbana, Ill.

ELECTRIC DRIVE IN CEMENT PLANTS.

The manufacture of Portland cement has several features which differentiate it commercially from almost any industry and which make it a particularly suitable field for the introduction of the electric motor. The General Electric Company, Schenectady, N. Y., in Bulletin No. 4555 describes the application of electricity to cement plants, and gives a large amount of information regarding the different processes and the apparatus used. A cement plant is kept in practically continuous production, and the shutting down of any one machine must not affect the operation of the others. The direction and distance of the power transmission should not interfere with the most efficient layout which should be determined solely by the relative location of the quarries, the storage bins, the best available place for the machinery, and the space available for future growth. The raw material being a very small part of the production cost, a continuous and accurate record should be kept, showing the amount of power used in each of the departments in order that the manufacturing cost may be maintained at a minimum. It is necessary to start the machines under overload and provide for short overloads during operation so that the driving power must give the best efficiency at normal loads with a large margin of overload capacity. To the above is added the most severe service conditions on account of the underskilled labor employed and the character of the material manufactured. The Bulletin points out the reasons why the General Electric equipment will successfully meet the requirements. A list of cement plants using General Electric apparatus gives a number of the equipments already installed.

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