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 BUSINESS AND THEMES OF GENERAL INTEREST.

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IF the Allied Real Estate Interests, under the leadership of Mr. Robinson succeeds in constituting an efficient organization of the various local taxpayers' associations, it will have accomplished a very useful and a very difficult task. Nothing is more needed than an association of New York property-owners whose membership and resources are considerable, to represent every section of the city, and which will be in a position to exercise an effective influence both at the City Hall and in Albany. Many attempts have been made to form such an association, but since the decease of the old Real Estate Exchange they have all failed. During the interval the Allied Real Estate Interests have been much the most influential and useful organization of property-owners, but it needs a larger following and more abundant resources. It remains to be seen whether the able management characteristic of the association hitherto will succeed in a task which has so frequently failed of achievement. The great impediment to an effective organization has usually been the nature and objects of the local associations. They have been organized, as a rule, exclusively for the purpose of promoting local interests, and their members have refused to occupy themselves with the general interests which they share with other property-owners as taxpayers. Perhaps, however, the danger of a severe increase of their burdens, which is now hanging over the property-owners of the city may induce them to unite upon some common policy and to form an effective association in order to carry it out. It is certainly very much to be hoped that such will be the case.

THE people of New York are to be congratulated upon the prospect that Mr. Hughes will remain their Governor for another two years. His announcement that, despite the necessary sacrifice of his personal interests, he is willing to accept another term, has been received with such general approval that he can scarcely fail to be both nominated and elected. Bitterly as the Republican machine is opposed to Mr. Hughes, it will scarcely dare to fight his selection to a finish, particularly at a time when any local quarrels might compromise the success of the national ticket; and the regular Republican organization will be placed in the unpleasant position of aiding the election of its bitterest enemy. The reason why Mr. Hughes' continued presence in the Executive Mansion at Albany is so necessary hangs chiefly on the fact that the power of the old machine has not been broken. It has been severely injured by Mr. Hughes' measures of reform, but a complaisant Governor could undo a large part of what Mr. Hughes has accomplished. At the end of another two years, Mr. Hughes will not only have consolidated the work he has already accomplished, but he will have still further undermined the power of the machine at Albany. Such a result, when accomplished, will be of particular benefit to New York City, because New York has suffered peculiarly from the former methods of the Republican machine. The Legislature has always refused the City any effective control over its own affairs. It has interfered constantly in matters of exclusively local importance, and it will not surrender the right to such interference, unless it is forced to do so. Now the revised charter, which will be submitted to the Legislature at its next session grants to the city a wholly unprecedented amount of home rule, and it would not, under ordinary conditions have the ghost of a chance with the Legislature. Mr.

Hughes is the only man who could by any possibility induce the Legislature to pass the proposed charter without greivous mutilation. Of course, even his influence may not be sufficient, but if he should be re-elected by a very large majority, he can hardly fail to have his way in all essential matters, and he has from the start attached great importance to the revision of the local charter. He insisted on the appointment of the present commission, and there is every reason to believe that he will use his influence most energetically in favor of the instrument which the commission is preparing.

SOME time ago the Record and Guide in discussing the probable nature of any revival of real estate speculative activity ventured to predict that the locality in which such a revival could be expected was the so-called Pennsylvania district. No doubt prices throughout that district are already being maintained on a level above that which is warranted by its existing earning power, but it remains none the less true that there is room for a still further advance, particularly on the margin of the district. This neighborhood is the only part of Manhattan that will be very much benefited by the transit changes of the next few years, and the Record and Guide gave certain salient reasons for believing that the effect of these changes has been under rather than over-estimated. We are glad to notice that the real estate department of the "Sun," which is one of the most intelligently conducted in New York City, lends the weight of its authority to the same prediction. It infers from recent reports that vigorous speculative buying is already developing in two distinct neighborhoods—the mid-town mercantile section, and the apartment house district on the upper West Side, including especially Morningside and Washington Heights. Activity in these neighborhoods is reaching important dimensions, and is justified by existing conditions. Elevator apartment houses are one of the few classes of improvement which were not over-produced during 1905-6-7, and there is room for more buildings of this kind. The renewed activity in the mid-town mercantile section is also, in the opinion of the "Sun," suggested by sound reasons. The section in question is defined as extending from Twenty-third to Forty-second Streets, and from Fourth to Eighth Avenues. Until recently, the majority of the new buildings erected in this vicinity were situated on the thoroughfares running north and south—particularly Broadway and Fifth Avenue. At present, however, most of the activity is taking place in the side streets, the theory being that the heavy cross-town travel, expected from the opening of the Pennsylvania, McAdoo and Belmont tunnels, will arrest the traditional migrations of trade toward the north and make it expand to the east and the west. While the bulk of the travel will no doubt continue to follow the longer dimension of Manhattan Island, a scarcely less considerable volume of traffic will flow towards Long Island on the east and New Jersey on the west. This traffic will exercise a profound and a novel influence on real estate values. As it will be inconvenient for people living in New Jersey and Long Island to reach locations north of Forty-second Street, proprietors of retail stores, hotels, restaurants and theatres will find advantageous situations near the line of this cross-town traffic. But in that event there will be exercised upon the real estate in this district an unusual pressure. The needs of the large amount of business to be transacted in this neighborhood will necessitate the purchase of locations off what has hitherto been the main line of traffic. Fifth and Sixth avenue and Broadway will not be the only thoroughfares adapted to expensive improvements. Fourth and Seventh avenues and the side streets leading from them will be available for large shops, hotels and loft buildings. The business of this part of Manhattan instead of being concentrated along the ridge of the island will radiate from a centre formed roughly by the intersections of Broadway and Thirty-fourth Street.

THE Record and Guide believes that it will repay real estate brokers and operators to attend carefully to the line of argument contained in the foregoing paragraph. There can be little doubt that during the coming year speculative activity will be confined to the district and kinds of improvement named by the "Sun." Many new tenements will not be built so long as the number of emigrants almost precisely balances the number of immigrants, and activity in the financial district will be confined to the erection of a few skyscrapers by existing owners. But there will be room for considerable building of fireproof apartment houses; and

the number of large schemes of this kind recently announced testifies to the reality of the demand for high-class apartments. It is very probable also, that many of them will be erected by co-operative building companies. Of more importance, however, is the prospect of speculative activity in the so-called Pennsylvania district, because, if the reasoning contained in the preceding paragraph is correct, the possibilities of profit would be unusually large in this region. A high pressure of business would be exercised on a comparatively small area and one which is already partly occupied by modern buildings. No one can say just how high values will go, but the man who makes the best guess will make the most money. We do not look, however, for very much building in this region during the coming season. Business men will be loth to invest money very freely in big buildings until the effect of this novel situation becomes more apparent. The structures that are erected will be loft-buildings of the ordinary kind. But the lack of build-

landscape gardeners, men who knew fruits and flowers, who could lay out grounds and build good roads, who could paint on canvas and model in clay. Daniel T. Weed, the horticulturist, a neighbor and friend of the Downings (for whom the park is called), took the plans of the architects and worked them out, grading, sodding and planting, he and his men, and made a park on and around Buttonball Hill that never gets out of your mind's eye once it gets in.

The wonder is that more old cities have not felt the new inspiration for replanning on a scientific scale, or rather substituting for a plan that has been outgrown one more in accordance with present-day requirements. The real focal point in Newburgh was once at the ferry, but is now or should be somewhere else; and Mr. Nolan believes it should be at the foot of the western turnpike now abruptly ending on a high terrace, whence narrow lanes turn off right and left and wind around down to the railroad stations and boat landings.

This pike is nearly two hundred feet wide and comes in a straight line from the Delaware River. After coming so far in such a noble way, it stops at a dead end and weakly looks over



THE INDIAN COURT—FRANCO-BRITISH EXHIBITION, LONDON, 1908.
(Photo by E. N. Birkett, London.)

ing will not discourage shrewd speculation. In a year and a half the Pennsylvania terminal will be open; and that is not a long time to wait. An operator is prepared to carry real estate at a loss for a couple of years—provided he can see a fair prospect of future profit. And such is assuredly the case in the present instance.

REPLANNING TOWNS.

THE city of Newburgh, which is near enough to Broadway to be known intimately to most New Yorkers, if not known for other reasons than mere proximity, has caught an impression from the new gospel of civic beautification and replanning that is being preached around, and last week it had the benefit of being looked over and advised by a professional town planner from Boston, Mr. John Nolan. The town of Ridgewood has been taking similar treatment from Charles Mulford Robinson. To make the railroad station the focal point, facilitating the means of approach to it, to lay out a beautiful drive, to increase the beauty and restfulness of the quiet residential streets while enhancing the convenience of the street plan—these were the main points in Mr. Robinson's report on Ridgewood.

In both instances the service was social more than professional, and at Newburgh Mr. Nolan was the guest of Mr. Bush-Brown, the sculptor. If he should be seriously asked to undertake the replanning of Newburgh he would be fortunate indeed should he meet with a local cooperation, expert as well as willing, such as Messrs. Vuux and Olmsted received when they laid out the park there. The home city of Andrew and Charles Downing once contained, if it does not now, many amateur

a fence down upon some railroad tracks to the river shore several hundred feet beyond. Years ago Newburgh allowed her commercial feet to be cut off by the railroads, and is just beginning to feel the pain and realize the consequences. Mr. Nolan advises bridging the railroad tracks and building a double-decked public pier at the foot of this avenue, and he would also bring the railroads into a union depot in combination with the principal steamboat landing. It is apparent to everybody who knows Newburgh at all well that the Boston architect has put his finger on the right spot for the main civic center, and that if the city really cares to be regenerated, to be separated from a cramped and decaying life under the hill, and to begin a new business career on the terrace above, where the streets are not steep and twisted, she knows the course to follow. Naturally, the proposition when explained at a meeting of citizens was impulsively opposed by interests in the old business section, under the impression that such plans are worked out in a twinkling, instead of by necessarily slow and not at all violent processes in a city of leisurely pace.

STRIKING EXAMPLES OF JOINT RAKING.—Considerable comment has been heard concerning the appearance of the Terminal Building, 41st st and Park av. Marked individuality has been given to the appearance of the brick by raking the joints very deep and using mortar of a dark color. The raking produces a shadow, and the color of the mortar added to this produces a very striking effect. Character is given to the brick. The brick, which were supplied by Fiske & Co., Fuller Bldg., are of a light, brownish gray color. It required about \$2,000 to do the job.

CONSTRUCTION

THE FRANCO-BRITISH EXHIBITION BUILDINGS.



LONDON, indebted to the creative genius of Mr. Imre Kiralfy, has at length entered into competition with some other countries in the matter of great exhibitions, and American architects and builders will study the pictures of the buildings here presented with some interest.

Kiralfy has in this work had as collaborateur M. Toudoire, of Paris (architect-in-chief); Messieurs Coste, Duquesne, Levard, Martello, Crevel, Joulin, Lucet, Patrouillard and Thorimbert (French architects); John Belcher, Past President of the Royal Institute of British Architects (honorary consulting architect), and Messrs. Lionel G. Detmar, James B. Fulton and Charles Gascoigne. This galaxy of creators has been backed up by capital which seems to have been inexhaustible, so that there is every reason why the exhibition should prove to be what is claimed for it—the most beautiful that the world has ever seen.

In point of size it falls behind several of its predecessors, but this matters little if the space provided be amply and suitably filled; and, too, in a city like London, where ground rentals rank high, it is not easy to find a site of sufficient size for the purpose which can be reached conveniently and quickly from every part of the metropolis. This primary difficulty was overcome, and an ideal site of 140 acres, with unlimited potentialities, was obtained at the Sherherd's Bush terminus of the Central London Railway, and in immediate connection with the whole system of underground railways which in the last few years have been driven in the mysterious depths of the London clay.

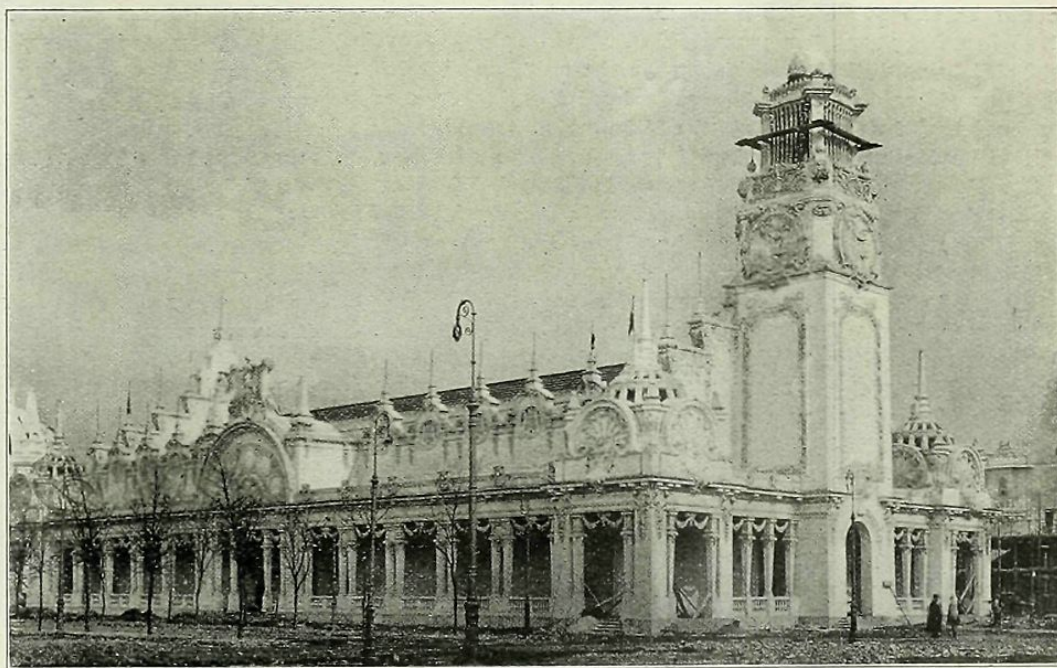
The Palace of British Applied Arts is the work of Mr. Fulton, and is perhaps the most satisfactory of all the buildings in the exhibition. In the opinion of Robert W. Carden, writing in the Architectural Record for August, it seems probable that the controlling spirit of the plan stepped in to say what the general form was to be, as the grouping is in every way similar to that of the corresponding structure across the court. The form of the two towers, connected by a light colonnade of square columns, the shell-like shape of the flat semidome, and the sweeping lines of the curving loggia, with its coupled Ionic columns, combine to make up an ensemble which is pleasing in the extreme. In Mr. Fulton's work we may perhaps see the full legitimate extent to which exhibition architecture may go. It is light, graceful, airy; it is something of a flight of fancy, yet it might be built in stone without any violation of the laws of construction.

The Palace of Music is one of the instances in which the architect has given himself a holiday from the observance of precedent. There are table legs instead of columns, and they are all jointed up nicely and prettily with garlands of flowers, making a ring round the whole structure. This being the realm of fancy, Mr. Carden ventures to suggest that they look like nothing so much as a group of children playing at "Here we go round the mulberry bush."

There is a sort of balustrading above the loggia, intended to conceal the roof, but doing nothing of the kind; there are broken pediments, with keystones to patch up the place where they were broken; there are plaster lyres at intervals to proclaim the purposes of the building; then there are scallop shells to fill up sundry odd spaces.

The Stadium is, beyond all manner of doubt, the one great triumph of the exhibition. The Indian Court has its charms; but the beholder is always conscious of the fact that it is, after all, something of a tour de force. In the Stadium it is different. If ever anyone should doubt the majesty of line or the fascination of perspective we should, if we could have our way, send him into the Stadium to look at those wholly wonderful rising rows of seats, diminishing into a haze of misty

curves as they recede from the eye. It is a lasting object-lesson on the futility of much that we are pleased to call "architectural grandeur." Why, there is no architecture in it at all! It consists of a semi-circular-ended grass plot, surrounded by a cinder path and a banked cycle track, the latter measuring, on the center line, 733 yards to the lap. Outside this there are ranged some forty thousand seats, in thirty tiers, and supported on a veritable network of lattice stanchions and girders. It boasts no architectural feature; the steel work is still gaunt and unclothed, but there can be few who will deny that it runs some of our great architectural "conceptions" very close. From the Stadium, with its impressive lines, one may learn that effect does not depend upon the amount and disposal of ornament. It is the rhythm of proportion and perspective that triumphs in the steel and concrete Stadium, just as it does in Palladio's marble Sala della Ragione at Vicenza. The great arena of sport gains, too, by association with its neighbors. The eye has already gazed upon the fussy whiteness of the countless pavilions which go to make up the exhibition, and is satiated by so much splendor long before the Stadium is reached. Then comes the grateful shadow of this English Colosseum as you pass under the lace-work of girders. A glimpse of green grass, seat ranging itself above seat as you pass into the open space of the interior—there is the Stadium before you: vast, splendid, monumental.



PALACE OF MUSIC—FRANCO-BRITISH EXHIBITION, LONDON, 1908.

(Photo by E. N. Birkett, London.)

It is the great achievement of the Franco-British Exhibition and of the engineering profession.

—For the heating and ventilating of the new Academy of Music in Brooklyn a most complete equipment has been installed, and one of unusual magnitude, there being a total of over 4,000 sq. ft. of direct radiation and over 7,300 sq. ft. of heating surface for indirect radiation. For the ventilating equipment there are fans with an aggregate capacity of 125,000 cu. ft. per minute of fresh air supply and 90,000 cu. ft. per minute for exhaust ventilation. The fans, four in number, are all forward-direction cone fans furnished by Howard & Morse, New York. In both the theatre and the concert hall the fresh air is delivered through distributed floor openings, there being a 5-in. hole through the floor under practically every seat. For the balcony and the gallery of the theatre, plenum chambers were formed between their floors and the ceilings below, which are connected by flues of ample size with the basement plenum chamber and the fresh air is delivered through similar holes under seats. The radiation is all connected on the two-pipe system with return by gravity. Thermostatic control is provided for the direct radiation in the lecture hall and in the class rooms of the institute. The heating and ventilating equipment of the academy was designed by the Baldwin Engineering Company, New York, who were also contractors for the installation.

A TALK ABOUT BUILDING.

THE man who is far-sighted enough and has acquired wisdom is the one who will close up contracts and cinch his building operations—and get started at once. Those who want to wait and see, and postpone building contemplated structures for a year or so, will pay the penalty in a greatly increased expenditure. Unmistakably the people have had a stiff-enough dose of stock depreciation and have seen the folly of trying to make big returns by stock speculations. More and more will it be brought home to them that real estate and building constitute infinitely safer investments, and it will not be long before we shall have boom times again in building. Real estate is the most stable of all investments, long periods of time being taken into account, and improved real estate is the safest by far, since it can be made to yield an income that will carry it, even under adverse conditions.

At the same time, some people, it is known, hesitate to build, even under favorable conditions as to cost. Prices declined, not from any lack of prosperity, which abounded on

years of labor and preparation. T. C. Northcott, who built and owns the house, is a retired heating and ventilating engineer. It had long been his dream to secure property on which could be built a house embodying some pet theories, one of which is to the effect that air filtered through limestone is pure and healthful and aseptic. Now, as to the practical advantages; in the first place, the entire cubic contents of the house is changed every four minutes during the day and night, so there is never any foul air. As the air is practically germless, no sickness can ever be contracted in the house from germ causes. As the ventilation is so perfect, windows need never be opened except for cleaning them, and the result is a house which is nearly dustless. As the air supply from the caverns fluctuates in temperature only two degrees in the year, from 54° to 56° F., the temperature of the house is under absolute control. On the hottest day in summer the interior of the house is cool and comfortable at 70°. An open fire can be built every night in the year with comfort, and is built frequently even during the summer. In the winter, the cave air, slightly warmed by passing over steam coils heats the house, and the inside is



PALACE OF BRITISH APPLIED ARTS—FRANCO-BRITISH EXHIBITION, LONDON.

every hand, but because of a shortened supply of money to conduct business operations, coupled with a lack of confidence on the part of timid people, who are ever on the outlook for signs of disaster.

While the building operations of the country were large during recent years, breaking all previous records, they by no means supplied the demand. This is evidenced by the circumstance that the latter and better class of buildings, both for business and apartments, are all being rapidly occupied, especially in Manhattan, and that at higher rentals than ever before in history. Under another column of this week's issue will be found a list of some of the latest and most important buildings about to be constructed in Manhattan. This list does not include, however, the large number of building projects planned for during the first of this year, which are still under way, or in course of construction. For this see also issue of Record and Guide of January 18, 1908, page 130.

VENTILATING A HOUSE WITH CAVE AIR.

IN Page County, Virginia, a mile from the town of Luray, stands a house that is perfect in its ventilation, and whose inmates breathe as pure air as any house dwellers in the world. The house is built on top of a hill, above the famous Caverns of Luray.

Connecting the caves with the surface is an artificial air-shaft. Connecting this shaft with the house is a large passageway, and through this passageway air from the caves is pumped into the house at the rate of 8,000 cu. ft. a minute. "Lmair," the name of this unique homestead, is the result of

always at 70°—or whatever the particular temperature desired may be.

All the air goes to a large plenum chamber in the basement. From here it flows up through smaller shafts to the various rooms in the house. At the base of each of these smaller shafts is a steam coil, which is heated in winter time. A valve is so arranged to each ventilator shaft exit that the warm or cold air can be turned on at will. The air is propelled into the house by a 5 H.P. electric motor. After leaving the fan the air goes through a duct, 4 ft. square by 105 ft. long, to the plenum chamber in the basement of the house. From the plenum chamber reach six different passageways for air, all below the floor level. From all of these six locations or distributing centers rise iron pipes 12 ins. in diameter, and one of these pipes goes to each room in the house. These pipes are placed within large metal-lined flues. The central pipe carries the fresh air, and the flue about it carries off the vitiated air—if air which has been in a room four minutes can properly be called vitiated. The large ventilating flues continue to the attic, where they all open into a "gathering chamber," from which the air which has been throughout the house passes to the outside air again.

At the base of each pipe through which air is supplied to the rooms of the house is a mixing valve, controlled by a cord passing through the pipe to the room the pipe supplies with air. This valve controls the temperature of the air reaching a room, by determining the proportions of normal cave temperature and steam heated cave air which are to form the body of air delivered to the room.—C. H. Claudy, in the Scientific American.

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

LOUIS MANN'S HOUSE AT FLORAL PARK.

The house (and garage) for Louis Mann and Clara Lipman Mann, which is to be built upon the McCormick Realty Company's Estates at Floral Park, Long Island, is an interesting example of a suburban house designed for a restricted site of peculiar shape and in conformity with unusual requirements.

The owners desired a simple, quaint house following the old English cottage type and entirely free from ostentatious decoration. All elaboration of exterior trim has been dispensed with and results have been sought through well proportioned masses, picturesque grouping and agreeable color. The walls will be stucco over terra cotta blocks, the roof of red shingle tile, and the exposed woodwork will be stained dark brown. All windows will be leaded casements.

The following requirements for arrangement of rooms were submitted by the owners for solution: Upon entering the house immediate access to an isolated reception-room. A great hall with galleries at different levels. Living-room and dining-room accessible from hall but not in direct view from it. A southern exposure for dining-room. The porch an integral part of house and opening on gardens. A large studio with north light. Guest chamber apart from that portion of the house devoted to the family. Family chambers opening on a balcony over garden, separated from main house, and with no servants'

rooms above. Easy access to all parts of house for service, but all servants' working rooms and bedrooms isolated in separate wing. Large wardrobes, trunk rooms served by a lift, and sewing-room adjacent. Finally, a study entirely separate from everything else.

Reference to the plan will show how the architect has succeeded in accomplishing all these requirements. The great hall and its galleries are indicated in the perspective view. The study occupies the top story of the tower, and the studio is below it. The family chambers are over the dining and living-rooms. The guest chamber and servants' rooms are over the kitchen wing, and the gown room and sewing-room over the hall.

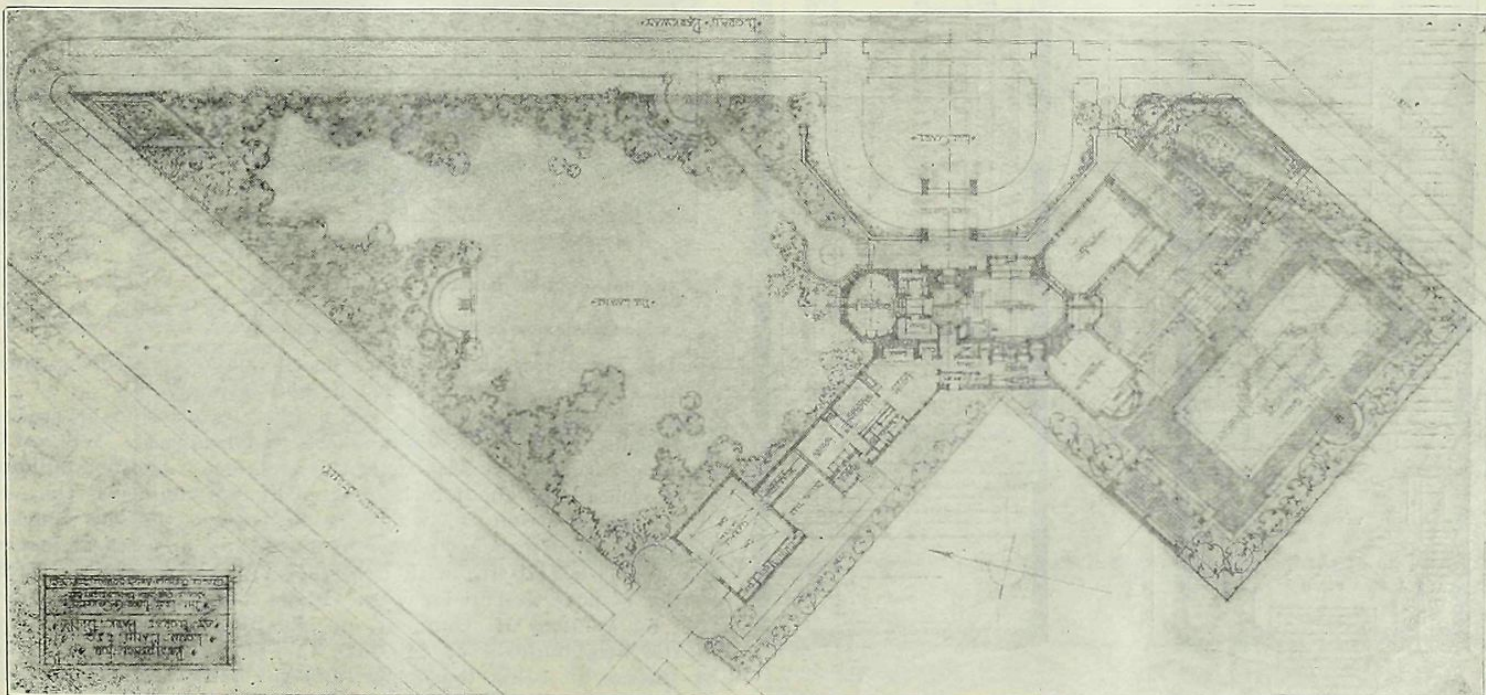
The treatment of the grounds has been developed by the architect to produce the effect of distance from Floral Parkway, the principal approach, and give the house an informal setting of apparently great extent. The fore court is severely plain in treatment and arranged to include the width of the parkway to its apparent depth. The southerly portion of the grounds is devoted to enclosed gardens, screened by hedges and heavy planting. The garage and service wing have their separate entrances and the drying yards are enclosed by the arrangement of these features of the plan.

Mr. George Nichols, 82 Wall st, is the architect, and has the working drawings in preparation.



ESTATE OF LOUIS MANN AT FLORAL PARK.

George Nichols, Architect.

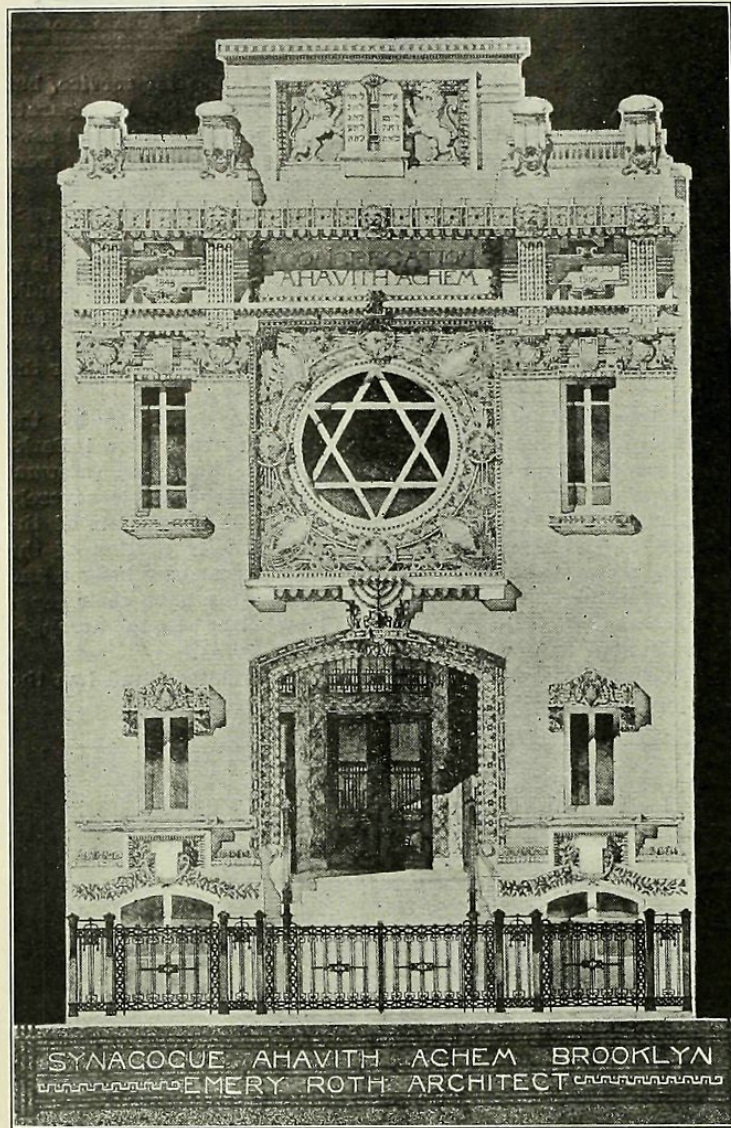


LAYOUT OF GROUNDS.

EXAMPLE OF SYNAGOGUE ARCHITECTURE.

The new Synagogue Ahavith Achem, to be erected at No. 447 Pulaski st, Brooklyn, will contain a number of interesting and noteworthy features of style and construction. It will stand on an inside plot of 30x100 ft., and will cost a total of about \$25,000.

Mr. Emery Roth, the architect, of No. 20 East 42d st, Manhattan, has adopted a building of simple brick construction



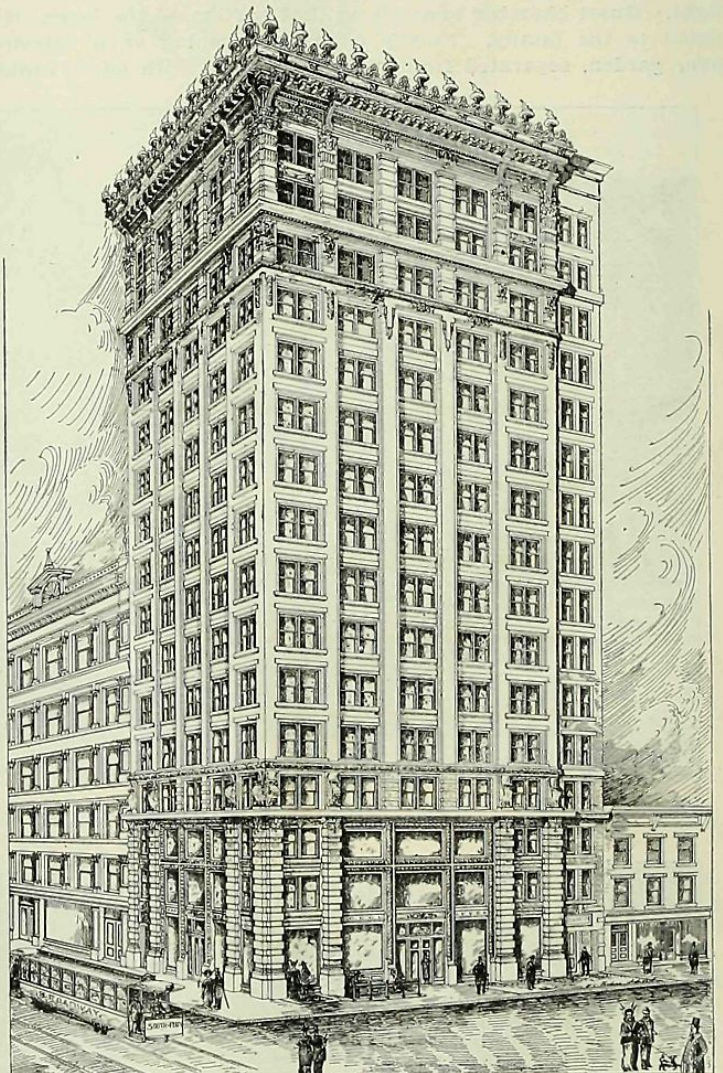
with a trussed roof having a vaulted metal ceiling over the main meeting room. This room with a balcony will provide a seating capacity for seven hundred and fifty persons. The basement will contain meeting rooms and Sunday School rooms.

The interior trim throughout will be of oak stained green, to which gilded composition decorations are to be applied. The front will be treated in a cream-colored pressed brick trimmed with polychromatic semi-glazed terra cotta, the body color of which is cream. The decorated portions will be brought out in various shades of yellow; namely, a pale lemon yellow, a deep orange, and a neutral ochre. Contrasted with these colors will appear small surfaces of an azure blue, and in places a brownish green.

The scheme of coloring is "Moresque," inasmuch as the colors interlace and are broken up into small surfaces. Contrasting with the general light color of the exterior, the open porch will be of a deep red marble, with a half dome that will be gilded. Building operations will be commenced immediately.

REBUILDING OF BROADWAY SOUTH OF WANAMAKER'S.

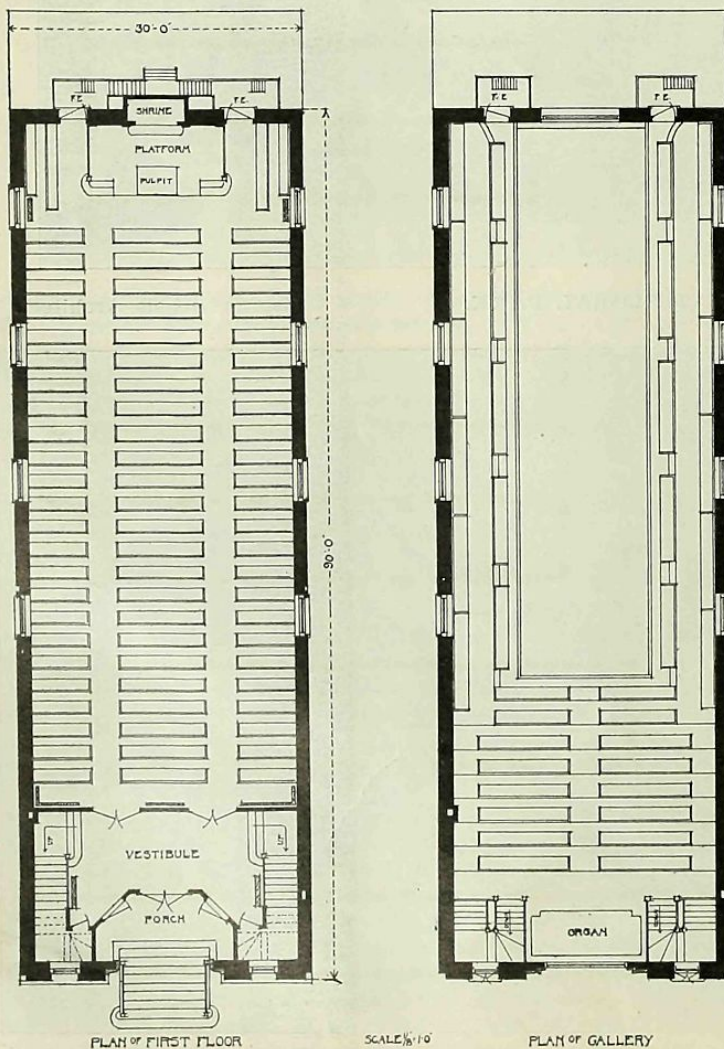
Work is advancing rapidly on the new mercantile structure (stores and offices) which Philip Braender, builder, No. 143 West 125th st, is erecting at the southwest corner of Broadway and 4th st. The building will have sixteen stories, with basement and sub-basement, and will cost in the neighborhood of \$1,000,000. The three lower stories will contain stores and have elaborate show windows. The upper exterior will be of light brick and terra cotta, with copper trimmings. There will be



BRAENDER BUILDING.

Southwest corner Broadway and 4th St.

Wm. C. Frohne, Architect.



electric elevators, high-pressure heating, and an electric power plant. Entrances are provided in both streets.

The new structure will be the first of its class to be erected on Broadway, between Wanamaker's and Duane st. William C. Frohne, No. 38 East 21st st, is the architect. Another building of like character about to be erected in this vicinity is the new 16-story office structure, which is to replace the old Sinclair House at the southeast corner of Broadway and 8th st, covering a plot 50x116 ft., with a 39-foot "L" on Astor pl. Excavating is now well under way. Plans have been prepared for this by William H. Gompert, of No. 2102 Broadway, to cost in the neighborhood of \$400,000, the Sinclair Realty Co., No. 31 Nassau st, being the owner, and the William L. Crow Construction Company, 289 4th av, the general contractor.

NEW KIND OF LIGHT COURT

Maynicke & Franke, architects for the 14-sty office building in course of erection at the corner of 23d st and Broadway, have included in the plans a novel scheme to give the best possible light to the tenants whose windows will look out into the inner court. As indicated in the illustration, the court is three times as wide at the top as at the bottom, where it starts on a level with the second floor. The width at the lowest part is 20 feet, this being increased to 30 feet on the third floor. For the next four floors the court is 10 feet wider, or 40 feet, the next four 50 feet, and the last three 60 feet, or the width of 23d st.

The third, fourth and eighth floors will have, in addition to the regular windows, skylights of prismatic glass that will throw the light back toward the partition indicated in the transverse section. It is evident that these skylights could not be placed on every floor, as it would have made the court too wide at the top. The owners of the building have gone into the lighting problem exhaustively, and this scheme, added to the use of glazed terra cotta blocks for the whole surface of the inner court, will insure almost as good natural light for the tenants in this part of the structure as for those occupying offices on the street front. The skylights run across the entire length of the inner court. The lighting of court rooms has been a nut for owners and architects to crack ever since the era of high buildings started. In the Fifth Avenue Building the distance from the court to the partition is 36 feet on the second floor, becoming less and less as one ascends. As the court has a width of 50 feet above the 8th story, there was no necessity to put in a prismatic skylight at the offset of the level of the 12th story. The natural light from that point upwards is practically as good as on the street front. It is believed that this method of lighting a court is an innovation in this country.

The white mat glazed terra cotta to be used in the court will have molded bands over all of the windows, forming lintels. It is to be supplied by the Atlantic Terra Cotta Co.,

1170 Broadway, and will add to the brilliancy and beauty of that part of the structure. The terra cotta specified is of the same color and quality used in the facade of the Plaza Hotel.

JAPANESE STEEL WORKS.

The rolling mill equipment built for the Imperial Steel Works of Japan is interesting to those to whom the wider scope of the business world appeals:

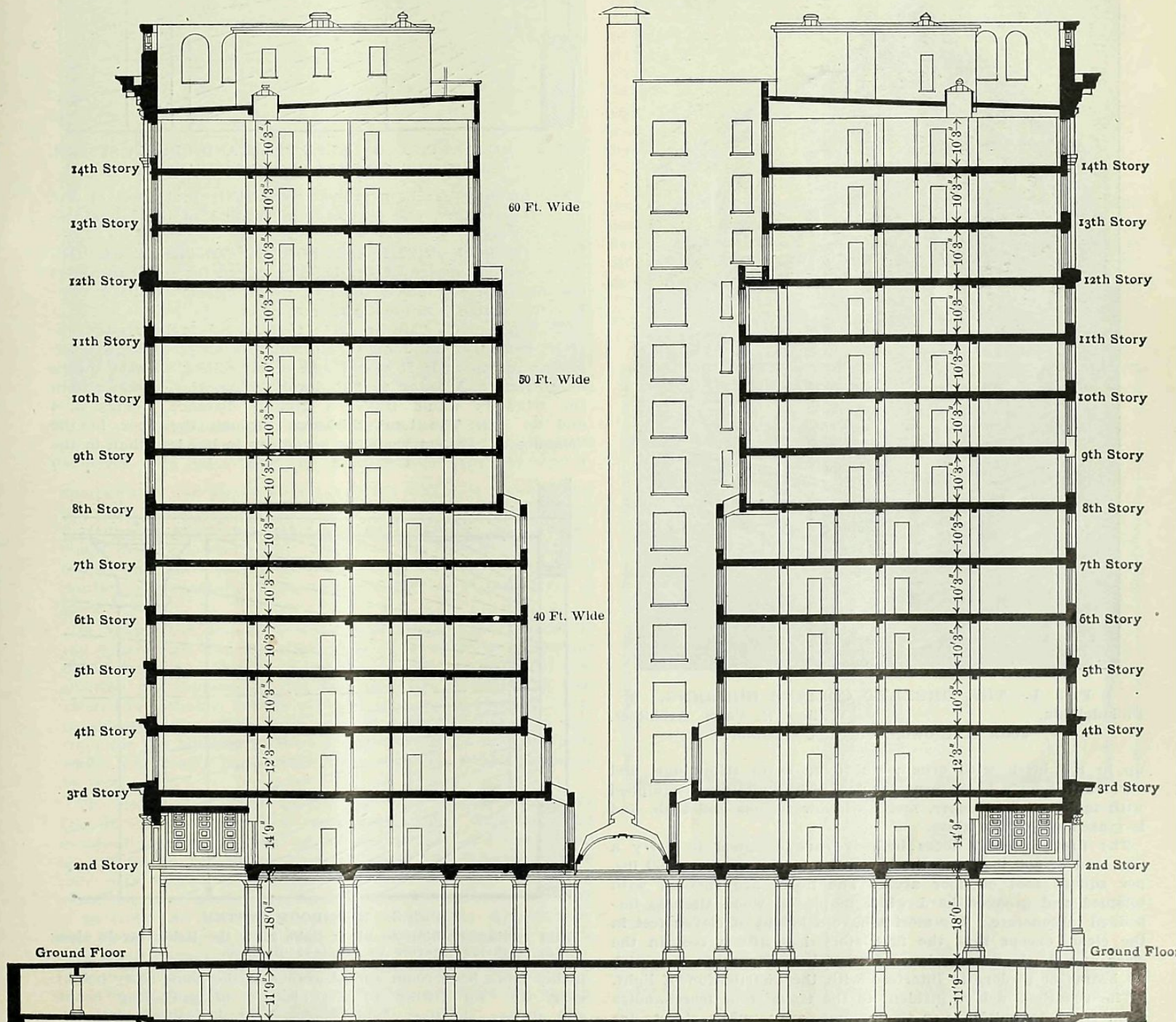
"The development of the iron and steel industry in Japan has been largely aided by the study which the representatives of that country have given to the methods employed in the United States. By using foreign built machinery the Japanese are able to meet the demand for finished product quicker than they would if the equipment were designed and built in Japan, where the lack of experience and manufacturing facilities are serious handicaps.

"The order above alluded to included a 1,300-HP. Corliss tandem compound engine, a three-high roughing mill and a merchant mill of four stands; a heavy motor driven roll turning lathe, four shears and a cold draw bench."

Those who fear the yellow peril may find comfort in articles in the British engineering and financial press, in which these works are persistently referred to as an "iron foundry," and allegations are made that they are not a financial success. The lack of iron ore in Japan has been one of the great drawbacks.

"The high price of coal has been referred to in official reports as another handicap. Changes in the management of the works have been made from time to time, foreign experts being engaged at intervals, and each new management undoing some of the work undertaken under the old. The difficulty of producing commercially acceptable product has been a constant one. Army officials seem latterly to be in charge of the enterprise. One complaint has been that under the conventional tariffs pig iron can be imported at a duty of 5 per cent. ad valorem, and the hope has been held out that by 1912, when the conventional tariffs terminate, the duty on pig iron can be increased. Then, it is argued, pig iron prices can be maintained high enough in Japan to 'encourage' the sale of the product of the government steel works."

No consideration is given to the difficulty of marketing steel products under a high schedule of steel prices.



TRANSVERSE SECTION OF FIFTH AVENUE BUILDING SHOWING UNIQUE PLAN OF LIGHT COURT.

Maynicke & Franke, Architects.

RECENT ACHIEVEMENTS OF THE BUILDER.

THE MUSHROOM SYSTEM OF REINFORCED CONCRETE

THE modern fireproof building described in this article was erected under the patented "Mushroom" system of reinforced concrete, invented by C. A. P. Turner, of Minneapolis. It is situated in the city of Philadelphia. The object of the building was to provide for a firm manufacturing coated lithograph papers a large and thoroughly fireproof warehouse, adequate for their own needs and also to accommodate on some of the upper floors such of their customers who might wish to lease very strong floors of large area built to carry the heaviest type of lithograph presses.

Facing on four streets, the building has approximately 70 per cent. of glass on all sides, which is an exceptional supply of light. It has a main entrance in the centre of the 6th st side, connecting with a passenger elevator and steel staircases to all floors, one side entrance at the west end of the Cherry st front, and one side entrance at the west end of the Quarry st front opening into fire towers, having steel staircases connecting with all floors. The exterior walls are laid

weather metal hood. This platform is supplied with two fast-running freight elevators connecting with all floors. For fire protection the building has a sprinkler equipment, and also has, of course, steam heat, electric light and power and modern plumbing.

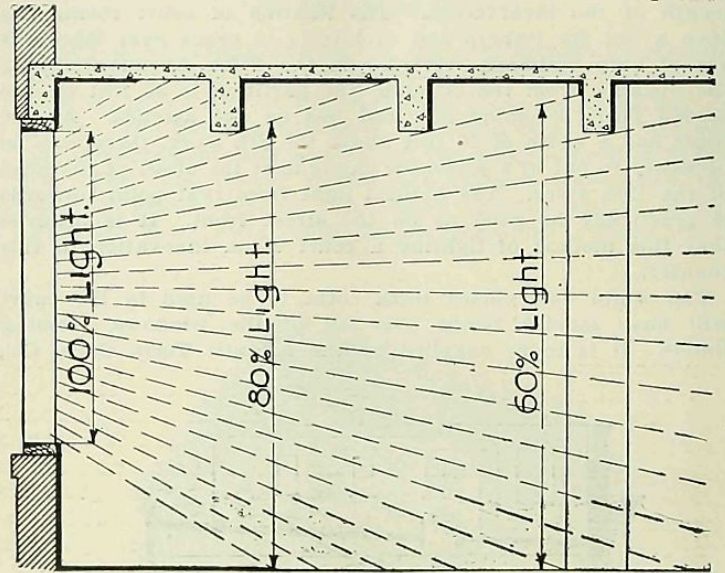


FIG. 2. REINFORCED CONCRETE BEAM AND GIRDER SYSTEM. BEAMS AND GIRDERS BLOCK LIGHT RAYS.

The building has been pronounced strictly first class by the inspecting officers, and is therefore entitled to the lowest insurance rates.

DESCRIPTION OF THE REINFORCED CONCRETE DESIGN.

The original design of the building called for structural steel columns and reinforced concrete floors of the ordinary reinforced concrete beam-and-girder system.

The patented "Mushroom" system of reinforced concrete, controlled by John G. Brown, was adopted for the following reasons: (1) It would give a flat ceiling without beams or girders, and owing to flat, level ceiling, the daylight from the windows would travel a greater distance. (Figs. 3, 4 and 6.) (2) The total thickness through the floor in the "Mushroom" system would be seventeen inches less than in the beam-and-girder system, and would thereby give seventeen

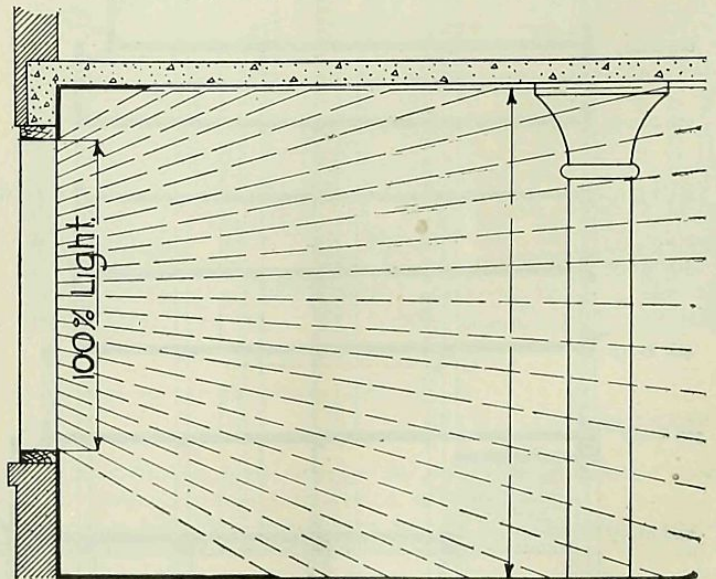


FIG. 3. MUSHROOM SYSTEM.

Flat ceiling, nothing to block light rays, the light travels along ceiling, lighting interior to greatest distance.

inches more head room and clearance in the same story height. (Fig. 5.) (3) Owing to the absence of projecting beams and girders, shafting could be placed on the ceiling to line in any direction, simplifying shafting problems. Sprinkler piping and sprinkler heads could be better and more economically spaced than in the beam-and-girder system, as in the beam-

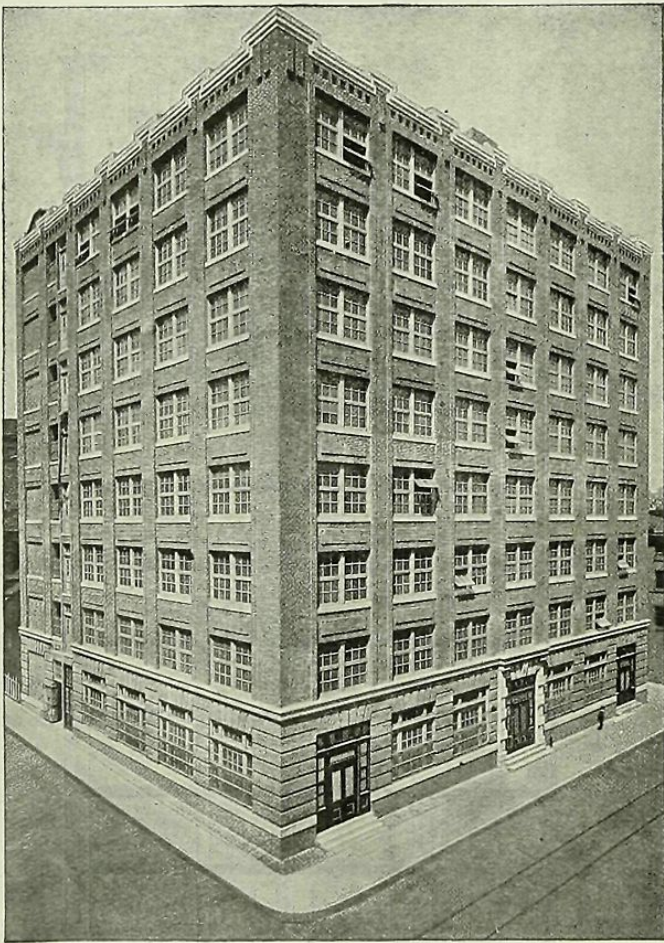


FIG. 1. THE GRELLERT COLLINS BUILDING.
Philadelphia. William S. Vaux, Architect.
John G. Brown, General Contractor.

up in red brick with ornamental terra cotta trimmings, and surmounted by a battlement cornice. The building is equipped with metal-covered doors, metal window frames and sash, and is glazed with wire glass.

The first to sixth floors inclusive are designed to carry a live load of 300 lbs., and the seventh and eighth floors 160 lbs. per square foot of floor area. The floors are covered with tongued and grooved hard white maple on wood sleepers imbedded in concrete. The stories have a height of eleven feet in the clear, except that the first story has fifteen feet in the clear and the basement eleven feet. The ceilings are flat, with no beams or girders to interfere with the distribution of light.

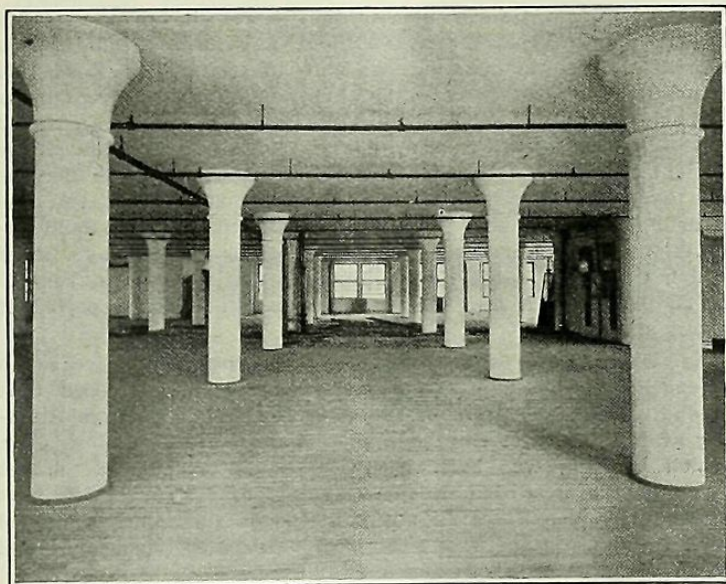
The vexatious delays incident to the transfer of merchandise from truck to building, or the reverse, on a public street, are largely eliminated by a private driveway eighteen feet wide, open at both ends, on which faces a shipping platform having sixteen hundred square feet of surface and protected by a wet-

and-girder system sometimes sprinkler heads have to be placed on each side of beams, due to interference of the projecting beam with the distribution of the water. (4) The cost of plastering or painting the ceilings, if desired, would be 65 per cent. less if the "Mushroom" system was used, due to the flat ceiling, whereas in the beam-and-girder type the sides of the beams and girders are equivalent to 65 per cent. of the flat ceiling surface. (5) If it should be necessary to divide up any portion of the floors into separate rooms, partitions (owing to the absence of beams and girders) could be placed in any position, making exactly the size room desired, thereby economizing space. (6) The reinforcing rods of the "Mushroom" system cross over and beyond the column centres, making a lap of four to five feet, tying the construction in a thorough manner. (7) As the building was designed for heavy paper storage, heavy lithograph and printing presses, a construction was desired that would be rigid and free from vibration.

THE OFFICIAL TESTING OF THE FLOORS.

The Bureau of Building Inspection required that portions of the floors of the building (said portions to be selected by them) be tested with a gradually applied load of twice the actual working load the floors were intended to carry, and that while the floors were being tested the deflection of the floors due to bending was to be carefully measured, as upon the amount of deflection in proportion to the amount of the load, the Building Department could judge of the safety of the floor.

To obtain the results carefully and accurately, five iron rods were hung at various points from the underside of the first floor, and upon these rods targets were secured. The floor was then cleared, the targets carefully adjusted by means of an engineer's level, and the loading begun. The loading was accomplished by placing boxes filled with heavy coated enameled paper (the weight of boxes previously determined) over the whole area to be tested. When one layer of boxes was finished, the deflection of the floor was noted on each target. Then



INTERIOR GRELLET COLLINS BUILDING.

FIG. 4. "MUSHROOM SYSTEM," DISTANCE FROM CAMERA TO WINDOW, 110 FEET.

another tier was placed on top and the deflection noted. This plan was followed until the loading was finished. To load the first floor required two and a half days, and the load was allowed to remain over night. The floor was then gradually unloaded and the recovery of the floor back toward its original position was carefully noted upon the removal of each layer of boxes.

In testing the first floor, which was designed for 300 lbs. to the square foot, the deflection (5-32 of an inch) in proportion to the test load (6 3/4 tons, or 633 lbs. to each square foot), considering the thinness of the floor slab (7 1/4 inches) was considered remarkable, and an evidence that the floors could carry considerable more than they were intended to carry. The contract for the building allowed a deflection of 12-32 of an inch, which was nearly three times more than the deflection shown by test.

The result of the test on the first floor was so remarkable that it was decided to test the seventh floor. This floor was designed to carry 150 lbs. to the square foot, and was tested to 300 lbs. to the square foot. To read the deflections, nine rods with targets were used. The deflection here was even much less than on the first floor. The deflection was only 3-32 of an inch. As a matter of general interest, the seventh floor was tested to two and one-half times the designed load, with a very small increase in deflection.

In each test the results were so satisfactory to the Building Department that the system was officially approved for use in the first-class buildings of Philadelphia.

The testing for the city was under the direction of George Warner, concrete engineer, Bureau of Building Inspection, city

of Philadelphia. The deflections were read by James Haldeman, assistant engineer in charge of lines and grades (east half), section six, Market street subway. The test of the first floor was witnessed by Messrs. Edwin Clark, chief of Bureau of Building Inspection, city of Philadelphia; Manton Hibbs, structural engineer, Bureau of Building Inspection, city of Philadelphia; Geo. S. Webster, chief of Bureau of Surveys of Philadelphia; Geo. E. Datesban, principal assistant engineer Bureau of Surveys; Henry H. Quimby, assistant engineer Bureau of Highways, bridge engineer, city of Philadelphia; Howard Richards, member of Wilson, Harris & Richards, architects and

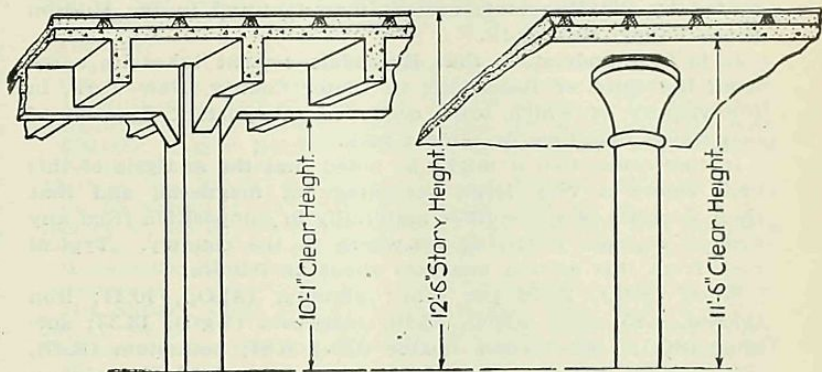


FIG. 5. SHOWING 17 INS. MORE HEAD-ROOM IN SAME STORY HEIGHTS BY USING MUSHROOM SYSTEM IN PREFERENCE TO BEAM AND GIRDER SYSTEM.

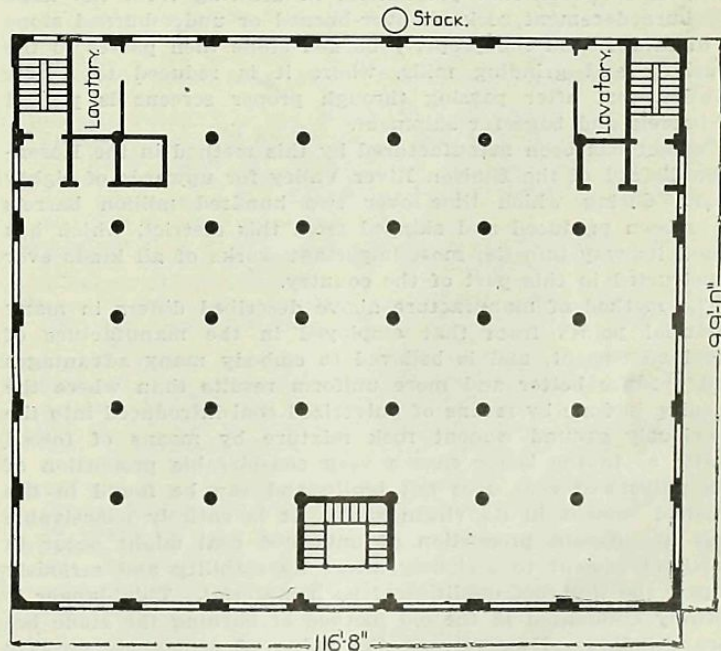
engineers; Chas. M. Mills, principal assistant engineer, Market street subway and elevated railroad; Edw. F. Cobb, sales department, Vulcanite Portland Cement Co., which company supplied the cement for the reinforced concrete work. The Sayre & Fisher Co. furnished the hard-burned red brick and the Otis Company the elevators.

Mr. Richard Erskine, architect, and Norman Hume, inspector of construction, represented Mr. Grellet Collins, owner of the building, Bailey Building.

The architectural design, the general layout of the building, and the superintendence for the owner, was executed by Mr. William S. Vaux, architect, Bailey Building, Philadelphia.

The structural designing and erection of the reinforced concrete work, the erection of the brickwork, finished woodwork and execution of the general contract for the entire building was contracted for and executed by John G. Brown, of Philadelphia, specialist in reinforced concrete.

AUTOMATIC VOLTAGE REGULATORS.—The General Electric Company, Schenectady, N. Y., is just issuing two bulletins describing its improved automatic voltage regulators. These devices are for the automatic regulation of the voltage of alternating current and direct-current generators. They are made in various styles for the regulation of the voltage of one generator or of two or more generators in parallel. Among the advantages secured by such voltage regulation are the use of



Typical Floor Plan,

FIG. 6.

Notice absence of beam and girders. Nothing to interfere with light or shafting or placing of partitions.

lamps of higher efficiency, reduction of lamp renewals, saving in energy and the decrease in the number of switchboard attendants necessary. Bulletins No. 4601 and 4602 fully describe the regulators for alternating and direct-current generators respectively, and contain diagrams showing the various connections and arrangements of the different styles of regulators

THE ROSENDALE CEMENT DISTRICT AND ITS PRODUCT

By GEORGE G. GLEASON

AS the Building Code of the City of New York is now undergoing revision at the hands of an extremely capable and painstaking commission, and as the very large subject of cement in its varied uses will engage their attention, and no doubt receive the careful consideration that the importance of the subject certainly demands, it may not be amiss to say a few words on the subject of natural cement, particularly of the type represented by the Rosendale cement manufactured in the Hudson River Valley, New York.

It is well understood that Rosendale cement takes its name from the town of Rosendale, in Ulster County, New York, in the vicinity of which town occur very important deposits of magnesian limestone or cement rock.

In this connection it might be noted that the analysis of this rock shows a very large percentage of magnesia, and that these deposits of stone differ materially in composition from any similar deposits occurring elsewhere in the country. Typical rock from this section analyzes about as follows:

Silica (SiO_2), 25.76 per cent.; alumina (Al_2O_3), 10.41; iron (Fe_2O_3), 4.85; lime (CaO), 33.80; magnesia (MgO), 13.33; sulphur (SO_3), 1.30; carbon dioxide (CO_2), 6.84; potassium (K_2O), .43; sodium (Na_2O), .60; moisture (red heat), 1.92; loss on ignition, .66—99.90.

It is therefore safe to assume that with proper treatment the resultant cement produced will also differ materially from that produced from any other cement rock.

It is also true that cement produced from the Hudson River section is, without exception, of a dark, rich brown color, and easily distinguishable from other natural cement or so-called Rosendale.

The deposits of stone before mentioned occur in various well defined geological strata, which strata, however, differ very much, and in the manufacture of high-class cement it is necessary to employ the utmost care in selecting the stone from only such strata as will produce the most reliable and uniform cement. In addition to which it is necessary to carefully balance the proportion of rock from the strata so selected in order to at once produce the soundest and strongest cement, together with the best mechanical working properties.

In the process of manufacture the stone is quarried by means of drills and explosives and is conveyed to the surface of the ground in large cars, all rock having been discarded that is known to be of inferior or improper quality. Upon its arrival at the surface of the ground the rock is again subject to inspection, after which it passes in its present form to the kilns for burning. This burning is still done in the old-fashioned upright kilns, where the stone is placed with several alternate layers of coal, and where the burning continues for several days. This slow-burning method produces the incineration of all the coal and thereby eliminates practically all the inert matter, leaving only the cement rock properly burned. However, as an additional precaution, in drawing from the kilns the burned cement rock all over-burned or under-burned stone is discarded, and the properly burned stone then passes to the crushing and grinding mills, where it is reduced to a fine powder, and after passing through proper screens is packed in barrels and bags for shipment.

Cement has been manufactured by this method in the Rosendale district of the Hudson River Valley for upwards of eighty years, during which time over two hundred million barrels have been produced and shipped from this district, which has found its way into the most important works of all kinds ever constructed in this part of the country.

The method of manufacture above described differs in many essential points from that employed in the manufacture of Portland cement, and is believed to embody many advantages and produce better and more uniform results than where the burning is done by means of pulverized coal introduced into the previously ground cement rock mixture by means of forced draft; as in the latter case a very considerable proportion of the pulverized coal does not ignite and can be found in the finished cement in its virgin state. It is entirely conceivable that a sufficient proportion of unburned coal might occur in Portland cement to seriously affect its stability and seriously impair the fireproof qualities of such material. This danger is entirely eliminated in the old method of burning the stone before grinding. However, as the value of cement is directly proportionate to the absence of inert matter, the elimination of coal dust cannot but increase the value of the cement.

The high percentage of magnesia contained in the genuine Rosendale cement before referred to is presumed in many quarters among the most eminent engineers to be of extreme value in the cement in under-water construction, particularly in salt water. In this connection it might be stated that in the construction of the Brooklyn Bridge some thirty-five years ago, upwards of 250,000 bbls. of Rosendale cement were used in the masonry work and foundations, and that so far as known this work to-day is in better condition than immediately after its completion, and stands a striking monument to the value

of natural cement. Moreover, it appears that the volume of Rosendale cement under water is constant, and that the process of hardening is accelerated by contact with salt water.

This fact was brought out clearly in the case of some sea-wall and retaining wall construction done by the United States Government some years ago where the stone was laid in Portland cement. The action of time and the elements so seriously affected this work in the course of a few years that it was found necessary to rake out of the joints the disintegrated cement, and after careful tests these joints were restored with Rosendale cement, which after many years to-day stands firm and unchangeable.

Opinions differ as to what particular quality should be credited with the excellent showing of Rosendale cement under water, but the fact remains that the use of this type of cement in a vast number of cases has resulted uniformly in the most satisfactory results.

The only argument against the use of Rosendale cement that is ordinarily heard or which demands any serious consideration is the statement that Rosendale cement does not carry so large a proportion of sand, nor immediately attain so high a tensile strength as Portland, and while these criticisms may be admitted as a fact, it should not be overlooked that these are the strongest possible arguments for the employment of Rosendale cement, for these reasons: First, Rosendale cement, admittedly not carrying so large a proportion of sand, the temptation to overload with sand to the detriment of the mortar is thereby much lessened. Sand never added to the stability of any structure, but good cement does; and the use of Rosendale cement, with the proper proportion of sand (say one part of cement to two or three of sand), produces work that is sufficiently strong at once but still retains a considerable elasticity.

Second: Rosendale cement continues to gain in tensile strength over a long period of years without any interruption in this increase. Thus, in charting the gain in strength of Rosendale cement the line of increase is unbroken by any depression or setback, and shows a continuous upward tendency for a period exceeding five years. Therefore, it goes without saying that, if the cement is sufficiently strong in the first instance, in this increase is a very large factor of safety. Such, however, is not the case with Portland cement, as it is well known that Portland attains its maximum within a period of about 180 days, after which time it is subject to a drop in tensile strength from 20 to 25 per cent., a loss which is not regained for a period of about six months.

As exemplifying the continual hardening and increase in strength of Rosendale cement, it is a matter of record that attending the demolition of the Coal and Iron Exchange Building at the corner of Church and Cortlandt sts, New York City, which building was built with Rosendale cement, the stones could not be separated except by resort to dynamite, and that under these conditions in many instances the joints remained intact and the stone was shattered. This also has been found to be the case in many other similar instances.

In New York City and vicinity there have been used over one hundred million barrels of cement from this district, and in no instance has the cement failed to fulfill all the requirements demanded of it.

Its use by the most eminent architects and engineers on the most exacting work, comprising sewers, bridges (including the Brooklyn Bridge and others), dams, aqueducts (including the Croton aqueduct and that in 42d st, New York City), piers (including the foundation of the Statue of Liberty on Bedloe's Island), monuments, theatres, schools, hotels, churches, office buildings, apartment houses, warehouses, libraries, sea walls, reservoirs, water works—in fact almost every type of known construction—and the condition of these works (some of which are from fifty to sixty years old at this time) stands as the strongest possible endorsement for the safety, permanence and durability of structures so erected, and of its value in work of any kind for the future.

—Answering certain claims made for tin roofing, the composition roofers have issued a statement, saying: "Composition roofing, better known as coal-tar pitch, felt and slag or gravel, covers more of the first-class buildings and factories of this country than all other forms of roofing put together. The most prominent architects and mill engineers have used it for 50 years, and it has always been accorded the base rate of insurance and has the confidence of fire fighters everywhere. Its enviable position makes it the focus of the attacks of all special roofing promoters. This attack and agitation, however, does not prevent the metal roofers themselves from having on their own buildings what they know to be the best roof for all purposes—a composition roof, and there is not a large city in the country but contains abundant evidence of this fact."

PRINCIPAL BUILDINGS TO BE CONSTRUCTED.

The following is a list of some of the most important buildings planned for and about to be constructed in Manhattan, and should be taken by those interested in building, who have considered the outlook otherwise than promising, as a source of great encouragement.

Evidences accumulate that Capital is going to take advantage of the comparative economy of building in this city to erect a large number of expensive structures. As a matter of fact, while the total number of plans filed in Manhattan during the quarter ending June 30, 1908, was approximately one-half of that of 1907, still the amount involved was practically the same. In other words, the estimated cost of the plans and specifications filed in 1907 was \$31,745,750, and in the corresponding period of this year the amount involved was \$31,885,771. If the new Broadway and 86th st apartment house, the Ritz-Carlton Hotel and the Equitable and Mills Building towers are also begun this year, the year 1908 will be second to none in the history of the city for its appropriations and the erection of skyscrapers.

(The first name is that of the owner; the second the architect, and the third the builder.)

OFFICE, STORE AND LOFT BUILDINGS.

Brooklyn, the blk, 62-sty office building; cost, \$10,000,000; Equi-Nassau st table Life Assur Co, Broadway and Nassau st; ar'ts, D Cedar st H Burnham & Co, Chicago, Ill, and the Holland House, Pine st 5th av and 30th st, Manhattan; no contract let. See issue July 4, 1908.
Beaver st, Nos 63-65, 15-sty office building; cost, \$500,000; Farmers Loan & Trust Co, 16-22 William st; ar'ts, Clinton & Russell, 32 Nassau st; Geo A Fuller Co, builder; Foundation Co, foundations.
Broadway, s w cor 4th st, 16-sty loft building; cost, \$1,000,000; ow'r and b'r, Philip Braender, 143 W 125th st; ar't, Wm C Frohne, 38 E 21st st; Clarence Tivy, 13 Platt st, heating; T F Scannell, 729 6th av, plumbing.
6th av, 32d and 33d sts, terminal station; cost, \$2,500,000; Hudson Companies; excavating under way; not awarded.
Beekman st, Nos 25-29, 5-sty and basement store and loft building; Ann st, Nos 57-61 | cost, \$800,000; Nassau-Beekman Co, Robt R Reed, 55 Liberty st, Pres; ar'ts, Bannister & Schell, 69 Wall st; no contract let. See issue July 11, 1908.
28th st, Nos 131-133 W, 7-sty mercantile building; cost, \$400,000; Tarrytown Building Co, 103 E 125th st; ar't, Louis A Hornum, 145 E 42d st; owner is builder; T J Waters, 217 W 125th st, masonry; Chas Wein, 160 W 99th st, carpenter work. See issue April 18, 1908.
Broadway, n e cor Exchange pl, 8-sty office building; cost, \$2,000,000; Knickerbocker Trust Co; ar'ts, McKim, Mead & White; b'r, Geo A Fuller Co.
27th st, s s, 235.7 w Broadway 12-sty office and loft building; cost, \$250,000; James Livingston Const Co, 35 Nassau st; ar'ts, Neville & Bagge, 217 W 125th st.
Broadway, s e cor 8th st, 16-sty office and loft building; cost, \$400,000; Sinclair Realty Co, 31 Nassau st; ar't, Wm H Gompert, 2102 Broadway; b'r, W L Crow Const Co, 289 4th av; Hay Foundry & Machine Co, steel.
16th st, Nos 15-17 East, 12-sty loft building; cost, \$240,000; Max Kurzrock and Hyman Hein, 55 W 16th st; ar'ts, Schwartz & Gross, 347 5th av.
Cliff st, Nos 11-13, 10-sty loft building; cost, \$150,000; Golden Hill Bldg Co, 99 John st; ar'ts, Parish & Schroeder, 12 W 31st st; b'rs, Wm Young & Co, 550 W 41st st.
11th st, No 55 E, 12-sty loft building; cost, \$130,000; Brevoort Const Co, 229 Broadway; ar'ts, Schwartz & Gross, 347 5th av; ow'r is builder. See issue May 16, 1908.
Broadway | 11-sty store and office building; W R H Martin, 6th av, 31 st st | Hotel Martinique; ar'ts, Townsend, Steinle & Haskell, Broadway and 34th st; no contracts let. See issue July 25, 1908.
26th st, Nos 38-44 W, 12-sty and basement loft building; cost, \$200,000; E E and Terry Hinkle, 534 W 56th st; ar't and b'r, Hinkle Iron Co, 534 W 56th st.
25th st, Nos 45-51 W, 11-sty mercantile building; cost, \$400,000; Building & Engineering Co, 53 W 24th st; ar't, Wm H Birkmire, 396 Broadway; E Skannel, 3281 Broadway, steam heating; John P Levins, 1420 Madison av, plumbing.
27th st, Nos 109-111 W, 11-sty store and loft building; cost, \$150,000; Marmac Const Co, 316 W 30th st; ar't, Frederick C Browne, 143 W 125th st.
Broadway, 23d and 24th sts, 14-sty office and store building; cost, \$2,000,000; Fifth Avenue Building Co, 225 5th av; ar'ts, Maynicke & Franke, 298 5th av; Hedden Const Co, builder; C H Darmstadt, 352 W 43d st, plumbing.
Depew pl, w s, 71.8 e 45th st, Grand Central yard, 7-sty station and office building; cost, \$400,000; N Y C & H R R R Co, Grand Central Station; ar'ts, Grand Central Station Architects, 314 Madison av.
17th st, No 22 East, 16-sty loft building; cost, \$100,000; Clarence Wadsworth, Hartford Bldg, Union sq, N Y; ar'ts, Hoppin & Koen, 244 5th av; no contract let.
17th st, Nos 138-140 W, 10-sty loft building; cost, \$110,000; Washington Arch Realty Co, on premises; ar't, Sommerfeld & Steckler, 19 Union sq; Wm J Taylor, b'r. See issue July 11, 1908.
5th av, No 580, 9-sty loft building; cost, \$100,000; Columbia College, ow'r; Arthur Tooth, lessee; ar't, Henry Otis Chapman, 334 5th av; no contract let. See issue July 18, 1908.
8th av, Nos 673-677, 4-sty department store; cost, \$40,000; Stephen McPartland, 629 8th av; ar't, C A Jackson, 16 E 23d st.
Exterior st, n w cor 71st st, 6-sty loft building; cost, \$95,500; Geo H Storm, 530 E 72d st; ar't, G Knoche, 516 E 72d st; no contract let. See issue July 25, 1908.
57th st, s s, 275 w 11th av, 3-sty office building; cost, \$20,000; New York Taxicab Co, 546 5th av; ar'ts, F M Andrews & Co, Waldorf-Astoria Hotel; Cramp & Co, 36 E 23d st, b'rs. See issue May 16, 1908.
26th st, No 22 W, 12-sty stone and office building; cost, \$200,000; Chas Kaye, 12 W 21st st; ar'ts, Buchman & Fox, 11 E 59th st; no contract let. See issue July 25, 1908.
Bowery, Nos 334-336, 7-sty stores and loft building; cost, \$50,000; Geo G Segal, 30 Hart st, Brooklyn; ar't, Chas M Straub, 147 4th av.

4th av, s e cor 19th st, rebuilding the Parker Building; cost, \$350,000; G E Wallace, 15 E 59th st; ar't, Thos W Lamb, 224 5th av; b'r, Calumet Const Co, 15 E 59th st.
12th av, Nos 780-782, 6-sty loft building; cost, \$30,000; T G Patterson, 57 East Kingsbridge road; ar't, A V Porter, 621 Broadway; John T Brady Co, 103 Park av, b'r. June 6, 1908.
36th st, Nos 8 and 10 W, 9-sty store and loft building; cost, \$100,000; Wm M Walker, Bayville, L I; ar't, Nathan Langer, 81 E 125th st; no contract let.
Hudson st, w s, 26 n Hubert st, 6-sty loft building; cost, \$75,000; Hugh Getty, 359 W 26th st; ar't, Henri Fouchaux, 105 Hudson st; owner is builder.
27th st, Nos 31-33 E, 8-sty stores and offices; cost, \$80,000; Felt Const Co, 117 W 26th st; ar't, Frederick C Zobel, 114-116 E 28th st; owner is builder.
36th st, Nos 149-151 W, 12-sty store and loft building; cost, \$200,000; Robert S Finney, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av.
5th av, No 518, 8-sty and basement store building; cost, \$75,000; C G Gunthers Sons, 184 5th av, ow'rs of building; Henry C Trevor, 11 William st, ow'r of land; ar't, Jas J F Gavigan, 1123 Broadway.
Broadway, s e cor 145th st, 2-sty stores and office building; cost, \$50,000; Harlem Heights Realty Co, 42 Broadway; ar't, Frank M Small, 265 Broadway.
124th st, Nos 209-217 W, 3-sty store; cost, \$23,000; 125th St Realty Co, 35 Nassau st; ar't, Arthur H Duncan, 208 5th av.
Ludlow st, No 55, 6-sty loft building; cost, \$28,000; Mrs Elizabeth A Vail, West Prospect st, City Island, N Y; ar'ts, Jackson & Rosencrans, 31 Union sq.
Christie st, n e cor Grand st, 3-sty store and office building; Michalis Kaliski, 79-81 Mercer st; ar't, Samuel Sass, 23 Park row.
1st av, No 2 | 7-sty store and loft building; Carl Frank, Houston st, Nos 172-178 | 103 2d st; ar't, Charles M Straub, 147 4th av.
White st, Nos 128-132, 12-sty side extension, to 9-sty store and loft building; cost, \$55,000; Victor A Harder, 128 White st; ar't, B Hustace Simonson, 234 5th av.
6th av, n w cor 40th st, 2-sty bank; cost, \$225,000; Union Dime Savings Bank, 32d st and Broadway; ar't, Alfred H Taylor, 6 E 42d st; five 5-sty brk tenements will be torn down. W. L. Crow Co., b'r. See issue March 7, 1908.

APARTMENT HOUSES.

Broadway | 12-sty elevator apartment house; cost, not given; Amsterdam av | Belnord Realty Co; ar'ts, Hiss & Weeks, 1123 86th and 87th sts | Broadway; Geo A Fuller Co, b'r. See issue July 18, 1908.
Audubon av, n w cor 177th st, 6-sty apartment house; cost, \$250,000; Washington Heights Development & Const Co, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av.
Amsterdam av, s w cor Cathedral Parkway, 6-sty store and tenement; cost, \$100,000; Irving Judis Building & Const Co, 215 W 125th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.
Broadway, n e cor 147th st, 6-sty apartment house; cost, \$175,000; Braender Building & Const Co, 143 W 125th st; ar't, Clarence True, 95 Liberty st. See issue May 23, 1908.
Claremont av, e s, 100 n 122d st, 6-sty apartment house; cost, \$150,000; Joel Marks, 2310 7th av; ar't, John C Watson, 217 W 125th st.
Riverside Drive, s e cor 138th st, 6-sty apartment house; cost, \$100,000; Transit Realty Co, 198 Broadway; ar'ts, Schwartz & Gross, 347 5th av.
Broadway, s w cor 162d st, 6-sty apartment house; cost, \$175,000; Henry T Bulman, Ft Washington av and 162d st; ar'ts, Schwartz & Gross and B N Marcus, 347 5th av.
Broadway, s e cor 113th st, 8-sty apartment house; cost, \$450,000; Isaac Mayer & Son, 100 W 119th st; ar'ts, Neville & Bagge, 217 W 125th st; owner is general contractor; will let sub-contracts at once.
Audubon av, n w cor 170th st, 6-sty apartment house; cost, \$175,000; P McMorrow, 362 W 125th st; ar'ts, Neville & Bagge, 217 W 125th st.
69th st, n s, 265 w Amsterdam av, 6-sty apartment house; cost, \$175,000; Silverman-Jones Const Co, 17 W 17th st; ar'ts, Schwartz & Gross, 347 5th av.
Riverside Drive, s e cor 113th st, 12-sty apartment house; cost, \$300,000; Akron Bldg Co, 198 Broadway; ar'ts, Schwartz & Gross, 347 5th av.
Riverside Drive, s e cor 144th st, 6-sty apartment house; cost, \$160,000; Gracehill Realty Co, 137th st and Riverside Drive; ar'ts, Neville & Bagge, 217 W 125th st. See issue May 23, 1908.
Broadway, s e cor 162d st, 6-sty apartment house; cost, \$175,000; C M Silverman & Son, 3492 Broadway; ar'ts, Neville & Bagge, 217 W 125th st. See issue May 2, 1908.
Manhattan st, s s, 466.4 w Broadway, 6-sty apartment house; cost, \$73,000; Darrow Realty Co, 47th st and North River; ar'ts, Neville & Bagge, 217 W 125th st.
Riverside Drive, s e cor 98th st, 12-sty apartment house; cost, \$500,000; Century Holding Co, 141 Broadway; ar't, Wm L Rouse, 11 E 43d st.
Riverside Drive, n e cor 136th st, 6-sty apartment house; cost, \$250,000; Penco Realty Co, Broadway and 113th st; ar'ts, Schwartz & Gross, 347 5th av. See issue April 18, 1908.
113th st, s s, 275 w Broadway; 8-sty apartment house; cost, \$180,000; V Cerabone Const Co, 574 W 182d st; ar'ts, Schwartz & Gross, 347 5th av. See issue Feb 15, 1908.
Broadway, s e cor 161st st, 6-sty apartment house; cost, \$150,000; Crystal Realty Co, 319 W 89th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.
Audubon av, s w cor 178th st, 6-sty apartment house; cost, \$250,000; Washington Heights Development & Const Co, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av; ow'r is b'r. See issue June 20, 1908.

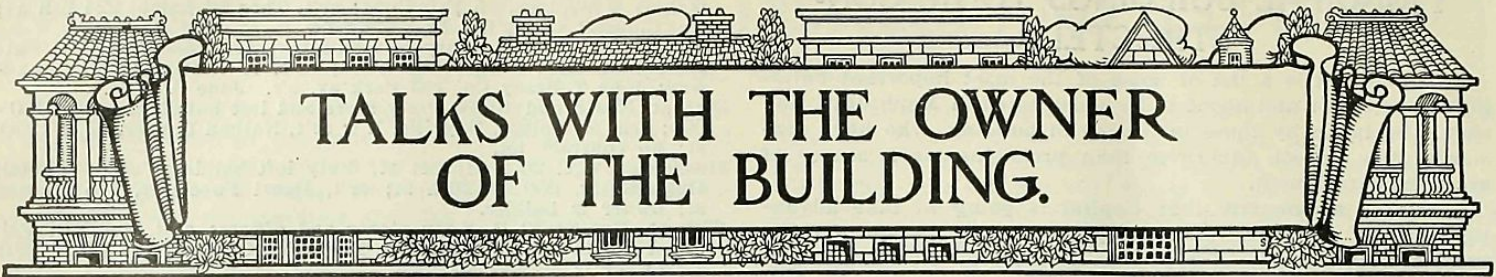
DWELLINGS.

31st st, Nos 133-135 W, 3-sty and attic dwelling; cost, \$40,000; The Franciscan Fathers, 134 W 31st st; ar't, Thomas J Duff, 407 W 14th st.
96th st, No 103 W, 3-sty dwelling; cost, \$20,000; Annie Hunken, 101 W 96th st; ar'ts, Robinson & Knust, 164 5th av.
Jessup av, near Featherbed lane, Bronx, 5-sty residence; John C Waite, 3607 Broadway; ar't, A E Barlow, 5 W 31st st; no contract let. See issue July 25, 1908.
61st st, No 53 E, 4-sty residence will be remodeled; Effingham Maynard, 27 W 44th st; ar'ts, Walker & Gillette, 131 W 40th st; no contract let.

CHURCHES.

Blackwell's Island, w s, opposite 67th st, 1-sty church; cost, \$100,000; Catholic Diocese of New York, St Patrick Cathedral; ar't, Wm Flanagan, foot East 26th st.

(Continued on page 233.)



TALKS WITH THE OWNER OF THE BUILDING.

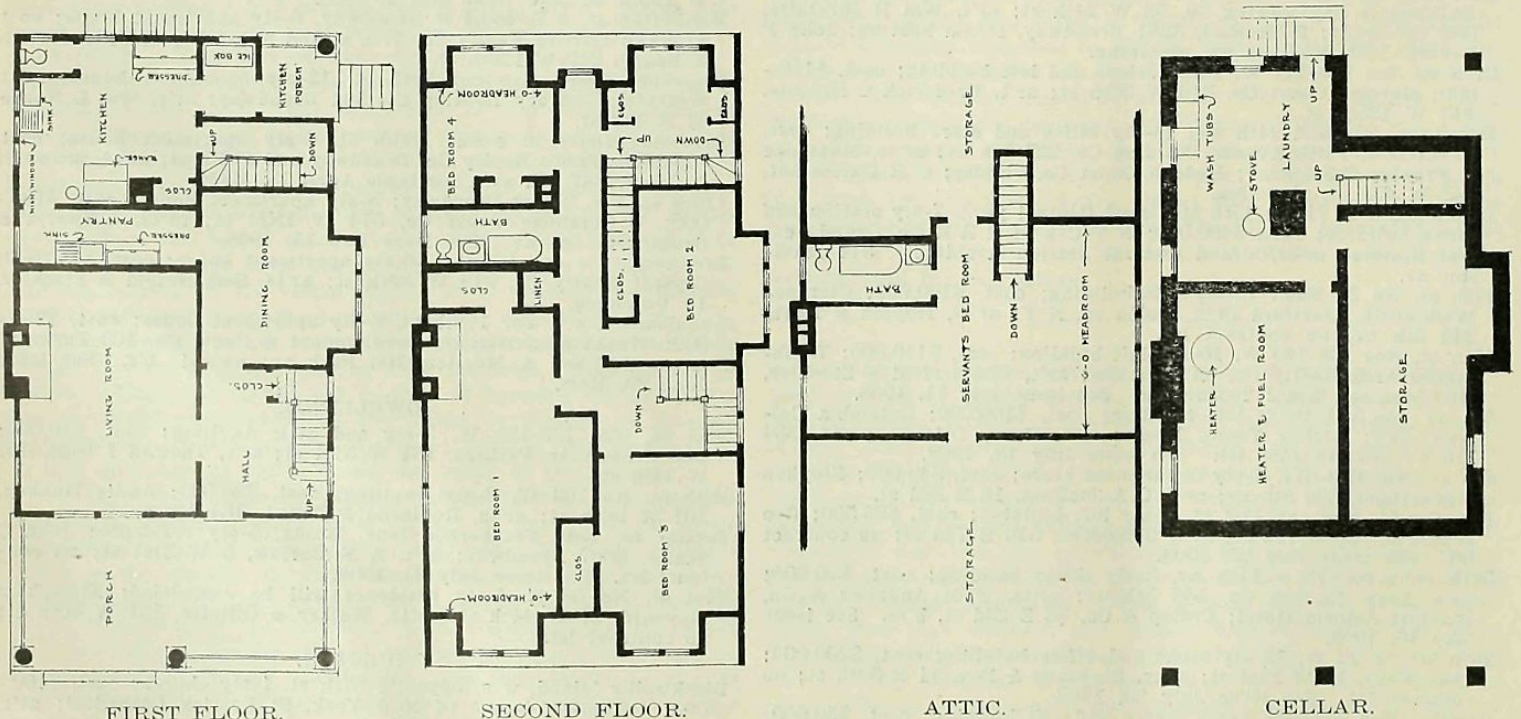
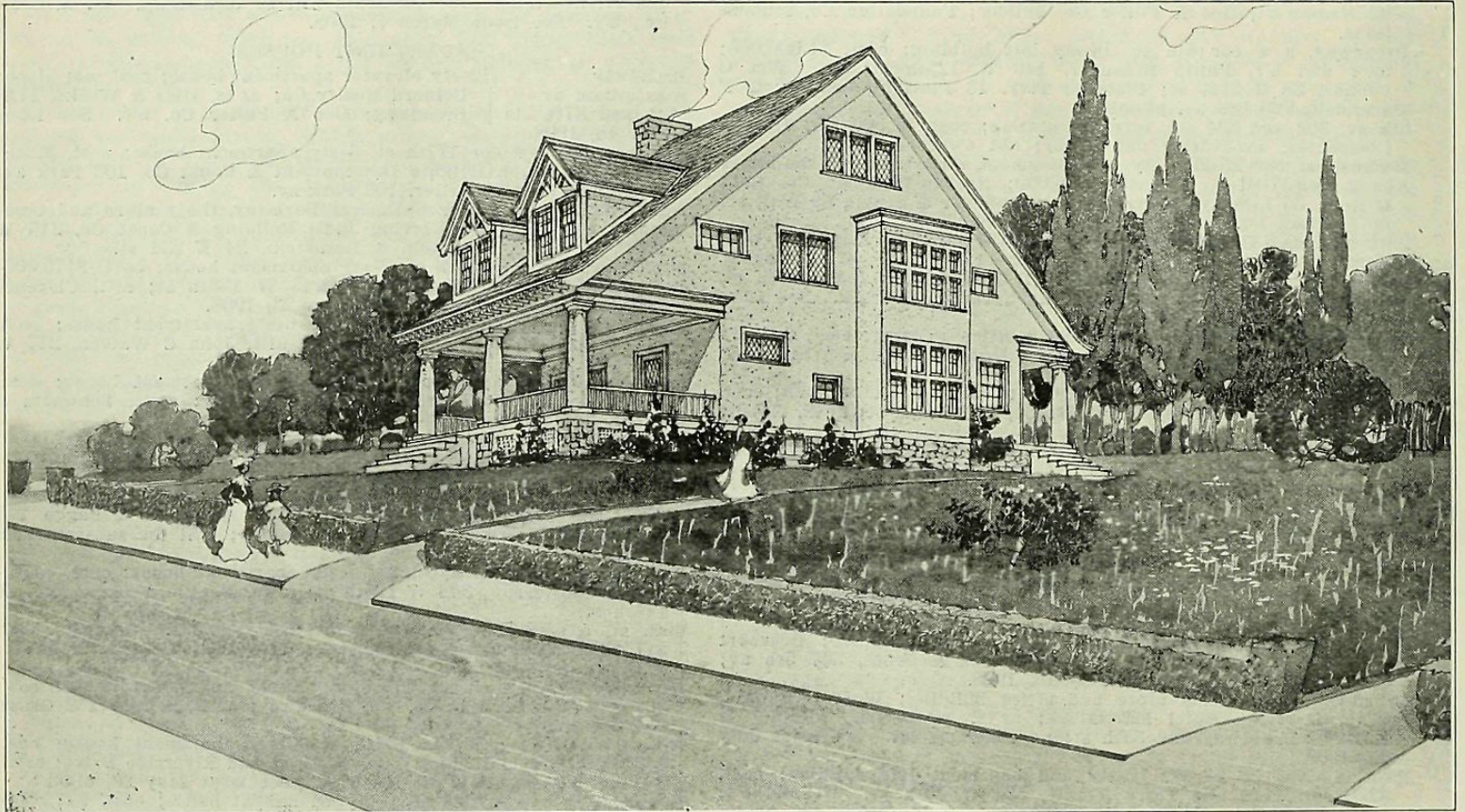
WHAT A SUBURBAN HOUSE CAN BE BUILT FOR.

HOW many families now residing in Manhattan own building sites in the suburbs? They constitute a great army, including many who are possessed of large wealth. These will have fine estates and will build expensively; but other families have only moderate means, and they are the larger number. Their lots are in the Northern Bronx, Westchester, Flatbush, Richmond, Jersey and Queens. The people to whom we refer at this time bought with the intention of building on their own account. They have paid for the land, or are able to do so, and have been waiting for a favorable time to build. What will it cost them to have houses erected?

What a house costs depends upon where it is built, so much so that an estimate made for one place is worthless in another. It costs more to erect houses in New York than in any other

city. A dwelling that would cost only six thousand dollars to build in some interior town costs twelve thousand in New York. More precisely, one costing \$7,775 in Syracuse, or \$5,171 in Bangor, or \$10,000 in Philadelphia, costs somewhere between \$12,000 and \$14,000 here.

The present desire is not to print the plans of a grand house that only a minority would be interested in, but to illustrate one of moderate cost and tell precisely what it can be erected for. The house figured herewith can be built for \$6,285 in the near suburbs of New York. It was designed by an architect who has done a large amount of country work. The cost is exclusive of the land value. It is a dwelling having a few large rooms, not many small ones, and it was one which the architect selected from a large number for our present purpose.



FIRST FLOOR.

SECOND FLOOR.

ATTIC.

CELLAR.

DESIGN FOR A STUCCO HOUSE.

Geo. L. McElroy, Architect

DESCRIPTION BY THE ARCHITECT.

The accompanying drawings show a house the ground plan of which, including porches, is about 30 by 60 feet.

The cellar floor contains the laundry, a large room for heater and fuel, and another room for storage. The laundry is provided with laundry stove, set tubs and an outside exit to yard.

The first or ground floor has a large living-room which is so planned that by building a partition across the room between the fireplace and porch it can be divided into a small reception-room (nearest the porch) and a larger room back of it containing the fireplace. The dining-room with its wide bay window is of ample size, the serving pantry is conveniently located, and the kitchen, which is unusually large, contains range, sink, closet, water-closet, dresser and space for ice-box between it and the back porch.

A service stairway runs up from the laundry to the servant's room in the attic, connecting with the kitchen on this floor, and with the hall on the floor above, but at the same time being private and separate from the family portion of the house.

The second floor has four bedrooms, one of which is large and contains a fireplace, two of medium size, and one of small dimensions, each with a clothes closet of its own. There is also a linen closet off the hall, and a sufficiently large bathroom.

Note that in the space given to the service stairs there are two low closets for brooms, pails, etc.

The attic contains a large servant's room and bath, with a space on either side for storage.

The construction of the house will be a stone foundation wall running up about three feet above grade, and on top of this a wood frame with sheathing, building paper, wire lath and cement stucco. All rooms and hallways, except laundry and cellar, to be lathed and plastered, and all floors and all stairs to be yellow pine. The inside trim (white-wood) can be either stained or painted white, the outside white pine trim will be painted a dark moss green to match the shingle stain of the roof.

ESTIMATE OF COST.

Table with 2 columns: Item and Cost. Items include Foundation, Stucco, Carpentry, Plumbing, Hot air heating, and Lighting, totaling \$6,285.

GEO. L. McELROY, Architect.

18 West 31st St., New York.

THE MAN ON THE STREET.

In my old German grammar there was an exercise for translation. It read, "Aristo, being asked why he, who had described such beautiful palaces in his novel 'Orlando,' lived in such a humble house, replied, 'Words are cheaper than stones.'"

Likewise are architectural paper projects, moving pictures of constructive work, staff decorations, sheet-metal, rock-faced siding, pats-on-the-back and promises to pay in futurities. The latter don't buy corned-beef hash and wheat-cakes at the beaneries, however.

In a church building operation some years ago the pastor was presented with his first architect's certificate for payment on account by a wild-eyed, red-thatched Scotch plumber, who had also been a sailor, and coxswain of the captain's gig, on a cruise in the piratical Chinese seas. He had smelled blood.

Funds were not coming in as expected, and the soft-voiced dominie whispered sweetly, "My friend, I knew you were coming, and I prayed last night and it was revealed to me that you would take paper for three months."

The Highlander rose to his height of six feet four, towered over the favored one of finance and shouted: "You are a liar! God Almighty does business on a cash basis! Produce, or I'll strangle you!" The pastor of his flock saw it was no go, calmed the irate giant, and together they went nearby to a devout but well-fixed deacon, who was touched for the sum due and gave up. Nothing like being supplied with life preservers.

* * *

Did you ever hear a man on a building whistling as you approached on a superintending visit?

Strange as it appeared, as you went on upward everyone seemed to be intently working, but ahead of you there echoed the same tune you heard on the sidewalk. Mysterious indeed how everybody seemed to whistle at the right moment, and surely workmen accused of so'diering and running up costs could not be this strenuous band of workers.

Perhaps it all came back to you later that these men may have had a collusive method in their music, and that it was done with an idea of warning each other to watch out!

* * *

Music has ever gone hand in hand with architecture. In fact, the latter is often called "frozen music." Think of it on these summer days.

So far as I know, we have no record of the songs of the

Egyptians as they raised the great masses of stone to build the pyramids, or the strenuous strains of the Assyrians as they built the great temple of Nineveh.

In Athens, amid the commonplace modern houses, stands the famed choragic monument of Lysicrates, also known as the lantern of Demosthenes, erected to commemorate the triumph of a chorus in competition with those of other cities.

In the great naves of Amiens, Chartres, Reims and Notre Dame, in Paris, glorious Te Deums have swelled amid the surroundings of beautiful glass and carved wood, beneath the lofty groinings of the arches.

I like, then, to hear draughtsmen sing at their boards, or mechanics on a building. Negroes are much given thereto. Hence they can cheerfully support the burden of drudgery incidental to their race.

Sometimes conditions make it necessary to sing within oneself, and it can do much to accelerate labor; and when the day is done then the actual song can rise in heartfelt cadence.

The best architects I have known are keen musicians, and the embryonic ones—the draughtsmen—likewise. It means soul action. As Du Maurier said in "Trilby," "to sing is to pray."

So Bill sings silently at his work to the melodious accompaniment of the keyboard of the katydid.

PRINCIPAL BUILDINGS TO BE CONSTRUCTED.

(Continued from page 231.)

Fort Washington road, n e cor 181st st, 1-sty church and Sunday school building; cost, \$25,000; Reformed Protestant Dutch Church, 113 Fulton st; ar'ts, Nelson & Van Wagenen, 44 W 39th st, Garfield st, e s, 100 n Van Nest av, 2-sty synagogue; cost, \$15,000; First Van Nest Hebrew Congregation, Morris Schwarz, Victor st, Pres; ar't, Henry Nordheim, Boston road and Tremont av, Henry st, No 203, 2-sty synagogue; cost, not given; Congregation Makower of Polen, Messrs Grauer & Rathkopf, 140 Nassau st, can inform; no architect selected. See issue July 25, 1908. 85th st, Nos 228-230 E, Union Methodist Episcopal Church will be remodeled; ar't, Chas Gens, Jr, 165 E 88th st; bids after Aug 1. See issue July 25, 1908.

STABLES AND GARAGE BUILDINGS.

57th st, s s, 275 e 12th av, 3-sty garage; cost, \$200,000; New York Taxicab Co, 546 5th av; ar'ts, F M Andrews & Co, Waldorf-Astoria Hotel; b'rs, Cramp & Co, No 36 E 23d st. See issue May 16, 1908. Thompson st, No 89, 5-sty stable; cost, \$25,000; 89 Thompson St Co, 25 Liberty st; ar't, Otto L Spannhake, 233 E 78th st. Park av, e s, 100 n 174th st, 3-sty stable and loft building; cost, \$8,000; Leader & Bloom, 1834 Clinton av; ar't, Chas M Straub, 147 4th av. Weehawken st, Nos 9-11, 3-sty stable and dwelling; cost, \$15,000; Thomas Lynch, 42 West Broadway; ar't, Geo M McCabe, 96 5th av. Forest av, w s, 111.4 n 163d st, 3-sty stable and storage; cost, \$8,000; John Werle, 957 Forest av; ar't, Michl J Garvin, 3307 3d av. Perry st, Nos 140-144, 4-sty stable; cost, \$70,000; The Fleischmann Co, 701 Washington st; ar't, Arthur M Duncan, 15 William st; b'r, Turner Const Co, 11 Broadway. 83d st, n s, 41.8 w Lexington av, 4-sty garage; cost, \$50,000; J Henry Yockel, 51 E 99th st; ar't, John Hauser, 360 W 125th st. Union av, w s, 145.4 n 158th st, 2 1/2-sty stable; cost, \$7,000; Chas Ellinger, on premises; ar'ts, Daube & Kreymborg, 830 Westchester av.

FACTORIES AND WAREHOUSES.

Beekman st, Nos 19 and 21, 6-sty and basement warehouse or offices; cost, \$50,000; W H Whiting, 5 Beekman st; ar'ts, James B Baker and W F Hemstreet, 156 5th av. 3d av, s w cor 121st st | two 5-sty warehouses and stables; total 120th st, n s, 100 w 3d av | cost, \$120,000; Edward Callan, 119 W 120th st; ar'ts, B & J P Walther, 147 E 125th st. See issue May 2, 1908. 104th st, n s, 613 e 1st av, 3-sty warehouse; cost, \$15,000; Manhattan Grocery Co, 104th st and 1st av; ar'ts, Schaefer & Jaeger, 611 Tremont av; no contract let. See issue June 20, 1908. 11th av, e s, 49.4 n 22d st, 1-sty factory; cost, \$7,500; The Christie Iron Works, 519 E 18th st; ar't, W Mortensen, 401 W 24th st. 14th st, No 426 W, 6-sty warehouse; cost, \$20,000; Jacob Mayers, 203 Broadway; ar't, L A Goldstone, 45 W 34th st, and Edward Necarculmer, 31 Union sq.

THEATRES, HALLS AND CLUBS.

39th st, Nos 107-113 W, 2-sty theatre; cost, \$200,000; Elliott Theatre Co, 1416 Broadway; ar'ts, Marshall & Fox, 1416 Broadway; b'r, John McKeefrey, 1416 Broadway. 58th st, s s, 100 e 6th av, add 6 stories to 3-sty club house; cost, \$40,000; New York Athletic Club, 59th st and 6th av; ar't, G K Thompson, 66 Broadway. Spruce st, Nos 21 and 21 1/2, 10-sty club house; cost, \$100,000; New York Press Club, John A Hennessy, Pres, 7 Spruce st; ar't, Ernest Greene, 5 Beekman st.

HOTELS.

Madison av | w s, the block, 14-sty hotel; cost, \$2,000,000; Robert 46th st | Walter Goelet, Newport, R I; ar'ts, Warren & Wet- 47th st | more, 3 E 33d st; no contract let. See issues Dec 7, 1907, July 11, 1908. 44th st, Nos 207 to 215 W | 10-sty hotel; cost, \$1,000,000; William 45th st, Nos 206 to 214 W | Waldorf Astor, 23 W 26th st; ar'ts, Clinton & Russell, 32 Nassau st; b'r, John Downey, 410 W 34th st.

VARIOUS BUILDINGS.

Claremont av | 5 and 7-sty educational and dormitory buildings; Broadway | cost, \$700,000; Union Theological Seminary, 120th and 122d sts | 700 Park av; ar'ts, Allen & Collens, 1170 Broadway; Andrew J Robinson Co, b'r. See issue June 6, 1908. 29th st, s s, 427.3 e 1st av, 2-sty boiler house and coal station; cost, \$400,000; City of New York, City Hall; ar'ts, McKim, Mead & White, 160 5th av; no contract let. 99th st, n s, bet Lexington and Park avs, 2-sty car house; cost, \$150,000; N Y R R Co, 621 Broadway; ar't, A V Porter, 621 Broadway; b'rs, Murphy Bros, 489 5th av. See issue July 25, 1908. Broadway and 120th st, 5-sty domestic science building, Teachers College, Broadway and 120th st; cost, \$350,000; ar'ts, Parish & Schroeder, 12 W 31st st; general contract, Edward Corning Co, 100 William st; elevators, Otis Elevator Co, 17 Battery pl; plumbing, J F McKeon & Bros, 882 Lexington av.

STERILIZED WATER ON TAP.

HOW IT IS TO BE SUPPLIED FOR THE TENANTS OF THE BIG FIFTH AVENUE BUILDING.

In a recent issue of the Record and Guide an article with the caption "The Passing of the Bottle" referred to the decision made by the Fifth Avenue Building Co. to install a plant in the office structure that is being erected on the site of the Fifth Avenue Hotel and adjoining property in order to give the tenants the purest water available and do away with the inconvenience necessitated by the use of bottles containing sterilized and other waters. The owners of the building have contacted with a Philadelphia concern to install one of its water sterilizers, which, with the double filtering and the

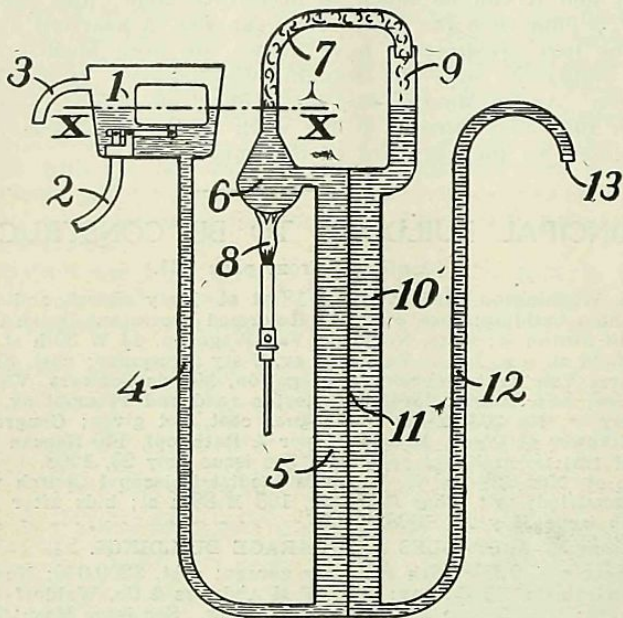


FIG. 1. ILLUSTRATING PRINCIPLE OF OPERATION.

refrigerating of the water to be supplied on tap to the occupants, will be a decided advance in the problems involved in the supplying of the best water in a convenient way, not to speak of the economy which it will mean for the tenant, who will not have to pay for the daily supply of large bottles.

The sterilizing plant will be the first to be placed in New York by the company, and the fact that it is going in the magnificent structure going up at Broadway and 23d st is significant. The principle of operation is indicated in Fig. 1. One is a tank with a pipe (2) through which the raw water enters and is allowed to fill the tank up to the level (X), but no higher, as it is restrained by the float-operated valve within the tank. There is an overflow, affording an outlet to the tank in case of accident to the float-operated valve. From the tank the raw water runs down through the pipe (4), and rising in the compartment (5) of the heat exchange, flows into the heater (6) and rises in the tube (7) to the point X, where, having the same level as that in the tank, it stops. The heat from the flame (8) causes the water in the heater to boil, rising in the pipe (7) and flowing into the standpipe (9) just as a pot on a kitchen stove will boil over. The boiling lasts but a fraction of a second and with the rapid subsequent cooling the oxygen and palatable gases are not driven out of the water. On this account it has not a flat, insipid taste.

As some water is boiled out of the heater 6, the level of the water in the heater is lowered and likewise the level of the water in the tank 1; this opens the float-operated valve and allows some more water to enter and restore the level both in tank 1 and pipe 7 to the point X-X; the action becomes continuous, for the flame 8 is continually boiling water in the heater 6, and causing it to rise and flow through the pipe 7. The water boiling through the pipe 7 quickly fills the compartment 10. When compartment 10 is filled, the water runs through the pipe 12 to the outlet 13 and is caught and stored in a proper receptacle. While passing down through compartment 10, the heat of the water, which is boiling hot, is transferred by conduction, through the thin metal partition or diaphragm 11, to the cold water passing up through compartment 5, so that the water which is boiled in the heater 6 passes out of the apparatus nearly as cold as that entering, while the cold water entering the apparatus becomes heated in passing up through compartment 5, and reaches the heater 6 in a very hot condition and nearly at the boiling point. Therefore, the only heat which has to be supplied to keep the appa-

ratus running continuously, is that required to bring the already highly heated water entering the heater 6 to the boiling point, and thereby cause it to rise above the normal level X and pass on through the pipe 7 and so through the remainder of the apparatus to the outlet 13.

The sterilizer shown in Fig. 2 is built in four sizes, furnishing 50, 150, 250 and 500 gallons each per hour. All are operated by low pressure live or exhaust steam, though the 50 and 150 gallon sizes can be built to operate by artificial or natural gas. Only from 1½ to 5 lbs. pressure of steam is required, and this is controlled automatically, a uniform pressure being maintained regardless of the pressure from the boiler. It uses but a trifling quantity of steam. In an hour's time, for example, 40 lbs. weight of dry steam, approximately, will sterilize 150 gallons of water. It is of simple, yet strong construction and easy and very convenient to operate. Some of this type have worked day and night without giving five minutes of trouble. This type takes up very little floor space. It is symmetrical and of attractive appearance. It is built of copper and brass throughout, block tin lined, and the outer casing of planished iron gives a handsome effect.

Speaking of the distinction between distilled and sterilized water, Mr. Irving S. Chandler, who represents in New York the Forbes Co., of Philadelphia, which will install the system says:

"The sterilized water which we provide is far from being a distilled water. Sterilizing is a bacteriological purification and does not rob the water of its natural gases and the mineral substances in solution. These impart the principal taste to drinking water, and consequently sterilized water, with our system, is not made unpalatable; in fact, it is a natural water rendered absolutely safe by the destruction of all disease-breeding bacteria.

"Distilled water, being produced by converting the water into steam and then condensation, is separated entirely from all of its natural gases and mineral substances in solution. The taste is consequently 'flat.' Because of its great affinity for mineral substances it absorbs them whenever it comes into contact with any substances containing minerals in the proper form. It is on this account that medical experts object to distilled water for drinking purposes (except in cases where medical treatment is required), as it will absorb from the foods taken into the body and also from the tissues of the body, the mineral substances needed by nature to build up the bones and tissues."

—Do you always know values in real estate, and can you give reasons when asked? You can if you have the Record & Guide Quarterly.

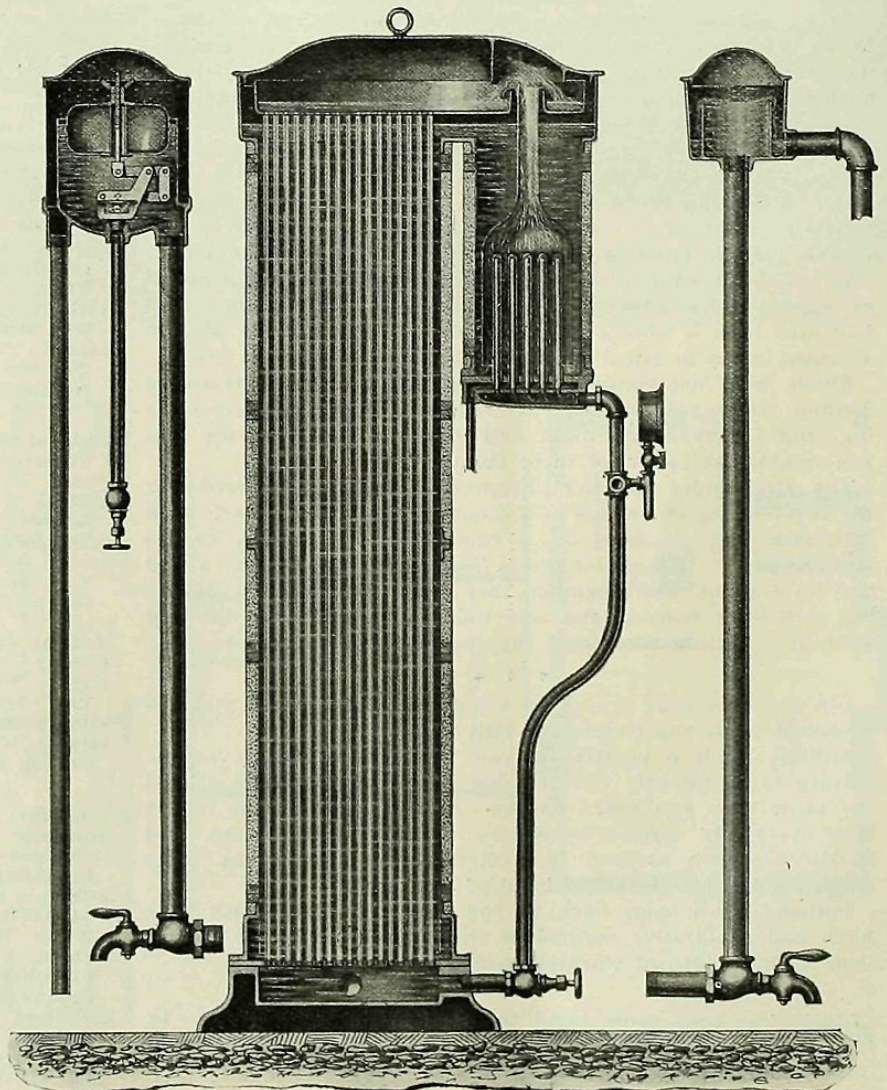


FIG. 2. SECTIONAL VIEW OF TYPE FOR THE FIFTH AVENUE BUILDING.

COST OF A SMALL GREENHOUSE.

A SMALL greenhouse, or conservatory, adds to a private dwelling a value greater than its cost. Even in town there are many situations which admit of the construction of a greenhouse annex, but the owner of a suburban estate or plot is restricted only by the amount of money he is able to put into it. A small greenhouse is possible almost in any situation having a southern exposure, and it is the small house from which one derives the most personal enjoyment, when it provides a pleasant place of retreat from household cares.

The three general types of greenhouses are discussed in a practical way for the house owner by H. J. Birch in *Suburban Life* for July, and some estimates of cost are given. There are three general types of greenhouse, the even-span, three-quarter-span and lean-to. The even-span house has a pitch roof, with glass on each side. The angle of the pitch varies somewhat, but it is always about $7\frac{1}{2}$ inches to every foot, or about 32° . The great advantage of an even-span house is that the plants receive the light on all sides. For the best results, such a house may extend north and south, yet many growers prefer them in the opposite direction. However, when the house extends east and west, more shade is cast in the early morning and late afternoon, than in a north and south house.

The lean-to, on the other hand, should extend east and west, having a southern or southeastern exposure, the glass being on the south side. It is an extremely handy house, for it can be built in small corners where it would be impossible to put an even-span house. The lean-to is usually built against some other structure, a wall of which forms the back wall of the greenhouse.

A three-quarter-span house is much like an even-span, except that it has only a little glass on one side, the balance of the roof being shingled or covered with some other material. It is necessary that this form of house extend east and west, the slope having only a little glass, being on the north side.

The cost of a greenhouse depends largely upon its construction. The cheapest form is made of hotbed sash which are 3x6 feet. The walls of such a house may be made of brick, cement, or even of boards, but, while the latter construction may be cheaper in the matter of first cost, it is much more expensive in the long run, because it needs renewing frequently. Such a house costs only twelve to fifteen dollars a running foot, and is all right for the person who can afford no better. I have grown good plants in such a house, but a house built on modern lines, with few sash bars and large lights of glass, gives much better satisfaction, as I have learned by experience. The extra cost of construction is more than overbalanced by the length of time such a house will last, and the larger crops of flowers.

I believe that one of the best greenhouses for the amateur to buy is one of the

SECTIONAL FRAME HOUSES

which are now on the market. A good house, ten feet wide and twenty-five feet long, can be bought for \$300, which price does not include the freight. The house comes complete—ventilating apparatus, glass, putty, glazing points, bolts, screws and all other little necessary items.

In addition to the cost of the structure, there are benches and a heating system to install, which will cost about \$200 more. This extra amount will include the boiler, pipes and benches and all other necessary materials for putting a house in first-class shape.

The great advantage of buying a house of this sort over buying the stock from a lumber yard and putting it together yourself lies in the fact that all the parts fit perfectly before they leave the factory, so that when the house is put together you have something ornamental as well as useful. I have seen many houses built, both by greenhouse builders and by local carpenters, and although the local carpenters employed were the best in the community, and good mechanics, they never could put up a house as good as one built by the man who makes greenhouse-building a specialty. Of course, in addition to the first cost of the structure, there will be the cost of putting the sectional house, together, but there will really be very little work.

THE AMATEUR CAN EASILY DO IT HIMSELF

in his odd time, or he can have a local mechanic put it together. He can't help doing a good job, for, as I have already said, the parts are made to fit; it is a matter of bolting them together.

In ordering such a house, it will be necessary to give the dealer the following information: the temperature which you wish to maintain at night, and the lowest temperature you have in your locality during the winter. Should the greenhouse be some distance from the house and you wish to have the boiler in the cellar, there will be a small additional cost for pipe. If at any great distance, it will be better to have the heater in the potting-shed or work-room of the greenhouse. Never attempt to have the heater inside of the greenhouse itself; the escaping gas will injure the plants.

Another advantage of these sectional-houses is that they can

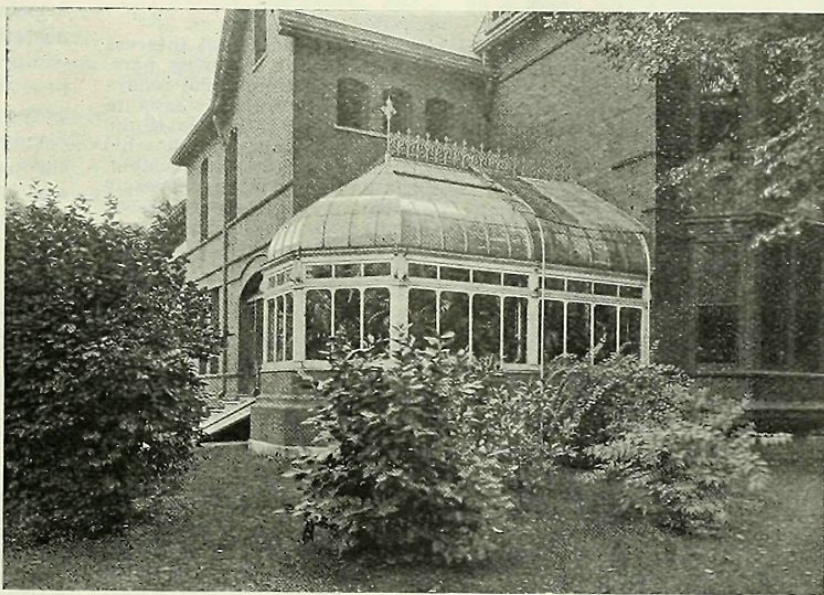
be added to at any time just as you can add to a sectional book-case, and if you are an enthusiast—as most amateurs usually become—you will soon find that you are crowded for space. Additional sections eight feet long can be had for about \$65.

For people who desire a somewhat more elaborate house, with stone or cement foundations and the most modern form of construction, there is the even-span house, 11x25 feet, which can be built for about \$1,000. Larger houses will cost in proportion.

Do not think for a moment that looking after the greenhouse is going to be a heavy care. If you feel that way about it you had better not have one. I know commuters who have small houses in which they spend a great deal of their time when at home, and more enthusiastic gardeners you never saw. They get more real fun out of it than any person who ever rode a stamp, coin, china, or antique-furniture-collecting hobby.

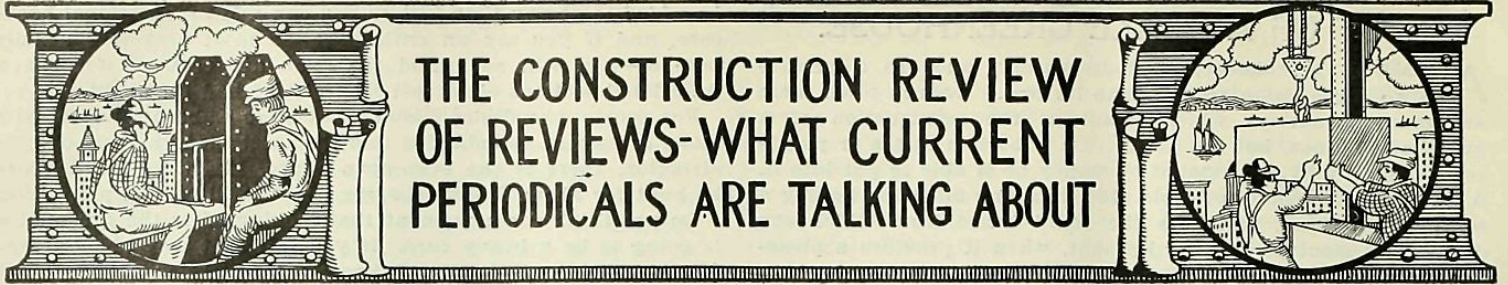
SOUND-PROOF PARTITIONS.

Walls and floors must be sound-proof in the modern apartment house, hotel, school—and preferably in every building. Insistence upon this is more marked each year. We find interesting particulars in a booklet on sound-deadening tests for the



A. GOOD TYPE OF SMALL CONSERVATORY.
(Courtesy of Lord & Burnham Co.)

dormitories of the New England Conservatory of Music. These tests were carried out a year or so ago under the direction of Prof. Charles L. Norton, of the Massachusetts Institute of Technology. On the fifth floor of a warehouse five rooms were partitioned off, each 7 ft. square. The floor was of two thicknesses of boards, with two thicknesses of "Cabot's Sheathing Quilt" between the floor boards and the concrete slab of the main floor. The ceiling was the under side of the concrete floor above. On one side of each room was a glass-paneled door, the jambs being felt-lined and the bottom fitted with a "weather-strip" which made a tight joint. Room A was submitted by the National Fireproofing Co., and its walls were formed with terra cotta blocks (front and back 4 ins. thick, sides $2\frac{1}{4}$ ins. thick), plastered with two coats, inside and out. Room B was submitted by the Keystone Block Co., its walls being formed with "Keystone" blocks (of the nature of plaster of Paris, with a fibrous bond), front 4 ins. thick, back 3 ins., one side 2 ins. and the other side having two 2-in. blocks with a 2-in. air-space between them; plastered inside and out. Room C was submitted by the Sackett Wall Board Co., its walls being formed with Sackett plaster board (alternate layers of paper and plaster), $\frac{1}{4}$ in. thick, wired on both sides of 3-in. steel channels, wrapped around with felt; also plastered inside and out. Room D was submitted by J. Russell & Co., one side being formed of metallic lath and plaster finishing 2 ins. thick solid, another side formed of metallic lath on $\frac{7}{8}$ -in. studs, with two thicknesses of water-proof paper, having a layer of $\frac{1}{8}$ -in. felt between, and plastered with two coats; the rear wall of similar construction, but with only one thickness of water-proof paper, and no felt; and the front wall of metal lath on two rows of staggered studs, with "Cabot's Seaweed Quilt" between. Room E was submitted by Mr. Samuel Cabot, its walls being formed with metal lath and plaster double partitions, with the space between filled with "Cabot's Sheathing Quilt," there being three thicknesses of quilt on two walls and two thicknesses on the remaining two. A piano, violin, cornet and the human voice were tried in the five rooms, and a felt-mouthed stethoscope was tried on the outside of each partition, in order to catch whatever sounds came through. The insulating property of some of the partitions was so good that not even the blare of the cornet could be heard outside. After much consideration Professor Norton placed Room E, insulated with "Cabot's Quilt," as being the most efficient, and this material he recommended for the rooms of the New England Conservatory of Music, for which the tests were made.



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

DECORATIVE PLASTER WORK.

Plaster can be made to represent many materials, but it has a quality all its own. Decorative plaster work is a much abused craft, inasmuch as it is often made to pretend to be something that it is not, and the material is comparatively seldom allowed to give the quality of beauty which ought to be so readily obtained from it. What is the particular charm of this material, and what is it that so often usurps the place of that charm? Lawrence A. Turner, writing in the *London Architect and Builder*, argues that softness of effect is the base of its beauty, hardness its bane:

The modern work is generally lacking in that individual interest with which it should be imbued; the ornament, for the most part, appears to have been, and probably was, selected from some ready-made stock pattern to fit a given space—which it probably fails to do. There is no real modelling in it, but it looks rather as if the wood carver had been employed to make the originals, and that his aim had been to make it as sharp, hard and mechanical as possible. Even if it were not so, and the ornament had been made expressly for that ceiling, however well the workman may have carried out the direction to give a frisk of light and shade to cover an awkward break, or perhaps the instruction to "put something there," it is all of a most uninteresting nature and expresses nothing but line, and that more often than not, merely accurately geometrical line and quite lifeless.

Upon looking further into Mr. Turner's article to see if he advises how to make a common ceiling interesting with the materials in ordinary use, what methods we can employ to attain this end, and what we are to avoid, we find this:

Suppose the type of design be one of the Elizabethan ribbed ceilings with its intricate geometrical pattern relieved by sprigs of foliage. The size of the repeat of the design once obtained, it will be necessary to get a modelling-board large enough to take the repeat, and to cover it with clay, and carefully model a ground all over it. Observation of the height, lighting, and size of the room in which it is to be fixed, together with experience, must teach the modeller how uneven his ground should be made. Then take a cast of this model; that is to say, make a mold from the modeled ground, and cast from that mold. If the mold were placed on the ceiling instead of the cast, it would in all probability look very wrong, for it would be found that it would have a lumpy appearance, very unlike the model. Set out the design on this cast and run a short length of the rib molding in clay, and make a mold of this in plaster; into this squeeze the modelling clay, having well dusted the mold with French chalk to prevent the clay adhering; turn the squeeze out, and lay it in its place on the pattern, pressing it well down until it takes the same undulations which the plaster-surface has beneath it, bending it to the required curves of the design, and softening down any of the lines which look too hard or the reverse. In doing this an effect will be produced very similar to that of the old plaster ribs, and, at least, that appearance of cast-iron hardness so characteristic of most modern plaster work will have disappeared. If the curves are found to be too sharp to allow the clay to be bent to them, a separate piece of curved rib would have to be run and molded to give the molding the necessary curve.

It has been said that this method is quite unsuitable to the severely classic forms of architecture; if so, then so much the worse for a style which does not in any part of it, even in the carving or modelling, portray the hand of the craftsman, but is made up of dead-level surfaces, perfectly smooth curves, and arrises as sharp and hard as it is possible to make them. The method is not in fault, but the manner in which it has been carried out, if the work looks too coarse even for such a classic house.

The method thus roughly described can only be applied, when, as has been previously said, the jointing of the casts can be masked. It will be found that if a joint comes in the modelled ground and can not be covered, no amount of stopping will hide the position of the joint, as the undulations of the modelled face will be broken. In such a case the best method to use would be the old plan of modelling a lime plaster ground and setting the cast enrichments into it. If the ornament be of a character large and simple in detail, a good way of producing it would be to model the ornament on the lime plaster ground in situ, with a mixture of Keene's cement and a large proportion of sand. The advantage of this over lime plaster is that it can be modelled with the fingers, which is not possible if lime is used, however long it may have been slaked.

The use of steel tools to apply lime plaster generally produces a hard effect, for, however much the craftsman may profess to model the work, it will be found to more resemble carving. The fact is that the difficulty of getting the material to adhere to the ceiling, generally results in putting on more than is required, and the workman has to carve it off again with his steel tools, and, as he works almost exclusively with these, the final result is more that of a ceiling executed by as having been entirely cast from clay models.

In designing moldings for plaster work which shall look like plaster, the one thing to avoid, Mr. Turner says, is undercutting; and all fillets at right angles to the ground look very much better if they are slightly splayed. In making a design for a ribbed ceiling, it is advisable not to have too many curved lines, which will be found to produce a restless feeling; straight lines in the design should generally predominate over the curved. The material of which the molds are made to cast from have an important bearing on the final result. They are roughly described as three, viz., plaster, wax, and gelatine; the latter being the best.

OBSTACLES TO PROGRESS.

In the *Engineering Supplement* of "The London Times," recently an article appeared referring in strong terms to the obstacles put in the way of the adoption of reinforced concrete by the by-laws and regulations of authorities, including the absurd regulation of the Local Government Board that loans for such construction would only be granted for a brief period of 15 years, whereas 30 years is customary for structures erected of the ordinary type, which are really less durable, and by no means so safe as reinforced concrete. The writer of the article called attention to the new extension for the general postoffice being erected in London in reinforced concrete, which comprises structural features that would be impossible or impracticable in ordinary steel or masonry, if it were not that government buildings are exempt from the stipulations of the London Building Act. A frame construction is adopted throughout, with thin panels only of such thickness as is necessary for a protection against the weather. A saving of 20 per cent., it is stated, is being effected by the adoption of reinforced concrete. The article proceeds:

"There is really no reason why the privilege of making so large a proportionate saving should be confined to His Majesty's Government and railway companies, which also are exempt from harassing building regulations. All antiquated enactments and rules of the sort obviously require amendment at the first opportunity, but as all reforms are lamentably slow of realization in this essentially conservative country, it is highly desirable that those authorities who have power to make exceptions should be ready to grant relief to those desiring to employ modern systems of construction. The London County Council have recently recognized the justice of this view by sanctioning the construction in the south of London of some large granary buildings in reinforced concrete, where the walls and structural features generally will be proportioned in accordance with engineering principles regardless of the provisions of the London Building Act. It is understood that these buildings are the first commercial structures of their class hitherto sanctioned in the metropolis as 'special buildings' exempt from the ordinary regulations, but it is to be hoped that they may be followed by many others in due course. A similarly praiseworthy instance of enlightened policy is afforded by the decision of the Liverpool Corporation to permit the erection of the new office building of the Royal Liverpool Assurance Co. on economical lines. This building, designed throughout in reinforced concrete, will occupy a commanding island site opposite the Prince's landing stage, and, rising to the height of some 300 ft. above the road level, will constitute an excellent example of what can be done with reinforced concrete if only fair treatment be accorded to the new material and method of construction."

Local authorities everywhere, as well as in London, probably need waking up. Much money can be wasted in building construction without any gain in efficiency. In London an agitation has been started for a revision of the Building Act, and probably a commission will be appointed to perform this work as soon as New York's revised code appears. It is the new opinion in London that both "steel-frame construction and reinforced concrete, as well as many other new methods, should be used to the fullest advantage," and that it is time that some remedy for the losses "caused by the foolish policy of fogeys trained in the old school" should be effected.

FORMS FOR CONCRETE WORK.

One of the greatest expenses in the construction of reinforced concrete work is in connection with the centering, known under the general term of "forms." A good deal of waste occurs in the timber, but the labor is the most serious item. Occasionally the timber can be used over and over again in buildings where there are several floors of similar design, but in the majority of cases very few forms work-in again. The boards and strutting can, of course, be used so, but the amount of labor which is expended in the erection and re-erection forms a very serious item in the cost. Though plenty of attention has been paid to economy in the size of members, economy in the centering has not been properly studied; it is a difficult subject. A few persons in this country have endeavored to find a solution for the difficulty by providing various forms of collapsible and extending centering and metal forms, but in England, where our experiments are always noted with interest, the results are not considered very satisfactory, and nothing much has been done there in that line. But our authority, the *London Builders' Journal*, believes that it is in this direction probably that we shall see future advances, rather than in respect to any great innovations in methods and systems of reinforcing. The design of reinforced concrete is said to be gradually becoming more standardized, and the centering itself is, to a great extent, at present standardized, but this is because of want of inventive ability, and not because a thorough study has been made of the subject.

DEVELOPMENT OF POLYCHROMATIC EXTERIOR GLAZE DECORATION.

By HERMAN A. PLUSCH, M. Sc.

All who are interested in architecture and the ceramic arts are familiar with the growth and development of glaze decoration. The porcelain tower at Nankin, built 833 B. C., was one of the best examples of exterior polychromatic glaze decoration. The Assyrians, Egyptians, Italians and Spaniards have all left many beautiful examples of what has been done with colored glazes applied to building exteriors and interiors—some of them date back to 3000 B. C.

The glazes mostly used by the ancients and during mediaeval times were the transparent lead, and in some cases—as in Lucca Della Robbia's work—the opaque tin enamels. The best examples of polychromatic glaze work are to be found in the Mediterranean countries. The clear air, colored skies and changing waters furnished inspiration for the early Ceramists and they have handed down to posterity records of color which will neither fade away nor be destroyed by the ravages of time.

The Greeks, not satisfied with monochrome for their beautiful marble temples and public buildings, embellished them with various colored paints—it almost seems a sacrilege to us; but what was the effect? They have stood the architectural criticism of centuries, and are now being reproduced in more durable material.

Terra cotta modeled in every conceivable design, glazed with every known color and texture, is within the reach of every architect, and there is no reason why, with all of our advanced methods of manufacture and the discovery of the lost arts of glazing, more monuments of architectural beauty, such as the Academy of Music in Brooklyn, will not be erected.

This building of Byzantine architecture, modeled in high relief and glazed in Oriental tones, covers a city block. While the glaze color treatment on this building has been criticized by some, this is no reason why polychromatic glazed exteriors should be condemned. Those who criticize this sort of work, with an idea of condemning it, stand in the way of architectural and ceramic progress—and incidentally in their own light. This is the only means of beautifying our cities with a sanitary, fireproof and weatherproof material.

The pyramids are crumbling and the hieroglyphics are being lost while the history of the world and the religion remain for us intact on records of burnt clay.

THE FIRST POLYCHROMATIC EXTERIOR.

Now a word in more detail concerning polychromatic exterior glaze decoration in its present state of development as found in the United States. Most of the examples of this work are to be found in the Eastern States. The Parkhurst Church in New York was the first large polychromatic exterior to be used in that city. This building is scarcely five years old. The color scheme on it, while attempted in a very conservative manner, is nevertheless good; that one must approach the building very closely to get the beautiful effect of green and old-gold in combination. Deep blues, yellows and creams melt into each other and, on the whole, produce a very quiet, sombre and still refined effect.

Go across to Brooklyn and look at the St. Ambrose Church and see bright blues, greens, yellows, reds, siennas and white used with less conservatism. Is the effect any the less attractive? The synagogue in Pittsburgh in yellow, green and blue and with its colored dome is a gem of architectural beauty in the residential section of that city. The elephant house, now being erected in Bronx Park, will be a revelation in glazed exteriors with its shaded old-gold and deep green, its various blues and creams. The whole effect will be Oriental in the extreme and in keeping with the purpose and surroundings of the building.

Much more could be written on the artistic value of glazed polychromatic exterior, but this article would not be complete without a word regarding the architectural and commercial value of the same. Clay, yielding itself to the hand of the modeler, is easily made to express the feeling of the human mind; combine with this advantage the ease of securing a sanitary, weather and fire-resisting material—to cover and protect such modeling—selected with a view toward producing the best color values, and we have a building material unsurpassed by anything ever at the disposal of the ancients. Our present day terra cotta is structurally efficient, and our glazes defy the severe mechanical stresses exerted upon them, the physical action of heat and cold, and the chemical action of our atmosphere.

With such durable materials at hand the reputation of the architect who successfully employs the colored glazes for exteriors will be assured and lasting. Glaze composition, texture, and the degree of fusibility are very vital points which need consideration in connection with exterior work. The soft, porous and heavily applied mat glazes so desirable for interior decorations must not be considered for exteriors, hard glazes, and those well incorporated with the body are essential, not necessarily lustrous glazes, although they present some advantages.

Tone must also be carefully handled—while the material for interior work changes very little in tone after being placed, exteriors must necessarily become softened by time—consequently a structure when erected in soft tones when aged will not produce the desired effect; whereas the more or less aggressive color scheme will eventually tone down to what was originally intended.

It behooves us to use our best judgment in expressing our opinions on these attempts at old-world restorations in our new country, and judging from the successful attempts made in this last decade the employment of colored glazes on building exteriors has a future of interest to all, especially to the lover of architecture, the architect and the ceramist.

As a progressive race we have adopted that which is best in old world culture, science, art, literature and music. We have also adopted a great deal of old world architecture. Now come polychromatic glazed exteriors to be developed in accordance with the American taste and by American architects and ceramists.—Ceramic Studio.

THE LUXURY OF A PORCH.

For the woman of to-day the porch, be it at the front, back or side of the house, should be a place which serves as a pleasant morning room whenever the weather permits. It should be so built that by means of the useful bamboo curtain it can be screened into a certain privacy; here she can have her work table, her sewing chair, her birds and her flowers, here she can enjoy a bit of the life-giving sunlight and fresh air of out-of-doors without interruption to her duties. It is a little luxury which even a tightly built city can afford, and Manhattan is no exception.

I have seen a porch room which was fascinating beyond words done entirely in delft blue and white, says a woman writer in the Chicago Inter-Ocean. The hammock of blue and white cord furnished the keynote of the furnishing scheme. In it were great comfortable pillows of blue denim, blue denim cover on the table was worked in white and above the hem and on some of the pillows was cross-stitching.

A large armchair of wood was cushioned and petticoated with blue and white Japanese crepe and the wicker chairs held cushions of crepe. On the floor a Colonial cotton rug of blue and white "hit-or-miss" stripes completed the effect.

In a cottage porch which faced the sea I have seen these deep, strong blues used most effectively with the brilliant scarlet of Turkey red cotton. A bit of this scarlet is almost always acceptable on a porch whatever the color scheme, but forms its happiest combination when used with scarlet and white East India cotton. For a house of brown shingle a combination of orange and brown lights up the porch charmingly and various shades of cool greens always form an attractive summer scheme. In using the green coloring an excellent idea is to paint the bamboo curtains pea green also.

I can never forget the impression I once received of a porch done in these colors, it has remained with me as a delightful color picture in which there was not struck a single false note. It was an old abode in Southern California, the walk to which led through double rows of orange trees. The house itself stood under the shadow of tall olive trees, and its whitewashed walls glimmered under the green. Across its front ran a deeply sunken porch and here all was pale green and white.

On the floor there was a grass cloth mat and in one end of the porch swung a Mexican hammock of knotted cords. This was filled with pillows of green and white. Scattered about were low pillow chairs with pale green cushions and several substantial wooden armchairs beautifully enameled in a light shade of green.

Two pale green bamboo curtains were half unrolled and gave the suggestion that the whole of this fascinating place could at any time be totally screened from the sun or from the outside observer. My reflection was that this house without its porch would have been comparatively uninteresting and a poor thing, but having it, it fairly bewitched me!

It is a simple matter in planning a house in which the cost must be closely counted to place shelves over the window casing at the top of the window and to put a board shelf on brackets flush with the window sill, to hold plants, books or work.

How much cheaper is this device than the building of thick walls in order to secure recessed windows or wide sills, can easily be seen.

The shelf at the top of a commonplace window metamorphoses it and removes that flat and common look from the side wall which is often a fault of the cheap house.

I would here also reiterate what I have often said that the position of the windows in a house influences its success or failure more than any other single feature of the building.

—An International Congress of Refrigerating Industries will be held in Paris, France, Oct. 5-10, to bring together the leading experts and representatives of the different industries of all countries in which refrigeration is used as an agent for facilitating the preservation and transportation of food products by land or sea.



TRADE LITERATURE

OTHER PEOPLES' IDEAS AS THEY APPEAR IN COMMERCIAL PRINT



THE SUMMER HOME.

BUNGALOWS, CAMPS AND MOUNTAIN HOUSES.—Consisting of a variety of designs by a number of architects, showing buildings that have been erected in all parts of the country. Elaborately illustrated, accompanied by a full descriptive text. Selected and compiled by the editor of the Architects' and Builders' Magazine. New York: W. T. Comstock. One large 8vo vol. Price, net, \$2.

The large interest taken of late years by people of even moderate means to provide for a short season's rest in the country, woodside or on lake or seashore, has called forth much effort on the part of architects in all parts of the country to provide suitable abodes for such a season of rest.

In compiling this book the aim of its editor has been to bring together the best ideas, as far as possible, of architects who have given attention to this class of work. A glance through its pages will convince even the most sceptical that for a small sum of money such a summer home may be secured, with a large share of the conveniences of life and all housed in an artistic and beautiful manner. This is true of the summer home and is even more true of those houses adapted to the warm climates of California and the Southern States.

Most of the designs are photographs of houses actually built, and in most cases the plans are given, so that the work ranks above a mere collection of fancy sketches and has the advantage of representing what has actually been erected by architects who have given this subject their attention.

Now that so much attention is being given to the summer home, the book will be found full of value to persons contemplating erecting such a house.

POINTERS ABOUT PAINTS.

THE painting problem has been solved in a large part with the stereotyped specification, "white lead and oil," or "white lead and oil tinted to match," in endless reiterations. In the matter of paint, and in many other particulars, the interest of architects are interlaced with the interests of property owners: that which spells good for property owners will spell good for architects also.

A paint manufacturer who was recently called on to address the Michigan Chapter of A. I. architects, said that "white lead and oil tinted to meet the views of the owner" was an unsafe specification. It was like borrowing trouble and then paying interest on it. To illustrate:

Among those tinted colors most generally used will be found Prussian blue, chrome green and Venetian red. Assuming that white lead and oil is tinted with Prussian blue, there can be no stability. It will change to a muddy purple, purplish brown, rusty gray, or some other hybrid tint. This is due to the alkaline action of the lead hydroxide on a portion of the iron, which is a constituent of the blue, thus forming more or less iron oxide or rust, of a red or reddish-yellow color.

If white lead and chrome green were used, the result would soon be a darkening of the original tint. As you probably know, the green itself is a combination of light chrome yellow with Prussian blue, and in this case chemical action of the lead hydroxide on both constituents would be simultaneous.

If the tint is produced on a white lead in oil base by Prussian blue and Venetian red, there is a similar alkaline action of the lead hydroxide and a consequent fading of the original color. The iron in the blue and the iron oxide of the Venetian red are gradually and simultaneously changed into the yellow-red hydrated form of iron oxide.

The speaker was Mr. Thomas Neal, secretary of the Acme White Lead and Color Works. He had been told that Bowers' Specification work was regarded as more or less standard, and therefore it was pleasant for manufacturers to note that Bowers was lining up for machine-made paints in preference to white lead and oil:

It will be noticed that in these specifications the term "pure linseed oil paint" is used rather than "white lead and linseed oil." It has been more common to specify white lead and linseed oil. Ready mixed paints, both white and colored, have the advantage of being uniform in their several qualities. The method of compounding them by powerful machinery allows of the maximum quantity of pure linseed oil being used, and such paints when made by reputable manufacturers are more scientifically mixed, contain more oil, and therefore perform their duty as a preservative better than a paint made by the ordinary methods of compounding lead and oil. The cost per gallon of a first-class paint is higher than that of the ordinary mixtures, but as its spreading quality is greater, the actual cost is no more, and under many conditions less. Pure linseed oil has the inherent quality when oxidized, of resisting the elements, hence the important factor in preserving the surface of a building exists in the larger proportion of pure linseed oil that is dried with the pigment, which should always be neutral.

Within its limits it is a statement which the paint manufacturer can honestly endorse. Whatever there is of good in white lead is squarely admitted by both the paint manufacturer and the manufacturers of other valuable pigments, such as sublimed lead and white

oxide of zinc, but you have probably noticed that the white lead manufacturer is not so fair, as he can see no good in any pigment but his own; consequently, his so-called arguments are strained, absurd and an insult to the intelligence of average experience and thought. He is, for instance, constantly harping on antiquity, but there is no reason why error should be perpetuated on account of age, but every reason why in the light of to-day it should be relegated to its proper sphere of usefulness.

Of course there are some brands of machine-made paints that reflect credit on no one, but it is right here that the architect should use his knowledge and discrimination. When an owner suggests a paint that the architect cannot endorse, he should be so familiar with paint products as to be able to protect the owner against a poor article.

WHEN A CONTRACT IS FINISHED.*

A booklet by Prof. George Doan Russell, formerly professor of law in the Brooklyn Law School, briefly reviews a subject that is a frequent cause of disputation. Having been a practicing architect for a number of years, Prof. Russell is in a position to appreciate the difficulties attendant on this character of cases. He presents the position taken by New York courts upon this important subject.

It oftentimes happens that a contract when entered into between the owner and contractor for many reasons falls short of strict compliance with all the terms of the contract. In the early years of our legal procedure the decisions were of a stringent character, compelling what might be termed an exact performance upon the part of the contractor in almost every case before they would permit him to recover for the amount due under his contract. This rule has been rendered less harsh by the enlightened conscience of our courts and the broadening liberality of the age, in consequence of which somewhat definite rules of construction may be gathered from the judicial decisions.

The author has selected for consideration those court cases which point the way to a clearer perception of rights and duties, first grouping those in which the courts declared there was not a substantial performance, and second, where they have allowed the contractor to recover. A comprehensive opinion from the bench is the following, to indicate, in a general way what the law is now held to be:

"There is no substantial performance when no attempt is made to comply with express requirements in the specifications. A contract is not performed by substituting for that which is required materials, method or workmanship which in the opinion of the contractor are considered just as good, unless the substitution relates to matters of minor importance is made in good faith, and for sufficient reasons, and there is an adequate allowance for the difference. It is not sufficient for the builder to build the house, but he must build the house contracted for.

"Unless the owner had the right to contract for what he wanted, there was no use making a contract. Any substantial change is at the risk of the contractor, and in order to avoid injustice the law tolerates unsubstantial deviations made in good faith."

Our courts endeavor to be just, and they have pointed out that performance need not in all cases be literal and exact, it being sufficient if the contractor, bound to perform, acting in good faith, does so substantially, notwithstanding slight or trivial defects, for which compensation may be had by way of allowance.

SPRING HINGES.—Catalogue No. 31, from Bommer Bros., manufacturers, 255-271 Classon av, Brooklyn, contains illustrations, descriptions and price lists of spring butt hinges. These hinges have wrought steel bearings, the springs are of best oil tempered steel wire, are of large diameter and unusual strength, have great resilience and power, and never go lame. They will wear a lifetime if the proper size is selected. The ball tips can be unscrewed to take the hinge apart, but will not work loose of themselves. The tension is adjustable, therefore, the door can be made to close as softly or as quickly as desired. The tension can be entirely taken off when fixing these hinges to a door, and the raised edges of the flanges indicate the depth for the mortise, thereby saving time for the carpenter. Bronze and brass hinges have an interior construction of steel and solid steel bearings which take the wear and friction, making them as durable as if they were made entirely of steel.

IN PLANNING YOUR WORK FOR THE FALL, remember that a great deal must be done in August and September. It is too hot then to waste effort. Get the Real Estate Directory and save suffering from the heat.

*"Substantial Performance of a Building Contract."—By George Doan Russell, L.L. M.

NOVELTIES IN FIREPROOF BUILDING.

The architect, when designing a fireproof building, should turn to account the knowledge and experience which manufacturers of fire-resisting material are continually placing at his disposal. It is possible so to build that when fires occur they can be confined to the point at which they start. It can be done simply by the use of correct fire-resisting building methods, which have been thought out and are being improved every day by our professional community, who are devoting their entire time and energies to this work.

A form of construction which appeals strongly to engineers and architects is the "Herculean" reinforced terra cotta flat arch.* The blocks (12x12 in.) are of semi-porous terra cotta, of uniform size and shape with webs of from $\frac{3}{4}$ in. to $\frac{7}{8}$ in., and according to the length of the spans are 6 ins., 8 ins., 10 ins. and 12 ins. in depth.

The reinforcement consists of T irons $1\frac{1}{2}$ ins. by $1\frac{1}{2}$ ins. by 3-16 in., and of lengths to suit the spans required; they are imbedded in grooves of the terra cotta blocks which have previously been filled with cement mortar, thus insuring the steel from corrosion; and secured by the grooves in the blocks, absolutely preclude any shifting of the reinforcement. The T irons are further fireproofed by being protected by never less than 2 ins. of hollow tile.

For arches of greater depth than 8 ins. two T-irons are used.

The blocks are laid end to end, imbedded in cement mortar, resting according to the spans called for upon the walls or girders; so laid the blocks present a continuous groove, in the sides of which, filled with cement, the T-irons are inserted. The next course abutting the first on sides and breaking joints, takes in the other flange of the T-iron, so that the reinforcement, thoroughly covered with cement imbedded in terra cotta blocks over 2 ins. everywhere, presents a strong and ideal fire-resisting building construction.

To such construction, where light weight in combination with great strength is essential, or buildings where great weight is imposed, this method is well adapted. The T-iron reinforcement (virtually a riveted girder), repeated between each course 12 ins. apart, reveals the strength and rigidity of the arch. This type of arch is well adapted for wide spans and reduces surprisingly the number of steel beams usually required in systems which embody the ordinary flat arch construction. In the Johnson Library at Hackensack the spans are 22.6; in General Carroll's stables at Tarrytown, 20.4, and in the Medical College of the University of Vermont, 22.8.

The "Phoenix" Hollow Tile Wall Construction is produced by the same concern (Henry Maurer & Son). It consists of specially prepared hard-burned hollow clay blocks impervious to weather and having grooves in the blocks to receive courses of band iron, horizontally and continuously; laid in cement mortar.

The walls are further strengthened when necessary through long reaches, by piers of similar material 12 ins. by 12 ins. or 12 ins. by 18 ins., or larger, spaced as required. It is obvious that this combination adds to the strength of a wall and saves labor cost through greater celerity of erection, so that it becomes optional to substitute walls of "Phoenix" construction 4 ins. thick for 12-in. common brick ones—the tensile strength being equal in proportion for other thicknesses.

The blocks are 4 by 8 by 12, 6 by 8 by 12, 8 by 8 by 12, 12 by 8 by 12. They come ribbed on both faces for stucco or plaster, smooth on one side while ribbed on the other, or smooth on both faces. They should not be confounded with the ordinary semi-porous blocks for inside partition work, the material being of altogether different texture. This same principle (auxiliary band iron), applied however to inside partitions, greatly increases their tensile strength and permits the substitution of thinner partitions.

The five fire walls dividing the tracks of the Brooklyn Heights R. R. Co., at the storage yards in East New York, are constructed of 8-in. "Phoenix" wall blocks with 24-in. piers every 20 ft., and having band iron running horizontally every second course. "Phoenix" walls and "Herculean" arches are also used in the construction of the Barber Asphalt Paving Co.'s works at Maurer, N. J.

The "Ideal" interior fireproof column is another specification in this book of "novelties." These blocks are of fire-resisting material, with either solid or hollow members.

PORTABLE INDUSTRIAL RAILWAYS.—Contractors, brick and cement manufacturers, stone quarries, industrial plants or firms engaged in construction work or the removal or transportation of dirt, sand, rock, clay or concrete, who employ wheelbarrows, scrapers or carts, can materially increase their profits at no expense to themselves by the installation and use of a portable track and equipment. A catalogue from the Arthur Koppel Company, at Homewood, Beaver Co., Pa., illustrates the use that such tracks can be put to on public works and in factories. The equipment consists of curves, switches, turntables, turnouts, crossings, etc., in any weight of rail, any gauge, and with especially designed cars to fit any requirement.

*"Herculean Arch and Phoenix Wall Blocks," Henry Maurer & Son, 420 E. 23d St., New York.

EMBELLISHMENTS FOR CONCRETE.

Naturally the gray monotone of a concrete building requires embellishment, and some highly successful attempts have been made in this direction. We have noted in New York some of the work of the Hartford Faience Co., of Hartford, Conn. The panels and frieze in the Borough Hall station of the Brooklyn Subway, and also the panels and frieze in the South Ferry station of the New York Subway are special examples of Hartford faience.

Very little was done in faience work up to a few years ago, since Della Robbian disciples left it in the seventeenth century until Louis Potter was employed to model something in high relief for a panel, the "Sun Worshipers" being the happy selection. So successful was Mr. Potter's work and so wonderful were the colorings obtained, it was considered by eminent artists who viewed it at the St. Louis Exposition to be the finest piece of work done in this country or abroad for the last two hundred and fifty years. It was awarded a gold medal. A catalogue from the Hartford Faience Co. contains reproductions of original Della Robbia masterpieces, as well as examples of the work of modern masters in decorative tile for borders and panels.

BATHROOM FIXTURES.

A fifty-six page supplement to Catalogue M, of the Haines, Jones & Cadbury Co., of Philadelphia, is not intended to take the place of the large general catalogue, but is issued to illustrate and describe some of the new features that have been added to their lines since their large catalogue was published. The first eight pages are devoted to bathtub outfits and the next thirteen to lavatories, including a very considerable number of the up-to-date vitreous lavatories, some of them very moderate in price.

Next come a few illustrations of new designs in bathroom trimmings and a number of pages are devoted to water-closet outfits. There are some notable advances in this department of the supplement; among them the "Quiet-Refill" closet, the "Quaker City-Purita" and the "Quaker City-Fema," all of which mark distinct advances in this important branch of sanitary science. Other features of interest in the water-closet pages are some closets for institutions and prisons; a new closet floor plate and a frost-proof low tank outfit. The pages on Closets are followed by descriptions of a Syphon Jet Slop Sink, a Vitreous Kitchen Sink on Pedestal, a German Silver Pantry Sink and Drainboard, etc. A few notable specialties are also illustrated, including the "Climax" Cesspool, the "Hajoca" Vent Box, the "Hadsen" and "Pointer" bath and basin traps and the "Hoffman" Ball Cock.

Plumbers who have not already received a copy of this supplement are invited to make application to the nearest offices of the Haines, Jones & Cadbury Co., addresses, 1130-1144 Ridge av, Philadelphia, Pa., Congress and Montgomery sts, Savannah, Ga., or 846-848 Bryant st, San Francisco, Cal.

TURNER COMPANY'S BULLETIN.—The Turner Construction Co., 11 Broadway, issues a bi-monthly bulletin, the latest being No. 4. It contains eight pages and illustrates some of the recent work of this company, notably the warehouse, factory and office for the Great Atlantic and Pacific Co., including reproductions of the floor on which the coffee-roasting machinery is placed, the general grocery storage floor, a typical floor plan showing the elevator and stair wells, column spacing, and arrangement of girders and beams; the bottling room on the seventh floor. The new warehouse at Bay, 1st and Provost sts, Jersey City, is designed to carry 300 pounds live load on the first three floors, 250 pounds on the fourth, fifth and sixth floors, and 200 pounds on the three upper floors. Over 16,000 copies of the bulletin are circulated.

A BOOK ON HOMES.—The Home-Seeker Architectural Co., 45-49 John st, has issued a sixty-page book which goes into the detail of the construction of suburban and country residences. The cover design is the work of Rollin L. Dixon. The contents include an article on "Home," by J. C. Browne; one on "Home Building," by J. L. T. Tillack, of the Home-Seeker Co., and one on "Bungalows," by Wm. Berwick. A number of designs and floor plans are given to illustrate how attractive and comfortable homes can be erected from \$1,800 up, this particular figure excluding plumbing and heating. The company deals with the question of knowing in advance the exact cost of a residence, together with what materials will be used in the construction of the house. Plans and specifications are furnished at reasonable figures, these being figured and drawn to one-quarter inch scale, and cover the building in every detail.

CATALOGUE OF MARBLE.—The July number of the monthly catalogue issued by the Thompkins-Kiel Marble Co., 63 Mills st, Astoria, L. I., gives a complete list of the various kinds of marble which they handle. The company imports and deals in marble, stone, onyx, serpentine, slate, mosaic, placquettes and granite, and also represents a large variety of high grade marbles.

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

New Form of Radiation.

AS the heating of buildings is necessary, so steam and hot water are efficient heating mediums. The obtrusiveness of the radiator, notwithstanding its ornamental shape and decorative finish, has long been deplored as out of harmony with its surroundings. Architects and heating engineers, and the more discriminating among their clients or customers, have wished for the advent of improvements in this essential part of the heating system, in which these shortcomings would be done away with. The new form of radiation known as the "Pressed Radiator" fills this well-defined need.

The pressed radiator, one form of which is shown in the annexed illustration (Fig. 1) is a scientifically designed and built form of radiation for steam and hot water which embodies several improvements of fundamental importance. It is smaller, lighter and of more graceful shape than former types of radiators; and from the architect's viewpoint harmonizes with the tasteful and refined environment of the home, as well as with the furnishings of the business office.

These new radiators represent a departure from the cast-iron radiation with which the public is familiar. As shown in the illustration, they are not ponderous castings, but light, rigid and efficient sheet-metal structures, fashioned and assembled by improved machinery. The sheet metal of which they are built is low

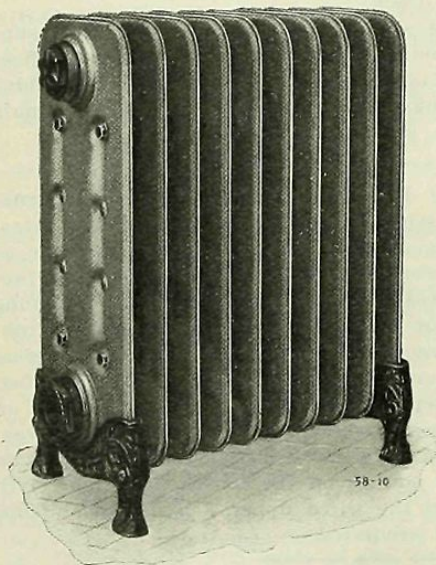


FIG. 1. SINGLE COLUMN PRESSED RADIATOR.

in carbon, phosphorus and sulphur, and it is manipulated in such a way as to avoid all cracking or weakening. The resulting structure is as stiff and resistant as the solid casting (or assembled group of castings) constituting the old-style radiator, at a fraction of the weight. In a word, the new radiation is the most recent of the ever-growing list of things formerly made of iron, but now manufactured lighter, stronger and in every way better of sheet metal.

The pressed radiator is the result of years of experience in radiator manufacture and sheet-metal working. As a piece of apparatus it appeals to the heating engineer and contractor—and therefore ultimately, of course, to the customer—on account of certain technical points of superiority, which may be mentioned briefly as follows:

One feature is the homogeneity of construction. Instead of the bi-metallic structure of ordinary radiators, consisting of iron castings connected up with steel nipples of the "screw" or "push" type, in the pressed radiator we have a metal sheet of smooth, continuous inner as well

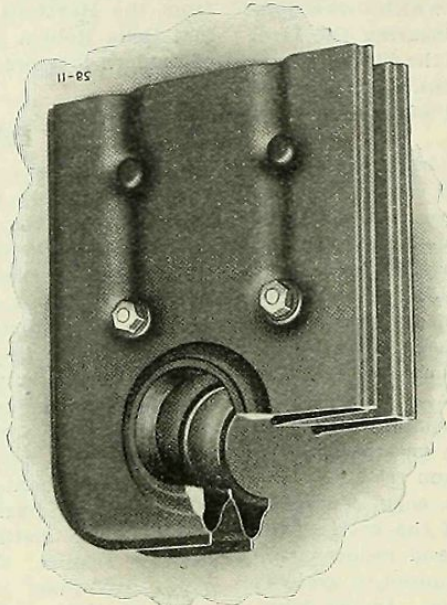


FIG. 2. CONNECTION DEVICE.

as outer surface, heavily and uniformly galvanized (4 to 5 ounces of spelter to the square foot).

Figures 2 and 3 show, respectively, without need of lengthy description, the form of seam used to join the pressed sheets in making up the sections of each radiator, and the method of making the connections between sections. The constructions shown not only give absolutely impervious joints—as shown by tests, made as a detail of the manufacture, under pressure many times exceeding the working pressures to which the radiators are subjected after installation—but contribute greatly to the rigidity and stiffness of the radiator. The latter is, in fact, a cellular structure, containing the least practicable amount of metal, of the highest obtainable quality for the purpose.

Another point is the lightness of the pressed radiator. Contractors' labor costs are cut down materially by installing the new radiation, owing to the ease with which it is transported and handled; as illustrated strikingly in Fig. 4, which shows a man carrying a 64-square foot radiator of this type. The diminished load on the floors of buildings is no in-

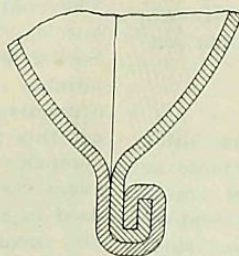


FIG. 3. PRESSED DOUBLE SEAM.

considerable item, especially in buildings in which floor loads have to be limited. Among the more important reinforced-concrete buildings that have recently been equipped with pressed radiators are the new ten-story \$1,500,000 Pacific Building, San Francisco, covering an area of 145x 195 ft., and regarded by many experts as

one of the best examples of steel and concrete construction extant; the 11-story Glocker (office) Building, Pittsburgh; and the Montgomery-Ward Building, Kansas City, Mo. These structures, which are three of the largest concrete buildings in this country, are heated throughout with the new radiation, the 540 offices and 5 stories of the Pacific Building being equipped with approximately 15,000 ft. of Pressed Radiators, and the Glocker Building with approximately 16,000 ft.

Pressed radiators were selected for the Singer Building, New York, after exhaustive tests in competition with all the radiators on the market. In the tower of this building alone, the use of pressed radiators effects a saving of one hundred tons in weight.

This lightness, due as it is to the small mass of metal employed, gives the pressed radiator an unique advantage in operation, also, viz., the quickness with which the radiator heats up when the valve is turned on and the equal quickness with which it cools off when the heat is no longer needed. The positiveness of operation thus attained appeals alike to the heating engineer and the customer, as well as to the architect who is on the lookout in the interest of his clients for the most modern improvements. This feature will be appreciated at installations of the new radiation when heat is needed only for an hour or so a day—as

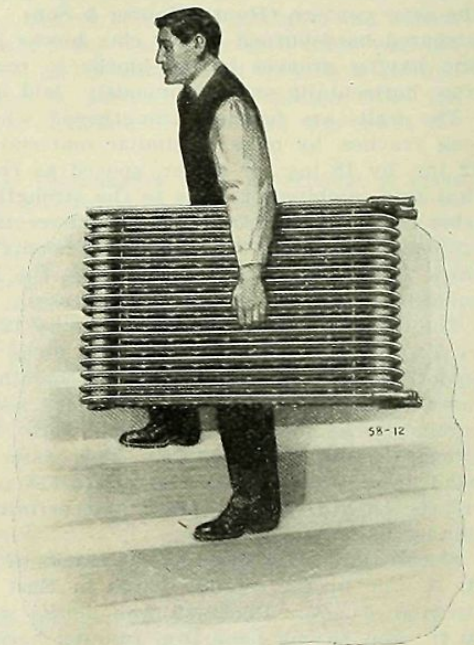


FIG. 4. IT'S NOT VERY HEAVY.

in the spring and fall, when a little heat is required to take the chill out of the air, and during the mild winters that prevail in certain parts of the country.

The pressed radiator is a mechanical proposition, adapted to its purpose; the furnishing of radiation for heating. To the discerning eye of the architect, however, perhaps the most attractive feature is the way in which this elegant and pleasing sheet-metal structure "fits into the picture" of his most carefully planned interiors. With the rapid education of the public taste in such matters, more and more attention is being paid to all building details, especially those that make for harmonious and artistic effects in hotels, clubs, first-class office suites and in the home. This form of radiation is manufactured by the Pressed Radiator Company of Pittsburgh.

Truss Method of Reinforcement.

A metal lath partition erected according to the "truss method" in the Robert Gair boiler house, Brooklyn, has an average height of 17 ft., is 45 ft. long and only 2½ ins. thick. There seems to be no limit of height or length to metal lath partitions. No cracks will appear in the partitions constructed according to the "truss" method. Prof. Woolson's former fire-test building at Columbia University was originally erected by the Truss Metal Lath Company. The end walls and roof were permanent construction; the side walls were built in with the material to be tested. The end walls were three ins. thick and the roof four to five ins. thick. During the year it was in use ten tests were held in the building, the end walls did not develop a crack worthy of mention. They were so secure and solid, it was a hard task to demolish them with a pick and sledge.

A set of specifications for truss-metal lath partitions have been newly issued by the Truss Metal Lath Co., 147 Fourth av, New York City. The same volume contains detailed plans for handling metal lath in a variety of ways. The adaptability of the material for reinforcing exterior walls of residences, garages, manufacturing plants, etc., is unlimited.

The residence of John G. Gould, Esq., South Orange, N. J., erected under the Concrete Frame Co.'s system, is an example of what can be done with "Truss" metal lath. This system consists of an outer wall, 2½ ins. thick, and concrete frame ribs, reinforced with "Truss" metal lath, plastered with cement mortar and furred across the inner face of the ribs with Kuhne's Clincher lath, forming a hollow wall absolutely rigid, of great strength and impervious to heat, cold or moisture.

The interior bearing partitions are of the same construction; the non-bearing partitions are erected according to the truss method. The new residences of Arthur W. Little, Esq., Short Hills, N. J., and H. Herbert Wheeler, Esq., Chappaqua, N. Y., were also erected under this system.

Water Supply System by Hydro-Pneumatic Tank Storage.

The Ralph B. Carter Co., of the Hudson-Terminal-Fulton Bldg., N. Y., have recently issued a handbook presenting their various water-supply systems. It will be found valuable by architects in general, and by hydraulic engineers in particular, from its containing certain tables which are unique in themselves, namely:—for ascertaining the capacities and pressures of pneumatic tanks when placed horizontally. It also gives tables of useful information, for instance as to boiler feeding, equivalents of pressure and head of water, capacities of various pipes, and capacities of pumps.

The first portion of the book is devoted to a general presentation of high-grade and modern water-supply, of vital necessity from a sanitary standpoint. This is followed by explanations and descriptions of various combinations, including hydro-pneumatic pressure and storage tank. Class A, with gasoline engine triplex pump, suitable for supplying water to all classes of users where the source of supply is obtained within 25 ft. vertical distance from pump location. The range in capacities make it applicable to large towns as well as private residences.

Class F with electrical driven triplex pump, designed for supplying water to towns, villages, country estates, farms, etc., where electric current can be obtained for operating pumps. Class B, where a gasoline engine driven deep-well pump is used for supplying water to villages, country estates and other places where

the source of supply is obtained from deep wells. Class D, an electric driven deep-well pump.

Class G, an electric and gasoline driven deep well pump. Class K, a combination hand pump, hydro-pneumatic storage tank and accessories, for small residences and other purposes where small quantities are sufficient for daily use. Class J, a gasoline engine driven pump, suitable for supplying water to the average country dwelling, greenhouses, etc. Class H, an electric driven gearless triplex pump suitable for apartment houses, sanitariums and other buildings where the pump is installed in the basement and quietness of operation is essential.

The advantages are that the water is kept at a uniform temperature by storage in substantial tanks under ground. The water never reaches the light or outside atmosphere until used when obtained from artesian wells, and when obtained from a surface source is also cooled by storage. The water is improved by aeration, but may be filtered, if desired to do so. An ample supply is produced for flushing all plumbing fixtures. Water pressure is at all times under control and regulation. High or low pressure can be obtained, and the system affords an efficient fire protection for isolated buildings. These systems do not require skill or labor for operation; they simply comprise a closed cylindrical tank with a pump for raising the water for a source of supply and forcing it into the tank. The pump discharge pipe is connected with the bottom of the tank. As a tank (when said to be empty) contains air at atmospheric pressure, the pumping of water into the bottom of the tank will displace some of the air. As there is no opening for the air to escape, and as it is lighter than the water, it is compressed in the air above the water. By increasing or decreasing the amount of air put into the tank, and also the pressure, the system is made to meet the requirements of various locations requiring either a high or low pressure. Where it is desirable a uniform pressure may be obtained at all times by the use of a pressure regulator upon the water delivery pipe from the tank.

This little contribution of hydraulic literature is well worth preservation in the hands of anyone desiring information in this very vital part of the sanitary life of a community.

What the Vapor System of Heating Is.

Vapor, when used relative to a vapor system of heating, means the vapor from boiling water not under pressure. The vapor system is referred to as the evolution of heating by steam and hot water—"a higher development." It is adaptable to structures of every class, from the coziest cottage to the greatest auditorium, from the most barnlike factory to the tallest skyscraper.

The patented features of the vapor system, which are exclusively manufactured by the Vapor Heating Company, of Philadelphia, consist of:

The combined receiver, draft-regulator, expansion gauge and relief-valve, which is attached to the boiler and regulates the fire; the quintuple radiator-valve, which controls the flow of vapor into the radiators, and regulates the amount of heat, and the special union elbow, which is attached to the outlet of each radiator.

The boiler (a standard steam type) is filled to the proper level with water. A fire is started. Soon the water begins to vaporize. The vapor ascends in the supply pipes and enters the radiators; it does so in a natural way; not by force; not by pressure, as with other systems.

It has neither air nor water-resistance to overcome.

Air and condensation are removed from all radiators through return piping, and delivered into the seal on receiver. From this point the condensation returns to boiler by gravity, while the air is carried off the top of seal, up through air-line into condensing coil, from which the air line is sealed into chimney. The condensing coil eliminates any possibility of moisture entering the chimney.

The draft of the chimney gives at all times an ample pull to free the entire system of air. And it serves also to rapidly pull the vapor into the radiators. The air being thus exhausted from the vapor system, no air-valves are needed on radiators. The special union elbow is constructed to freely discharge water and air from the radiators.

Plate Warmers.

Plate warmers are a necessity in every modern building where meals are served, whether it be a private residence, apartment house, hotel, restaurant, hospital or public institution. The advantages of electric equipment become particularly apparent in devices of this kind. There is no vitiation of atmosphere nor increase in temperature of rooms where electric plate warmers are used. Electric heat is dry, and there is consequently no moisture to precipitate on dishes or food. The products of combustion are absent in electric apparatus.

Prometheus plate warmers are, as we learn from a bulletin to hand, constructed of Russia iron on angle iron frame. All are made with double walls, and the space between walls is lagged with mineral wool. The shelves are framed on iron rods and supported on angle iron brackets. All interior fittings are removable.

The electric equipment is unique and differs from the method employed by other makers of electric plate warmers. Instead of heating the shelves, they place the heating elements on racks in the sides of plate warmer. These racks as fastened to inside shell and are masked with sheet iron flues. The flues and elements are removable, and the wiring is accessible. If repairs become necessary they can be attended to without removing apparatus from its permanent location and without disturbing the wiring. There is no danger of breakage of china due to overheating. Heat regulation is obtained by switch, which is usually mounted on apparatus, but can be placed at outlet, if desired.

Prometheus plate warmers are built to order only, and estimates of cost furnished on application. Delivery, in every case, can be made two weeks from date of order. (Prometheus Electric Co., 236 East 43d st, New York.)

Specifications for Window Sash.

The Tabor Sash Company, of Newark, N. J., and 160 Fifth avenue, New York, has distributed to those interested a valuable help both in the specification and draughting departments. It is a collection of some two dozen full-sized diagram sheets showing the working parts of these sashes, both wood and metal covered, under different conditions of application, and showing fully the operating hardware attachments. The details include double-hung windows, sliding, revolving and removable weightless windows, frameless window for economical use, self-locking, etc., through the whole range of possibilities. Constructionists should give the obtaining and preservation of this rather unique presentation of data prompt attention, for it is certainly a great labor saver.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

Rushing Work on Pennsylvania Terminal.

"Speed is what counts now," was the comment of one of the contractors engaged in the construction of the Pennsylvania Terminal. "This applies to the delivery of materials just as much as to the putting of them in place, and the concern that can guarantee the most prompt and regular service in keeping the contractors busy is the one that stands the best:

Tennessee Marble.

Most of the Tennessee marble quarries are boulder quarries, from which the marble is extracted with drills, and usually in irregular sizes. But in the illustration on this page is one where the marble lies in one large mass and can be quarried by channeling machines. The size of the largest blocks which may be taken from such a formation is limited only by the capacity of the railroad cars.

Competition and Light Brick.

"The demand for light brick and the increasing proportion of sales of this color of face brick might be attributed in a measure to the competition in a light pearl gray that is being sought for now," said Mr. Houghtaling, of Houghtaling & Wittpenn, 46 E. 23d st.

Inquiry disclosed the fact that there are three or four concerns manufacturing brick from the same rare clay up the State, and that the prices have been cut a little in this kind of brick as a result of the competition. The reduction in price was followed by an increase in the demand for that particular quality and color. It is being put in apartment houses in Harlem and along Riverside Drive, but the demand has not been strong enough to send prices up again.

Recent contracts secured by this company show that the demand for the pearl gray predominates. These contracts include the supplying of about 180,000 face brick for the 6-sty elevator apartment being erected by the Pinehurst Realty Co. at 181st st and New av, about 60,000 for the 6-sty elevator apartment being erected at 178th st and Amsterdam av by and for the T. J. McGuire Const. Co., and 35,000 for an addition to the Jersey City Hospital.

Atlas Cement.

The Atlas Portland Cement Co.'s works are situated at Northampton, Pa., Coplay, Pa., and Hannibal, Mo., and produce 4,000,000 bbls. of Portland cement per year.

The company's quarries of cement stone have been selected after careful examination, and furnish in perfect form the chemical ingredients necessary in the production of a true Portland cement.

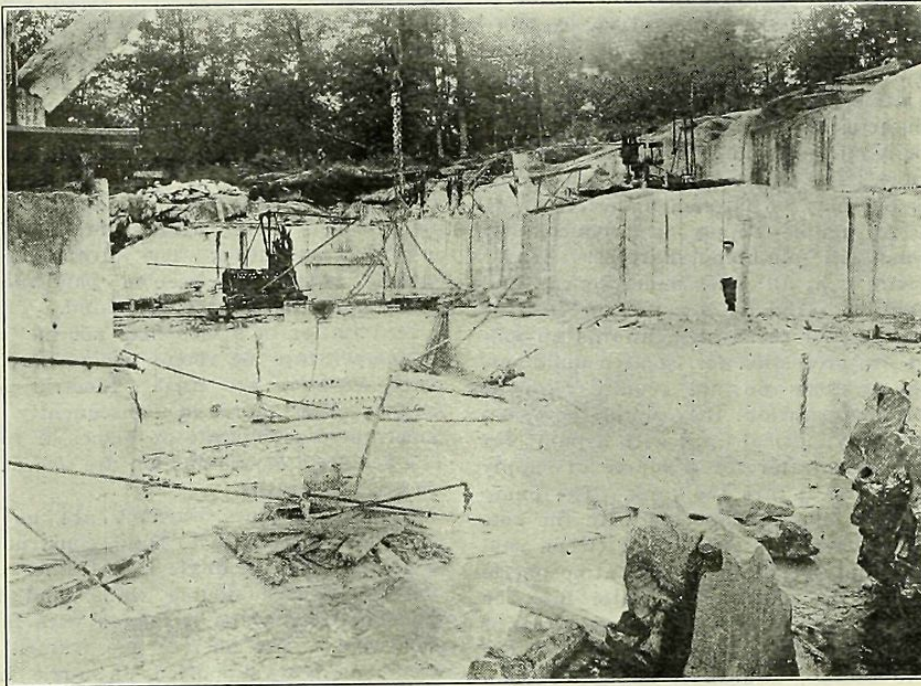
The burning process by means of revolving kilns, represents a thoroughness not attained by the old stationary kilns. It not only produces a very hard and dark clinker, but by its rotating action and equal distribution of heat the clinker is uniformly burned.

Throughout the entire works the greatest care is exercised to keep the product at its high standard, and as a final check all cement is submitted to the laboratory for chemical and physical examination before shipment. The care exercised in this regard has created a reputation for reliability among the users of cement who do not have the time or opportunity to test each shipment and who consequently rely largely upon the manufacturer. It is hoped, however, that the testing machine will become more generally used by dealers and users and that the various methods for determining the value of cement in a scientific manner will be employed, which will, in connection with the record of "Atlas" cement in actual work, prove beyond a doubt its superiority.

"Atlas" cement is shipped in barrels, duck and paper bags. The barrels weigh 400 lbs. gross or 380 lbs. net. When shipped in bags the weight is 95 lbs. per bag, four bags to the barrel.

The cooperage department is thoroughly equipped to produce a barrel which experience has proved to be the most suitable for cement. Each barrel is lined with a specially prepared paper as an extra guard against the possible absorption of moisture.

A booklet from the Atlas Portland Cement Co. (30 Broad st, New York) contains the opinions of experts and reports of tests.



A TENNESSEE MARBLE QUARRY.

chance of securing a contract, quality being assumed. The Norcross Bros. Co. is supplying the granite as fast as it can be set in place. The concern supplying face brick is being asked to deliver 100,000 a day. The work is so advanced now that this brick is needed for the interior linings."

Inquiry at the office of the Harbison-Walker Refractories Co., 1133 Broadway, which has the contract for the face brick referred to, substantiated the assertion that light gray and gray speckled brick are being delivered at the rate of about 100,000 a day at the terminal building. The brick, which is being manufactured at the Pennsylvania plant of the company, is vitrified. It was stated at the office that the recent enlarging of the plant enables the company to fill an order like this with comparative ease.

The granite work has reached the third floor at the southeast corner of the framework, although steam drills are still at work in the western part of the site of the postoffice building to be erected immediately west of the terminal.

TEMPERATURE CONTROL. — Preliminary Bulletin No. 100, from the C. T. Tagliabue Mfg. Co., 53 Fulton st, New York, describes the "Perfect system of temperature control." This system takes the place of hand work in operating a valve, damper, or like device, and holds the temperature perfectly constant. The controlling valve of the Perfect regulator is connected with the substance, being kept at a uniform temperature, in such a way that the amount of air supplied to the motor valve is just proper for keeping the motor valve in such position as will admit the correct amount of the tempering medium to the controlled substance. This variation in pressure is effected by a double-seated ball valve.

Blocks weighing 31 tons have been quarried. This quarry is at Meadow, Tenn., the property of the Meadow Marble Co., and there are about one thousand acres in the tract.

Railroad Improvements Starting.

A contract awarded to the Milliken Brothers, 11 Broadway, is one of the many indications that point to a steady improvement in business conditions. This is for the supplying and erection of the supporting framework of the transfer bridges required by the New York, New Haven & Hartford Railroad in connection with the plans completed for the enlarging of the terminal at Oak Point. The contracts closed call for the immediate construction of eight bridges, but four more are to be added in the near future. The contract awarded to the Milliken Bros. involves about \$100,000. The bridges resemble in a measure ferry slips, being fixed at the land end and movable at the water end, to permit of the running of cars over them to connect with the large ferries, and they will be strong enough to sustain entire trains, including the locomotives.

A feature of the work will be the use of corrugated asbestos, a product of the Keasby & Mattison Co., as a covering for the housing of the machinery. This asbestos has as component parts asbestos, cement and wire fabric. It is being used to replace corrugated steel, as it is impervious to corrosion. The corrugated asbestos will be used on both the sides and roof of the framework and housing, about 100,000 square feet being required.

Milliken Bros. have also been awarded the contract to build a plate girder bridge at Central Park, L. I., for the Long Island Motor Parking Co. The bridge, which will be about 105 ft. long, will form a link of the Vanderbilt automobile race course.

PRICES CURRENT.

BRICK.—The new thing in the market for Hudson River brick this week is a slightly better demand and a tendency on the part of quotations to harden. Several more yards up the river have closed, in addition to those heretofore reported, for the reason that their sheds are full or they have all the stock they care to carry. Only about twenty-five per cent. of the full capacity of all the works is now being operated.

The number of inactive works will increase as the season advances, but with operating expenses largely reduced there will be less pressure to ship material and a more general intention to await higher quotations.

But not all manufacturers are situated so they can carry their stock until it can obtain the regular price, and there are numerous instances of sacrifice for the sake of obtaining ready money. Demand is so light that some have shipped practically nothing this season, and the only happy firms are those who have long-term contracts and are filling them at stipulated prices. Current shipments for some weeks have only about balanced the light requirement.

It is admitted that the prosperity of previous years has caused overproduction, and some are even frank enough to admit further that had the advice of the more astute been followed they would all be in a much better position. Now they are paying for their indiscretion by waiting for business.

Clearly the purchasing side of the market is all to the good. Builders are getting brick delivered for lower prices than in many years. It is the cheapest thing in the list of materials. Operations are gradually becoming more numerous. Some particularly large ones will soon be needing brick. Quotations in the wholesale market 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.—The market is steady at the old figures, with a slow week-to-week improvement.

During the past four years contracts have been placed for 185,150 barrels of cement for the Panama Canal and all but about two thousand barrels of this was delivered in barrels. The loss by broken packages and deterioration during shipment has been about 3 per cent. for cement shipped in bags and about one-tenth of 1 per cent. for that shipped in barrels. Awards were made to the lowest bidders and the principal brands used have been: Atlas Portland cement, 90,100 barrels; Alpha Portland cement, 33,000 barrels; Red Cross Portland cement, 20,000 barrels; White's Portland cement, 20,000 barrels; Alsen's Portland cement, 13,500 barrels. Delivery has been made in small quantities and it is seldom that the cement is allowed to stay long in storage, so urgent is the demand for it. On this account little is known of the effect of the moist atmosphere on the cement, although it has been determined by test made by the division of building construction that it suffers little or no deterioration on account of the sea voyage. About 75 per cent. of the cement imported is used by

the division of municipal engineering in sewers and sidewalks. Most of the remaining 25 per cent. is used by the division of building construction in a variety of ways, such as foundation piers and chimneys for houses and in place of tiling for bath rooms.

Mr. R. Fish, sales agent for the Sandusky Portland Cement Co., Sandusky, Ohio, spent the greater part of the week in the city superintending the construction of the exhibit which his company has installed in the rooms of the Concrete Association of America, Brunswick Bldg. The object of this display is to show the possibilities of the white cement manufactured by the company. The exhibit, in addition to being a very attractive and handsome work of architecture, brings out in fine detail reproductions of classical decorative masterpieces. Panels have been included to show the waterproof compound manufactured by the company to make concrete impervious to water, discoloration and efflorescence.

Mr. Fish, who has been traveling through the East and Middle West the past few weeks, believes that business conditions are improving appreciably.

"The railroads have not started the big undertakings which we expected," he said, "but there has been a noticeable improvement in inquiries and sales. After such a severe industrial depression the resumption of business must necessarily be slow, but from what I have observed I think that a few months will show encouraging orders. The reports that prices in cement have been somewhat unsteady west of Pittsburgh are more or less true, but stability is setting in in this respect."

CEMENT.

Rosendale, or Natural, in wood, per bbl.@ \$0.95
 Portland, Domestic, in cloth* 1.48
 (*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

Manufacturers' Quotations:

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

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

IRON, STEEL, ETC.—The U. S. Steel report showed the improvement taking place in business and has, therefore, been an encouraging influence upon all other lines, but the total is still much behind boom times. The first noticeable falling off in orders for steel began in November, 1906, and about a year ago the corporation acknowledged that a recession was under way. It was in July of 1906 that New York builders noticed a decided falling off in the supply of money, and brick sustained a heavy decline about that time.

The Steel Corporation is now going at the rate of 72 per cent. of full capacity. The unfilled tonnage on hand on June 30 was only 3,313,876 tons, or only 451,467 tons smaller than that recorded on March 31, which involved 3,765,343 tons. This tonnage on June 30, however, was 4,290,002 tons smaller than that noted on the corresponding date of last year, and with the exception of the 3,192,27 tons recorded on June 30, 1904, it was the smallest amount ever noted for the second quarter of any year in the company's history.

Bids have just gone in for a new building for the Emigrant Savings Bank to be erected in Chambers st, requiring about 6,000 tons of steel, and an equal tonnage is required for the Hoyt apartment house, to be erected on the plot bounded by Broadway and Amsterdam av, S6th and S7th sts. The general contract for the latter has been placed.

Among the other local contracts pending which will probably be placed within the next few months are those for the Government post office and the Pennsylvania-New York terminals, and a large number of smaller works, a list of which is given elsewhere in this paper. The increased demand is not large enough to affect prices, which are still very low.

The American Bridge Company has about 100,000 tons of live business and is operating about 55 per cent. of shop capacity.

Business in steel bars for use in concrete construction also is increasing rapidly, and the outlook of continued improvement in all lines of finished steel is most promising. Another buying wave is developing in pig iron.

As the demand for refined copper from domestic users, including brass founders, wire and electrical manufacturers, now is almost as large as the output of the domestic mines, it is expected that this demand will be in excess of the home production within the near future unless the output is augmented materially. It is thought highly probable, therefore, that further sharp advances soon will be recorded in the prices of all grades.

Rudolph & West Co., Washington, D. C., secured the contract for the new U. S. Senate office building, at \$11,615. The hardware they propose to furnish is manufactured by the Yale & Towne Mfg. Co. The deliveries under the contract are to begin at once and to be completed on Oct. 31, 1908. The bids for this material were opened on July 18. The superintendent has awarded the contract for furnishing mail chutes to the Automatic Mail Delivery Co., Times Building, New York City.

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:

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.
Angles.....	1.76 2.25
Tees.....	1.76 2.25
Zees.....	1.81 2.35
Zees.....	1.81.....

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1½.....	base price	@ \$1.90
¾ to ¾ 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.....	.....	1.90
Soft Steel Bars, base or ordy sizes.....	.....	1.90
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}.....	.....	.....
No. 20}.....	2.95	3.40
No. 22}.....	.....	.....
No. 24}.....	3.00	3.35
No. 26.....	3.05	3.40
No. 27.....	3.10	3.45
No. 28.....	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.....	17¼	18

SPELTER.

Ton lots.....	5½	5¾
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TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb.

and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

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

PIG LEAD.
 Ton lots..... 4% 4%
 Less..... 4% 5%

ZINC.
 Sheet, cask lots.....per lb. 7%
 Sheet.....per lb. 8

LUMBER.—The interstate commission has postponed from Aug. 15 until Oct. 15 the publication of its order directing lumber carrying railroads from the Pacific coast east to reduce their rates on lumber and its products. Assurance was given the commission by some of the carriers that if the extension were granted they would not apply for an injunction to restrain the commission's order from becoming effective.

Reports of the revival of general business in the Middle West, West and the South are highly encouraging, indicating a resumption of business on a general scale. The advance in window-glass quotations is an intimation to those who will presently be in need of sash and doors. Dealers and yard men who order sash and doors immediately will be able to secure the stocks which the factories have on hand at extremely low prices, but those who delay in ordering will probably have to stand the advance in the cost of glass and also have to pay additional for the unglazed sash, as prices on mill-work are showing a tendency to harden.

As yet the lumber situation in this market evinces no stronger spirit than that which has controlled for some weeks. There is a gradual improvement, but it is slow. Prices are getting more certain, but are still subject to competition. There is a good deal of building going on, take it all in all, but not yet of normal amount.

The Haviland Lumber Co., 52 Pine st, has taken the exclusive agency of the American Lumber Co., of Alberquaraue, New Mexico. The American Lumber Co. is a very large concern, backed by leading capitalists, and controls a big area of all high-altitude white pine of New Mexico. The American Saw Mill Machinery Co., with plant at Hackettstown, N. J., has removed its local sales office from the Engineering Building to room 1589 in the fine new Hudson Terminal Building.

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

SPRUCE.
 2 inch cargoes.....\$16.50@
 6 to 9 inch cargoes..... 18.00 19.50
 10 to 12 inch cargoes..... 20.00 21.00

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

PINE, YELLOW—Long Leaf.
 By Sall.
 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 1 1/4-in... 29.00
 1 in. wide boards, heart face... 36.00
 1 1/2 and 1 3/4 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 2 1/2 counted 1 x 3.....\$52.00@55.00
 "B" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3..... 46.00 47.00
 "C" Heart rift, D. & M., 13-16 x 2 1/2, 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 3 1/4, counted 1 x 4..... 44.50 48.50
 "B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4..... 39.50 42.00
 "C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4.....
 "A" Rift, 13-16 x 3 1/4, counted 1x4. 36.25 40.50
 "B" Rift, 13-16 x 3 1/4, counted 1x4. 32.25 34.00
 "C" Rift, 13-16 x 3 1/4, counted 1x4. 25.25 29.00
 "A" Flat, 13-16 x 3 1/4, counted 1x4. 25.25 28.50
 "B" Flat, 13-16 x 3 1/4, counted 1x4. 24.25 25.50
 No. 1 Com., 13-16 x 3 1/4, counted 1 x 4..... 19.75 20.50
 No. 2 Com., 13-16 x 3 1/4, 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..... 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..... 86.00 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, 2 1/4 and 2 1/2.
 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..... 35.00
 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 Limts.)
 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 28.00
 Cedar..... 36.00 40.00
 Cherry, 4-4, Nos. 1 and 2..... 93.00
 Cherry, Common..... 52.00
 Chestnut, 4-4, 1st and 2ds... 47.00 49.00
 Chestnut, Common, 4-4..... 33.00 36.00
 Cypress, 1st and 2ds, 1 in..... 46.00
 Cypress, 4-4 selects..... 40.50
 Cypress, 4-4 shop..... 29.00
 Cypress, 4-4 common..... 25.00
 Elm..... 25.00 30.50
 Hazel..... 35.00 50.00
 Maple, 4-4, 1st and 2ds... 30.00 32.00
 Walnut, Nos. 1 and 2..... 85.00 115.00
 Walnut, Rejects..... 57.50 67.50
 Culls..... 35.00
 Yellow Poplar, rough, 5-8, 1st and 2ds, 8-in. and up..... 42.00 45.00

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.
 F. O. B. Car or Vessel at Norfolk, Va.
 No. 1. No. 2. No. 3. Box.
 4-4 Edge, under 12 ins.\$26.00\$25.00\$17.00\$14.00
 4-4 Wide Edge, over 12 inches..... 40.00 33.00
 5-4 Wide Edge over 12 inches..... 41.00 34.00
 5-4 x 10 inches..... 36.00 30.00 21.50 16.00
 5-4 x 12 inches..... 40.00 33.00 23.50 17.00
 6-4 Edge..... 32.00 28.00 19.00 15.00
 6-4 x 10 inches..... 37.00 30.00 22.00 16.00
 6-4 x 12 inches..... 41.00 33.00 24.00 17.00
 8-4 Edge..... 33.00 29.00 19.00 15.50
 8-4 x 10 inches..... 38.00 30.00 23.00 16.00
 8-4 x 12 inches..... 42.00 33.00 25.00 17.00
 Red Heart Edge.....\$11.00
 Mill Culls, Edge..... 10.00
 Red Heart and Mill Culls, 8 inches..... 12.00
 Red Heart and Mill Culls, 10 inches..... 13.00
 Red Heart and Mill Culls, 12 inches..... 14.00
 Bark Strips, Nos. 1 and 2..... 20.00
 Bark Strips, Box..... 10.00

PAINTS, OILS AND VARNISH.—The market for linseed oil is showing a firmer tone in anticipation of an improved inquiry later on. Quotations are still unchanged.

There was little new business in white or red lead, litharge or zinc oxides during the last week, the corrodors and manufacturers have been holding their prices firmly at previous figures, and have been making moderate deliveries on old con-

tracts. Most of the buying is for immediate needs. Dealers report a seasonable jobbing movement in shellac.

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.... .06% .07
 Litharge, American, in kegs..... .06% .07
 Ocher, Amer., per ton..... 8.50 16.00
 Ocher, Amer., Golden..... .02% .03%
 Venetian red, American..... .75 1.25
 Venetian red, Eng., 100 lbs..... 1.15 1.60
 Tuscan red..... .07 .10
 Yellow chrome, pure..... .13% .15
 Vermillion..... .07 .25
 Oxide zinc, American..... .05% .05%
 Oxide zinc, French..... .08% .10%

PAINTS IN OIL.
 Lead, white, American, in oil:
 Lots of 500 lbs. or over..... .06%
 Lots less than 500 lbs..... .07%
 Lead, English, in oil..... .10% .10%
 Blue, Chinese..... .36 .46
 Blue, Prussian..... .32 .36
 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

Mercury Vapor Lamp.

Bulletin No. 15, from the Cooper-Hewitt Electric Co., New York, describes indoor types of the mercury vapor electric lamp, particularly Type K and Type H. These lamps are started by closing the switch controlling the circuit and then pulling down the chain attached to the positive end of the holder. This pours the mercury out of the bulb along the tube. The stream of mercury is momentarily made to connect the electrodes and the breaking of this continuous stream lights the lamp. The lamp as soon as lighted must be returned immediately to normal position.

Bulletin No. 16 describes the converter outfit for operating direct current.

Direct current lamps can be operated from an alternating current supply circuit by interposing a Cooper Hewitt converter outfit between the supply and the lamps. The converter rectifies the alternating current and delivers to the lamps the direct current required for their operation.

The outfit consists of an auto transformer and a converter bulb (an exhausted glass container holding mercury) which is mounted upon a slate panel. The auto transformer is mounted directly beneath the panel. The panel is mounted against the wall at any convenient point, usually in the vicinity of the lamps. The panel with the bulb is protected by a heavy wire cover. The wiring for the outfit is simple, as can readily be seen from the cut on preceding page; the alternating current supply entering the auto transformer by the lower leads while the direct current is derived from suitable binding posts mounted on the panel, and carried to the lamps by the upper pair of leads.

The converters are designed to deliver 10.5 amperes direct current at either 110, 220 or 330 volts. Thus, a converter is adapted to run either three, six, or nine K lamps, or six, twelve, or eighteen H lamps, there being three parallel groups in any case, each group taking 3.5 amperes.

The converters may be supplied from an alternating current of either 110, 220 or 440 volts and of a frequency of 60 to 133 cycles.

In ordering converters it is necessary to specify the voltage and frequency of the A. C. supply together with the number and the type of Cooper Hewitt lamps to be operated from the converter.

The vast amount of interior trim and cabinet work which has gone into the Hudson Terminal office buildings proper was put in by Sloane & Moller. The glass which fills the 5,000 windows and the great plates in the stores were set by David Shuldiner.

BUILDING OPERATIONS.

\$3,475,000 Skyscraper for Broadway.

BROADWAY.—Architect W. C. Hazlett, of No. 1133 Broadway, has completed scale drawings for the immediate construction of a skyscraper office building to contain thirty-eight stories, 81x175 ft. in ground dimensions, to be situated at Nos. 41 to 50 Broadway and Nos. 43 to 47 New st, at an approximate cost of \$3,475,000. From the sidewalk level the building will rise to a height of 467 ft., comparing with the City Investing Building, which is 485 ft., the Antwerp Cathedral, 476 ft., and the Strasburg Cathedral, 474 ft. The owners are said to be Pittsburgh capitalists, and call themselves "the Broadway and New Street Realty Company," with offices at No. 50 Broadway. Milton I. Deuel is president and James A. Simmons, secretary and treasurer. Three high office buildings now occupying the site will be torn down. The foundations will be of caisson construction on rock, and the exterior building materials will include light brick, terra cotta and granite, with a copper and tile flat and mansard roof, with terra cotta and marble coping. No building contract has yet been awarded. The present 15-sty structure, No. 50 Broadway, was designed by Architect Bradford L. Gilbert, and is considered as one of the best constructed office buildings in lower Broadway.

Architect for Everett House Site Improvement.

4TH AV.—Messrs. Goldwin Starrett & Van Vleck, of No. 150 5th av, have been commissioned to prepare the plans for the new 20-sty office building which is soon to be erected by the Century Realty Co., of No. 111 Broadway, now the owner of the old Everett House property, at 4th av, the northwest corner of 17th st, facing Union Square. The site has a frontage of 142 ft. on 4th av and about 128 ft. in Union square, in all about 16,500 sq. ft. and is considered as one of the most accessible locations for modern office building in the city. The Everett House is one of the oldest hotels of its kind in Manhattan. It opened its doors in 1854 and took its name from Edward Everett. The contents of the fixtures and furnishings were put on auction sale on Tuesday of this week, a large attendance being present. The general contract for the new building is practically awarded, but this information is withheld for the present.

Bank of New York to Erect High Building.

WALL ST.—It was learned on Wednesday that plans are now being prepared by Messrs. Clinton & Russell, No. 32 Nassau st, for a high office building to be at least twenty stories to be situated at the northeast corner of Wall and William sts, for the Bank of New York, of No. 48 Wall st. Of course, no building contract has yet been awarded. Of late there have been several important building projects announced for Wall street, which, if the actual work is carried out, will be one of the most active building thoroughfares in the city. At Nos. 67 and 69 Wall st, running through to 85 and 91 Beaver st, the United States Realty Company will soon erect a 24-sty office structure to cost about \$750,000. Then there is the proposed Mills Building office structure and tower to have a height of 1,000 ft., for which Ernest Flagg is preparing plans and the rebuilding of the old Custom House in Wall st for the National City Bank.

Plans for a State Museum.

NEWBURGH, N. Y.—The Trustees of Washington's headquarters have approved plans prepared by State Architect Ware for a fireproof museum to be erected on the Headquarters grounds at a cost of \$30,000. The plans call for a red brick building of the Colonial type. The building will be 75 by 30 ft. deep with two stories and an attic. There is a central hall on the main floor at the end of which is the custodian's office and a toilet. On the right and left are two rooms, 22x27, in which relics will be displayed. In the second story are two large exhibition rooms, and also quarters for the janitor. In the basement there will be rooms for various purposes. All the relics will be removed to the new building and the old building will be transformed as nearly as possible by the use of the old furniture to the condition it was when the Father of his Country lived there. Estimates from builders will be invited by the State Architect at Albany.

Large Contract for Geo. A. Fuller Co.

BROADWAY.—It was learned this week that the George A. Fuller Company has obtained the general contract for the construction of the new apartment house which is to be erected on the block front bounded by Broadway, Amsterdam av, 86th and 87th sts. As announced in issue of July 18, the structure will be the largest and one of the highest grade apartment houses in the world. Every detail for the comfort of occupants has been considered carefully by the architects, Messrs. Hiss & Weekes, No. 1123 Broadway, and many novel features not contained in any other house are to make it unique. The building will surround one vast court, thus eliminating all interior court shafts and giving to each room an outside opening. The Belnord Realty Co. will be the owner of the building and Henry S. Thompson, formerly Superintendent of Buildings, will have the management of building operations. The estimated cost of the project has not yet been announced.

Wall and Beaver St. Building.

WALL ST.—Architects Goldwin Starrett & Van Vleck, 150 5th av, have completed plans for the new 24-sty office building, which the United States Realty & Improvement Co., No. 111 Broadway, is to erect at Nos. 67-69 Wall st, and 85 to 91 Beaver st, situated on the south side of Wall st, 70.5 ft. from Pearl st, and the north side of Beaver st, 61.7 ft. from Pearl st, from street to street, to cost in the neighborhood of \$800,000. No building contracts have yet been awarded. Operations are to be begun in the near future. The new building will be of the highest fireproof type of construction, with facades of granite, light brick and terra cotta trimmings. Four loft buildings on the site will be demolished. Harry S. Black is president and Wm. H. Chesebrough vice-president of the U. S. Realty & Improvement Co.

Duke Mansion to Be Started.

5TH AV.—The Record and Guide was informed on Thursday that operations are to be started immediately for the new residence for B. N. Duke, to be erected on 5th av, the southeast cor of 89th st. The structure will be of the classic style of architecture, containing six stories, and will cover but half of the plot, 30x100 ft. The entire plot site measures 60x100 ft., and will all be excavated. The contract for the excavating has just been awarded to D. C. Weeks & Son, of 289 4th av, by

the architect, C. P. H. Gilbert, of 1123 Broadway. The architect states that the exterior will be of granite and limestone, and the construction throughout will be fireproof. The following well-known contractors are now estimating the general contract: Chas. T. Wells, Inc., Richard Deeves, A. J. Robinson Co. and D. C. Weeks & Son.

Twelve-Story Apartment House for Riverside Drive.

RIVERSIDE DRIVE.—Neville & Bagge, 217 West 125th st, are preparing plans for the erection of a high-class fireproof elevator apartment house to be erected on a plot of eight lots at the northeast corner of Riverside drive and 85th st, fronting 102.2 ft. on Riverside drive and 200 ft. on 85th st. The site is already excavated. The A. C. & H. M. Hall Realty Co., Broadway and 112th st, is the owner.

Contract for Union Dime Savings Bank.

6TH AV.—The general contract has been awarded to the William L. Crow Construction Co., 289 4th av, for the new 2-sty bank building for the Union Dime Savings Institution, to be erected at the northwest corner of 6th av and 40th st, at a cost of about \$225,000. Five 5-sty brick tenements and stores on the site will be torn down. The exterior will be of limestone ashlar, on a granite base. Alfred H. Taylor, 6 East 42nd st, is the architect.

James Stewart & Co. Get Jacksonville Contract.

JACKSONVILLE, FLA.—James Stewart & Company, No. 135 Broadway, Manhattan, has obtained the general contract to erect a 10-sty fireproof bank and office building, to cover a plot 52x105 ft., at Jacksonville, Fla., for the Atlantic National Bank, to cost in the neighborhood of \$200,000. Messrs. Mowbray & Uffinger, 92 Liberty st, Manhattan, are the architects.

Apartments, Flats and Tenements.

MANHATTAN.—A. C. M. I. Stewart, 126 Park Row, will alter the 4-sty tenement, Nos. 336-338 Water st, from plans by A. L. Kehoe, 1 Beekman st.

MANHATTAN.—The 5-sty tenement, No. 147 East 32d st, will be improved from plans by D. J. Comyns, 147 4th av. Geo. W. Eccles, Flushing, N. Y., is owner.

MANHATTAN.—Gross & Kleinberger, Bible House, are preparing plans for interior changes to the 5-sty tenement, No. 766 Columbus av, for Samuel Eisnitz, on premises.

MANHATTAN.—B. W. Berger & Son, 121 Bible House, have prepared plans for alterations to the 5-sty tenement, No. 789 7th av, owned by Thomas Cunningham, 46 Hamilton pl.

MANHATTAN.—A. Ruth, 123 West 121st st, will erect in 179th st, 187 ft. west of Audubon av, a 5-sty flat building, 38x88 ft., to cost \$40,000. J. H. Hauser, 360 West 125th st, is making plans.

MANHATTAN.—Benj. W. Levitan, 20 West 31st st, is completing plans for the 6-sty apartment house, 150x100 ft., for the Sun Const. Co., 1400 Broadway, to be erected at Broadway and 152d st, to cost \$200,000.

EVERGREEN, L. I.—Foxhall st, s w cor Buchman av, Evergreen, will be improved by Paul Stier, 33 Van Cortland av, with one 3-sty brick tenement, 20x60 ft., to cost \$5,000. L. Berger & Son, 300 St. Nicholas av, are the architects.

MANHATTAN.—Blum & Shapiro, 134 Clinton st, have the contract for extensive changes to the 3-sty tenement building,

owned by Samuel Frankel, No. 314 East 3d st. Max Muller, 115 Nassau st, is the architect.

MANHATTAN.—J. P. Boylan, 396 Broadway, is preparing plans for two 5-sty flat buildings, 49.6x90 and 50.5x88 ft., for M. J. Dowd, 217 West 125th st, to be erected at the southeast corner of Wadsworth av and 184th st, to cost \$100,000.

MANHATTAN.—Subcontracts will soon be awarded for the 12-sty high-class apartment house, 85.3x104.3 ft., which the Winthrop Realty Co. is to erect at the northeast corner of Riverside Drive and 113th st, at a cost of \$300,000. Geo. Fred Pelham, 503 5th av, is architect.

MANHATTAN.—The 6-sty flat building for which Sommerfeld & Steckler, 19 Union sq, are preparing plans, to be erected at Nos. 19-23 Commerce st, and 53-57 Barrow st, at a cost of \$50,000, is for the Haase & Lippman Construction Co. See also issue July 25, 1908.

BRIDGEPORT, CONN.—Preliminary plans are being drawn for an apartment house which James S. Spargo contemplates building in West av, just north of State st. Mr. Spargo also contemplates the erection of a business block on the northeast corner of State st and West av.

MANHATTAN.—Moore & Landsiedel, 3d av and 148th st, have plans in progress for a 6-sty elevator apartment house, 75x100 ft., for E. Gussaroff, 60 West 142d st, owner and builder, to be erected at the southeast corner of Wadsworth av and 180th st, to cost about \$90,000. Plans will be ready for bids September 1.

NEWARK, N. J.—Alfred Peter, architect, Washington st, Newark, is preparing plans for a 4-sty brick apartment to provide for 16 families, to be erected at the southeast corner of Fairmount av and Bank st. Each apartment will contain six rooms, bath and pantry. The owner is James Moriarity, 75x76 ft. Estimated cost is \$30,000.

MANHATTAN.—The Allen Construction Co., 135 Broadway, will soon award all subcontracts for the new 12-sty apartment house to be erected on a plot of about 46.9x170 ft., at the southeast corner of Broadway and 100th st, to cost in the neighborhood of \$500,000. William L. Rouse, 12 West 32d st, has prepared plans. See issue June 6, 1908.

JERSEY CITY.—From plans by John A. Resch, a store and apartment building will be erected by Samuel Rankin, of 114 Monticello av, on the westerly side of West Side av, between Virginia and Boyd av. The specifications call for metal ceilings, gas and electric fixtures, tiled vestibule and bathrooms, cabinet mantels, open plumbing, plate glass store fronts, Trenton brick fireplace and all modern improvements, except heat.

Banks.

ROCKVILLE CENTRE, L. I.—No contract has yet been let for the \$65,000 bank building to be erected at Rockville Centre, L. I., by the Bank of Rockville Centre, president, Hiram R. Smith, from plans by Messrs. Thain & Thain, 4-6 East 42nd st, Manhattan.

Churches.

MASPETH, L. I.—The Lutheran Congregation of Maspeth will soon erect on Hull av, n s, 766 ft w Columbia av, Maspeth, one 1-sty frame church, 40x100 ft. in size, to cost about \$10,000.

BRIDGEPORT, CONN.—Next week the building committee of the People's Presbyterian Society, Bridgeport, Conn., will select an architect for the chapel which it intends to build on Laurel av.

WEEHAWKEN, N. J.—Plans have been completed by O. S. Teale, 35 Broadway, Manhattan, for the erection of a new Sunday school building at Clifton terrace, Weehawken, for the Park M. E. Church of Weehawken. Building will contain 17

class rooms and have seating capacity of 350.

RICHMOND HILL, L. I.—Work will soon be started on a 1-sty frame edifice, 48x78 ft., for the Trinity M. E. Church, 29 Waterbury av, Richmond Hill, to be situated in Orchard st, s w cor Lincoln av, for which Architect O. S. Teal has prepared plans. The cost will be about \$10,000.

BRIDGEPORT, CONN.—Plans submitted in competition by local architects for the chapel on Laurel av for the people's Presbyterian Society have been received by the building committee. It is expected that an architect will soon be selected. T. P. Taylor is a member of the building committee.

CLIFFSIDE, N. J.—Messrs. Blumenstein & McGlashan, 28 East 23d st, Manhattan, have awarded to O'Donnell & Maniman, of Newton, N. J., the general contract to erect the new 2-sty stone church, 85x30 ft., at Cliffside, N. J., to cost \$25,000. Church of St. John the Baptist owner. Rev. Father Ferittie, rector.

Court Houses.

SCHENECTADY, N. Y.—Changes have been made in the plans for the new court house. Bids for heating, wiring and ventilation will be received independently of the building specifications.

Dwellings.

TROY, N. Y.—William Milhizer, of New York City, will erect two houses on the large lot at the corner of Pawling av and Monroe Court.

FLUSHING, L. I.—In 26th st, e s, 160 ft. s Crocheron av, Flushing, J. H. Gipson, 733 9th av, Manhattan, will erect one 2-sty frame dwelling, 28x41 ft., to cost \$5,000.

ROSLYN, L. I.—Hoppin & Koen, 244 5th av, Manhattan, are preparing plans for a 2½-sty residence, 95x140 ft., for Wm. F. Sheehan, 3 South William st, to be erected at Roslyn, L. I.

CORONA, L. I.—At Corona, Ellen Thompson 80 Washington st, will erect on Washington st, e s, 140 ft. n Smith st, Corona, one 2-sty frame dwelling, 20x50 ft., to cost \$4,000.

LONG ISLAND CITY, L. I.—Fourth av, w s, 275 ft. n Ditmars av, L. I. City, will be improved by Marie Kelenbek, 1163 Fourth av, L. I. City, with one 2-sty frame dwelling, 22x38 ft.

WOODHAVEN, L. I.—W. H. Wade, Jr., 235 Elm st, Richmond Hill, will erect on Jamaica av, n s, 40 ft w Leggett av, Woodhaven, one 2-sty frame dwelling, 20x60 ft., to cost \$13,000.

CORONA, L. I.—Work will be started at once for a 2-sty frame dwelling in Washington st, w s, 100 ft. s Smith av, Corona, for Patrick Smith, Jackson av, Woodside. Architect, Edw. Rose.

NEWARK, N. J.—Estimates are being received by McMurray & Pulis, of Newark, for a frame private residence to be built at 57 Ingraham pl for Frederick Crane. Contracts will be awarded soon.

FLUSHING, L. I.—At 17th st, w s, 333 ft. s Sanford av, Flushing, the N. Y. & Scranton Realty Co., Prospect st, Jamaica, will erect from plans by W. F. Ackerman, one 2-sty frame dwelling, 26x34 ft., to cost \$4,000.

DOUGLASS MANOR, L. I.—Shore rd, n e cor Arleigh rd, Douglass Manor, will be improved by H. J. Bang, 174 William st, N. Y. City, from plans by H. H. Ross, One 2-sty frame dwelling, 28x42 ft., will be erected.

MANHATTAN.—No contract has yet been awarded for enlarging the 5-sty residence, No. 47 East 67th st, owned by Emily Coster Morris, from plans by W. A. Bates, 5 West 31st st. The work is to cost about \$28,000.

MONTCLAIR, N. J.—Eli Benedict, architect, 1947 Broadway, Manhattan, is

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preparing plans for a 2-sty and attic frame residence to be built in Park st, Montclair, N. J., for Mr. Gilman B. Warne, of East Orange.

CORONA, L. I.—Architect R. W. Johnson, Corona, has completed plans for a 2-sty frame dwelling, 20x41 ft., to be erected in Poplar st, s s, 125 ft. w Vespers st, Corona. P. A. Planteroth, 26 Evergreen ave, is the owner.

GLENRIDGE, N. J.—Messrs. Davis, McGrath & Shepard, 1 Madison av, Manhattan, have been commissioned to prepare plans for a 2½-sty frame residence for H. W. Crowell, at Glenridge, N. J., to cost approximately \$12,000.

THOMASTON, CONN.—Architect C. Jerome Bailey, of Waterbury, has plans out for the new residence to be erected on High st, Thomaston, for Dr. F. S. Parsons. It will be frame, 38 ft. square, with all modern improvements.

ROCKAWAY BEACH, L. I.—Improvements will be started at once for a 2-sty frame dwelling, 26x30 ft., at Oceanus av, nw cor Leffert's pl, Rockaway Beach, for Charlotte C. Wood, 66 Holland Dock, Rockaway Beach. Architect, G. H. Closs.

SEA GIRT, N. J.—Chas. L. Noble, Yonkers, N. Y., has retained Architects W. C. & A. F. Cottrell, Appleby Bldg., Asbury Park, N. J., to prepare plans for his \$15,000 residence to be built at Sea Girt, N. J., frame, 2½ stores, about 34x42 ft.

HARMON-ON-HUDSON, N. Y.—R. Edwin Archibald Co., 147 East 125th st, has completed plans for two 2½-sty residences for E. J. Sherry, 147 East 125th st, cost \$8,000, and E. Brownell, care architects, cost \$5,000, to be erected at Harmon-on-Hudson, N. Y.

ROCKAWAY BEACH, L. I.—Architect C. W. Vanderbeck has completed plans for four 2-sty frame dwellings to be erected on Burroughs av, n s, w of Maple st, Rockaway Beach, for Monroe Rosenfeld, Bayview av, Rockaway Beach. Estimated cost, \$8,000.

NEWARK, N. J.—Work has been started on the foundations for a row of three 3-sty brick residences for Thomas Pruitt at Broad and Oriental sts, from plans drawn by P. T. MacLagan. The Herman C. Schneider Co. has the general contract, which involves about \$16,000.

BERNARDSVILLE, N. J.—J. M. Hoffman, Mendham, N. J., has taken the contract for the erection of a residence at Bernardsville, N. J., to be occupied by John F. Degener, 33 Greene st, Manhattan. Brick, two stories, 42x130 ft. Messrs. Foster, Gade & Graham, 281 4th av, New York City, are the architects.

EAST ORANGE, N. J.—Hyman Rosensohn, architect, No. 747 Broad st, Newark, is receiving estimates on eight two-family frame houses to be erected in South Clinton st, near South Orange av, East Orange, for Frankel & Gross. Each house will contain 13 rooms and cover 22x47 ft. The estimated cost is \$4,000 for each.

JERSEY CITY, N. J.—The general contract for the construction of nine frame houses which the Builders' Improvement Co., of 259 Washington st, will erect on the westerly side of Factory st, from Montgomery st to Mercer st, has been awarded to Thomas Harrington Sons' Co., of 454 Wayne st, Jersey City. George A. Flagg is the architect. Plans specify cypress trim, Russell & Erwin hardware, copper gutters, slag roof, cement sidewalks. The cost complete is estimated at \$33,000. The Builders' Improvement Co. was organized on June 25 last with a capital of \$125,000 to carry on a general realty and construction business by Adolf L. Engelke, Daniel P. Byrnes and Harry P. Brockhurst.

Factories and Warehouses.

MANHATTAN.—E. Wilbur, 120 Liberty st, has plans ready for the 6-sty brick warehouse, 39x67 ft., to be erected at

Nos. 792-794 Washington st, for R. F. Kilpatrick, of 35 Wall st, to cost \$45,000.

METROPOLITAN, L. I.—Hardy Voorhees Co., of Metropolitan, will erect on Metropolitan av, n s, 300 ft. w Bushwick Branch L. I. R. R., a 1-sty brick factory, 92x102, to cost \$6,000. R. A. Wright is the architect.

WATERBURY, CONN.—The Waterbury Enamel Co. is planning to erect a factory building as soon as a suitable site can be found. The company has the following officers: President and treasurer, George J. Strobel; secretary and manager, Herbert J. Phillips.

WEST NEW YORK, N. Y.—The general contract for the erection of an addition to the Summit Silk Mill, in 22d st, near Palisade av, West New York, which was recently purchased by Rogers & Thompson Co., of New York, for \$60,000, has been awarded to the David Henry Building Co., of Paterson. The new addition will be of brick construction, two stories, 35x102. All modern mill improvements are called for. M. R. Grimes, 39 East 42d st, Manhattan, is the architect.

Halls and Clubs.

JAMAICA, L. I.—Architect S. W. Worral, Jr., 38 E. Grand av, Corona, L. I., is now receiving estimates on the general contract for a club house to be erected at Jamaica, L. I., for the Briarwood Club to cost \$14,000.

MADISON, N. J.—H. King Conklin, 45 Clinton st, Newark, N. J., has been retained by Messrs. Pierce, Green & Pierce, Madison, N. J., to prepare plans for an office and lodge building to be erected at Madison, N. J., to be occupied by the owners.

Hospitals and Asylums.

AUBURN, N. Y.—The erection of an orphan asylum for the Roman Catholic Church, costing about \$75,000, is reported under consideration.

PEEKSKILL, N. Y.—No contract has yet been awarded in connection with the hospital addition at Division st, Peekskill, for the Peekskill Hospital Association, for which Thomas W. Lamb, No. 224 5th av, Manhattan, is the architect.

TICONDEROGA, N. Y.—Contract has just been awarded to W. A. Gale, of Ticonderoga, N. Y., for the erection of a hospital building at Ticonderoga, to be known as Shattuck Hospital, Dr. M. H. Turner, chairman, from plans by Architect M. E. Hubbard, of Utica. Cost, about \$15,000.

NEW BRUNSWICK, N. J.—Plans have been drawn for the new \$10,000 almshouse to be erected at the city poor farm this summer. Mayor W. Edwin Florance has urged the immediate erection of a new and substantial building. Merchant & Boylan, of New Brunswick, are the architects.

Hotels.

INTERLAKEN, N. J.—William Griffin, Jr., proprietor of Wanamassa Heights, near Long Branch, has purchased the hotel site fronting Deal Lake, in Interlaken, and this fall will erect a big hotel.

JAMESTOWN, N. Y.—Charles Samuels, West Third st, Jamestown, N. Y., contemplates the erection of a hotel building on the south side of West Third st, near Cherry st, Jamestown, for which no architect has as yet been selected. It is expected that the building will contain about 75 rooms.

Office and Loft Buildings.

MANHATTAN.—No contract has yet been awarded for the 7-sty loft building, 33x80.8 ft., which Harry O. Heuer, 271 West 125th st, will erect at Nos. 178-180 Franklin st, from plans by Richard L. Davis, 247 West 125th st. Estimated cost is \$57,000.

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MANHATTAN.—John C. Gabler, 309 W. 18th st, has obtained the contract for extensive alterations to the 6-sty store and loft building, No. 41 West 17th st, for Samuel P. Tull, Harrison Building, Philadelphia, Pa., from plans by Ernest A. Arend, Asbury Park, N. J.

SCHENECTADY, N. Y.—A 5-sty limestone building will be erected by the firm of Buell & McDonald in South Center st. The cost is estimated at \$35,000, and ground will be broken in about six weeks. Building will be 28x90 ft., fire-proof, with passenger and freight elevators.

Power Houses.

NEWTOWN, L. I.—Plans have been completed for the improvement of McGowan av, s s, 200 ft e Brandford av, Newtown, by the Arrow Realty Co., 53 West 33d st, N. Y. City, with one 1-sty brick power house, 50x150, to cost \$5,000. N. Le Brun & Son are the architects.

Schools and Colleges.

PRINCETON, N. J.—Frank Miles Day & Bro., architects, 925 Chestnut st, Philadelphia, Pa., are preparing plans for a 3-sty dormitory for the University of Princeton, Princeton. The building will cost \$250,000.

BLOOMFIELD, N. J.—The carpenter contract has just been awarded to the A. Doremus Co., of Glen Ridge, N. J., in connection with the Berkeley School addition, at Bloomfield, from plans by Chas. G. Jones, 280 Broadway, New York City.

ATLANTIC CITY, N. J.—Board of Education, Atlantic City, will receive bids Aug. 4 for a school building to be erected in South Ohio st, adjoining the present high school. Full information will be furnished on application at office of H. H. Young, clerk.

EAST ORANGE, N. J.—Announcement was made by the Orange Board of Education that plans prepared by Ernest F. Guilbert, of East Orange, for the addition to the Lincoln av school had been approved by the State architect. Bids will be received Monday, August 3.

Stables and Garage Buildings.

ROCHESTER, N. Y.—John Wengender, 28 Kelly st, Rochester, N. Y., is preparing plans for a \$30,000 stable to be built at Rochester for the American Brewing Company, of that city.

MANHATTAN.—Chas. E. Birge, 29 W. 34th st, has completed plans for the 3-sty garage and living apartment, 25x80 ft., to be erected at Nos. 165-167 East 69th st, for Geo. G. Heye, 667 Madison av, at a cost of about \$20,000. No contract has yet been awarded. Two buildings will be torn down. The exterior will be of light brick and limestone, with a composition and tile roof, metal and wire glass skylights and the heating will be steam.

Theatres.

MANHATTAN.—Wm. H. McElpatrick, 1402 Broadway, has completed plans for \$50,000 worth of alterations, consisting of a new roof garden, exits and fire escapes to the 4-sty opera house for Oscar Hammerstein, situated in the north side of 34th st, 225 ft. west of 8th av. No contract has been placed.

Bids Opened.

Bids were opened by the Board of Education on Monday, July 27. No. 1: For installing electric equipment in P. S. 54, Brooklyn, T. Frederick Jackson, Inc., \$2,750 (low bid). No. 2: For the general construction of additions and alterations in P. S. 84, Brooklyn, James MacArthur, \$237,000 (low bid). Other bidders were Thos. Cockerill & Son, Charles H. Peckworth, John F. Reilly, Geo. Hildebrand, Clarke & Stowe, Harry Berry & Co. No. 3: For installing heating and ventilating

apparatus in P. S. 93, Brooklyn, Raisler Heating Co., \$29,787 (low bid). Other bidders were Blake & Williams, John Hankin & Bro., William J. Olvany, Daniel J. Rice, Jas. Curran Mfg. Co., E. Rutzler Co., Wm. C. Ormond, Frank Dobson Co., Inc. No. 4: For alterations and repairs at P. S. 26, Bronx, Lundin & Zacharius were low bidders. No. 5: For heating and ventilating apparatus in P. S. 77, Manhattan, E. Rutzler Co. were low bidders.

Contracts Awarded.

MANHATTAN.—Hugh Getty, 359 West 26th st, has received the general contract to erect an extension to the dwelling, No. 66 East 55th st, for C. R. Agnew, on premises, from plans by Hunt & Hunt, 28 East 21st st. The estimated cost is \$15,000.

MANHATTAN.—Henry Mandel, 45 Lenox av, has taken the contract to build the new bakery at the northwest corner of 111th st and Broadway for Larimer A. Cushman, of 415 Amsterdam av, from plans by Frank A. Rooke, 489 5th av. Building will be two stories, 55x70 ft., and is estimated to cost about \$20,000.

MOUNT KISCO, N. Y.—The contract for the erection of a residence at Mount Kisco, N. Y., to be occupied by A. T. White, 5 Nassau st, Manhattan, from plans by William Emerson, 281 5th av, has been awarded to W. M. Collins, of No. 1135 Broadway. Landscape Architect C. W. Leavitt, Jr., 220 Broadway, New York City, has been selected to lay out the grounds, which comprise about 30 acres.

WILLIAMSBRIDGE, N. Y.—The Power Engineering & Contracting Co., No. 1123 Broadway, has obtained the contract for electrical work for the bakery building and stable now in course of erection at Williamsbridge, New York, for the Fleischmann Bakery. This operation was necessary to facilitate the handling and delivering of the output of the Fleischmann bakery for its many customers in the surrounding suburbs.

MANHATTAN.—The contract for overhauling and repairing the damage done by fire to the building, No. 319 East 80th st, has been awarded to J. Schlesinger, of Nos. 43-45 West 34th st, by the owner, M. Selinger, 235 First av. The work calls for new plumbing, gas fixtures, tiled bath rooms, tubs, sinks, wash-outs, hot water heating system, roof beams, tin roof, galvanized iron cornices, stairs, plastering, painting, paperhanging, carpenter work, concreting yard and cellar and tile main hall.

Mr. J. P. Sousa, Jr., 5-7 East 42d st, selling agent for the Spencer Turbine Cleaner Co., has just received a contract from the Hedden Construction Co. for installing the vacuum cleaning system in the Fifth Avenue Building, Broadway, 23d and 24th sts. The Spencer Turbine Cleaner Co. has just completed its first year in the vacuum cleaning field, during which time it has installed over seventy-five cleaning systems in some of the largest banks, apartment houses, office buildings, clubs, hotels and municipal buildings. Among the recent installations, which have proven very satisfactory, are the Importers & Traders Bank, at Broadway, corner Murray st, the new large apartment house 11 West 81st st, and the Hotel Touraine, Boston, Mass.

Estimates Receivable.

By the Commissioner of Correction, Tuesday, Aug. 4, for furnishing labor and materials required for repairs and alterations to the City Prison, Brooklyn.

By the Commissioner of Docks, Wednesday, Aug. 5, for labor and materials required for dredging about 4,200,000 cu. yds. between 28th and 36th sts, South Brooklyn.

By the Fire Commissioner, Tuesday, Aug. 4, for labor and materials required

for the erection and completion of a new building for engine company No. 206, on the westerly side of Broadway, 50 ft. north of Prospect st, West New Brighton, Borough of Richmond.

By the Board of Water Supply, Tuesday, Sept. 1, for the construction of a 3-mile stretch of plain concrete conduit known as cut-and-cover aqueduct, 17 ft. high by 17½ ft. wide inside, approximately between Ireland Corners and New Hurley, in the towns of Gardiner, Plattkill and Shawangunk, Ulster County, N. Y.

HOBOKEN, N. J.—The Public Service Corporation is taking estimates for a terminal shed to be built at Ferry st and the Delaware, Lackawanna & Western station, Hoboken. The structure will cost \$300,000. Thomas N. McCarter is president Public Service Corporation; Martin Schreiber is superintendent of construction, 7 Central av, Newark, N. J.

By the President of the Borough of Manhattan, Tuesday, Aug. 4, No. 1: For cleaning and painting, complete, all the iron and steel work of the Riverside Drive viaduct. No. 2: For cleaning and painting, complete, all the iron and steel work of the 155th st viaduct, Manhattan, including tin roofs of all stairways, together with all work incidental thereto.

Bids will be received by the Corporation Counsel, Wednesday, Aug. 5, for repairs and alterations to and the material and labor required for alterations in rooms on sixth and seventh floors; also for extension to the electric lighting equipment; for carpentry and cabinet work, hardware, metallic and other furniture, painting, electric lighting fixtures, marble and bronze work, plastering, fireproofing and other work in the Hall of Records Building.

By the President of the Borough of Brooklyn, Wednesday, Aug. 5, No. 1: For regulating, grading and curbing Sherman st, from 11th av to line between 22nd and 29th Wards. No. 2: For constructing cement sidewalks, five ft. in width, on the east side of Fiske pl, between Carroll st and Garfield pl, and on various other streets in the Borough of Brooklyn. No. 3: For constructing sewers in Scott av, from Newtown Creek, north of Metropolitan av to St. Nicholas av.

Brief and Personal.

Mr. J. F. Carter, of Carter, Blake & Ayers, 1 Madison st, is in Europe.

The machinery trade report a business of about fifty per cent. of normal, with signs of improvement every week.

Small detachments of convicts from Sing Sing are being taken daily to the site of the new prison at Fort Montgomery to do preliminary work.

The ornamental iron work in the Singer Building gave exceptional opportunity to the contractor, the Whale Creek Iron Works, to exercise ingenuity and execute a striking and handsome piece of work.

About one hundred from New York attended the Master Plumbers' national convention, at Boston, all going by the steamer Harvard. W. H. Halsey, of Milwaukee, was elected president, vice, T. A. Hill, of New York.

The Board of Governors of the Machinery Club of the City of New York has elected W. P. Pressinger, of the Chicago Pneumatic Tool Company, secretary of the organization, and Charles A. Schieren, Jr., of the Charles A. Schieren Company, treasurer.

A new building has just been completed at Orchard and Boulevard sts, Long Island City, covering an area of 100x600 ft., which is occupied by the plant of the Weisberg-Mark Company, manufacturer of interior trim and window frames. This plant was built to replace the old plant of this company at 1749 Av A, New York, which was destroyed by fire.

The U. S. Civil Service Commission will hold an examination on Sept. 2 for the position of engineer in wood preservation in the Forest Service, Department of Agriculture, at an entrance salary of \$1,000 per annum. It is expected that eight vacancies will be filled as a result of the examination. Full information can be secured by addressing the Commission.

Preparations are under way for the regular quarterly gathering of the American Portland Cement Manufacturers to be held in Detroit, Mich. Local representatives and manufacturers say that practically all of the concerns in the country will be represented. These quarterly meetings of the cement manufacturers are always well attended. The last one was held at Atlantic City.

It has come to the attention of the Record and Guide that a certain architect of a downtown office has made it a practice of writing to contractors and asking them to figure on a certain 10-story building which he is about to have erected. During the process of figuring, this architect

rushes into the contractor's office and borrows on some excuse or other, as much money as he can. We learn that the gentleman in question used these tactics with one of our advertisers, mentioning the fact that he had seen the advertisement in the Record and Guide as a basis of introduction. Having taken this course, we feel like taking a hand in the matter ourselves. It would be exceedingly disagreeable to the Record and Guide to be forced to carry this matter further.

An Elaborate Brick Front.

Some fifteen or sixteen different kinds of brick are to be used in the facade of the Lotos Club House now in course of construction at 110 West 57th st, and the structure, when completed, will have one of the most elaborate fronts of any of its kind in the country. The facade will be both attractive and unique. It will have four different colors, to be used in weaving a complicated pattern above the second story.

According to the plans of the architect,

Donn Barber, the body of the brickwork consists of a light shade of rough-textured, brownish gray, known in the trade by the name of "West Point," while the pattern work is made up of darker shades of the same brick. Cream white headers are laid in diaper work, herring bone panels of three different colors, and in the frieze a checkerboard construction is formed by brick about three ins. square in three different colors.

Special brick three ins. square are distributed in various parts of the building and incorporated in the pattern to bring out with fine effect a snow white Lotus flower. The "West Point" brick are of unusual size, being 12 ins. long and 2½ ins. thick. They are laid with a wide, coarse mortar joint slightly raked out to define very clearly the size of the brick. The facade will exemplify strongly the beautiful decorative effect that may be obtained with proper use of brick and mortar on practically flat surfaces. This elaborate variety is being supplied by Fiske & Co., Flatiron Bldg.

PROJECTED BUILDINGS

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

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

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Broad st, s e cor Exchange pl, add 1 sty, toilets, elevators, pent house, to 20-sty brk and stone office building; cost, \$80,000; The Broad-Exchange Co, 111 Broadway; ar'ts, Clinton & Russell, 32 Nassau st.—1603.

Franklin st, Nos 178 and 180, 7-sty brk and stone loft bldg, 33x80.8, slag roof; cost, \$57,000; Harry O Heuer, 271 W 125th st; ar't, Richard L Davis, 247 W 125th st.—310.

Front st, Nos 287-291, two 1-sty brk and stone outhouses, 21.2x3.9; cost, \$1,600; Walter Longman, 29 8th av, Brooklyn; ar't, Geo Hang, 342 Kenigan av, West Hoboken, N J.—319.

Hester st, No 165, partitions, windows, toilets, to two 4-sty brk and stone stores and tenements; cost, \$2,500; Julian A L Diaz, 158 Grand st; ar't, Herman Horenburger, 122 Bowery.—1598.

John st, Nos 59-65 | 6-sty brk and stone office building, 90x William st, Nos 111-121 | 122.11 and 114.3; cost, \$150,000; Golden Hill Bldg Co, 76 William st; ar't, Augustus D. Shepard, Jr, 36 E 23d st.—315.

Norfolk st, No 38, 1-sty brk and stone outhouse, 5.9x6.10; cost, \$300; S Berman, 38 Norfolk st; ar't, O Reissmann, 30 1st st.—318.

Washington st, Nos 792-794, 6-sty brk and stone warehouse, 39x67, slag roof; cost, \$45,000; R F Kilpatrick, 35 Wall st; ar't, E Wilbur, 120 Liberty st.—317.

Wall st, No 48, 20-sty brk and stone office building, 38x126, tile roof; cost, \$650,000; Bank of New York, 48 Wall st; ar'ts, Clinton & Russell, 32 Nassau st.—324.

Wall st, Nos 67-69 | 24-sty brk and stone office building; cost, Beaver st, Nos 85-91 | \$750,000; United States Realty & Imp't Co, 111 Broadway; ar'ts, Goldwin Starrett & Van Vleck, 150 5th av.—313.

Broadway, Nos 44-50 | 38-sty brk and stone office building, 81x175; New st, Nos 43-47 | copper and tile roof; cost, \$3,475,000; Broadway & New Street Realty Co, 50 Broadway; ar't, W C Hazlett, 1133 Broadway.—320.

Broadway, No 405, elevator put in, plumbing, front, to 5-sty brk and stone store and loft building; cost, \$12,000; estate John P Duncan, 392 Canal st; ar't, Clarence L Sefert, 410 W 34th st; b'r, John Downey, 410 W 34th st.—1601.

West Broadway, No 396, erect sign, to 3-sty brk and stone stable; cost, \$100; M Peyton, 396 West Broadway; ar't, W A Faxon, 53 E 124th st.—1597.

BETWEEN 14TH AND 59TH STREETS.

Depew pl, w s, opposite 43d st, 200 n 42d st, 1-sty frame temporary baggage platform, 83x135; cost, \$4,500; N Y C & H R R Co, Grand Central Station; ar't, W L Morse, 335 Madison av.—321.

23d st, No 264 West, store fronts, to 4-sty brk and stone office and store building; cost, \$500; Henry L Wheeler, 264 W 23d st; ar't, Thomas W Lamb, 224 5th av.—1600.

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

69th st, Nos 165-167 East, 3-sty and basement brk and stone garage and apartments, 25x80, composite and tile roof; cost, \$20,000; Geo G Heye, 667 Madison av; ar't, Chas E Birge, 29 W 34th st.—312.

90th st, Nos 423-425 East, 2-sty brk and stone bakery, 50x96.8, slag roof; cost, \$15,000; Lowenfeld & Prager, 149 Broadway; ar't, R Prager, 149 Broadway.—311.

1st av, No 1499, 1-sty brk and stone moving picture show, 20.5x100; cost, \$10,000; Alfred Weiss and E Havemeyer, 1495 1st av; ar'ts, F Braun and J Dwyer, 70 5th av.—322.

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

Amsterdam av, No 174, partitions, to 5-sty brk and stone store and tenement; cost, \$700; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—1602.

Broadway, No 2869, 2-sty brk and stone store and loft building, 33.9 x55; cost, \$4,000; Wm C Lester, 312 W 107th st; ar't, Thomas Graham, 23 Villa av, Yonkers, N Y.—316.

Broadway, No 1544, partitions, piers, to 4-sty brk and stone store and loft building; cost, \$5,000; E S Appleby, 55 Liberty st; ar't, Louis Muller, 500 5th av.—1599.

Riverside Drive, n e cor 113th st, 12-sty brk and stone apartment house, 85.3x104.3; cost, \$300,000; Winthrop Realty Co, Riverside Drive and 94th st; ar't, Geo Fred Pelham, 503 5th av.—314.

NORTH OF 125TH STREET.

Amsterdam av, n w cor 135th st, partitions, windows, to 6-sty brk and stone store and tenement; cost, \$3,000; F Plump, 476 W 143d st; ar't, C H Cullen, 1470 Broadway.—1596.

Fort Washington av, s w cor 179th st, 6-sty brk and stone tenement, 100x95.3 and 102.8; cost, \$190,000; Bendheim Const Co, 128 Broadway; ar't, Geo Fred Pelham, 503 5th av.—323.

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.

Exterior st, w s, 134.8 s 138th st, 2-sty brk stable, 20x32; cost, \$15,000; John J Bell, Gerard av and 138th st; ar't, Richard R Davis, 247 W 125th st.—546.

Simpson st, w s, 71.8 n 169th st, 3-sty brk store and dwelling, 25x35; cost, \$8,000; Lizzie Lippman, 2614 3d av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—544.

Tiffany st, w s, 356.3 n 165th st, two 5-sty brk tenements, 45x88 each; total cost, \$70,000; Thos D Malcolm Const Co, River av and 167th st; ar't, Harry T Howell, 3d av and 149th st.—536.

7th st, n s, 100 W Av B, 2-sty brk dwelling, 20x52; cost, \$5,500; Carolina Keller, 179th st and Berrian av; ar't, B Ebeling, 1136 Walker av.—557.

143d st, n s, 240 W Brook av, 6-sty brk tenement, 25x86.11; cost, \$23,000; Jas C Corbett, 390 E 162d st; ar't, Harry T Howell, 149th st and 3d av.—558.

145th st, s s, 100 e Southern Boulevard, 1-sty frame stable and shed, 20x20; cost, \$350; Carlson & Vorkahl, 151 St Anns av; ar't, Chris F Lohse, 627 Eagle av.—548.

182d st, s s, 11.6 e Honeywell av, 2½-sty frame stable, peak shingle roof, 22x33; cost, \$1,200; John A Steinmetz, 1087 Intervale av; ar't, H G Steinmetz, Bronx st and Tremont av.—547.

198th st, s s, from Decatur av to Marion av, nine 3-sty brk dwellings, one 17.6x39.8, seven 20x33.7, one 22.4x37.8; total cost, \$56,000; Wm C Bergen, 180th st and Andrews av; ar't, Chas S Clark, 445 Tremont av.—551.

Bronx River av, s s, 150 e White Plains av, 1-sty frame locker house, 25x50; cost, \$200; Unionport Yacht Club, Classon Point av; ar't, Wm Koppe, 2310 Waterbury av.—537.

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, 25.1½ x109; cost, \$25,000; Peter Streifler, 129 W 125th st; ar'ts, Schaefer & Jaeger, 461 Tremont av.—532.

Brook av, n w cor 170th st, 6-sty brk stores and tenement, 50x78.9; cost, \$65,000; Westchester Avenue Realty Co, Max Monfried, 150 Nassau st, Pres; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—560.

Creston av, e s, 232.11 n 196th st, two 2-sty and attic frame dwellings, 19x37 each; total cost, \$10,000; August Nelson, 193 W 168th st; ar'ts, Neville & Bagge, 217 W 125th st.—559.

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.

Fort Schuyler road, w s, 354.2 n Marrin st, 1-sty brk store and dwelling, 25x50; cost, \$3,500; E J Bernholz, Throggs Neck; ar't, Jos B Gunnison, 1813 Barnes av.—545.

Hull av, w s, 201 n Woodlawn road, two 2½-sty frame dwellings, peak shingle roof, 21x56 each; total cost, \$12,000; Wm R Moore, on premises; ar't, Chas S Clark, 445 Tremont av.—550.

Morris Park av, s s, 50 e Filmore st, 1-sty frame amusement hall, 25x100; cost, \$1,550; Chas G Hunt, 1185 Simpson st; ar'ts, Marvin & Davis, 1133 Broadway.—562.

Newell av, e s, 200 s Magenta st, five 2-sty frame dwellings, 20x50 each; total cost, \$20,000; Bronx Development Co, 871 Brook av; ar't, Wm Tilden Koch, 1 Madison av.—561.

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

Ryer av, e s, 240.2 n 182d st, four 2-sty frame dwellings, 21x56 each; total cost, \$22,000; Benson & Peterson, 1718 Garfield st; ar't, E Peterson, 1718 Garfield st.—553.

Seminole av, w s, 220 s 252d st, 1½-sty frame dwelling, peak, shingle roof, 41.6x33; cost, \$2,600; North Broadway Realty Co, 1 Madison av; ar'ts, Darrach & Beekman, 10 E 33d st.—540.

Seminole av, w s, 55 s 252d st, 1½-sty frame dwelling, peak, shingle roof, 76x29; cost, \$4,500; North Broadway Realty Co, 1 Madison av; ar'ts, Darrach & Beekman, 10 E 33d st.—541.

Stebbins av, No 1149, 1-sty frame shed, 95x32; cost, \$200; Solomon Weinstein, on premises; ar't, Louis Falk, 2785 3d av.—552.

Tremont av, n s, 114 w Theriot av, 1-sty brk store, 20x14 and 5; cost, \$800; C E Nance, Castle Hill av; ar't, B Ebeling, 1136 Walker av.—556.

Undercliffe av, w s, 142 n Sedgwick av, 2-sty frame dwelling, 21x52; cost, \$6,000; Eliz Schanze, East Orange, N J; ar't, Jas P Rice, 4277 3d av.—538.

Valentine av, w s, 263 n 182d st, four 2-sty frame dwellings, 21x56 each; total cost, \$22,000; Benson & Peterson, 1718 Garfield st; ar't, E Peterson, 1718 Garfield st.—554.

Waldo av, e s, 76 s 252d st, 1½-sty frame dwelling, peak shingle roof, 40.6x32; cost, \$2,600; North Broadway Realty Co, 1 Madison av; ar'ts, Darrach & Beekman, 10 E 33d st.—539.

Wales av, s w cor 149th st, 4-sty brk stores and tenement, 50x46.6; cost, \$20,000; F W Ehrsam, 525 Wales av; ar't, Albert Rothermel, 869 Whitlock av.—530.

Waldo av, e s, 51 n 252d st, 1-sty frame dwelling, 20x30; cost, \$1,200; North Broadway Realty Co, 1 Madison av; ar'ts, Darrach & Beekman, 10 E 33d st.—542.

Waldo av, e s, 210 n 252d st, 1-sty frame dwelling, 20x35; cost, \$1,350; North Broadway Realty Co, 1 Madison av; ar't, Darrach & Beekman, 10 E 33d st.—543.

Westchester av, n s, 88.9 e Simpson st, 1-sty brk stores, 32.9½x67; cost, \$6,000; Henry Morgenthau, 165 Broadway; ar't, Jas F Meehan, 830 Westchester av.—549.

Waterbury av, s s, 225 e Valentine av, 1-sty frame dwelling, 21x52; cost, \$2,500; Wm Werysman, address not given; ar't, B Ebeling, 1136 Walker av.—555.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Cherry st, No 174, air shaft, partitions, to 5-sty brk and stone tenement; cost, \$3,000; J King and W Salkin, 11 Av A; ar't, O Reissmann, 30 1st st.—1564.

Clinton st, No 86, partitions, windows, store fronts, to 5-sty brk and stone tenement; cost, \$3,000; Samuel Tuchfeld, 293 E 3d st; ar't, Philip Goldrich, 258 Rivington st.—1588.

Greenwich st, No 715, toilets, partitions to 4-sty brk and stone tenement; cost, \$750; Daniel E Seybel, Port Chester, N Y; ar't, John H Knubel, 318 W 42d st.—1563.

Grand st, No 146, 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.—1561.

Grand st, No 60, cut windows to 7-sty brk and stone store and loft; cost, \$150; Jacob Olinger, 60 Grand st; ar't, Chas B Meyers, 1 Union sq.—1543.

Leonard st, No 130, skylights, stairs, toilets, to 5-sty brk and stone tenement; cost, \$2,000; New York Life Ins Co, 346 Broadway; ar't, Hughes Bros, 162 W 27th st.—1545.

Norfolk st, No 38, tank, partitions, windows, piers, toilets, to two 4 and 5-sty front and rear brk and stone tenements; cost, \$4,500; S Berman, 38 Norfolk st; ar't, O Reissmann, 30 1st st.—1584.

Pitt st, No 11, partitions, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$2,500; Lena Weissberg, 40 Lee av, Brooklyn; ar't, Herman Horenburger, 122 Bowery.—1586.

Ridge st, Nos 120-122, stairs, partitions, windows, girders, to two 5-sty brk and stone tenements and stores; cost, \$6,000; Joseph Solomon, 11 Attorney st; ar't, H Horenburger, 122 Bowery.—1585.

Sullivan st, No 113, windows, partitions, to 5-sty brk and stone tenement; cost, \$1,000; D Cella, 111 Sullivan st; ar't, F E Ryall, 220 Broadway.—1565.

Vandewater st, No 29, 1-sty brk and stone rear extension, 22.6x42.11, partitions, stairs, iron columns, piers, walls to 3-sty brk and stone dwelling; cost, \$3,000; Thomas E Greacen, 82 Wall st; ar'ts, Dodge & Morrison, 82 Wall st.—1554.

Washington st, No 713, partitions, windows, toilets, to 5-sty brk and stone tenement; cost, \$1,200; John S Foster, 124 Bowery; ar't, Henry J Feiser, 150 Nassau st.—1583.

3d st, No 314 East, 3-sty and basement brk and stone rear extension, 8.6x30, sink, tubs, retaining wall, to 3-sty brk and stone tenement; cost, \$4,000; Samuel Frankel, 314 E 3d st; ar't, Max Muller, 115 Nassau st.—1571.

4th st, Nos 194-196 East, partitions, steel beams, to two front and rear 4-sty brk and stone tenements; cost, \$5,000; John Bairlein, 196 E 4th st; ar't, A H Blankenstein, 121 Bible House.—1581.

14th st, No 208 West, plumbing, partitions, to 4-sty brk and stone stores and tenement; cost, \$1,500; Ellen Maloney, 616 W 116th st; ar't, Thomas H Styles, 449 W 28th st.—1589.

17th st, No 41 W, store fronts, stairways, windows, partitions to 6-sty brk and stone store and loft; cost, \$4,000; Samuel P Tull, Harrison Bldg, Philadelphia, Pa; ar't, Ernest A Arend, Asbury Park, N J.—1549.

19th st, No 139 East, 3-sty and basement brk and stone rear extension, 23x15, to 3-sty brk and stone residence; cost, \$12,000; Frederick T Sterner, 164 5th av, ov'r and ar't.—1572.

22d st, No 239 East, partitions, windows, to 5-sty brk and stone tenement; cost, \$800; Alice Horsfield, 465 Pearl st; ar't, F E Ryall, 220 Broadway.—1579.

23d st, No 32 E, alter store fronts, partitions to 5-sty brk and stone store and loft building; cost, \$2,000; Julia C Horner, Bryn Mawr, Pa; ar't, S B Eisendroth and B Horwitz, 437 5th av.—1546.

28th st, No 153 West, 2-sty brk and stone front extension, 20x22, partitions, stairs, to 3-sty brk and stone residence; cost, \$500; Percy Learned, 27 William st; ar't, C B Brun, 1 Madison av; b'r, Jas E Mitchel, 332 W 24th st.—1557.

26th st, No 58 W, install heating system to 3-sty brk and stone garage; cost, \$200; J J Astor, 23 W 26th st; ar't, James McWalters, 2434 Broadway.—1555.

34th st, n s, 225 w 8th av, erect roof garden exits and fire escapes, to 4-sty brk and stone opera house; cost, \$50,000; Oscar Hammerstein, 7th av and 42d st; ar't, Wm H McElPatrick, 1402 Broadway.—1582.

48th st, Nos 533-537 West, 2-sty brk and stone extension, 75x90, add 2 stories, to 5-sty brk and stone stable and loft building; cost, \$8,000; The Salvation Army, 120 W 14th st; ar't, W H Buffett, Ridgefield Park, N J.—1578.

50th st, No 200, East stairs, toilets, to 2 and 4-sty brk and stone stores and tenement; cost, \$5,000; James J Flood, 200 E 55th st; ar't, Fred Ebeling, 420 E 9th st; b'rs, Barr & Gruber, 210 Bowery.—1594.

52d st, Nos 510-512 West, 1-sty brk and stone front extension, 45x50 and 75, stalls, gangways, windows to 2 and 3-sty brk stable; cost, \$5,000; John C Thompson, 511-513 W 42d st; ar't, Jas W Cole, 403 W 51st st.—1566.

67th st, No 47 East, 5-sty brk and stone rear extension, 13.2x38.5, alter roof, walls, to 5-sty brk and stone residence; cost, \$28,000; Emily Coster Morris, 47 E 67th st; ar't, W A Bates, 5 W 31st st.—1573.

75th st, No 124 East, elevator shaft, door openings, to 2-sty brk and stone garage; cost, \$2,000; estate of W R Grace, 1-2 Hanover sq; ar'ts, S B Ogden & Co, 954 Lexington av.—1567.

89th st, No 438 East, partitions, plumbing, to 5-sty brk and stone tenement; cost, \$175; Bertha Von Barber, 107 E 116th st; ar't, Wm Kurtzer, Spring st and Bowery.—1559.

114th st, No 60 West, 1-sty brk and stone rear extension, 18x9, to 4-sty brk and stone dwelling; cost, \$250; Saul Blumberg, 60 W 114th st; ar't, Geo M McCabe, 96 5th av.—1568.

114th st, No 66 West, partitions, sinks, windows, tubs, skylights, to 3-sty brk and stone dwelling; cost, \$500; Tony Grun, 66 W 114th st; ar't, Erwin Roszbach, 2010 Broadway.—1577.

121st st, Nos 235-237 East, toilets, windows, alter shaft, to two 4-sty brk and stone tenements; cost, \$5,000; Harry Kraft, 249 W 70th st; ar't, John H Knubel, 318 W 42d st.—1593.

125th st, No 217 West, new front, canopy, to 5-sty brk and stone store, bank and office building; cost, \$4,000; The Bank Building Co of Harlem, on premises; ar't, Geo H Grubel, 2255 Broadway.—1590.

Av A, No 1319, partitions, windows to 5-sty brk and stone tenement; cost, \$5,000; J Topf, 585 Hudson st; ar't, Max Zipkes, 353 5th av.—1542.

Broadway, No 47, partitions, vent shaft, to 4 and 5-sty brk and stone stores and office building; cost, \$1,000; James H Jones, Sairholme, Wash; ar'ts, Westervelt & Austin, 36 W 34th st.—1587.

Broadway, No 812, erect a balcony, toilets to 4-sty brk and stone store and loft; cost, \$300; Joseph Graf, 812 Broadway; ar't, Arthur B Cahn, 520 E 81st st.—1544.

Broadway, n w cor 72d st, erect pent house, to 8-sty brk and stone hotel; cost, \$5,000; Robertson estate, Hotel St Andrew, West 72d st; ar't, Eli Benedict, 1947 Broadway.—1558.

Lexington av, No 221, new show windows, floor beams to 5-sty brk and stone tenement; cost, \$800; Michael Houlihan, 221 Lexington av; ar't, Louis Falk, 2785 3d av.—1553.

Madison av, No 1822, partitions, skylights, windows to 3-sty brk residence; cost, \$3,000; Alter Brody, 1675 Madison av; ar'ts, Young & Gronenberg, 67 W 36th st.—1556.

Madison av, s e cor 105th st, skylights, partitions, to 3-sty and basement brk and stone dwelling; cost, \$500; A Smith, 351 Grand st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1580.

Madison av | 1-sty brk and stone side extension, 13x20, cut win-
Par av | dow, to 4-sty brk and stone hospital; cost, \$1,500;
70th and 71 sts | The Presbyterian Hospital, on premises; ar'ts,
Cady & Gregory, 6 W 22d st.—1569.

West End av, No 191, windows to 5-sty brk tenement; cost, \$1,000; Okke Jacobs, 191 West End av; ar't, Henry Nordheim, Boston road, cor Tremont av.—1548.

1st av, No 24, partitions, stairs, toilets, to 3-sty brk and stone bath and dwelling; cost, \$2,000; Morris Gordon, 129 East Broadway; ar't, Samuel Sass, 23 Park row.—1592.

2d av, No 1073, toilets, partitions, windows, skylights, to 3-sty brk and stone tenement; cost, \$350; Fred Leschhorn, 251 E 48th st; ar't, Frank Hausle, 81 E 125th st.—1595.

2d av, No 1335, partitions to 5-sty brk and stone tenement; cost, \$500; Geo Hock, 927 Bushwick av, Brooklyn; ar't, Harry Zlot, 230 Grand st.—1547.

2d av, No 394, toilets, tubs, sinks, windows, partitions, to 5-sty brk and stone tenement and stores; cost, \$2,000; E W Bliss Bldg Co, 320 E 23d st; ar't, Erwin Roszbach, 2010 Broadway.—1576.

2d av, No 1571, skylights, partitions, windows, to 5-sty brk and stone tenement; cost, \$500; N Hoffmann, 231 West Lincoln av, Mount Vernon, N Y; ar't, Otto L Spannake, 233 E 78th st.—1570.

3d av, n w cor 10th st, 1-sty brk and stone rear extension, 23.8x4, doors, to 5-sty brk and stone tenement; cost, \$500; Maurice F Schlesinger, on premises; ar't, Henry Regelman, 133 7th st.—1562.

3d av, Nos 2258-2260, partitions, store fronts, show windows, to 4-sty brk and stone stores and lodging house; cost, \$1,600; Reformed Low Dutch Church of Harlem, 182 E 122d st; ar't, Walter H C Hornum, 360 W 125th st; b'r, Wm Somerville, 317 E 122d st.—1560.

5th av, n e cor 109th st, erect sign, to 1-sty frame amusement parlor; cost, \$260; Max Rothberg and Barney Abramowitz, on premises.—1574.

5th av, s e cor 110th st, erect sign, to 1-sty brk theatre; cost, \$225; Max Rothberg and Barney Abramowitz, 147 E 126th st.—1575.

5th av, No 375, partitions, skylights, roof house to 6-sty brk and stone loft; cost, \$1,500; N Sobel, 25 W 32d st; ar'ts, Schwartz & Gross, 347 5th av.—1550.

7th av, Nos 783 to 787, store fronts to three 5-sty brk and stone stores and tenements; cost, \$2,000; John H Scheier, 25 W 42d st; ar'ts, Schwartz & Gross, 347 5th av.—1551.

8th av, Nos 646 to 648, alter seats, balcony, show windows to 3 and 5-sty brk and stone theatre; cost, \$1,000; William Morris, Inc, 1440 Broadway; ar't, Thomas W Lamb, 224 5th av.—1552.

10th av, No 423, partitions, to 5-sty ybrk and stone tenement; cost, \$100; G H Kitching, 167 Clinton av, Brooklyn; ar't, Geo Hang, 342 Kenigan av, West Hoboken, N J.—1591.

BOROUGH OF THE BRONX.

230th st, s e cor Kingsbridge av, 1-sty frame extension, 22x36, to 3-sty frame store and dwelling; cost, \$500; Geo L Liebler, on premises; ar'ts, Ahneman & Younkheere, 3320 Bailey av.—409.

Brook av, s e cor 162d st, new store window, new partitions to 5-sty brk store and tenement; cost, \$500; Williams & Scheibel, 119 Nassau st; ar't, Louis Falk, 2785 3d av.—405.

Prospect av, No 2011, 1-sty frame extension, 21x10.6 to 1½-sty frame dwelling; cost, \$100; Emma Goldsmith, on premises; ar'ts, Schaefer & Jaeger, 461 Tremont av.—404.

Seminole av, w s, 420 s 252d st, new partitions, to 2-sty frame dwelling and stable; cost, \$300; North Broadway Realty Co, 1 Madison av; ar'ts, Darrach & Beekman, 10 E 33d st.—410.

Stebbins av, w s, 170.6 n 165th st, 2 and 1-sty brk and frame extensions, 10.4x64¼, 23x7, to 3-sty brk and frame dwelling; cost, \$2,000; Wm V Keihule, 1035 Stebbins av; ar't, Fred Hammond, 943 Washington av.—408.

White Plains av, w s, 125 s Morris Park av, move 2-sty frame dwelling; cost, \$500; Ludwig Maurer, Guilford, Conn; ar't, John Gerhardt, 615 Eagle av.—411.

West Farms road, e s, 70.2 s Grant av, move 2-sty frame stores and dwelling; cost, \$500; Mrs Minnie Marcuse, 480 W Lincoln av, Mt Vernon; ar't, M J Garvin, 3307 3d av.—406.

West Farms road, e s, 95.7 s Grant av, move 2-sty frame stores and dwellings; cost, \$500; Mrs Minnie Marcuse, 480 W Lincoln av, Mt Vernon; ar't, M J Garvin, 3307 3d av.—407.

COMPREHENSIVE SYSTEM OF TRANSIT FACILITIES.

By JOSEPH CACCAVAJO.*

The only feasible way to provide real rapid transit in Greater New York without having the lines which may be built from time to time conflict and interfere with one another is to plan and follow out a comprehensive system of transit facilities which will provide for present needs and future emergencies of each borough.

For generations it has been the custom for citizens of New York to permit public improvements being made without regard to future needs, allowing the officials in their anxiety to meet present conditions to disregard all thought of whether or not the improvements, as made, would interfere with future plans for the betterment of the city.

We are all aware that under the present conditions a comprehensive system of subways cannot be completed for years, even if work were started immediately; but with such a system planned and approved by the proper authorities and put on the city map, just as proposed streets are laid out by the Topographical Bureau and made a part of the official map, a cer-

as provided, is an absolute necessity if the City of New York is to compete successfully with the points in Jersey now provided, or soon to be provided, with real rapid transit by the McAdoo tunnel system.

Few citizens of the city realize that two-thirds of the area of the city lies east of the East River, and that the borough of Queens alone is equal in area to Manhattan, the Bronx and Brooklyn combined.

In our opinion, if the City of New York would construct a rapid transit line over the Blackwell's Island Bridge, through Thompson and Roosevelt avs to Flushing, thence to Jamaica, and back to Jamaica av and Broadway, to Manhattan by way of the Williamsburgh Bridge, the increment of increase in assessed valuation would be so great as to make possible the early construction of all the other needed transit facilities in the Greater City.

The loop as suggested would provide additional housing facilities for two to three million people, and its cost would be

POPULATION—PRESENT AREA—NEW YORK CITY—1850 1950

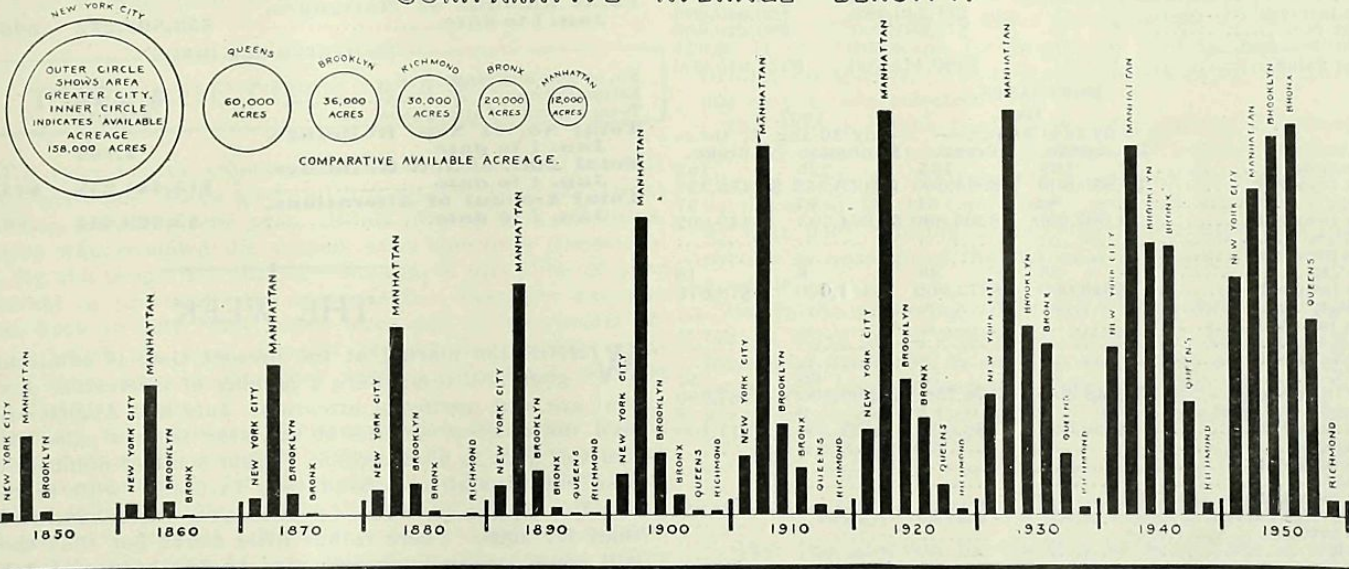
1910 to 1950 ESTIMATED

COMPILED 1908 BY CACCAVAJO, PRUYN AND CALHOUN CONSULTING ENGINEERS N.Y.

DATE	NEW YORK CITY				MANHATTAN				BROOKLYN				BRONX				QUEENS				RICHMOND				DATE			
	POPULATION	INCREASE	PERCENT	PER YEAR	POPULATION	INCREASE	PERCENT	PER YEAR	POPULATION	INCREASE	PERCENT	PER YEAR	POPULATION	INCREASE	PERCENT	PER YEAR	POPULATION	INCREASE	PERCENT	PER YEAR	POPULATION	INCREASE	PERCENT	PER YEAR				
1850	696,115	305,001	43.8	77.9	4	515,547	202,837	39.3	648.6	43	138,882	91,269	65.8	91.85	4	80,522	2,665	3.3	2.2	18,593	41,132	221.7	11.9	1850	15,061	409,637.3	27.2	18.5
1860	1,174,779	478,664	68.8	76.7	7	815,669	298,122	36.5	578.3	68	279,122	142,401	51.0	48.8	8	235,935	15,561	6.6	3.1	32,903	14,310	43.5	3.0	1860	25,492	1,045,168.1	8.9	18.6
1870	1,478,103	303,324	25.8	17.9	9	942,292	126,623	15.6	133.7	78	413,921	147,995	35.8	41.1	11	373,933	13,800	3.7	1.1	45,468	12,565	27.7	2.2	1870	33,029	1,253,299.5	1.9	18.7
1880	1,911,698	433,595	29.3	15.9	13	1,164,673	222,581	19.1	191.2	97	599,495	173,574	28.9	16.6	16	519,980	14,587	2.8	0.5	56,599	11,131	19.5	1.7	1880	38,991	1,392,160.5	1.3	18.8
1890	2,507,414	595,716	23.7	13.1	15	1,441,216	276,543	19.2	237.4	120	838,547	239,052	28.5	23.3	23	689,008	36,287	5.3	1.5	87,050	30,451	34.9	3.4	1890	51,693	1,270,232.7	1.1	18.9
1900	3,437,202	929,788	27.0	14.2	21	1,850,093	408,877	22.0	283.7	154	1,166,582	328,353	28.2	24.3	32	200,507	111,599	55.7	10.2	152,999	65,949	43.1	4.2	1900	67,021	1,532,820.5	2.1	19.0
1910	4,810,000	1,372,798	28.6	14.9	30	2,250,000	399,907	17.8	366.5	190	1,700,000	533,418	31.1	24.7	47	480,000	279,493	58.2	12.2	300,000	147,000	49.0	4.1	1910	80,000	1,237,019.3	2.2	19.1
1920	7,000,000	2,190,000	31.1	15.3	44	2,500,000	250,000	10.0	555.6	208	2,500,000	800,000	32.0	28.0	70	1,000,000	520,000	52.0	10.0	1,900,000	1,000,000	52.6	5.3	1920	100,000	2,000,000.0	3.1	19.2
1930	9,800,000	2,800,000	28.6	14.4	62	2,500,000	—	—	—	208	3,500,000	1,000,000	28.6	28.6	97	1,770,000	770,000	43.5	8.8	1,900,000	1,000,000	52.6	5.3	1930	130,000	3,000,000.0	4.1	19.3
1940	13,700,000	3,900,000	28.5	14.2	86	2,250,000	250,000	11.1	611.1	190	5,000,000	1,500,000	30.0	30.0	140	2,770,000	1,000,000	36.1	13.8	3,500,000	1,400,000	40.0	5.8	1940	180,000	5,000,000.0	5.1	19.4
1950	19,250,000	5,500,000	28.6	14.9	122	2,000,000	250,000	12.5	611.1	167	7,000,000	2,000,000	28.6	28.6	194	4,000,000	1,230,000	30.8	14.0	6,000,000	2,500,000	41.7	7.1	1950	250,000	7,000,000.0	8.1	19.5

THE ABOVE FIGURES ARE CONSERVATIVE. BASED UPON PERCENTAGE OF INCREASE DURING PAST 50 YEARS POPULATION WILL BE OVER 25,000,000 IN 1950. QUEENS WILL STILL HAVE PLENTY OF ROOM AND RICHMOND WITH ITS LARGE AVAILABLE ACREAGE SHOULD HAVE TEN TIMES THE POPULATION SHOWN. * INDICATES DECREASE.

COMPARATIVE AVERAGE DENSITY.



tain sum could be voted for the construction of a part of this system much more easily than by fighting for this or that route each year.

Again, we would have an object to work for, namely, the completion of subway links connecting all the boroughs and bringing the main business centre, Manhattan Island, within a reasonable time of the various sections of the great city.

The Topographical Bureau plans the layout of streets all over the city's undeveloped territories, and those plans are adopted and approved by the city authorities, so that we know sometimes years before local conditions warrant the actual construction and grading of the streets, just where and how they will run. Why, therefore, should not the Public Service Commission plan a comprehensive system of subways covering the entire city, even though neither present population nor available money warrants the construction of all parts of the system at this time?

The plans for additional rapid transit facilities in Brooklyn and Queens, as prepared by us, and approved and adopted by the various civic organizations throughout the Greater City, as well as by the United Boroughs Transit Association, were based on the needs and the estimated population of the boroughs in 1930. As shown, Brooklyn will be the largest borough in population, and the at present insignificant Queens, will be larger than Brooklyn is at the present time.

In order to take care of this increase, some 50 miles of subway have been provided for Brooklyn and 45 miles for the Borough of Queens. The construction of these subways at an early date, or at least the commencement of some such system

insignificant as compared with the construction of any other subway route which may be planned for New York to-day.

The lines as provided for Brooklyn have been so designed as to equally distribute the population and at the same time bring a portion of the borough within a few minutes of lower Manhattan.

INTERIOR WORKERS BUSIER.—Mr. Samuel B. Donnelly, secretary of the General Board of New York Building Trades, who is in close touch with all kinds of construction work, states that there is an appreciable improvement in a number of the trades, notably those involving the employment of mechanics on interior work. "Reports from steamfitters, marble men and other interior contractors indicate a demand for more men," he said. "However, there has been no change in the wage scale."

POOR'S MANUAL for 1908 (forty-first annual number) is issued. Although the work appears some two months earlier than last year and five months earlier than in 1906, it covers the 1907 fiscal and calendar years, and contains information concerning the more important companies up to June 10, 1908. The total mileage of the steam railroads of the United States Dec. 31, 1906, is given as 228,128 miles, as against 222,766 miles Dec. 31, 1906, showing an increase of 5,362 miles. The total capital liabilities of the railroads, including stock, bonds and other indebtedness, was \$16,501,413,069, showing an increase of \$907,864,112. Of this increase \$351,717,809 is represented by stock, and the balance by bonds and other forms of indebtedness.

*Consulting Engineer of United Boroughs Transit Association.

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 24 to 30, inc.		July 26-Aug. 1, inc.	
Total No. for Manhattan	172	Total No. for Manhattan	192
No. with consideration	15	No. with consideration	14
Amount involved	\$324,275	Amount involved	\$376,800
Number nominal	157	Number nominal	178
1908.		1907.	
July 24 to 30, inc.		July 26-Aug. 1, inc.	
Total No. Manhattan, Jan. 1 to date	5,912	Total No. Manhattan, Jan. 1 to date	8,616
No. with consideration, Manhattan, Jan. 1 to date	411	No. with consideration, Manhattan, Jan. 1 to date	592
Total Amt. Manhattan, Jan. 1 to date	\$21,240,282	Total Amt. Manhattan, Jan. 1 to date	\$30,940,886

1908.		1907.	
July 24 to 30, inc.		July 26-Aug. 1, inc.	
Total No. for the Bronx	116	Total No. for The Bronx	166
No. with consideration	6	No. with consideration	15
Amount involved	\$74,540	Amount involved	\$367,850
Number nominal	110	Number nominal	151

1908.		1907.	
Total No., The Bronx, Jan. 1 to date	4,762	Total No., The Bronx, Jan. 1 to date	6,043
Total Amt., The Bronx, Jan. 1 to date	\$3,541,160	Total Amt., The Bronx, Jan. 1 to date	\$5,285,586
Total No. Manhattan and The Bronx, Jan. 1 to date	10,674	Total No. Manhattan and The Bronx, Jan. 1 to date	14,659
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$24,781,442	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$36,226,472

Assessed Value Manhattan.

1908.		1907.	
July 24 to 30, inc.		July 26-Aug. 1, inc.	
Total No., with consideration	15	Total No., with consideration	14
Amount involved	\$324,275	Amount involved	\$376,800
Assessed value	\$291,500	Assessed value	\$251,000
Total No., Nominal	157	Total No., Nominal	178
Assessed value	\$8,116,100	Assessed value	\$9,052,400
Total No. with consid., from Jan. 1 to date	411	Total No. with consid., from Jan. 1 to date	592
Amount involved	\$21,240,282	Amount involved	\$30,940,886
Assessed value	\$16,684,600	Assessed value	\$20,449,600
Total No. Nominal	4,501	Total No. Nominal	8,024
Assessed value	\$280,474,700	Assessed value	\$226,675,900

MORTGAGES.

1908.		1907.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	165	Total number	225
Amount involved	\$6,650,800	Amount involved	\$6,058,553
No. at 6%	82	No. at 6%	97
Amount involved	\$1,007,990	Amount involved	\$1,984,303
No. at 5 1/2%	23	No. at 5 1/2%	8
Amount involved	\$623,000	Amount involved	\$78,875
No. at 5 1/4%	1	No. at 5 1/4%	18
Amount involved	\$120,000	Amount involved	\$58,750
No. at 5 1/8%	38	No. at 5 1/8%	52
Amount involved	\$1,448,800	Amount involved	\$487,550
No. at 4 1/2%	1	No. at 4 1/2%	3
Amount involved	\$120,000	Amount involved	\$11,100
No. at 4 1/4%	1	No. at 4 1/4%	1
Amount involved	\$6,000	Amount involved	\$132,500
No. at 4%	1	No. at 4%	1
Amount involved	\$6,000	Amount involved	\$6,000
No. at 3%	1	No. at 3%	1
Amount involved	\$6,000	Amount involved	\$6,000
No. at 2%	1	No. at 2%	1
Amount involved	\$6,000	Amount involved	\$6,000
No. without interest	21	No. without interest	22
Amount involved	\$3,451,010	Amount involved	\$408,700
No. above to Bank, Trust and Insurance Companies	44	No. above to Bank, Trust and Insurance Companies	11
Amount involved	\$4,390,000	Amount involved	\$302,000

1908.		1907.	
Total No., Manhattan, Jan. 1 to date	5,322	Total No., Manhattan, Jan. 1 to date	9,381
Total Amt., Manhattan, Jan. 1 to date	\$185,058,856	Total Amt., Manhattan, Jan. 1 to date	\$235,276,705
Total No., The Bronx, Jan. 1 to date	4,342	Total No., The Bronx, Jan. 1 to date	5,557
Total Amt., The Bronx, Jan. 1 to date	\$21,977,228	Total Amt., The Bronx, Jan. 1 to date	\$56,242,776
Total No., Manhattan and The Bronx, Jan. 1 to date	9,664	Total No., Manhattan and The Bronx, Jan. 1 to date	14,938
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$207,036,084	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$291,519,481

PROJECTED BUILDINGS.

1908.		1907.	
July 25 to 31, inc.		July 27-Aug. 2, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	15	Manhattan	25
The Bronx	54	The Bronx	25
Grand total	69	Grand total	50
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$5,672,400	Manhattan	\$2,516,700
The Bronx	497,850	The Bronx	458,700
Grand total	\$6,170,250	Grand total	\$2,975,400
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$295,960	Manhattan	\$558,945
The Bronx	4,900	The Bronx	13,015
Grand total	\$300,860	Grand total	\$571,960
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	344	Manhattan, Jan. 1 to date	708
The Bronx, Jan. 1 to date	928	The Bronx, Jan. 1 to date	1,308
Mhhtn-Bronx, Jan. 1 to date	1,272	Mhhtn-Bronx, Jan. 1 to date	2,016
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$50,057,121	Manhattan, Jan. 1 to date	\$53,943,960
The Bronx, Jan. 1 to date	\$4,411,925	The Bronx, Jan. 1 to date	\$13,910,750
Mhhtn-Bronx, Jan. 1 to date	\$58,499,046	Mhhtn-Bronx, Jan. 1 to date	\$67,854,710
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$8,262,821	Mhhtn-Bronx, Jan. 1 to date	\$13,289,538

BROOKLYN.

CONVEYANCES.

1908.		1907.	
July 23 to 29, inc.		July 25 to 31, inc.	
Total number	513	Total number	603
No. with consideration	19	No. with consideration	42
Amount involved	\$110,825	Amount involved	\$266,052
Number nominal	494	Number nominal	561
Total number of conveyances, Jan. 1 to date	15,868	Total number of conveyances, Jan. 1 to date	21,349
Total amount of conveyances, Jan. 1 to date	\$12,509,360	Total amount of conveyances, Jan. 1 to date	\$13,320,069

MORTGAGES.

1908.		1907.	
Total number	408	Total number	693
Amount involved	\$1,442,640	Amount involved	\$3,281,420
No. at 6%	297	No. at 6%	353
Amount involved	\$942,602	Amount involved	\$1,393,458
No. at 5 3/4%	78	No. at 5 3/4%	260
Amount involved	\$353,925	Amount involved	\$1,455,707
No. at 5 1/2%	19	No. at 5 1/2%	65
Amount involved	\$92,785	Amount involved	\$387,700
No. at 4 1/2%	1	No. at 4 1/2%	1
Amount involved	\$7,000	Amount involved	\$7,000
No. at 4 1/4%	3	No. at 4 1/4%	1
Amount involved	\$3,900	Amount involved	\$200
No. at 3 3/4%	11	No. at 3 3/4%	13
Amount involved	\$49,428	Amount involved	\$37,355
Total number of Mortgages, Jan. 1 to date	15,708	Total number of Mortgages, Jan. 1 to date	21,823
Total amount of Mortgages, Jan. 1 to date	\$53,805,272	Total amount of Mortgages, Jan. 1 to date	\$96,774,483

PROJECTED BUILDINGS.

No. of New Buildings	103	No. of New Buildings	110
Estimated cost	\$654,590	Estimated cost	\$999,525
Total Amount of Alterations	\$55,541	Total Amount of Alterations	\$146,774
Total No. of New Buildings, Jan. 1 to date	2,702	Total No. of New Buildings, Jan. 1 to date	6,013
Total Amt. of New Buildings, Jan. 1 to date	\$15,444,258	Total Amt. of New Buildings, Jan. 1 to date	\$45,349,004
Total Amount of Alterations, Jan. 1 to date	\$3,268,247	Total Amount of Alterations, Jan. 1 to date	\$3,980,122

THE WEEK.

WHILE the market at the present time is admittedly sluggish, still there were a number of interesting deals closed that are well worthy of attention. July and August are considered the quietest months of the year from a sales standpoint, and this year is no exception. From point of numbers the business put through compared very favorably with that of 1907, but the figures recorded for that year were considerably less than for 1906. There is but little doubt but that the market will show steady improvement. As has been stated before in the Record and Guide, many brokers do not expect a period of great activity to start until next spring, though with the election out of the way, it is predicted that a marked improvement will take place.

Brokers report that there are a number of inquiries from people desirous of investing in real estate, but difficulty is found in closing contracts. Buyers think that by waiting, more favorable terms can be secured. The fact of the matter is that prices have been splendidly maintained on the whole. Last fall almost everyone in the business was of the opinion that there would be sharp reaction, but, as usual, the majority was at fault. Owners simply stood pat, and if some one came along who was willing to pay approximately the asking price the property was sold, and if not, the negotiations came to an abrupt termination.

The market from the builder's standpoint is in exceedingly good shape. The prices of materials are lower, and the supply is sufficient to meet the requirements. Many vacant corners have been picked up from time to time—with Washington Heights in the foreground—and many high-class apartment houses will shortly be started. There are also a large number of buildings planned for the Bronx. Money for building purposes has been difficult to obtain until within the last six weeks, when it became apparent that the money held in reserve by the large institutions to ward off another squeeze was being released. The building companies were quick to notice this condition and hastened to put in their applications for loans, so that they could start work on operations that were long hanging fire.

The sales reported by brokers were fairly well scattered, that section south of 59th st being especially prominent. Not only

were mercantile buildings sold, but also several desirable dwellings changed hands. The Interborough interests sold the 4-sty dwelling, No. 61 Park av, between 37th and 38th sts. The building is going to be remodeled and occupied by the new owner. This avenue is one of the most unique in the city. It has successfully withstood the encroachments of business for many years, and at present is surrounded by mercantile buildings. There is a binding restriction on property on this part of the avenue, and though several attempts have been made to break it, failure has always been the result. The 5-sty American basement, No. 135 East 39th st, built and formerly occupied by Bruce Price, changed hands. Within a few years a number of houses have been altered and rebuilt on this block, and at the present time it is one of the most attractive on Murray Hill.

The mercantile building, No. 9 West 20th st, a 12-sty structure, 28x92, figured in a trade with the 4-sty dwelling, 18 East 48th st. This house is 94.9 ft. west of Madison av and is one of a row of 13 similar dwellings and is in a choice residential section. The purchaser, a realty company, is contemplating altering the structure into one to be used for business purposes. There is a large fireproof apartment across the street. Paterno Bros., the builders, again came into the market. Their latest purchase is in West 114th st, and comprises 5 lots located on the south side of that street, 225 ft. east of Broadway. This firm is largely interested in this section and are completing some high-class apartment houses in West 116th st.

Among the mortgages recorded was one on the property known as Nos. 11 and 13 West 81st, located 200 ft. west of Central Park West, 50x102.2. This mortgage is for \$200,000, due date and interest as per bond, and was given by Samuel W. Browne to the Bond & Mortgage Guarantee Co. The Lincoln Trust Co. loaned Polka Marie Wilkens \$120,000 on the property, No. 116 East 36th st, 175 ft. west of Lexington av, 25x98.9, and on the parcel Nos. 636, 638 and 640 West 39th, 60x98.9. This loan is due Nov. 1, 1911, and bears interest at the rate of 4½ per cent. A mortgage for \$110,000 was also put on record. The North American Mortgage Co. lent this amount to the McGuire (T. J.) Construction Co. for one year at 6 per cent. from July 27, 1908. The property involved is the northwest corner of Amsterdam av and 178th st, 100x100.

THE AUCTION MARKET

THERE were a large number of properties advertised for sale this week and, taken all in all, the market acted somewhat better than for some time past. While bidding was not brisk, still those who attended the various sales showed a disposition to bid for the properties offered. Usually at this time of year the market is practically at a standstill. Take for example the last week in July, 1907, there were only seven parcels offered, of which six were disposed of and the seventh withdrawn. There were double that amount advertised for sale on last Tuesday alone.

There were no voluntary offerings in the salesroom during the week, owners of property having come to the realization that the present time is not propitious for getting the full value for their holdings. While some of the smaller parcels put up at forced sale have brought fair prices, still the larger ones have, as a general rule, gone to the plaintiffs in the actions. This has been due in a large measure to the money market.

It has been difficult to procure loans in large amounts on holdings that have been advertised at forced sale. The loaning institutions have become exceedingly careful how they placed their money, and are making sure that there is plenty of equity back of any application presented. While this is a perfectly proper stand for them to take, still the effect has been to drive prospective purchasers away from the auction room.

At the stand of William Kennelly, Jr., on Tuesday last the Manhasset apartment house was sold for \$1,300,000. Mr. C. M. Butler, the plaintiff, was the highest bidder. This property occupies the block front on the west side of Broadway, between 108th and 109th sts, on a plot 201.10x100. It is an 11-sty structure. The amount due on the judgment was \$482,480.68; taxes and other charges aggregated \$7,242.02. The property was also subject to two mortgages amounting to \$840,000.

The property, Nos. 100 to 106 Houston st, about 120 ft. east of the Bowery, was advertised for sale in two different actions. The first one was adjourned to August 4th, while on the second action the property went to John Buekle for \$138,500. The 6-sty flat, No. 444 West 163d st, 37.6x112.6, was sold to the plaintiff for \$10,000. This property is subject to a mortgage for \$36,500; taxes and other charges aggregating \$1,253.16. The amount due is \$11,692.

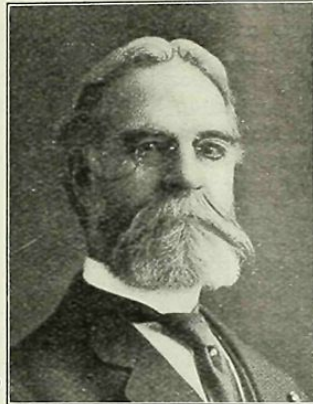
On Thursday Bernard Schenckman bought Nos. 227 and 229 East 73d st, two tenements, for \$40,880. The amount due on each parcel was about \$7,681, subject to a mortgage of \$16,000. No. 171 East 117th st, located 225.6 feet west of 3d av, a 4-sty brick tenement, 19x100.11, was knocked down to J. L. Kahle, a party in interest, for \$10,000. This was a partition sale and was sold at the stand of Herbert A. Sherman.

There were no voluntary sales advertised for the week.

TAXPAYERS' CONFERENCE ORGANIZED.

REALTY ASSOCIATIONS AND BUREAU OF MUNICIPAL RESEARCH CO-OPERATE IN MAKING EXHIBIT OF THE CITY BUDGET.

A PERMANENT organization of the taxpayers' associations of New York was perfected on Wednesday afternoon at the offices of the Allied Real Estate Interests, 165 Broadway. The new body will be known as the "The Greater New York



GEORGE W. BRUSH.

Taxpayers' Conference." Any taxpayers' or other association in the City of New York interested in the objects of the conference may be admitted to membership on vote of two-thirds of the Executive Committee, provided, however, that where several associations are affiliated with one central organization, such associations may be represented in the Conference by one person representing the central organization. Each such association shall be entitled to one vote in the Conference.

The Temporary Committee appointed on June 29, 1908, to prepare a plan for the permanent organization, suggested the names of ex-Senator George W. Brush, of Brooklyn, and Allan Robinson as President and Chairman of the Executive Committee, respectively, for the first year, which met with approval. The officers of the Conference elected were as follows: President, ex-Senator Geo. W. Brush; Secretary, Chas. H. Schnelle; Treasurer, David A. Clarkson. The members chosen for the Executive Committee were Allan Robinson, David A. Clarkson, Adolph Bloch, Alfred R. Conkling, Frank Demuth and Chas. H. Schnelle for Manhattan; Russel Benedict, Philip S. Tilden and Elwin S. Piper for Brooklyn; J. Clarence Davies and H. G. Friedmann for Bronx; H. B. Englehardt and Frank Griffith for Queens. The two other members for Richmond have not as yet been selected.

The objects of the Conference are to secure concerted action by taxpayers in matters affecting real estate interests in the city as a whole. Matters which are local in character will not be discussed in the Conference, nor will any action be taken by that body relating to subjects which affect any particular portion or borough of the city as distinguished from the city as a whole.

Before the gathering adjourned it was voted that a committee of three be appointed to co-operate with the Bureau of Municipal Research in making an exhibit of the city budget, which will occur during the early fall. An opportunity will be given taxpayers at that time to study the tentative budget by means of posted charts.

NEW BRONX SECTION OPENED.

With the adoption by the City of New York of the map of Throgg's Neck Gardens, including streets, parks and improvements, as laid out by the Estates Development Co., the rapid development of this southeastern Bronx property has been begun.

On naturally beautiful high ground, with several miles of shore front on the upper East River and Long Island Sound, Throgg's Neck Gardens have been occupied for a great many years by a colony of wealthy families, including the Havemeyers, Huntingtons, Morrisises and many others.

In obtaining possession of the various estates included in this property, the Estates Development Co. has been obliged to so arrange that the several wealthy families can retain their homes with plots of ground adjoining.

A large force of men is at work sub-dividing the Henry A. Coster estate in accordance with the city map. This is the first section of Throgg's Neck Gardens to be offered to the public. The actual construction of several high class residences on this property will be begun within the next few weeks.

SUCCESSFUL LOT SALE.

The sale conducted by Bryan L. Kennelly last Saturday of the Corbin estate property at Rockaway Park was remarkably successful. All told there was in the neighborhood of 1,000 people present when the sale opened.

Mr. Kennelly sold 550 lots in separate parcels and two blocks of 182 lots in one batch. Practically the entire holdings of the Corbin Banking Co. at Rockaway Park were disposed of.

About \$1,000 each was obtained for lots on the bay side, while property on Newport av brought about \$850 each. Lots on Washington av were knocked down for \$1,400, while those with ocean frontage brought \$2,250 each.

TRINITY'S OPPORTUNITIES

A Short Account of How This Ecclesiastical Body Acquired More Realty Under Its Control and Direction Than Any Other Single Corporation.

It is odd that the change in the rectorship of a church should have great potentialities in the way of "realty development." But that is the case with the rectorship of Trinity. Trinity is still one of the most important of estates on Manhattan Island. Historically it is far more important than any other, except the holdings of the municipality itself. No such "piece or parcel of land" has been for so long under the control and direction of a single corporation. It was, in effect, ecclesiastical property for a generation before the Church of England had any foothold in New York, and before the British occupation. When that roystering and quarrelsome Dutch parson Everardus Bogardus landed in 1633, and began forthwith to stir up strife with Von Twiller and Kieft, the Dutch governors, he took to wife Anetje Jans, whose farm of sixty acres lay between Warren and Christopher sts. Thenceforth it was known as "The Dominie's Bouwerie." Adjoining it was, in Dutch days, a "Company's Farm," which became British official property by the conquest, but Anetje Jans' title was confirmed by Governor Nicholls. Governor Lovelace tried to buy out Anetje in order to add her estate to the Company's Farm, now become the Duke's Farm. He thought he had succeeded, and so did the Dutch Admirals who reconquered Manhattan in 1673, for they confiscated it as official property. "The Duke's Farm," with the "Dominie's Bouwerie" added, became the "King's Farm" on the accession of James II. Governor Fletcher in 1695 gave the use of it for seven years, free of taxes, to the church wardens of the English church. After Trinity received its charter, in 1697, it fell heir to Fletcher's covenant. His loan became a gift outright by the grant of Queen Anne in 1703, under which Trinity has continued to hold. Its title has been at times seriously attacked. First upon the ground that one of Anetje Jans Bogardus' heirs had not joined in the deed to Lovelace. Hence the case of "Anetje Jans' heirs" begun in 1750 by a suit in ejectment, followed by others for almost a century, up to 1847, namely, when it was finally thrown out of the Court of Chancery of New York by the sensible decision that the church had acquired title by prescription. Some lawyer about that time thought he had found another flaw in the title, and offered for a commission to sue on behalf of the State, an offer which the State declined. But there was also an attempt at a legislative forfeiture of the charter for misuser, an attempt which did not decisively fail until 1857, only five years before the beginning of the long rectorate of Dr. Dix, at the close of which it may almost seem that case for forfeiture might be made on the ground of "non-user."

ELECTION A SURPRISE.

The election of Dr. Dix was a surprise to most churchmen. Among the assistant ministers of the parish were divines more famous for eloquence than the young rector, and of more civic eminence. Dr. Francis Vinton, certainly, and, if we mistake not, Dr. Higbee and Dr. Haight, were still living. "Nepotism" was even charged against the choice, the new rector's father, the General, being treasurer of the parish. But this charge was met by the statement that learning and eloquence were not the sole nor the chief qualifications for the rector of Trinity, that he needed also and eminently to be a "business man," and that the young rector possessed this requisite in greater measure than his more famous seniors.

It is upon the utilitarian side, the money-making side, that the policy of Trinity shows at its worst. What has it done to improve its financial patrimony within this last half century? Imagine this great tract in the hands of a secular owner, with the enormous advantages for unified development and profitable administration that its extent and the extent of the revenue necessarily derived from it gave him. What would he have made of it? Certainly something very different from the Trinity we know. Nay, what was made of the Trinity estate when it was administered by a layman of ability and enterprise. His name is lost among those of the "rector, wardens and vestry," but enough of his work still remains to praise him, and to show what it was. The name may have been Varick or Beach or Laight or Moore, if those names are found in the list of the corporation at the beginning of the nineteenth century. For it was then that, whoever he was, he made an exhibition of business genius in behalf of Trinity and of New York. Up to that time, the West Side, now the Lower West Side, had singularly lagged behind the East. The early settlement was along the East River. Even the "North River" traffic rounded the foot of the island to the slips on the East. So late as 1728, when the East Side had been pretty closely built as far north as Frankfort st, there was not a longitudinal street west of Broadway, and no cross street to the North River below Cedar st. Probably the waterfront was too shallow and marshy to be worth reclaiming. At any rate that was the case at the be-

ginning of the nineteenth century, with "Lispenard's meadows," when "Canal" st still showed the feature from which it takes its name. The meadows were esteemed so worthless that a church had just refused the gift of six acres of them upon the ground that they were not worth fencing, as is set forth in Dr. Dix's own history of Trinity Parish. That is where the man of genius came in. Trinity acquired the meadows, doubtless for a song. In 1803 it employed John McComb to build at the edge of the swamp the handsomest and most commodious church in New York, under the name of St. John's Chapel. In front of the church it laid out and constructed the handsomest and biggest of the city parks, all at the expense of the parish. The church completed, and doubtless the park also, in 1807, in 1808 the parish ceded to the city, free of charge, the ground for parks of the whole of Greenwich, Washington, Hudson, Varick, Laight, Leroy, Vandam, Charlton, King, Barrow and Morton sts. Then it awaited results.

ATTRACTIVE QUARTER.

Results were not long in materializing. The richest citizens found this the most attractive quarter and flocked thither from the Battery and lower Broadway and East Broadway to buy and build. The despised marshy meadows, once reclaimed and made accessible and embellished, became, again to quote Dr. Dix's history, "the court end of the town," and so remained for a generation. So it was when Mrs. Trollope, in 1830, found "Hudson Square" (St. John's Park) "and its neighborhood the most fashionable quarter of the town." It was in the following decade that fashion flitted to the Northward, and established itself around another open space, theretofore "Potter's Field," thereafter Washington Square. But, in the meantime, how many millions had Trinity acquired by conferring this great civic benefaction? After the migration, St. John's Park could no more be the Belgravia it had been. But it might have remained the Bloomsbury. It might even have experienced such a revival as all recent visitors to London know that Bloomsbury has been experiencing, in showing that the present Duke of Bedford is wiser in his generation than the Trinity corporation. But it was not until 1869 that Trinity solemnly determined to kill the goose that had laid the golden eggs and that might still have laid more. To vary the trope, it determined to sell its birthright for a mess of pottage. The mess of pottage was the price Commodore Vanderbilt was willing to pay for a freight station. The result was to degrade the neighborhood at once from a quarter still very habitable, though no longer fashionable to a slum, and the old mansions into rookeries, inhabited by the very poorest and most precarious class of tenement-dwellers. The poorest class of tenement-houses and lofts—that is the present condition. John Ericsson, who lived and died at the edge of St. John's Park, was the last conspicuous survivor of the class of inhabitants the neighborhood might still maintain if the heirs had not degraded it.

TWO OPEN SPACES.

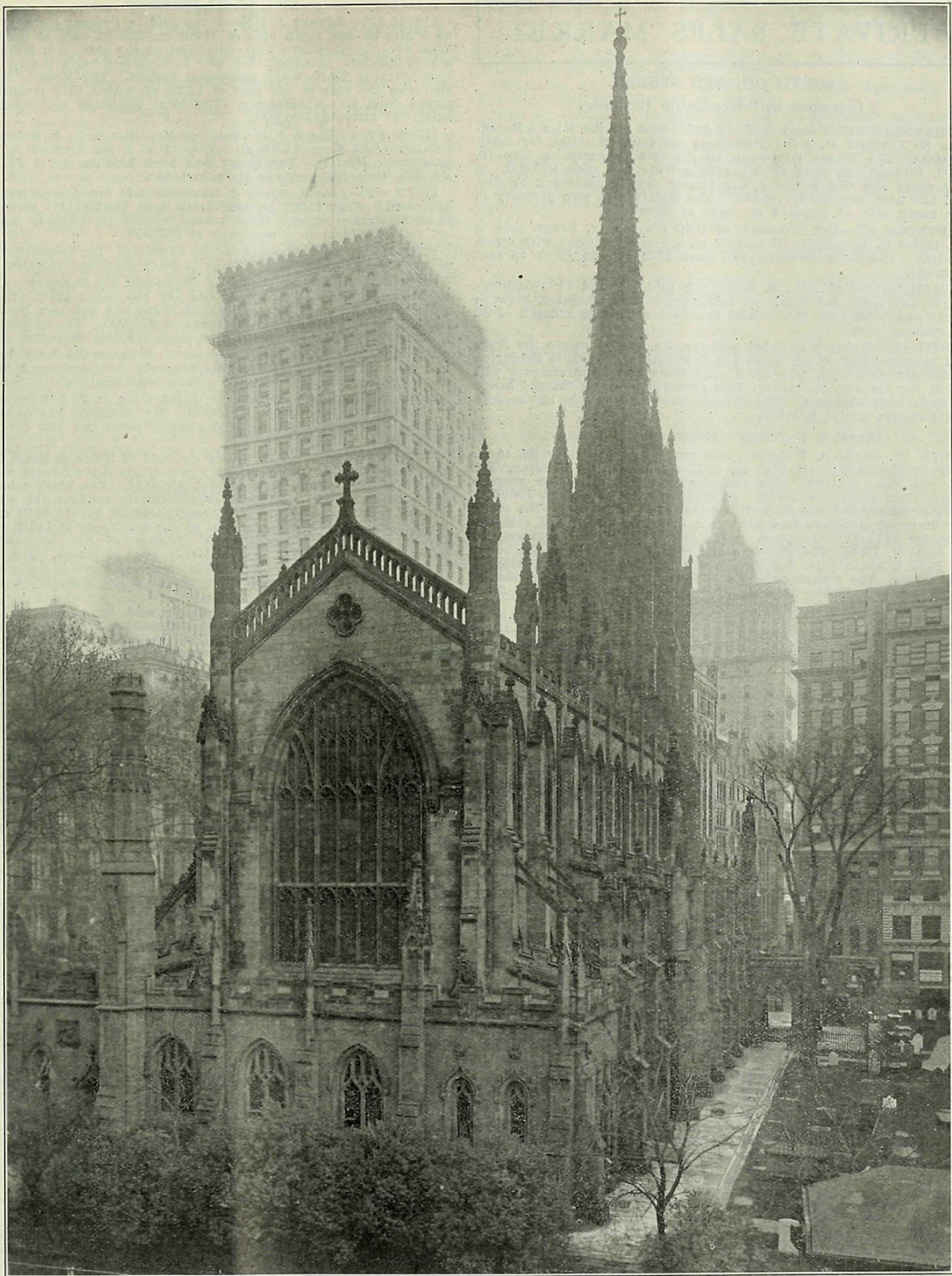
There is another and not less impressive instance of the unwisdom in their generation of the recent administrators of Trinity. There are two conspicuous "reservations" in the skyscraping district of lower Broadway, between the Battery and Bowling Green and the City Hall Park, two open spaces which invite and enable the construction of especially profitable skyscrapers upon their borders and opposite to them, and both belong to Trinity. Yet Trinity has made no profitable use of either Trinity churchyard or St. Paul's churchyard. Can you imagine any secular business man, not of sense bereft, in the position of Trinity, who would fail to utilize his position, when the skyscraper became plainly imminent, by acquiring and utilizing these favored sites? Yet Trinity does not own even the Trinity Building, did not even own its humbler predecessor. The revenues of the Empire and the Trinity and the St. Paul and the Park Row are drawn by the sufferance of Trinity, and, one may say, at the expense of Trinity, among whose "temporalities" they should naturally be. From the point of view of "the children of this world," what a very dismal showing it is, the account of Trinity's stewardship over its possessions.

REALTY OWNER.

THE OTHER SIDE.

There are certainly at least two sides to this question. The position of this church corporation is a peculiar one. It does not take the point of view of the "children of the world"; speculation not entering into its schemes in the slightest degree. It holds realty from a purely investment standpoint.

It is known to be a fact that Trinity did not raise the rents of its tenants during the recent period, when the majority of landlords used this means of increasing their revenue. This



TRINITY CHURCH, LOOKING EAST.

policy could easily be called bad business judgment, still there were some people who benefited by the corporation's decision.

There is a clause in all leases made by Trinity to the effect that "no spiritous or intoxicating liquors shall be sold on the premises, etc." This policy has been steadfastly adhered to since 1878, among the 700 lots of land, more or less, which belong to the corporation. Again there is a chance for criticism, as it is known that saloon keepers can afford to pay higher rent for stores in certain localities than almost any other kind of business.

Trinity, the landlord, is not a charity organization; rents are not given away; tenants not paying have to be ejected, but as a landlord it is generally considered fair, equitable, and anything but grasping. Were it to adopt another business policy, one, let us say for example, which demanded that the tenant pay the highest rent, spend money in keeping the building in repair, in fact were it run on strictly "modern business methods," would not this corporation be open to severe criticism?

WISDOM OF PERSONAL APPRAISALS.—The elements of risk in loaning money on bond and mortgage can be considerably lessened if investors take pains to personally investigate the security offered as well as the ability of the borrower to promptly meet maturing interest charges. Inquiry of this nature should always be supplemented by an opinion of a skilled examiner. Trust only to experts of known ability. Study conditions and watch out for depressions. The effects of a general depression may be partially avoided by anticipation, and either making loans for less than the customary term of years or providing for a partial amortization through yearly or half yearly payments in reduction of the principal. Do not rely on selling prices of realty during a boom period. Good business property as security for a mortgage loan should be situated on the main axis of traffic. Residence property offers less stable security unless located in a homogeneous district. Depreciation of security by reason of structural changes in the immediate neighborhood may largely be avoided by a study of the growth of other sections.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Investors Sell Mercantile Building.

FRANKLIN ST.—Daniel Birdsall & Co. sold for the Misses Boardman 85 Franklin st, a 5-sty business building, 24.6x100, for about \$60,000. The Misses Boardman bought this property on May 16, 1902, through the same firm, paying a trifle less than \$60,000. A few years ago this property was almost totally destroyed by fire, and has been practically rebuilt. The sellers also own property in the north side of Leonard st, west of Broadway.

SUFFOLK ST.—Ury Goodman, of 1040 Clayton av, Bronx, sold to Dr. Isidor R. Lowenthal 93 Suffolk st, a 6-sty tenement with store, 25x100. The 3-sty dwelling 425 East 122d st was given in part payment.

WASHINGTON ST.—W. B. Kilpatrick sold 708 and 710 Washington st, two 3-sty and basement buildings, 46x88x irregular, between Perry and West 11th sts. These houses are built to a depth of 32 ft. each.

19TH ST.—Huberth & Gabel sold for the Dayton estate the 3-sty and basement high-stoop house 139 East 19th st, 23x75, to Frederick J. Sterner, architect, who after alterations and improvements will use it for his own occupancy. This property has not changed hands in more than 35 years. The Friends Meeting House is in the rear and occupies a plot 106x109.

Investor Purchases Mercantile Building.

20TH ST.—Isaac B. Wakeman sold for the Acme Realty Co. to C. Grayson Martin 9 West 20th st, a 12-sty mercantile building, 28x92. On Feb. 16, 1907, this property was bought by the present sellers from Albert Cavanagh. At that time it was improved with a 4-sty dwelling, and was subject to a mortgage of \$67,500. The present fireproof structure was built to a depth of 89 ft., and a mortgage for \$115,000 was given to the Manhattan Life Insurance Co. on April 9, 1908. The due date and rate appear only in the bond. On Feb. 1 last a lease for three years for the store and basement was made. The consideration is \$3,000. On the opposite side of the street is a 12-sty building with a frontage of 100 ft. on 20th st, a depth of 184 ft. and a frontage of 125 ft. on 19th st. The Presbyterian Building is on the northwest cor of 5th av and 20th st. It is an 11-sty fireproof structure and occupies a plot 92x192. Mr. Martin owns several valuable parcels of Manhattan real estate. He is a member of the firm of Rogers, Peet & Co.

Murray Hill Dwelling Changes Hands.

39TH ST.—I. B. Wakeman sold for Mary F. Betts 125 East 39th st, a 5-sty American basement dwelling, 20x98.9, 78 ft. west of Lexington av. The house was built and formerly occupied by Bruce Price.

48TH ST.—I. B. Wakeman sold for a client of Strong & Cadwalader 18 East 48th st, a 4-sty brownstone dwelling, 25x100.5, 120 ft. west of Madison av. The buyer will alter the house into a business building and hold it as an investment. The property has not been transferred for half a century.

52D ST.—Arnold, Byrne & Baumann sold for Patrick McCarthy 426 and 428 West 52d st, two 5-sty tenements, 50x100.5. The houses are 76 ft. deep. In the rear is St. Elizabeth's Hospital. The German Evangelist Church is across the street.

Park Avenue Dwelling Sold.

PARK AV.—The Interborough Rapid Transit interests sold to George A. Plympton 61 Park av, a 4-sty dwelling, 24.7x80, on the east side of the avenue, adjoining the southeast cor of 38th st. This is one of the houses to which the subway approached more closely than the official plans permitted, and which the company in July, 1902, bought, in order to avoid damage suits, when the late Charles T. Barney discovered the facts and brought suit to enjoin the operation of trains in front of his residence at the northeast cor of 38th st and Park av. Mr. Plympton, who has for many years been connected with Ginn & Co., and is a trustee of Columbia College, will rebuild the house. An interesting feature of his plans is an absolutely fireproof extension, in which he will house his unique collection of American educational works. The Interborough Co. purchased in the same year Nos 49, 51, 53, 55 and 57 Park av. In fact, they own the entire block front except No. 53, which belongs to Frederick W. de Voe, and No. 65, which is the property of Mrs. Collis P. Huntington. Nos. 53, 55 and 57 Park av are unimproved, the buildings having been torn down shortly after the title was acquired by the railroad company. The houses were badly damaged by the blasting while the road was under construction. These are the only vacant lots on the avenue from 34th to 40th sts. This section of the avenue is restricted, not only by the Murray Hill restriction, but also by one put on some years ago by the owners of property in the neighborhood. The property on the northwest cor of 34th st, which is occupied by a church, was placed on the market for sale a short time since and what was said to have been an excellent offer was made, with the understanding that an apartment could be erected on the site. When the records were looked into it was found that this could not be done. The avenue is 140 ft. wide, with a handsome grass plot in the centre. It is the only avenue in New York where there are two tunnels, one under the other. It will be remembered that not only does the subway pass under this avenue, but also the 4th av trolley line. It is said that the railroad will shortly sell the rest of their holdings on this block.

NORTH OF 59TH STREET.

75TH ST.—William Hutter sold for Ernest N. Adler the 5-sty double flat 515 East 75th st, 25x97. The present seller bought this property from Charles Sachar on May 2, 1908, subject to a mortgage of \$15,000. Abraham Tumpowsky is the buyer and gives in part payment 1317 3d av. Title will be passed Aug. 3.

86TH ST.—Gustave Eckstein sold to a Mr. Schrock 53 West 86th st, a 4-sty dwelling, 22x100.8.

86TH ST.—Daniel B. Freedman bought 58 East 86th st, a 4-sty and basement stone front dwelling, 21.1x102.2, adjoining the grounds of Public School 6. Wm. L. Radford was the owner.

88TH ST.—Albert A. Kirchner bought through the Cruikshank Co. from Hannah Stein 180 West 88th st, a 5-sty single flat, 25x100.8, adjoining the southwest cor of Amsterdam av. The present seller bought this property on March 2, 1908, subject to a first mortgage of \$30,000 for 5 years at 5%, from March 4, 1907, and a second mortgage for \$10,000 for 3 years at 6%, from the same date.

Plot To Be Improved.

114TH ST.—Edward J. Moloughney sold to Paterno Bros. the plot of 5 lots on the south side of 114th st, 225 ft. east of Broadway. With the plot they now own, adjoining on the east, this gives them a plot 225x100, on which they will immediately begin the construction of three 75-ft. 8-sty apartment houses. The Messrs. Paterno also own the plot in the rear of 113th st, which they recently acquired from Mr. Moloughney. The total operation will involve an outlay of about \$1,000,000.

115TH ST.—Gibbs & Kirby sold for Max Blanck to A. Helman the Portland, 612 West 115th st. This is an 8-sty fireproof elevator apartment, 50x100. The owner had been holding it for \$175,000. No. 132 West 131st st was given in trade.

116TH ST.—Arnold, Byrne & Baumann sold for George Reichhart 247 to 253 West 116th st, four 5-sty flats, 75x100.11. Max Cohen et al, 35 Nassau st, sold these houses October 16, 1905, to the present seller, subject to a mortgage of \$77,500.

122D ST.—In part payment for 93 Suffolk st, Dr. Lowenthal gives to Mr. Goodman 425 East 122d st, a 3-sty dwelling, 16.8x100.11.

127TH ST.—The W. & B. Realty Co. bought the Rosemere, a 6-sty elevator apartment house, 50x99.11, at 145 West 127th st. This property was transferred to Bernard Heine and Solomon Boehm on July 16, 1908, subject to a mortgage of \$75,000. The property 215 to 225 West 145th st figured in a trade for this property.

131ST ST.—Gibbs & Kirby sold for A. Hetman the 3-sty dwelling 132 West 131st st, 20x100. This property was exchanged for 612 West 115th st, together with a money consideration.

142D ST.—Harris & Co. sold for Sarah Cohn to P. J. Kennedy 289 West 142d st, a 5-sty flat, 25x99.11. Mr. Kennedy has owned the adjoining property—287—for a number of years and now controls a 50-ft. frontage.

145TH ST.—The W. & B. Realty Co. sold to Heine & Baum 215 to 225 West 145th st, three out of a row of six 6-sty houses recently erected by the sellers, each on plot 40x99.11. The block square on which these houses are located was formerly used as the elevated railroad terminal yards. There are all told 30 houses built on this block. There remains a vacant plot on the north side of 145th st with a frontage of 205 ft. located 100 ft. east of 8th av, and one with a frontage of 130 ft. located 100 ft. east of 7th av. The houses just sold are built 88 ft. deep. Across the st there is a big vacant plot, 475x99.11, unimproved. The property 145 West 127th st was traded for this property.

LEXINGTON AV.—Minnie Weinstein sold 825 Lexington av, a 3-sty and basement brownstone front dwelling, 20x70, adjoining the northeast cor of 63d st. The seller purchased the property about 3 months ago from Gustave S. Boehm.

Riverside Drive Corner Resold.

RIVERSIDE DRIVE.—Bernard Smyth & Sons sold to the A. C. & H. M. Hall Realty Co. the plot of 8 lots at the northeast cor of Riverside Drive and 85th st, fronting 102.2 ft. on Riverside Drive by 200 ft. on 85th st, excavated. The buyers will erect thereon a 12-sty fireproof high-class apartment, plans for which are now being drawn by the architects, Neville & Bagge. About a month ago these lots were sold to Brody, Adler & Koch by the City Investing Co. The property at that time was held at \$400,000, and is part of the plot formerly occupied by the Misses Ely's school. The 86th st half was sold by the City Investing Co. some time ago to Randal H. MacDonald & Co., architects and builders, who have improved part of it with a high-class apartment house.

3D AV.—Ernest N. Adler bought from Abraham Tumpowsky 1317 3d av, a 7-sty loft building with store, 18.9x105. The seller acquired title June 15, 1908, from Chas. H. Potter, subject to a mortgage of \$25,000. It was assessed at \$30,000 with improvements. The 5-sty flat 515 East 75th st was given in trade.

WASHINGTON HEIGHTS.

147TH ST.—Renton-Moore Co. sold for J. & M. Haffen, the brewers in the Bronx, the 3-sty and basement dwelling 429 West 147th st, 22.6x55x79.11, to Alfred Haffner. The buyer will make extensive alterations and occupy the house. The building is exceptionally well constructed and is very favorably located, being next to the corner of Convent av. Mr. Moore reports that the demand for property in this section is good for this time of year, and expects a considerable uplift in prices in the fall.

169TH ST.—John J. Egan sold for Charles A. Person to Murtha J. Garry 2 lots in 169th st, 50x85, 95 ft. east of Audubon av. On Feb. 28 of the present year this property was sold at foreclosure for \$3,000 over and above mortgages of \$12,000.

BRONX.

WEST FORDHAM ROAD.—William Stonebridge sold to Chas. M. Rosenbaum the 3-sty 11-room private brk dwelling 8 West Fordham road, adjoining the southwest cor Jerome av, University Heights.

147TH ST.—Jacob Sado and Simon Henry sold for Samuel Newman the 6-sty tenement 536 and 538 East 147th st, 50x99.10. Mr. Heidenreich, the buyer, gives in part payment 160 East Houston st, a 5-sty business building, 17x82.

231ST ST.—Cahn & Cahn sold two 2-family houses for Andrew H. Scoble to I. Morrison and M. C. Ficken, 656 and 658 East 231st st, Williamsbridge, each on a lot 25x114.

ARTHUR AV.—Harry Pearsall, of Clement H. Smith's office, sold for Herman Kahn 2183 and 2185 Arthur av, two 3-sty 3-family brk houses.

BROOK AV.—Clement H. Smith sold for William Kenyon 1522 Brook av, a 4-sty flat, 25x100.9.

DAVIDSON AV.—B. H. Weisker, Jr., in connection with Porter & Co., sold for H. U. Singhi the southeast cor of Davidson av and North st, a 4-sty flat, 15x100.

GRAND AV.—B. H. Weisker, Jr., in connection with Porter & Co., sold for H. U. Singhi the 3-sty brk dwelling on the east side of Grand av, about 200 ft. north of 184th st, 15x100.

HOE AV.—J. J. Haggerty sold for Elizabeth Reilly the 2-family frame house 1497 Hoe av, 25x100, to Peter Purfield.

KINSELLA AV.—Schano & Co. sold the 2-family dwelling 90 Kinsella av for Edward Cahill.

MORRIS AV.—Porter & Co. and James L. Libby sold for John B. Haskins to H. H. Singhi the block front, 258x125, on the east side of Morris av, from 193d st to Kingsbridge road.

SOUTHERN BOULEVARD.—The Tully Construction Co. sold one of its new 4-sty houses on the Southern Boulevard, near Tiffany st, the Bronx, to John Graham, who buys as an investment.

LEASES.

Chas. E. Schuyler & Co. leased 257 West 74th st, a dwelling, for the owner.

O'Reilly, Victor & O'Brien leased for J. C. Cassidy the private dwelling 755 West End av.

Stern & Simon leased for A. S. Miller to Dr. M. Weisman 54 West 114th st, a 3-sty private house.

Folsam Bros. and Pease & Elliman leased for Elizabeth Rickerts the 3-sty dwelling 25 West 11th st for 5 years.

The Renton-Moore Co. leased for J. H. Kennedy for a term of years 15 St. Nicholas pl, a 4-sty dwelling, to J. H. Schneider.

Eugene J. Busher leased for J. & M. Haffen the southwest cor of East 149th st and Courtlandt av for saloon purposes for 5 years, at an aggregated rental of \$8,160.

Julius P. Fund leased to a Miss Peschard the 3-sty and basement dwelling 232 West 36th st, for a term of years. It contains 36 rooms and covers a lot 20x98.9.

H. C. Senior & Co. leased for William B. Thom the 3-sty building 40 West 66th st for a term of years to Cornelius O'Connor, who will use the place as a garage; for Mayer S. Auerbach the 4-sty dwelling 28 West 60th st for a term of years to R. Leverting; for Hooper C. Barrett the 4-sty dwelling 133 West 64th st for a term of years to James Powers, for Mayer S. Auerbach the 4-sty dwelling 26 West 60th st to James Alexander; for William S. Patten the 4-sty dwelling 123 West 64th st to Martha Walsh for a term of years.

The Duross Co. leased for a client the 4-sty and basement dwelling 56 West 21st st to Sarah Wilson for 1 year; also for the Mc-Tammany estate the 4-sty building 176 6th av to Philip Smith, who owns 2 adjoining buildings and will make extensive alterations and improvements; also for D. F. O'Connor to Joseph F. O'Brien the 4-sty house 42 West 17th st; also in connection with G. W. Barney the 3-sty dwelling 220 West 15th st to Otto Pruefer, and the 3-sty dwelling 227 West 12th st for Lillie Gillen to Margaret Grogan for a term of years.

SUBURBAN.

Sales Along the Palisades.

John Fanning sold to Mary Mackey 30x140 on the north side of Homestead av, Palisade Park, N. J.; L. J. Harnett sold to J. B. Hoffmann house and lot, 50x100, on the south side of Grant av, Grantwood, N. J.; Central Land Co. sold to H. D. Douglas 50x100 on the northeast cor of Morningside lane and Bluff road, Palisades, N. J.; Palisades Realty Co. sold to Peter Donnelly 105x130, southeast cor of Anderson av and Central Boulevard, Palisade Park, N. J.; John Clahan sold to Lillian Harrigan 25x100, northwest side of Fort Lee and Bull's Head Ferry road, Edgewater, N. J.; Hudson Heights Realty Co. sold to F. Mermet 50x100, north side of Roosevelt st, Fairview, N. J.

The Columbia Investment & Real Estate Co. reports the following sales: To M. Coster a modern 6-room house, 50x100, south side of Nelson av, Grantwood, N. J.; to A. Richards, 64x100 on the north side of Day av, Hudson Heights, N. J.; to S. C. and M. Morris 25x100, southwest cor Prospect and Hamilton avs, Hudson Heights, N. J.; to A. E. Hartley 50x100 on the south side of Columbia av, Grantwood, N. J.; to B. Binderman 75x100 on the south side of Washington av, Grantwood, N. J.

SCARSDALE, N. Y.—M. M. Henning sold for Emma A. Wolfrath lots 5, 17, 18, 19, 20, 52 and 53 on map of the North End Land Improvement Co. of Scarsdale, N. Y.

JERSEY CITY, N. J.—John M. Royall sold to Charles Stark the 3-sty brk dwelling, 25x100, at 28 Oak st, Jersey City. The buyer will occupy it as a dwelling as soon as improvements can be made.

RIVERSIDE, CONN.—Whitehouse & Porter sold for Edwin W. Bullinger for \$150,000 his residence with barns, stable and other buildings and 37 acres of land, on the Sound, at Riverside, Conn., near the Riverside Yacht Club, to Jacob Langeloth, of this city.

RAHWAY, N. J.—O. B. Short and M. G. Straus sold for the Rahway Heights Realty Co. at Lakeside Park, Rahway, N. J., to Nicholas Bushloper, 2 lots; to Peter Farrell, 2 lots; to G. and L. Parent, 2 lots, and to K. and F. Turk, 2 lots; also at Rahway Park, to Frank Auricchio 3 lots; to D. Mazzarro, 2 lots; to W. H. Van Pelt, 2 lots, on which the latter buyer will immediately erect a cottage for his own use; to John Nebeck, 2 lots, and to D. I. Emma, 3 lots.

NEWARK, N. J.—Title to the property at 69, 71 and 73 Market st, Newark, owned by Edward M. and Samuel P. Waldron, and occupied by Donald & Co. and the Cowperthwait-Van Horn Co., is to pass this week to David Froehlich. All the agreements have been signed, the reported price for the property being \$400,000. Both firms hold long term leases on the property they occupy. The sale was made in the interests of the Bauman-Froehlich Co., of which Mr. Froehlich is president. It is said that Mr. Froehlich contemplates erecting a 6-sty building on the site of the present Van Horn structure, and connecting the proposed building with the structure now occupied by Donald & Co. The latter firm's lease has nearly 9 years to run. The Cowperthwait-Van Horn Co.'s lease was signed in May, 1907, for 5 years, with the privilege of renewing for another 5 years. The concern is now putting up a new building at 75 Market st, its plans calling for connection with the old structure.

WESTERLEIGH, S. I.—J. Sterling Drake sold for the J. F. Chalmers estate to Alfred C. Fisher, of Manhattan, a plot at Westerleigh, S. I. Mr. Fisher will erect a residence for his own occupancy.

UNCLASSIFIED SALES.

The total number of sales reported is 46, of which 10 were below 59th st, 19 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 49, of which 17 were below 59th st, 17 above, and 15 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 165, against 137 last week, and in the Bronx 135, as against 130 last week. The total amount involved is \$7,588,860, as against \$4,041,420 last week.

The amount involved in the auction sales this week was \$1,619,830, and since January 1, \$37,747,774. Last year the total for the week was \$154,134, and from January 1, \$28,356,068.

BROADWAY.—Slawson & Hobbs sold to an investor the 6-sty apartment house known as the Keystone, located at the northwest cor of Broadway and 145th st, 100x125. This building was recently completed by John W. Kight. It has been held at \$500,000.

46TH ST.—Henry J. Humphrey sold 621 to 625 West 46th st, three 5-sty buildings, 75x138.6x irregular.

RIVERSIDE DRIVE.—Joseph D. Cronan sold for Charles Bruno 94 Riverside Drive, a 4-sty American basement brownstone front

dwelling, 21x75x irregular, between 81st and 82d sts. The buyer is Wm. H. Gentzlinger, who will make extensive alterations and occupy the house.

BRYANT AV.—P. J. O'Connell sold a lot on Bryant av, between 172d and 173d sts, for James A. Lynch.

HOLLAND AV.—Schano & Co. sold for Levy & Rosenzweig the 2-family house 1831 Holland av, 25x100.

122D ST.—Edgar T. Kingsley sold for the Freehold Construction Co., Nevins & Perelman, 329 East 122d st, a 4-sty double flat, 21x100.11. Annie Flynn is the purchaser.

UNIONPORT.—M. M. Henning sold for Anton Ziegler 75x108 on the north side of 11th st, 330 ft. east of Av B, Unionport.

WALLACE AV.—Schano & Co. sold the 2-family house 1653 Wallace av for Edwin Dowling.

THE PROFESSIONAL OPERATOR.

It is surprising how few persons are acquainted with the way real estate operators carry on their dealings in vacant property. Even more astonishing is the ignorance displayed in this respect by many brokers hereabouts whose close association with the speculative element should afford them unusual opportunities for observing present day methods in conducting realty undertakings.

For the benefit of those who plead guilty to a lack of knowledge in the indicated direction the following explanation which was written by a well-known authority may serve to throw some light on the subject.

"Operations in vacant land are usually divided into three classes—lots, plots and acreage. The operator purchases the lots, and if he does not sell them for a cash profit he usually makes a building loan. This means that he gets a certain amount for the land and agrees in addition thereto to advance a certain amount for the construction of the building. In financing these operations the attitude of the operator varies. Some purchase the lots and resell them as a means of keeping their additional capital employed at 6 per cent. in the shape of building loans. Those operators who are not so fortunate as to have the capital necessary to make a building loan, borrow the money elsewhere, either in its entirety or in part.

"Occasionally the operator will find that the institutions will not lend as much as they had agreed to lend, in which case he arranges to take care of a part of the building loan himself, and every time a payment of a certain amount is made he also makes a payment of a lesser sum. Sometimes he agrees to go behind the building loan. That means that he will take a portion of the purchase money mortgage and make a second mortgage of it when the building loan is put on record, thereby guaranteeing the lender of the money that the operation will be successfully carried out. In thus financing building operations it is necessary for the operator to see the plans and specifications, not only to protect himself by seeing that the cost of the building will be such as to warrant the loan he is making, but also to see that it is the proper building for the neighborhood, so that it will rent and a substantial first mortgage be procurable on completion."

TO MAKE CONCRETE WATERTIGHT.

Great care should be exercised in handling concrete. While the materials employed may be perfectly graded and the proper proportions of cement and of hydrated lime used, yet if poorly mixed with water, or improperly placed, or if joints are left in the mass, the wall is likely to leak. In the first place, says "Cement Age," the mixture must be thorough, and in the second place, sufficient water must be employed to give at least a mushy mix, so that it will settle into place with only a small amount of ramming.

Fully as important as the mixture is the bonding of the concrete between two day's work. For a small structure which must be watertight, it is advisable to place the concrete continuously, allowing no joint whatever, and not even permitting the concrete to stiffen up between the batches. Even an interruption of an hour in the middle of a hot day has been known to form a joint which will allow water to pass. If continuous work is impracticable, the old surface of the concrete must be thoroughly cleaned of all dirt and partially set cement, so as to expose the concrete.

It is recommended that a layer of soft cement paste or else 1:1 mortar be spread upon the old concrete after thoroughly soaking it. Lay the new concrete before the mortar shows signs of stiffening. Avoid the formation of joints through which water will pass. Such an accident should be guarded against by cleaning surfaces, for whenever partially set cement is left on old concrete trouble invariably occurs.

WATERPROOF ASBESTOS SLATES.—A firm in Munich, Germany, claims to have succeeded in artificially rendering asbestos waterproof, and has placed on the market slates of this material which are as hard and strong as natural ones. They may be laid on the wall or roof without any wooden laths being required, and can be bored, nailed and cut like wood, without danger of splitting. As a fireproof covering it is said that they are very effective.



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REAL ESTATE NOTES

The cars on the 23d st line running between the ferries on either end of that thoroughfare have been painted green, so that they may readily be distinguishable from those running to the East 34th st ferry.

Options have been obtained by B. Larkin Ralph on a plot said to be worth about \$1,500,000 near the proposed site of the terminal station of the Hudson Companies. Mr. Ralph is said to represent a syndicate which will erect a theater and hotel on the site.

The block front on the west side of Sixth av, between 32d and 33d sts, 197.6x400, was transferred on last Wednesday by the Hudson Companies to the Manhattan-Hudson Realty Co. A mortgage was also placed on the property for \$3,000,000, terms as per bond, the lenders being the Mutual Life Insurance Co.

William Arrowsmith was appointed by Judge Goff, of the Supreme Court, receiver of rents of the two 5-sty brick apartment houses, 1350 and 1352 Clinton av, pending a suit in foreclosure brought by Jacob Jung, Jr., against Philip Adelson and others. There are two mortgages on the premises aggregating \$100,000.

Mr. D. H. Renton, of the Renton-Moore Co., real estate and insurance brokers of 1685 Amsterdam av, has been spending the past month at Lake Maranacook, Maine. This firm has been very active in the section in which the office is located and have consummated a goodly number of sales; despite the "hard times."

That the bungalow idea is growing very rapidly in New York is evinced by the fact that some of the most carefully restricted residential sections are opening their properties to the bungalow, not separating them or placing them in a section by themselves, but interspersing this type of construction with all other styles of country houses.

The Albany County Savings Bank loaned to the Keystone Investing Co. \$260,000 for 5 years at five per cent. on the property at the northeast corner of Broadway and 145th st. This property was purchased on February 24, 1908, from John W. Kight, the builder, who constructed a 6-sty apartment house 112 ft. deep on a plot 99.11x125.

The bad condition of Jerome av still continues to exist and may be said to result principally from the work of excavating for water mains by contractors under the jurisdiction of the Department of Water Supply. It is up to this branch of the city government to expedite the work of improvement and restore the avenue to the condition in which it was found before the work of excavating took place.

The last remaining section of the subway will be opened for traffic this morning at 1 o'clock. This is the section between 230th st on Broadway and Van Cortlandt Park. The new ter-

minus will be located at 242d st. This marks the completion of the whole subway. It is eight years and four months since work was started, the actual construction having been commenced March 25, 1900. The main line as far as 145th st was opened on October 27, 1904.

Bloomingdale Brothers, the department store owners, have purchased from the Title Guarantee and Trust Co. a mortgage of \$100,000, secured by the property formerly owned by George Bruce Brown at Throgg's Neck, comprising 135 acres, including good high ground and considerable shore front. This same firm a short time ago purchased another \$100,000 mortgage from the Lawyers' Title Guarantee and Trust Co. on the property 114 to 118 Liberty st.

Daniel Frohman assigned to Minnie Frohman a mortgage for \$250,000 on five lots on the east side of Broadway and the south side of Fortieth st, known as the Empire Theater. The mortgage was executed by Al Hayman and Minnie, his wife, and Frank W. Sanger and Octavia A., his wife, to Daniel Frohman on October 29, 1901. The due date was November 1, 1906, and the interest rate was 4 per cent. The assignment is dated October 16, 1905, but was not recorded until last Saturday.

Joseph Melin's inn, in Sleepy Hollow, Tarrytown, which adjoins the estate of John D. Rockefeller, was sold on Tuesday last at public auction. Adolph Picker, a wholesale liquor dealer of 65 Warburton av, Yonkers, is the purchaser. Mr. Rockefeller made several offers to buy the property, but they were always refused, notwithstanding the fact that they would have netted Mr. Melin a substantial profit. W. R. Griffith was the auctioneer. The sale price was \$5,000. The present purchaser is said to have bought it for speculation.

An exchange of valuable Manhattan realty was recorded during the week. It involved not only the old Hotel Cambridge property on the east side of Fifth av, at the southwest corner of 33d st, and Nos. 2 to 8 West 33d st and No. 28 West 33d st, but also the site on which the Hotel St. Regis is located. The former properties were conveyed by John Jacob Astor to James R. Roosevelt and others, trustees of the estate of Helen Astor Roosevelt by deed dated September 25, 1901, while the deed to the latter parcel conveyed to John Jacob Astor the upper Fifth av plot by the trustees, and the document was dated December 6, 1900.

Among the leases recorded during the week was one of the property, 188 and 190 2d av, at the southeast corner of 12th st, a 6-sty tenement with store, on plot 41.4x100. The building is 82 ft. deep. Mrs. Rebecca Haims, who purchased the property on September 9, 1907, leased it to Nathan and Sarah Bloom for 5 years from February 1, 1908, at an annual rental of \$9,964. Another lease that was recorded this week affected the property 117 and 119 Av C. These plots are improved with two 4-sty tenements and stores, 24.4x50x100 each. The property is prominently located opposite Tompkin's Square Park. Henry Goldberg, as owner, rented to Morris Levine the entire building from May 1, 1908, for three years at \$7,200 a year.

PROPERTY OWNERS' SECTION.

CONDEMNATION PROCEEDINGS.

PUBLIC PARK.—Opening and extending of public park bounded by Rae st, German pl, Carr st and St. Anns av. Commissioners Harry W. Illwitzer and Martin J. Donnelly give notice under date of July 29 that the final report in this proceeding will be presented to the Supreme Court on Aug. 4.

BOSTON ROAD.—Opening and extending, between Bronx Park and White Plains road; and Bear Swamp road, between Boston road and White Plains road. Commissioners Joseph J. Marrin, Michael Rauch and William G. Fisher give notice under date of July 29 that the bill of costs and expenses in this proceeding will be presented to the Supreme Court on Aug. 10.

BRONX PARK ADDITION.—Opening and extending on its easterly side, as laid out on the map on July 7, 1905. Commissioners Joseph J. Marrin, William G. Fisher and Michael Rauch give notice under date of July 29 that the supplemental bill of costs and expenses in this proceeding will be presented to the Supreme Court on Aug. 10.

168TH ST AND FORT WASHINGTON AV.—Acquiring title at northeasterly corner, selected by the Armory Board as a site for armory purposes. Corporation Counsel Francis K. Pendleton gives notice under date of July 29 that an application will be made to the Supreme Court on Aug. 11 for the appointment of Commissioners of Estimate and Appraisal in this proceeding.

BRONX ST.—Opening and extending from Tremont av to 180th st. Commissioners Joseph Jacobs and Stephen J. Navin, Jr., have completed their estimate and assessment in this proceeding, and unless no objections are filed to either abstract will present their final report to the Supreme Court on Nov. 19. The limits of their assessment are as follows: Beginning at the point of intersection of the westerly line of the Bronx River with a line parallel to and distant 100 ft. southerly from the southerly line of that portion of East 177th st lying between West Farms road and the Bronx River, running thence westerly along said line parallel to East 177th st to its intersection with the easterly line of West Farms road; thence northerly on a straight line to the corner formed by the intersection of the westerly line of Boston road with the northerly line of that portion of East 177th st lying west of Boston road; thence westerly along the northerly line of East 177th st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Boston road; thence northerly along said line parallel to Boston road and its northerly prolongation to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of East 182d st; thence easterly along said line parallel to East 182d st and its easterly prolongation to its intersection with the northerly prolongation of a line parallel to and distant 100 ft. easterly from the easterly line of Boston road; thence southerly along said prolongation and line parallel to Boston road to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of East 181st st; thence easterly along said line parallel to East 181st st and its easterly prolongation to its intersection with the westerly line of the Bronx River; thence southerly, following the windings of the Bronx River, to the point or place of beginning, excepting from said area all streets, avenues and roads or portions thereof heretofore legally opened, as such area is shown upon our benefit maps, deposited as aforesaid.

THAYER ST.—Opening and extending from Broadway to Nagle av, and Arden st, from Broadway to Nagle av. Commissioners Patrick J. Casey, Max Babb and Richard O. Keffe give notice under date of July 31 that the bill of costs and expenses in this proceeding will be presented to the Supreme Court on Aug. 13.

RECORD AND GUIDE INDEX READY.

The semi-annual INDEX of the RECORD AND GUIDE for Volume LXXXI., covering the period between January and June, 1908, inclusive, is ready for delivery.

Any conveyance, auction sale, lease, mortgage or projected building can be readily found by the use of this INDEX. It is of inestimable value to subscribers of the RECORD AND GUIDE.

This INDEX will be of especial value to those subscribers who have the volumes bound, as it does away with hunting and makes the book a ready reference.

Not only is MANHATTAN classified in this INDEX but also the BRONX, and it is indispensable to those brokers in the outlying districts who would keep track of what is going on about them.

The price of this INDEX is only ONE DOLLAR.

INSTITUTIONS VERSUS MORTGAGE MARKET.

INFLUENCE OF THE BANKS, TRUST AND INSURANCE COMPANIES ON THE MONEY MARKET.

That the loaning institutions are a big factor in the mortgage money market is doubted by few, but just how much influence they have is but little understood. There are but few loans of considerable size put through that have not the names of one or another of the prominent loaning companies attached. The reason for this lies in the fact that these companies carry a large amount of ready cash on hand and are in a position to handle big propositions.

When these institutions withdraw from the loaning market it is immediately felt by borrowers, and large undertakings come to a halt. This condition existed last fall when all the savings banks and trust companies were husbanding their resources. It was immediately seen that but few new buildings were started. When the money market eased up in the spring, the number of plans for new structures filed was materially increased.

DIFFERENT POLICIES ADOPTED.

Some of these institutions confine themselves to large loans, while others adopt the policy of lending in smaller amounts, but in greater numbers, so that in the aggregate the money invested by these companies with realty as security is about the same. Several out-of-town savings banks and trust companies have joined the latter class, and the sum total of money belonging to them out on bond and mortgage is astonishing.

During the first three months of this year the banks, trust and insurance companies made 287 loans on Manhattan property and 85 in the Bronx. The amount involved was respectively \$14,986,943 and \$1,052,340, while in 1907 during the same period 874 loans aggregating \$39,389,300 in Manhattan and 163 loans totaling \$2,474,384 in the Bronx were made.

During the second three months in the present year 498 loans amounting to \$74,157,675 in Manhattan and 132 involving \$2,277,150 in the Bronx, as against 805 aggregating \$35,235,326 and 264 totaling \$2,984,200 in 1907 were put through.

SOME COMPARATIVE WEEKS.

The largest individual week was the second one in 1907, when 121 mortgages were recorded in Manhattan footing up a total of \$5,660,000. There was a steady decline not only in the number consummated, but also in the amount involved until the week ending February 15, 1908, when only 15 loans were made amounting to \$426,500. Since that date, however, the mortgage market has been more active.

The total number of mortgages recorded for Manhattan for the six months ending July 1, 1908, by these loaning institutions was 785, in the Bronx 217, involving \$89,144,618 and \$3,329,490, while in 1907 during the same period 1,679 in Manhattan and 427 in the Bronx were recorded, totaling \$74,624,626 and \$5,458,584, respectively.

All told in Manhattan and the Bronx from January 1 to July 1, 1908, there were 7,881 mortgages put on record, aggregating \$174,957,507, and during the corresponding period in 1907 there were 12,669, aggregating \$239,261,010.

SCARCITY OF WATER UPTOWN.

A committee from the Real Estate Owners' Association of the 12th and 19th Wards has been actively engaged of late in trying to secure an adequate supply of water for the upper east side. Although the Board of Estimate at its last meeting reported favorably on the matter of purchasing a site for a high-pressure pumping station to meet the exigencies of the situation there appears to be a lack of funds for this purpose. The scarcity of water in the section in question has been of serious annoyance to residents and property owners in the affected zone.

More than a score of years ago, when the upper east side was beginning to expand, pipes were laid to furnish water to one and two-family houses, but conditions have changed so much it is imperative that immediate steps be taken to enlarge the service. So serious has become the delay in obtaining sufficient water that a special committee, consisting of Hon. Patrick J. McGrath, Assemblyman from the 20th district; Adolph Bloch, counsel, and Chas. H. Schnelle, chairman of Committee on Law and Legislation of the Real Estate Owners' Association of the 12th and 19th Wards, has been holding conferences with John H. O'Brien, Commissioner of Water, Gas and Electricity, with the view of securing additional pumping facilities from the West 98th st pumping station, or to make other connections by which the East Side will receive at least part of the relief sought.

THE LOWERRE SECTION.

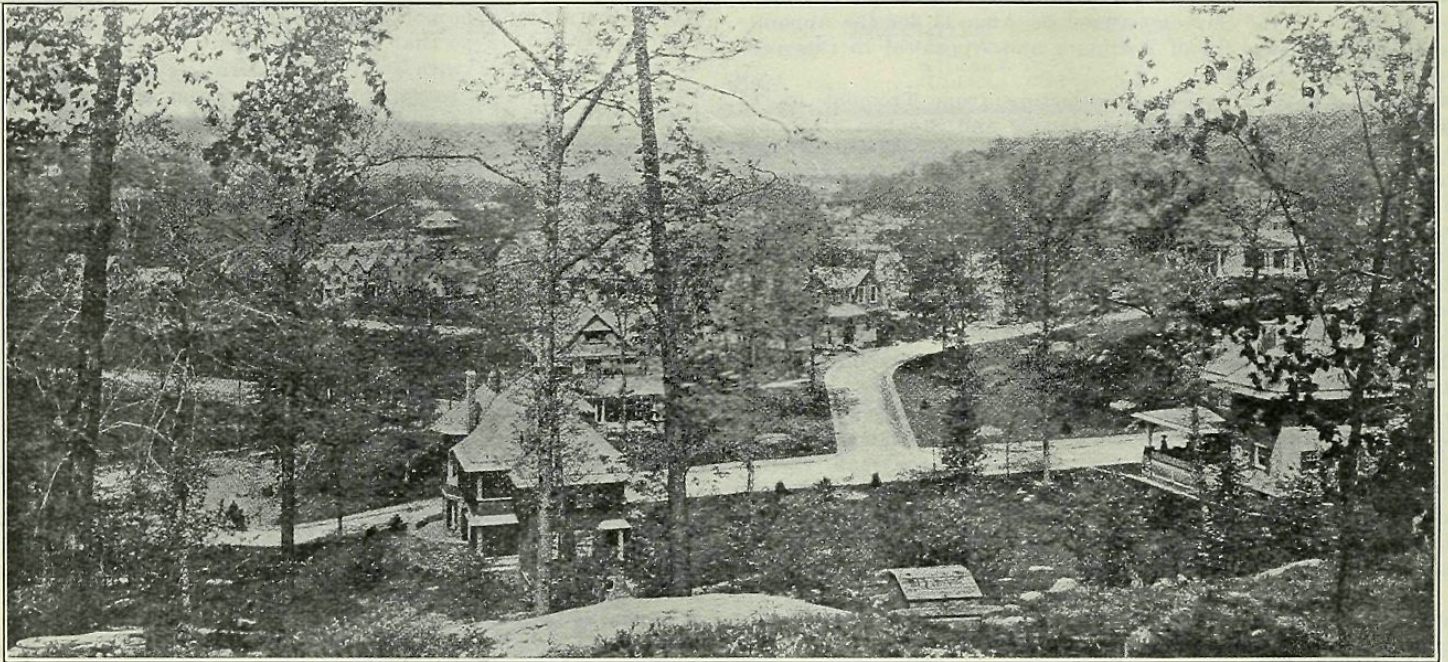
A DISTRICT RAPIDLY ATTRACTING ATTENTION AS A PLACE OF RESIDENCE.

There is perhaps no vacant realty immediately contiguous to the northern boundary of Greater New York quite as alluring as an investment or home proposition as some of the unimproved parcels in the vicinity of Lowerre Summit, on the Yonkers branch of the N. Y. & Putnam R. R. Strange to relate, until quite recently real estate interests exerted little if any effort in inducing buyers to visit those parts, with the result that comparatively few transactions were recorded. While this condition of partial stagnation extended over a period of more than a half dozen years, it has at last been brought to a conclusion by the growing requirements of the home seeker of the middle class, who is being gradually forced northward as a result of higher rents and the increased discomforts incidental to the intolerable crowding in the city's largest borough.

OPPORTUNITY FOR THE INVESTOR.

The investor who takes pains to examine into conditions in and about Lowerre will find every requisite element that contributes toward a safe and remunerative investment. As a homesite nothing on the east bank of the Hudson offers better attractions than the ridge at this point between the two divisions of the N. Y. & Putnam R. R.

As the accompanying illustration suggests the view from the summit is both extensive and beautiful. Looking toward the west may be seen the lordly Palisades and the Hudson; on the



THE PALISADES, FROM LOWERRE SUMMIT PARK.

north and east a magnificent view of the Tibbits Valley is obtained, and toward the south a glimpse of Van Cortlandt Park, which marks the northern limits of New York City may also be had.

In point of accessibility the region around Lowerre enjoys superior facilities for reaching the heart of the city. More particularly may this be said of Lowerre Summit Park, which can be reached direct by railroad to stations either at Lincoln Park or Lowerre. Direct connections with either the Broadway subway or elevated roads may also be made, and for those who prefer the trolley equal facilities are at hand.

LOOKING NORTHWARD.

To the north of Lowerre is Park Hill, one of the largest and best known communities adjacent to New York, and beyond stretches forth the prosperous city of Yonkers, with an estimated population of 65,000.

Most of the streets in Lowerre are sewered direct to the Hudson and are macadamized. The district is benefited as well by the presence of a modern school house costing \$100,000 to build, and a fire house with a paid department is located at a convenient point.

The character of residence building already carried on at Lowerre Summit is of the substantial kind, and the completed streets and avenues have all been built with due regard to the topography of the hillside. The management of the development company now in control of this large tract, the Van Cortlandt North Company, purposes continuing the work of improvement on their new acquisition along the lines so well established, and it is their intention to ultimately place the lots and villa plots in the market for sale.

PREVIOUS DEVELOPMENTS.

Other similar developments in the zone in question have preceded the operation at Lowerre Summit, and their success has been so marked as to attract widespread attention to those parts. It is generally conceded that with few exceptions it

would be difficult to locate a more attractive and promising residential community so near the heart of the metropolis, and yet to all appearances so remote.

It is the opinion of those familiar with values in this section, that while the percentage of increase in vacant land prices may not compare well with the forced enhancement in prices of many of the constantly advertised and overboomed suburbs on Long Island and in New Jersey, the results of a realty investment in the district spoken of will in the end prove infinitely more satisfactory.

OTHER NEARBY OPERATIONS.

Toward the southwest and immediately adjoining Lowerre lies Caryll, one of the first successful developments across the northern boundary of New York City. The beautiful situation, as well as the convenience of Caryll, has appealed to hundreds of careful buyers, and there are many instances in which more than the average profit has been earned on a moderate real estate investment within its confines. Caryll boasts of a railroad depot at which trains of the Yonkers branch of the N. Y. & Putnam R. R. stop. It may also be reached via the elevated roads and subway, connecting with the Broadway trolley line which runs past its westerly boundary. The character of development here, while of a less superior kind, is of a substantial order.

VAN CORTLANDT TERRACE.

Still further toward the west is situated Van Cortlandt Terrace, the handsomely developed property of the Van Cortlandt Realty Company. The tract in question is located on the west side of Broadway, almost opposite Van Cortlandt Park, between the New York City line and Valentine lane, and extends west-

erly to Riverdale av. Broadway and Riverdale av, it will be remembered, are the main thoroughfares between New York City and Yonkers. Both avenues and the streets and avenues in Van Cortlandt Terrace are graded, sewered and paved.

A feature of this development is that the connections for water, gas and electricity are all carried into the plots, saving the necessity of tearing up the streets and sidewalks when building is commenced. This work has all been paid for by the present owners. The property is well laid out with serpentine avenues and has been carefully restricted. No dwelling can be erected on a plot of less than 50x100 ft. and must cost not less than \$7,500 to erect. Dwellings must be for one family only; must set back from the street 20 ft.; not nearer the side line of lot than 5 ft., or rear line than 10 ft. Garages are allowed, but no stables can be erected. The homeseeker is at once attracted by the high elevation. From parts of Van Cortlandt Terrace a fine view of the Hudson River Valley and Palisades may be had.

THE TYPICAL DWELLING.

The typical dwelling at Van Cortlandt Terrace contains a piazza on two sides, 12 ft. wide and 74 ft. around its outer dimensions. The first story has a large hall with staircase and open fireplace. There is a reception room and a fine, light dining room, a kitchen, butler's pantry and three good pantries. The second story is arranged with four large chambers, a linen closet and a bathroom. In addition to this, in the extension over the kitchen, are two servant's chambers and a servant's bathroom.

As an evidence of the attitude of capital toward investments on bond and mortgage in the several localities referred to it can be said that many of the large Manhattan institutions now stand ready to make liberal advances on approved property as far north as Yonkers, which is beginning to exert a strengthening influence on property transactions in that zone.

PLEA FOR SAFER CONSTRUCTION.

The experts of the Board of Trade are of the opinion that the real danger from fire may be traced to the great mass of shoddy and old buildings all about the metropolis, and urge that steps be taken toward their elimination as rapidly as possible. The sooner that legislation is brought to bear on the matter the better. More stringent building regulations are required throughout Greater New York, and it rests with the people to initiate a much needed reform in this direction.

In writing on the subject F. W. Fitzpatrick in the Bookkeeper argues that our cities simply have to enact more stringent regulation in this respect and then enforce them to the limit. He believes that it would be wise to persuade the people at the same time to build better and conform to those regulations, by making a sliding scale of taxes so that the man building a most perfect building and one that will cost the community little or nothing for fire protection, will pay the lowest rate of taxation, while the one who builds as flimsily as the law will permit and thus makes it that the city has to provide fire department and other protection, should pay a higher rate.

Mr. Fitzpatrick is also of the opinion that the matter is up to the business men, and that it is to their ultimate interest to have better regulations or building codes. In this connection he says:

"One of the first steps our building authorities should take is to clearly define what really constitutes fireproof construction. Too many freaks and fancies are permitted to masquerade under that heading. We see buildings of merely incombustible material classed as absolutely fireproof; we see others and veritable fire-traps painted over with some pet decoction or other and likewise dubbed 'fireproof'; there is as much fraud in all that as there has been in the use of adulterants in food. We have a pure-food law, we ought to have a sound building law.

"With fireproof construction once defined the building authorities should then clearly stamp or label every building within its fire limits just as to what class it belongs to, and it should be made a grave misdemeanor for any man to advertise his building of a higher class than that to which it does belong. People would then hesitate before fraudulently calling their highly combustible and dangerous contraptions 'an absolutely fireproof hotel,' or 'a positively safe theatre.'"

INTERESTING COURT DECISION.

An interesting decision was recently handed down by the Appellate Division of the Supreme Court of New York in which it was declared that a person occupying rooms on a yearly lease in an apartment hotel is not entitled to the protection which the law provides for the property of hotel guests; such a person being, in the eye of the court, not a guest, but a tenant. By the decision a ruling is affirmed in favor of the proprietors of a hotel in an action brought against them by a diamond merchant to recover \$250, the value of a stickpin, which he lost in his apartments at the hotel.

It was alleged by the plaintiff that, while shaving himself in his room, he admitted a window cleaner employed by the management. When the cleaner left, the pin was missed and the loss complained of at the office. Subsequently the merchant declined to make any formal complaint against the window cleaner, and the matter was dropped until he began his suit. Responsibility for the loss of the pin was denied by the management.

In commenting on the subject a writer says that in the first place a man of sufficient acumen to engage in the business of a diamond merchant might naturally be expected to guard his jewelry against theft, at least while he himself was in the room. That in the second place it is not difficult to understand the judicial discrimination between the legal status of a transient guest and that of a person who hires apartments by the year. The guest of a night, a day or a week, he argues, places himself, generally speaking at the mercy of strangers. The law sees to it that he and his property shall be safe with those strangers. The regular occupant of apartments, on the other hand, is, to all intents and purposes, a resident there. In other words, the writer adds, the apartments constitute his home. Responsibility, then, for his property in those apartments rests with himself.

DEFECTIVE STREET GRADING.—In the case of Stradellmann vs. City of New York it was held that where a city had partially graded the roadway of a street in an outlying district, so that the bed of the highway at the point in question was between 4 and 7 feet below the top of the adjoining bank, and the city never constructed any sidewalks along the top of the bank, which was rough and in a state of nature, the city was not negligent in failing to improve the top of the bank, and was not liable for injuries to the plaintiff, who attempted to use the bank on one side of the cut as a sidewalk on a dark night, and while walking there fell into a transverse ditch about a foot wide and between 12 and 18 inches deep, sustaining the injuries complained of. The ruling is particularly interesting to many owners of property in the newer sections of Greater New York.

BUDGET REFORM.

To the Editor of the Record and Guide:

In your issue of July 25th your leading editorial contained three statements which should make it clear to the taxpayers why it is necessary for them to organize and why the committee being formed at the suggestion of the Allied Real Estate Interests should co-operate with the Bureau of Municipal Research for budget reform.

I. THERE IS NO SINGLE DEPARTMENT THE HEAD OF WHICH DOES NOT CLAIM THAT HIS WORK IS MISERABLY HAMPERED BY LACK OF FUNDS. The purpose of the hearing on the budget and the discussion which it brings forth is to show the difference between claims and facts. The unenlightened taxpayer is very apt to accept the claims made by the heads of the various departments as reasons for an increase in their appropriation, whereas, were he to have before him facts, he could decide for himself the needs of the department and would not listen to the unsupported claims. In answer to the heads of the departments who claim that the efficiency of their work is hampered by lack of funds, I can quote Comptroller Metz, who says that the payroll of the city could be cut by from twenty-five to forty per cent. without impairing the city work.

II. WE DO NOT BELIEVE THAT ANY SPECIFIC MEASURES OF ECONOMY CAN BE PROPOSED WHICH THE BOARD OF ESTIMATE AND APPORTIONMENT HAS NOT CONSIDERED AND REJECTED ON GROUNDS CONNECTED WITH THE PUBLIC INTEREST. When the taxpayers know that there are just as many employees in a public bath in January when there are but from fifty to a hundred bathers a day as in July when 5,000 people bathe, their business sense will be shocked. The taxpayer will realize that, had he used such methods in his business, he never would have become a real estate owner. Every employer of labor, be he large or small, regulates the number of his employees to the volume of business being done, and it is these methods which should be introduced in our city government, and no one is better qualified to point them out than the taxpayer. This is but one of the many flagrant cases of waste in our city government. The Real Estate Association, the Bureau of Municipal Research and other taxpaying bodies will not lack specific measures of economy to propose if they are but given an opportunity to be heard and make them known. Their recommendations will, no doubt, bring out innumerable instances where efficiency can be increased and the expenditure decreased. This year, I trust, the Board of Estimate and Apportionment will be given the opportunity intelligently to consider proposed measures of economy.

III. MOST OF THE SOURCES OF EXPENDITURE WHICH HAVE CAUSED THE LARGER TAX-RATE WERE MANDATORY. The non-mandatory increases were several million dollars. Mandatory means not preventable. The statement above quoted from Comptroller Metz indicated that while certain salaries were necessarily increased, there was no mandate whatever to justify increase in the total payroll of the city. An intelligent taxpayer will make specific economies quite as mandatory upon fiscal officers, as salary increases made necessary by Albany legislation, and I trust that any taxpayer possessed of facts will not hesitate to state them and give those who are making the fight the benefit of their information.

Yours very truly,

ROBERT E. SIMON.

DEATH OF AN INSURANCE BROKER.—James Foster, the well-known insurance broker, died in his home in Quogue, Long Island, on last Monday. Mr. Foster was connected with the estate of Courtlandt Palmer for thirty-four years and was trustee and manager of it for fifteen years. He entered the insurance business in 1870. He was president of James Foster & Son Co., treasurer of the Williamsburgh Power Co., director of the Brooklyn Savings Bank, governor of the Transportation Club, and member of the Metropolitan Museum of Art and the Montauk and Marine Field clubs. He leaves two sons and one daughter.

REALTY OPERATOR DIES.—William B. Tibbits, sixty-nine years old, one of the best known residents of White Plains, died in the hospital there yesterday following an operation. For the last twenty years he was prominent in real estate operations. He was a member of the company which put up the Realty Building at White Plains, the only skyscraper in Westchester County. For many years he was chairman of the annual school meeting of the town. He was also director in several banks. He leaves a widow, who was Miss Frances Emma Johnson, of Hartford, Conn., and three children.

FOR BATHROOM FLOORS.—Patent sanitary structural glass is being used for flooring in bathrooms. It is milky white in color, and comes in thicknesses of half an inch, the slabs being otherwise almost unlimited in size. This insures ease of setting, and the least number of joints in the finished room. The material cannot swell or shrink, and will not craze or discolor. It is non-absorbent. When used for floors it is given a thumbnail polish.

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NOTICE to PROPERTY OWNERS.
 HEARINGS FOR THE COMING WEEK.
 At 90 and 92 West Broadway.
 Monday, Aug. 3.
 West 177th st, opening, from Amsterdam av to Riverside Drive, at 12 noon.

AUCTION SALES OF THE WEEK.
 JOSEPH P. DAY.
 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. Withdrawn.
 Amsterdam av, s w cor 180th st, 25x100, vacant. (Amt due, \$6,330.04; taxes, &c, \$330; sub to a first mort of \$12,000.) Withdrawn.
 Monterey av s w cor 179th st, 304.8x95.9x179th st 302.7x100, vacant.
 Monterey av s e cor 179th st, 428.1 to 178th st x 100x412.9 to 179th st x 179th st 101.2, 2-sty frame dwelling and vacant.
 Lafontaine av n w cor 179th st, 92.5x240x58.7 179th st 242.5, vacant.
 (Amt due, \$52,642.53; taxes, &c, \$25,758.59.)
 Keats Co 50,000
 Belmont av, No 2147, w s, 150.3 n 181st st, 17.7x85.9x17.7x85.6, 2-sty frame dwelling. (Amt due, \$2,517.98; taxes, &c, \$40.) Adj to Aug 11.
 West End av, Nos 153 and 155, w s, 40.5 s 67th st, 40x100, 6-sty brk tenement and store. (Amt due, \$3,981.16; taxes, &c, \$119; sub to a first mort of \$12,250.) Withdrawn.
 West End av, Nos 157 and 159 s w cor 67th st, 67th st, No 300 40.5x100, 6-sty brk tenement and store. (Amt due, \$5,625.11; taxes, &c, \$135; sub to a first mort of \$17,000.) Withdrawn.
 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 e 24.3 x e 3.1 x s 34.11 x w 75.2 to beg, two 6-sty brk tenements and stores. (Amt due, \$3,392.10; taxes, &c, \$1,336.47.) John Buckle. 138,500
 Jumel pl, w s, 213.8 s Edgcomb av, 25x100, vacant. (Amt due, \$3,701.08; taxes, &c, \$352.05.) John J Yule. 4,375
 *214th st, n s, 200 e 10th av, 150x100, vacant. (Amt due, \$18,996.82; taxes, &c, \$1,740.46.)
 Frank H Patteson 15,000
 Hughes av, No 2142, e s, 186.6 n 181st st, 16 x90, 2-sty frame dwelling. (Amt due, \$3,378.13; taxes, &c, \$450.) Rudolph Wallach. 4,200
 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. (Amt due, \$74,993.49; taxes, &c, \$2,681.36; sub to mortg aggregating \$27,750.) Adj to Aug 12.
 Southern Boulevard, No 563, n w s, 400 s w Av St John, 50x115, 6-sty brk tenement and store. (Amt due, \$16,693.80; taxes, &c, \$1,593.35; sub to a prior mort of \$37,000.) Readvertised for Aug 5.
 73d st, No 229, n s, 200 w 2d av, 25x102.2, 5-sty stone front tenement. (Amt due, \$7,681.71; taxes, &c, \$78; sub to a mort of \$16,000.) Bernard Schenckman. 20,440
 73d st, No 227, n s, 225 w 2d av, 25x102.2, 5-sty stone front tenement. (Amt due, \$7,681.71; taxes, &c, \$78; sub to a mort of \$16,000.) Bernard Schenckman. 20,440
 West End av, No 783, w s, 38 n 98th st, 17x80. Withdraws.
 St Nicholas av, No 728, e s, 337.4 n 145th st. Adj to Oct 12.

BRYAN L. KENNELLY.
 *163d st, No 444, s s, 162.6 e Amsterdam av, 37.6x112.6, 6-sty brk tenement. (Amt due, \$11,692; taxes, &c, \$1,253.16.) City Real Estate Co 46,500
JAMES L. WELLS.
 148th st, No 618, s s, 170 w Broadway, 15x99.11, 3-sty brk dwelling. (Amt due, \$1,352.56; taxes, &c, \$295.38; sub to a first mort of \$8,500.) Joseph M Fallon. 10,375
WM. KENNELLY, JR.
 *Broadway, No 2801 n w cor 108th st, 201.10 108th st, No 301 n to 109th st x 100, two 11-109th st, No 300 sty brk and stone tenements. (Amt due, \$482,480.68; taxes, &c, \$7,242.02; sub to two mortg aggregating \$840,000.) Carrie M Butler. 1,300,000
HERBERT A. SHERMAN.
 117th st, No 171, n s, 225.6 w 3d av, 19x100.11, 4-sty brk tenement. (Partition.) Joseph L Kahle, party in interest. 10,000
SAMUEL MARX.
 Hamilton st, No 9, n s, abt 100 e Catherine st, 25x65, 5-sty brk tenements 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, 25x135 to Washington av, vacant.
 185th st
 Bassford av n e cor 185th st, 25x135 to Washington av, vacant.
 185th st
 Adj to Sept 22.
 Total \$1,619,830
 Corresponding week, 1907 297,500
 Jan 1, 1906, to date 37,747,774
 Corresponding period, 1907 28,499,434

ADVERTISED LEGAL SALES.
 Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
 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.
 Aug. 4.
 Park av, Nos 1515 to 1521 n e cor 110th st, 100.11 110th st, Nos 101 and 103 35, 6-sty brk tenement and store. Henry S Herrman agt Godspeed Realty Improvement Co et al; Sydney H Herman, att'y; Thomas L Feitner, ref. (Amt due, \$2,580.53; taxes, &c, \$315.79; sub to a mort of \$48,000.) Mort recorded Oct 17, 1906. By Bryan L Kennelly.
 122d st, No 238, s s, 488 w 7th av, 34x100.11, 5-sty brk tenement. Metropolitan Life Ins Co agt Margaret C MacAllister et al; Ritch, Woodford, Bovee & Butcher, att'ys, 18 Wall st; Frank Hendrick, ref. (Amt due, \$33,091.20; taxes, &c, \$691.44.) Mort recorded May 3, 1898. By Joseph P Day.
 116th st, Nos 243 and 245, n s, 200 e 8th av, 40x100.11, 6-sty brk tenement and store. Mary Hershfield agt United Apartments, Inc, et al; Eisman, Levy, Corn & Levine, att'ys, 135 Broadway; Newell Martin, ref. (Amt due, \$14,812.31; taxes, &c, \$109; sub to a mort of \$55,000.) Mort recorded June 2, 1906. By Joseph P Day.
 14th st, No 4, s s, 34 e 5th av, 33x103.3, 6-sty brk loft and store building, leasehold. Rutherdorf Realty Co agt Willet F Cook et al; Wells & Snedeker, att'ys, 34 Nassau st; Job E Hedges, ref. (Amt due, \$27,718.07; taxes, &c, \$2,062.50.) Mort recorded May 1, 1903. By Joseph P Day.
 Aug. 5.
 Elton av, No 810 on map Nos 808 and 810, s e s, 52 n e 158th st, 50x100, 5-sty brk tenement. Italian Savings Bank of the City of N Y agt Frank Mezger et al; John E Wayland, att'y, 258 Broadway; Theron R Strong, ref. (Amt due, \$35,227.96; taxes, &c, \$1,273.47.) Mort recorded Aug 3, 1906. By Joseph P Day.
 Cannon st, No 118, e s, 150.3 n Stanton st, 24.10x100, 6-sty brk tenement and store. John C Denner agt Victor Perlman et al; John E Donnelly, att'y, 119 Nassau st; John P Clarke, ref. (Amt due, \$2,208.92; taxes, &c, \$—; sub to four mortg aggregating \$37,250.) Mort recorded Sept 6, 1906. By Joseph P Day.
 13th st, No 141, n s, 100 w 3d av, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Daniel Cunningham agt Portman Realty Co et al; Frank E Hipple, att'y, 229 Broadway; George Rubenstein, ref. (Amt due, \$36,958.32; taxes, &c, \$400.94.) Mort recorded Feb 1, 1907. By Samuel Goldsticker.
 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'y, 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.
 Aug. 6.
 166th st, n s (old line), 100 w (old line) Union av, 75x150, vacant. City Real Estate Co agt Louis Lese et al; Harold Swain, att'y, 176 Broadway; Clarence R Freeman, ref. (Amt due, \$9,736.00; taxes, &c, \$340.64.) Mort recorded April 20, 1905. By Herbert A Sherman.

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.
 Aug. 7.
 Ay A, No 1413, w s, 51.1 n 75th st, 25.6x100x25.4x100, 6-sty brk tenement and store. Regina Katz agt Sidney Wallenstein et al; Adolph Freyer, att'ys, 141 Broadway; Arthur D Truax, ref. (Amt due, \$4,703.37; taxes, &c, \$609.45; sub to two mortg aggregating \$29,400.) Mort recorded Nov 8, 1906. By Joseph P Day.
 Aug. 8.
 No Legal Sales advertised for this day.
 Aug. 10.
 Vyse av, w s, 75 s 173d st, 25x100, vacant. Jacob Warshawsky et al agt Anna Manasse et al; Chas A Straus, att'y, 261 Broadway; Hal Bell, ref. (Amt due, \$700.97; taxes, &c, \$160; sub to a mort of \$1,190.) Mort recorded Feb 1, 1907. By Joseph P Day.
 Vyse av, w s, 100 s 173d st, 25x100, vacant. Same agt Henry Sommerfeld et al; same att'y; same ref. (Amt due, \$675.97; taxes, &c, \$140; sub to a mort of \$1,190.) Mort recorded Feb 1, 1907. By Joseph P Day.
 222d st, n s, 505 e 4th av, 89.3x-x100x88.4, Wakefield. Mercer Ramsey et al agt Geo H Hamm, exr, et al; Wm J Courtney, att'y, 189 Montague st, Brooklyn; Abr m S Jaffer, ref. (Amt due, \$821.66; taxes, &c, \$265.) By Joseph P Day.

PUBLIC NOTICES.
 PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz:
BOROUGH OF BROOKLYN.
 List 24, No. 1. Sewer in Huntington street, between Henry and Hicks streets.
 List 26, No. 2. Sewer basin at the northwest corner of Norman avenue and Russell street.
 List 40, No. 3. Sewer in Sixtieth street, between Ninth and Fort Hamilton avenues.
 List 50, No. 4. Sewer basins at the northeast and northwest corners of Hopkinson and Blake avenues.
 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 September 1, 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 30, 1908. (5118)

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)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF July 30 to August 13, 1908, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3. 53D STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 6th and 7th Avenues. 8TH WARD, SECTION 3, AND 30TH WARD, SECTION 18. 1ST AVENUE—REGULATING AND GRADING, between 57th Street and a point midway between 60th and 61st Streets. 17TH WARD, SECTION 9. CALYER STREET—REGULATING, GRADING, CURBING, PAVING AND LAYING CEMENT SIDEWALKS, between Newell and Diamond Streets. NORMAN AVENUE—REGULATING, GRADING AND CURBING, from the end of the Belgian pavement, about 100 feet west of Morgan Avenue to Bridgewater Street. 24TH WARD, SECTION 5. KINGSTON AVENUE—REGULATING, GRADING, CURBING, GUTTERING AND PAVING, between St. Johns Place and Eastern Parkway. 26TH WARD, SECTION 12. HINSDALE STREET—REGULATING, GRADING AND CURBING, between Sutter and Riverdale Avenues. 26TH, 29TH AND 32D WARDS, SECTION 12. SUTTER AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Howard Avenue and East 98th Street. 26TH WARD, SECTION 13. DUMONT AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Van Sicklen and Schenck Avenues. GLENMORE AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, from Elderts Lane to Queens County Line. 29TH WARD, SECTION 16. EAST 5TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Albemarle Road and Church Avenue. EAST 15TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Cortelyou and Dorchester Roads. EAST 16TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Beverley and Dorchester Roads. EAST 29TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Newkirk and Foster Avenues. LAYING CROSSWALKS at the north, south and east intersections of WEST STREET AND AVENUE E; at the west crossing of WEST AND 40TH STREETS; at the west crossing of WEST AND 41ST STREETS, at the north, south and east crossings of WEST STREET AND AVENUE F; at the north, south and west crossings of WEST AND 43D STREETS, and at the north, south and west crossings of WEST AND 44TH STREETS. 30TH WARD, SECTION 17. 55TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 11th Avenue and Kouwenhoven Lane, 30TH WARD, SECTION 18.

HERBERT A. SHERMAN REAL ESTATE AUCTIONEER, BROKER, APPRAISER, AGENT.

OFFICES
GROUND FLOOR, ASTOR BUILDING
9 PINE STREET
ST. PAUL BUILDING, 220 BROADWAY
532 FIFTH AVENUE, Cor. 44th St.
Private Telephone Wire Connecting All Offices.

CURBING, GUTTERING AND LAYING CEMENT SIDEWALKS ON 7TH AVENUE, west side, from Bay Ridge Avenue to 75th Street, and on 7TH AVENUE, east side, from Bay Ridge Avenue to 73d Street. 61ST STREET—REGULATING, GRADING AND CURBING, between 5th and 6th Avenues. 85TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 4th and 7th Avenues. 30TH WARD, SECTION 19. 14TH AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 75th and 79th Streets. 31ST WARD, SECTION 21. WEST 16TH STREET—REGULATING, GRADING AND CURBING, from Mermaid to Neptune Avenues. 32D WARD, SECTION 12. DUMONT AVENUE—REGULATING, GRADING AND CURBING, from a point 75 feet west of Bristol Street to Howard Avenue, and DUMONT AVENUE—LAYING CEMENT SIDEWALKS, from Rockaway Avenue to Howard Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, July 28, 1908. (5135)

PUBLIC NOTICES.

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)

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)

REAL ESTATE RECORDS

Key to abbreviations:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor

only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus implicitly claims to be the owner of it.

CONVEYANCES

July 24, 25, 27, 28, 29 and 30. (No. 5.)

BOROUGH OF MANHATTAN.

Bank st, No 65, n s, 152.9 w 4th st, 25x100, 3-sty brk tenement. Parker K Deane as TRUSTEES to Jean G Deane. B & S. July 23. July 25, 1908. 2:624—60. A \$11,500—\$14,000. 17,400

Bank st, No 67, n s, 177.9 w 4th st, 25x100, 3-sty brk tenement. Parker K Deane to Jean G Deane. B & S. Mort \$10,000. July 22. July 25, 1908. 2:624—61. A \$11,500—\$14,000.

Bank st, No 65, n s, 152.9 w 4th st, 25x100.

Bank st, No 67, n s, 177.9 w 4th st, 25x100. two 3-sty brk tenements. Jean G Deane widow to Samuel Lipman. B & S. Morts \$26,800. July 23. July 25, 1908. 2:624—60 and 61. A \$23,000—\$28,000.

Broome st, s s | 1/2 of pier and all bulkhead on East st in front Grand st, n s | of block bounded by Grand and Broome sts, water rights, dockage, &c, leasehold.

All right, title, &c, to lands under and above water between middle lines of Piers 56 and 57 on w s East River, leasehold.

41st st, n s, 90 w bulkhead line East River, runs e — x n — to 42d st, x w 100 x s — to beginning, leasehold.

Land under water begins at a point where n l East 42d st, intersects bulkhead line at foot of said st, runs s 100 x e 150 x n 100 x w 150 to beginning, leasehold, and property in Kings County. Rights, franchises, wharves, docks, bulkheads, steamboats and ferry houses, &c, foot Grand, Roosevelt and 42d sts. FORECLOS, June 25, 1908. John Quinn ref to New York Ter-

minal Company, a N J Corpn. Morts \$6,294,000 and all liens. July 24. July 25, 1908. 2:316, 317, 318; 5:1353, 1354 and 1373. 25,000

Cherry st, No 158 1/2, n w s, abt 60 w Market st, 21.1x75x20x75, 3-sty brk tenement and store. Alice G Skelly to Sarah A Smith of Brooklyn. 1/2 part. June 5. July 24, 1908. 1:253—25. A \$8,000—\$9,000. nom

Division st, Nos 218 to 222 | n e cor Clinton st, 64x67.10x26.10x Clinton st, Nos 188 to 190 | 90.4, 6-sty brk tenement and store. Isidore Leipzig to Davis Berkman and Louis H Silver. Mort \$131,000. July 23. July 25, 1908. 1:314—40. A \$35,000—\$85,000. other consid and 100

Dyckman st or Inwood st, n e s, at w line of Hudson River R R, runs n along railroad to Hudson River x s w, w, s and s e on curve to west terminal line of said st x n — to n e s of said st | x s e — to beginning.

Also land under water of Hudson River and adj a part of above with all title to docks, crib work, wharves, riparian rights, &c, 2 1/2-sty frame building and vacant.

Frederic J Middlebrook to Cornelius K G Billings. B & S. July 20, 1906. July 27, 1908. 8:2257—2, 17 and 22. A \$17,000—\$17,200; 2258—2259. other consid and 100

Franklin st, Nos 143 to 147, s s, 186 w West Broadway, 69x71x 74.10x100, 6-sty brk loft and store building. Julia D Dresser et al to Edwin S Popper. July 7. July 30, 1908. 1:179—63. A \$53,000—\$105,000. other consid and 100

Grand st, No 331. All interest in business, stock, &c, Wm L Drummond to Evelyn M Drummond. Feb 16, 1894. July 29, 1908. 25

Greene st, No 18, e s, abt 200 n Canal st, 25.3x100, 6-sty brk loft and store building. Wm P Gill to Enno Greeff. B & S. July 24. July 25, 1908. 1:230—16. A \$22,000—\$45,000. nom

- Henry st, No 296, s s, 119.3 e Scammel st, 24x $\frac{1}{2}$ block, 5-sty brk tenement and store. Alice G Skelly to Sarah A Smith, of Brooklyn. $\frac{1}{2}$ part. June 5. July 24, 1908. 1:267-72. A \$13,000-\$22,000. nom
- Henry st, No 203, n s, abt 50 w Clinton st, 24x87.6, 3-sty brk tenement. Thos F CcNamara to Congregation Makower of Polen, a religious corpn. Mort \$10,000. July 30, 1908. 1:285-13. A \$14,500-\$19,000. nom
- Houston st, No 160, n s, 142.9 w 1st av, 16.8x81.1x16.1x80, 4-sty brk tenement and store. Herman Heidenreich to Samuel Newman. Mort \$13,000. July 15. July 28, 1908. 2:442-46. A \$10,000-\$14,000. other consid and 100
- Houston st, Nos 492 and 494, on map Nos 498 and 500, n s, 90 e Goerck st, 45x81, 6-sty brk tenement and store. Release judgment. Doretha S Warsawer to Moses M Valentine. July 25. July 30, 1908. 2:356-68. A \$20,000-\$48,000. 100
- Jones st, No 16, s s, 227.8 e Bleeker st, 21.2x97.6x21x97.6, 3-sty brk tenement and 3-sty brk tenement in rear. Chas E H Phillips et al to George Schenk. June 11. July 25, 1908. 2:590-20. A \$8,500-\$10,500. 10,100 ✓
- McDougal st, No 101 | w s, 146 n Bleeker st, 25x135.1 to e s Min-Minetta st, No 9 | etta st, x29.10x150.2, two 5-sty brk tenement, stores in Minetta st. Richard T and Sidney P Henshaw to John H Henshaw as TRUSTEE. B & S. Mort \$22,000. July 16. July 27, 1908. 2:542-36 and 50. A \$17,000-\$29,000. nom
- Market st, No 91, w s, 20.3 n Water st, 20x51x19.10x51.2, 4-sty brk tenement and store. Heyman Cohen to I Jacob Goldstein. Mort \$7,000. July 20. July 28, 1908. 1:250-62. A \$5,000-\$7,000. nom
- Monroe st, Nos 181 and 183 | n w cor Montgomery st, 48x75, 6-Montgomery st, Nos 40 to 44 | sty brk tenement and store. Davis Berkman et al to Isidor Leipzig. Mort \$90,100. July 20. July 24, 1908. 1:269-13 $\frac{1}{2}$. A \$40,000-\$90,000. nom
- Mott st, Nos 42 and 44, e s, 57.3 n Pell st, 59.8x25x59.7x25, 5 and 6-sty brk tenement and store. Minnie and Victor A Harder to the Victor A Harder Realty and Construction Co. July 23. July 27, 1908. 1:163-15. A \$11,000-\$20,000. nom
- North Moore st, Nos 38 and 40, s s, 100.1 e Hudson st, 50x87.6, 6-sty brk loft and store building. Hugh Getty to Pettit & Reed, a corpn. Mort \$60,000. July 27. July 28, 1908. 1:189-23. A \$35,000-\$65,000. 100
- Prince st, No 179, n s, 75 e Sullivan st, 25x95.6, 3-sty brk tenement and store and 3-sty brk tenement in rear. Josephine Delano to Chas R Farnolo and Ferdard F Golden. Mort \$8,000. July 24. July 27, 1908. 2:517-41. A \$17,000-\$20,000. other consid and 100
- Roosevelt st, No 94, e s, 100.1 n Cherry st, 20.7x41.6x20.3x41.6, 4-sty frame brk front tenement and store. Bernard F Golden to John A Weekes and Bernard Golden. All liens. July 17. July 27, 1908. 1:111-18. A \$4,100-\$8,000. nom
- West Washington pl, No 124 | s w s, 100.4 s e Barrow st, 20x4th st, No 181 | 100.2 to n e s 4th st, x21.9x91.7, two 3-sty brk dwellings. Francesco Pepe to Eugene Gerbereux, of Yonkers, N Y. B & S and correction deed. Mort \$9,000. July 28. July 30, 1908. 2:592-7 and 37. A \$11,500-\$15,000. other consid and 100
- White st, No 126, n s, 97.4 e Centre st, 19.7x85x19.8x82.7, 2-sty brk tenement. Victor A Harder Brooklyn to the Victor A Harder Realty and Construction Co. July 23. July 27, 1908. 1:198-21. A \$13,000-\$13,500. nom
- White st, No 124, n s, abt 78 e Centre st, 19.7x80.2x19.7x82.8 e s, 2-sty brk tenement. Victor A Harder, Brooklyn, to the Victor A Harder Realty and Construction Co. July 23. July 27, 1908. 1:198-22. A \$12,500-\$13,000. nom
- White st, No 128, n s, 116.11 e Centre st, 19.7x85.9x19.8x85. White st, Nos 130 and 132, n s, 136.6 e Centre st, 39.1x92.8x39.3x87.4. 9-sty brk and stone loft and store building. Victor A Harder of Brooklyn, to Victor A Harder Realty and Construction Co. July 23. July 27, 1908. 1:198-19. A \$40,000-\$—.
- 8th st E, No 315, n s, 280.4 e Av B, 20.7x69.10. 8th st E, No 317, n s, 301 e Av B, 20.7x69.10. two 4-sty brk tenements and stores. Annie Moskowitz to David J Simon. Mort \$27,900. July 27, 1908. 2:391-51 and 52. A \$18,000-\$24,000. other consid and 100
- 14th st W, No 110, s s, 150 w 6th av, runs s 100 x e 25 x s 6.6 x w 50 x n 106.6 to st, x e 25 to beginning, 10-sty brk and stone loft and store building. Henry U Singhi to Fleischmann Realty and Construction Co. Mort \$85,000. July 16. July 24, 1908. 2:609-33. A \$35,000-P \$70,000. nom
- 17th st W, Nos 141 to 145, n s, 476.8 w 6th av, 65.10x92.1x68.10x92, 6-sty brk loft and store building. Brunswick Realty Co to Wilbeth Realty Co, a corpn. Mort \$115,000. June 5. Re-recorded from June 5, 1908. July 27, 1908. 3:793-14. A \$40,000-\$105,000. other consid and 100
- 18th st E, No 8, s s, 273.6 w Broadway, 24.6x70, 3-sty brk building and store. John R Paddock, Jr, to Sarah S Paddock of East Orange, N J, and Agnes S, Lawrence of N Y. Q C. July 6. July 29, 1908. 3:846-69. A \$49,000-\$54,000. nom
- 20th st W, No 9, n s, 245 w 5th av, 28.6x92, 12-sty brk and stone loft, office and store building. The Acme Building Co to Ida C Bracher. Mort \$162,561.85. July 27. July 28, 1908. 3:822-28. A \$60,000-\$—.
- 20th st E, No 308, s s, 138 e 2d av, 16x92, 4-sty brk tenement and store. Richard T and Sidney P Henshaw to John H Henshaw as TRUSTEE. B & S. All title. July 16. July 27, 1908. 3:925-62. A \$8,000-\$12,500. nom
- 23d st E, Nos 219 and 221, n s, 268.4 e 3d av, 48.9x98.8, two 6-sty brk tenements and stores. Louis Borgenicht to Hyman Sharff. $\frac{1}{2}$ part. All title. Mort \$54,500. July 28, 1908. 3:904-12 and 13. A \$32,000-\$68,000. other consid and 100
- 24th st E, No 324, s s, 300 w 1st av, 25x $\frac{1}{2}$ blk, 4-sty brk tenement and 2-sty brk building in rear. Manuel Greenwald to Morris J Kevelson. $\frac{1}{2}$ part. Mort \$12,000 and all liens. July 29, 1908. 3:929-47. A \$10,000-\$11,500. other consid and 100
- 24th st E, No 146, s s, 318 w 3d av, 26x98.9, 3-sty brk stable. Jules Wolff et al to Sprague National Bank of N Y, Brooklyn, N Y. To secure indebtedness of Wolff Bros. Feb 21, 1903. Re-recorded from Nov 19, 1903. July 30, 1908. 3:879-54. A \$19,000-\$23,500. nom
- 26th st E, No 212, s s, 185 e 3d av, 28x98.9, 3-sty brk tenement and 3-sty brk tenement in rear. FORECLOS. July 15, 1908. John C Gulick referee to Martin McHale. July 15. July 28, 1908. 3:906-48. A \$11,500-\$16,000. 16,850 ✓
- 26th st E, Nos 141 and 143, n s, 126.8 e Lexington av, 48.4x98.9, 6-sty brk tenement and store. Ella M Pelletreau to Morris Kittenplan and Charles Rubinger. Q C. July 27. July 28, 1908. 3:882-33. A \$30,000-\$—.
- 27th st E, No 138, s s, 120 e Lexington av, runs s 98.9 x w 20 x n 3.3 x w 5 x n 95.6 to st, x e 25 to beginning, 4-sty brk mission. Charlotte M wife of and George Briggs to John Martin. Mort \$32,750. July 14. July 25, 1908. 3:882-60. A \$15,000-\$20,000. nom
- 30th st E, No 323, n s, 255.6 e 2d av, 19.5x98.9, 4-sty stone front dwelling. Eliz F Drake to Robert H Barnett, of Newburgh, N Y. Q C. Dec 31, 1907. July 28, 1908. 3:936-16. A \$7,500-\$11,000. nom
- 30th st E, No 323, n s, 255.6 e 2d av, 19.5x98.9, 4-sty stone front dwelling. Robt H Barnett to James F Marrin. July 10. July 27, 1908. 3:936-16. A \$7,500-\$11,000. 14,350 ✓
- 31st st E, Nos 306 and 308, s s, 122.6 e 2d av, 45x98.9, 6-sty brk tenement and store. Louis Gordon to Annie Zinstein. Mort \$51,000. July 27. July 30, 1908. 3:936-57 and 58. A \$14,400-\$21,000. other consid and 100
- 32d st E, No 229, n s, 275 w 2d av, 12.6x98.9, 3-sty stone front dwelling. Mary A Burleigh (McMahon), et al HEIRS, &c, Peter McMahon to Thos J Nealis. July 27, 1908. 3:913-15. A \$5,000-\$8,000. other consid and 100
- 33d st W, Nos 2 to 8, s s, 100 w 5th av, 100x98.9, four 5-sty brk buildings and stores. John J Astor to James R Roosevelt, Douglas Robinson and Robt H M Ferguson as TRUSTEES William Astor, dec'd, for John J Astor, &c. Dec 24, 1903. July 28, 1908. 3:834-49 to 52. A \$391,000-\$453,000. other consid and 100
- 33d st W, No 28, s s, 425 w 5th av, 25x98.9, 5 and 6-sty brk building and store. John J Astor to James R Roosevelt, Douglas Robinson and Robt H M Ferguson as TRUSTEES William Astor, dec'd, for John J Astor. Feb 9, 1907. July 28, 1908. 3:834-62. A \$90,000-\$120,000. 100
- 39th st E, No 125, n s, 78 w Lexington av, runs n 60.9 x w 0.5 x n 38 x s 19.7 x s 98.9 to st x e 20 to beginning, 5-sty stone front dwelling. Ida C Bracher to Ida Douglas. B & S. Mort \$55,000. July 27. July 28, 1908. 3:895-18. A \$34,000-\$47,000. other consid and 100
- 40th st E, No 115, n s, 217.6 e Park av, 18.9x98.8, 5-sty brk dwelling. Kate C Sheffield to Anna D McCullough. Mort \$25,000. July 18. July 28, 1908. 5:1295-10 $\frac{1}{2}$. A \$23,000-\$45,000. nom
- 41st st W, No 241, n s, 275 e 8th av, 25x98.9, 4-sty brk tenement and store. PARTITION, July 13, 1908. Ralph H Raphael ref to Aaron Coleman. July 24. July 25, 1908. 4:1013-12. A \$25,000-\$27,000. 25,000 ✓
- 43d st W, No 512, s s, 200 w 10th av, 16.8x100.5, 3-sty brk tenement. The Polstein Realty and Construction Co to Edward M Edsall. Mort \$5,500. July 23. July 24, 1908. 4:1071-41. A \$5,000-\$5,500. other consid and 100
- 47th st W, No 547. Power of attorney. Doris Dassler to Edward A Dassler of Ridgefield Park, N J. July 20. July 27, 1908.
- 48th st E, No 18, s s, 94.9 w Madison av, 25.3x100.5, 4-sty stone front dwelling. Harry M Austin to Ida C Bracher. Mort \$85,000. July 9. July 28, 1908. 5:1283-60. A \$71,000-\$78,000. other consid and 100
- 48th st E, No 18, s s, 94.9 w Madison av, 25.3x100.5, 4-sty stone front dwelling. Ida C Bracher to Acme Building Co. Mort \$85,000. July 27. July 28, 1908. 5:1283-60. A \$71,000-\$78,000. other consid and 100
- 48th st W, No 529, n s, 400 w 10th av, 25x100.5, 5-sty stone front tenement. Francesco Grieco and Antoinetta his wife to Francesco Grieco or Francesco G Gregg. $\frac{1}{2}$ right, title and interest. All liens. July 23. July 24, 1908. 4:1077-16. A \$7,500-\$18,000. nom
- 48th st W, No 531, n s, 425 w 10th av, 25x100.5, 5-sty stone front tenement. Francesco Grieco and Congetta G his wife to Francesco Grieco or Frank Grieco. $\frac{1}{2}$ right, title and int. All liens. July 23. July 24, 1908. 4:1077-15. A \$7,500-\$18,000. nom
- 50th st W, No 534, s s, 425 w 10th av, 25x100.5, 5-sty stone front tenement. Joseph Karasik to Louis Karasik. Mort \$23,500. July 13. July 30, 1908. 4:1078-50. A \$7,500-\$20,000. other consid and 100
- Same property. Louis Karasik to Lawrence Cohen. Q C. July 15. July 30, 1908. 4:1078. other consid and 100
- 53d st W, Nos 114 and 116, s s, 225 w 6th av, 37.6x100.5, one 3 and one 4-sty brk tenements and stores. Eugene Blumenheim EXR and TRUSTEE Therese Schneeweiss to Leopold Brunhild and Leopold Simon of Philadelphia, Pa. June 12. July 24, 1908. 4:1005-42 and 43. A \$26,000-\$30,000. other consid and 5,000
- 66th st E, Nos 335 and 337, n s, 112.6 w 1st av, 37.6x100.5, 6-sty brk tenement and store. Julius Siegler to Samuel Loewy. Mt \$49,800. July 25. July 30, 1908. 5:1441-21. A \$16,000-\$48,000. other consid and 100
- 71st st W, No 55, n s, 210.6 e Columbus av, 18x102.2, 4-sty and basement stone front dwelling. Lora C Schroeder to Ralph P Buell, of Bayside, L I. Mort \$22,500. July 27. July 29, 1908. 4:1124-9. A \$16,000-\$24,000. other consid and 100
- 72d st E, Nos 241 to 251. 64th st E, No 33. Spring st, Nos 134 and 136. Wooster st, Nos 84 and 86. Greene st, No 130. Agreement as to assignment of all right, title and interest to above of which Louis Schoolherr died seized, &c. Hugo Schoolherr et al with Ernestine Schoolherr as TRUSTEE. Feb 19. July 29, 1908. 5:1427, 2:486 and 513. nom
- 76th st E, No 226, s s, 230 w 2d av, 25x102.2, 4-sty brk tenement and store. Samuel Goldman et al to Louis Platt. Mort \$17,750. July 29. July 30, 1908. 5:1430-34. A \$11,000-\$19,000. nom
- 79th st E, No 323, n s, 316.10 w 1st av, 27.1x102.2, 4-sty stone front tenement. Leon J Neumann to Leon J and Rebecca Neumann his wife tenants by entirety. All liens. July 28, 1908. 5:1542-13. A \$9,500-\$20,500. other consid and 100
- 81st st E, No 311, n s, 200 e 2d av, 25x102.2, 5-sty stone front tenement. Franziska M Britting to Charles Seiferd and Henry G Leist. Mort \$24,500. June 30. July 25, 1908. 5:1544-9. A \$8,500-\$20,000. other consid and 100
- 82d st W, No 315, n s, 180 w West End av, 20x102.2, 4-sty and basement stone front dwelling. Louis Lahn et al to Celia L Clarke. Mort \$15,000. July 11. July 30, 1908. 4:1245-12. A \$13,500-\$24,000. 100
- 83d st E, Nos 227 and 229, n s, 355.10 e 3d av, 50.10x102.2, two 4-sty stone front tenements. Pinkus Jaffe to William and Chas H Schubart. Mort \$36,000. July 30, 1908. 5:1529-15 and 16. A \$21,000-\$32,000. other consid and 100
- 84th st E, No 313, n s, 175 e 2d av, 25x102.2, 4-sty stone front tenement. Abraham Rothschild to Margaret McManus. Mort \$14,200. July 20. July 30, 1908. 5:1547-8. A \$8,500-\$15,000. nom
- 86th st W, No 36, s s, 500 w Central Park West, 25x102.2, 5-sty brk and stone dwelling. Wm H Hall Jr to Clara S Stanchfield, Reberton, Conn. Mort \$35,000. July 27, 1908. 4:1199-53. A \$44,000-\$—.

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RECORD AND GUIDE

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(Volume LXXXI)

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- 89th st E, No 227, n s, 175 w 2d av, 25x100.8, 5-sty brk tenement. Chas A Person to Isaac Schmeidler and Irving Bachrach. All liens. July 23. July 28, 1908. 5:1535-17. A \$9,000-\$21,000. other consid and 100
- 89th st E, No 227, n s, 175 w 2d av, 25x100.8, 5-sty brk tenement. Irving Bachrach et al to Chas A Person. All liens. July 23. July 24, 1908. 5:1535-17. A \$9,000-\$21,000. other consid and 100
- 90th st W, No 259, n s, 100 w Broadway, 18x100.8, 4 and 5-sty brk dwelling. Archibald M Campbell to Louise De L'Aigle Seyd. B & S and C a G. All liens. July 24. July 28, 1908. 4:1238-9. A \$10,000-\$23,000. nom
- 91st st W, n s, 158.8 e Broadway, runs n 30.2 x e 3.4 x n 42.6 x e 4 x n 28 x e 6.8 to e s Bloomingdale road, closed, x s — to st x w 4 to beginning. Chelsea Realty Co to D Edwin O'Neil. B & S. All liens. July 17. July 28, 1908. 4:1239. nom
- 97th st W, No 126, s s, 537.5 e Amsterdam av, 17.6x100.7, 3-sty and basement stone front dwelling. Everett Ryder to Chas F Smith. Mort \$8,000. July 28. July 29, 1908. 7:1851-43. A \$7,000-\$13,000. nom
- 97th st E, No 157, n s, 127 w 3d av, 27x100.11, 5-sty stone front tenement. Charles Gerlich to Catharine Gerlich. All liens. May 4. July 25, 1908. 6:1625-31. A \$10,000-\$17,000. other consid and 100
- 98th st W, Nos 152 and 154, s s, 270 e Amsterdam av, 40x100.11, two 5-sty brk tenements. Wm J Casey to John O'Connor. July 24. July 27, 1908. 7:1852-52 and 53. A \$16,000-\$44,000. other consid and 100
- 98th st W, Nos 152 and 154, s s, 270 e Amsterdam av, 40x100.11, two 5-sty brk tenements. John O'Connor to Wm J Casey. Mort \$30,000. July 24. July 28, 1908. 7:1852-52 and 53. A \$16,000-\$44,000. other consid and 100
- 98th st E, n s, 350 e 5th av, 25x100.9, vacant. Maurice B Mendham to Rebecca Myers. July 21. July 27, 1908. 6:1604-15. A \$15,000-\$15,000. other consid and 100
- 100th st E, No 105, n s, 51 e Park av, 25x75, 5-sty brk tenement. Charles Malitz to Joseph J Bach, Borough of Queens. Mort \$19,000. April 2. July 30, 1908. 6:1628-3. A \$8,000-\$18,000. other consid and 100
- 101st st W, No 64, s s, 200 e Columbus av, 25x100.11, 5-sty brk tenement. Ferdinand Steiermann to First United Presbyterian Church. Mort \$19,000. July 1. July 30, 1908. 7:1836-56. A \$11,000-\$24,000. other consid and 100
- 101st st E, No 100 s e cor Park av, 16x100.11, 3-sty brk dwelling. Park av Godspeed Realty & Impt Co to Mechanics & Traders Realty Co. Mort \$12,000 and all liens. June 22. July 29, 1908. 6:1628-72. A \$8,000-\$10,000. other consid and 100
- 102d st E, No 311, n s, 175 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Barnet Chreïn and ano to Rosa H Davis. Mort \$—. July 23. July 27, 1908. 6:1674-8. A \$10,000-\$44,500. other consid and 100
- 102d st E, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. Louis Meyer Realty Co to Fanny Baron. Mort \$18,808. July 23. July 24, 1908. 6:1629-71. A \$7,500-\$17,000. other consid and 100
- 107th st W, No 303, n s, 258 e Riverside Drive, 17x100.11, 4 and 5-sty brk dwelling. FORECLOS, June 25, 1908. Archibald R Watson ref to Hattie Fleischman. July 23. July 24, 1908. 7:1892-44½. A \$10,500-\$26,000. 27,900 ✓
- 111th st W, n s, 75 w Broadway, 50x100.11, vacant. Release mort. Edward Franklin to Berdie Mandel. July 22. July 29, 1908. 7:1894-43. A \$30,000-\$30,000. other consid and 100
- 114th st E, Nos 162 and 164, s s, 118.8 e Lexington av, runs s 100.11 x e 31.4 x n 0.1 x e 9.4 x n 100.10 to st x w 40.8 to beginning. 6-sty brk tenement and store. Minnie Zucker to Henry C Reed. Mort \$53,500. July 27. July 28, 1908. 6:1641-49. A \$—\$. other consid and 100
- 114th st E, No 205, n s, 117.6 e 3d av, 17.6x100.11, 5-sty stone front tenement. Isaac Levy to Esther Levy his wife. Mort \$11,625. Mar 7. July 28, 1908. 6:1664-6. A \$4,500-\$14,500. other consid and 100
- 115th st W, Nos 612 and 614, s s, 225 w Broadway, 50x100.11, 8 and 9-sty brk and stone tenement. Max Blanck to Abraham Heyman. Mort \$100,000. July 27. July 30, 1908. 7:1896-34. A \$28,000-\$135,000. other consid and 100
- 116th st E, Nos 242 and 244, s s, 110 w 2d av, 43x100.11. 116th st E, Nos 238 and 240, s s, 153 w 2d av, 40x100.11. two 6-sty brk tenements and stores. Jacob Wiener to Berdie Wiener his wife. ½ part. Mort on whole \$118,500. June 30. July 28, 1908. 6:1665-31 and 33. A \$33,500-\$107,000. nom
- 116th st W, No 368, s s, 175 w Manhattan av, 25x100, 5-sty stone front tenement. Richard T Henshaw and ano to John H Henshaw as TRUSTEE. Mort \$21,000. B & S. July 16. July 27, 1908. 7:1849-47. A \$14,000-\$24,000. nom
- 119th st W, s s, 150 e Amsterdam av, 125x100.11, vacant. Sidney Hersch to Isaac Sakolski. Q C. July 1. July 30, 1908. 7:1962, 26 to 30. A \$46,000-\$46,000. other consid and 100
- Same property. Isaac Sakolski to Fredk W Fieder, Jr. All liens. July 29. July 30, 1908. 7:1926. other consid and 100
- 119th st W, s s, 150 e Amsterdam av, 125x100.11, vacant. Release dower. Roselle H wife of Marcus L Osk to Fredk W Fieder, Jr. July 29. July 30, 1908. 7:1962-26 to 30. A \$46,000-\$46,000. other consid and 100
- Same property. Fredk W Fieder, Jr. to Everett Jacobs. Mort \$61,250. July 29. July 30, 1908. other consid and 100
- 119th st E, Nos 336 and 338, s s, 230 w 1st av, 35x100.10, 6-sty brk tenement and store. FORECLOS, July 21, 1908. August Hurst ref to Abel King. July 24. July 27, 1908. 6:1795-37. A \$8,500-\$41,000. 8,000 ✓
- 122d st W, No 508, s s, 100 w Amsterdam av, 50x95.11, 6-sty brk tenement. A Fred Silverstone and ano to Mirror Realty Co, a corpn. Mort \$69,200. July 3, 1908. 7:1976-37. A \$25,000—P \$65,000. Corrects error in issue of July 4, when grantees name was Mirror Realty Co. other consid and 100
- 124th st E, No 307, n s, 100.6 e 2d av, 18.3x100.11, 3-sty brk dwelling. Simon Berman to Mary Berman his wife. Mort \$6,000. July 29, 1908. 6:1801-5. A \$4,000-\$7,500. nom
- 125th st E, No 340, s s, 168.9 w 1st av, 18.9x100.11, 3-sty brk dwelling. Henry E Duncan and ano EXRS Cath B Duncan to Jeanie and Effie Duncan. July 28. July 29, 1908. 6:1801-31½. A \$6,000-\$9,000. 9,000 ✓
- Same property. Henry E Duncan to same. C a G. July 28. July 29, 1908. 6:1801. nom
- 125th st W, No 48, s s, 488.1 w 5th av, 15.7x100.11, 4-sty stone front store building. Casimir Fabregou to Edith S F wife of Chas T Wade. B & S. Mar 5. July 24, 1908. 6:1722-56. A \$24,000-\$29,000. gift
- 126th st E, No 229, n s, 280 w 2d av, 25x99.11, 5-sty brk tenement. Charles Gerlich to Catharine Gerlich. All liens. May 4. July 25, 1908. 6:1791-13. A \$7,000-\$23,000. other consid and 100
- 126th st E, No 31, n s, 85 w Madison av, 17.5x99.11, 3-sty stone front dwelling.
- 126th st E, No 50, s s, 250 w Park av, 20x99.11, 3-sty stone front dwelling. Arthur C Martin to Caroline W Martin, of Rockville Centre, N Y. C a G. July 16. July 29, 1908. 6:1751-13½. A \$9,500-\$13,500; and 1750-47. A \$8,000-\$12,500. nom
- 127th st W, No 116, s s, 175 w Lenox av, 16.8x99.11, 3-sty and basement stone front dwelling. Horatio D Van Syckel to Emeline wife of Horatio D Van Syckel. Mort \$2,000. Aug 2, 1893. July 24, 1908. 7:1911-41. A \$7,300-\$9,500. 2,500 ✓
- 127th st E, No 225, n s, 255 e 3d av, 18.6x99.11, 5-sty brk tenement. Sarah and Maria S Heiser to Mortimer Bishop. B & S. All liens. June 17. July 24, 1908. 6:1792-11. A \$4,500-\$14,500. nom
- Same property. Mortimer Bishop to Sarah and Maria S Heiser as joint tenants. B & S. All liens. June 17. July 24, 1908. 6:1792. nom
- 128th st E, No 25, n s, 70 w Madison av, 20x99.11, 3-sty stone front dwelling. John W Wood to Lucy A Kennelly. B & S and C a G. Mort \$13,000. May 1, 1907. July 28, 1908. 6:1753-14. A \$8,500-\$14,000. nom
- 131st st W, No 19, n s, 235 w 5th av, 25x99.11, 5-sty brk tenement. Christina Dillman to Alfred Wachter. Mort \$12,500. July 29, 1908. 6:1729-27. A \$10,000-\$22,000. nom
- 133d st E, Nos 41 and 43, n s, 60 e Madison av, 50x99.11, 6-sty brk tenement and store. FORECLOS, July 21, 1908. Francis S McAvoy ref to One Hundred and Thirty-third Street Realty Co. July 21. July 30, 1908. 6:1758-24. A \$10,000—P \$15,000. 6,000 ✓

133d st W, Nos 536 and 538, s s, 380 w Amsterdam av, 35x99.11, two 4-sty brk tenements. Samuel Krouse to Ida Held. Mort \$22,000. July 22. July 24, 1908. 7:1986-112 and 113. A \$10,400-\$20,000. other consid and 100

133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Edw A Strohecker to Timothy D Healy. Mort \$35,000. July 27. July 28, 1908. 7:1938-41. A \$15,000-\$36,000. other consid and 100

133d st W, No 63, n s, 185 e Lenox av, 25x99.11, 5-sty stone front tenement. FORECLOS, June 25, 1908. Chas D Donohue referee to Eva and David Kramer and Minnie K Gutmann. June 26. July 28, 1908. 6:1731-9. A \$10,000-\$22,000. 20,625 ✓

133d st W, No 251, n s, 258.4 e 8th av, 16.8x99.11, 3-sty stone front dwelling. Mary A McCormack to Geo F Picken. Mort \$8,000. July 28. July 29, 1908. 7:1939-11. A \$6,600-\$8,000. other consid and 100

135th st E, No 5, n s, 50 e 5th av, 25x99.11, 5-sty brk tenement and store. Jessie L Smith to Elston M French, of Plainfield, N J. Mort \$23,000. July 21. July 24, 1908. 6:1760-3. A \$8,000-\$21,000. nom

136th st W, s s, 250 w Amsterdam av, 75x99.11, two 6-sty brk tenements. FORECLOS, June 16, 1908. Louis Steckler ref to A N McInnis Realty Co. Mort \$23,565.78. June 23. July 24, 1908. 7:1988-117 and 118. A \$27,000-\$12,100 ✓

136th st W, s s, 325 w Amsterdam av, 75x99.11, two 6-sty brk tenements. FORECLOS, June 16, 1908. Joseph C Levi ref to A N McInnis Realty Co. July 22. July 24, 1908. 7:1988-120 and 121. A \$27,000-\$12,100 ✓

143d st W, No 306, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. FORECLOS, June 30, 1908. Elek J Ludvigh to Ida A Person, of Upper Montclair, N J. July 29. July 30, 1908. 7:2043-48. A \$5,000-\$27,150 ✓

145th st W, No 350, s s, 85.2 w Edgecombe av, 16.3x106.10x16x104.2, 3-sty brk dwelling. Patrick J O'Brien to George Nash. Q C. July 24. July 25, 1908. 7:2051-55. A \$4,700-\$9,500. nom

146th st W, No 419, n s, 587.6 e Amsterdam av, 12.6x99.11, 4-sty brk dwelling. N Y Leasing Co to Rebecca B Reynolds. B & S. Aug 1, 1907. July 28, 1908. 7:2061-24½. A \$3,500-\$8,500. other consid and 100

146th st W, No 419, n s, 587.6 e Amsterdam av, 12.6x99.11, 4-sty brk dwelling. Rebecca B Reynolds to Julia E Byrne. B & S. July 28, 1908. 7:2061-24½. A \$3,500-\$8,500. 10,130 ✓

148th st W, No 455, n s, 94 w Convent av, 18.6x99.11, 3-sty brk dwelling. Christian Roeser to Catherine Courtney. July 22. July 29, 1908. 7:2063-10½. A \$4,400-\$11,500. other consid and 100

152d st W, No 529. Power of attorney. Emma L Cohn to Geo H Rosenblatt and Wm V Goldberg. July 14. July 30, 1908. —

158th st W, Nos 537 and 539, on map No 537, n s, 266.8 e Broadway, 41.8x99.11, 6-sty brk tenement. Chas E Dressler to Audubon Heights Realty Co. B & S. Mort \$53,000 and all liens. July 29, 1908. 8:2117-57. A \$16,700-\$54,000. nom

158th st W, Nos 537 and 539, on map No 537, n s, 266.8 e Broadway, 41.8x99.11, 6-sty brk tenement. Lena Wolf to Chas E Dressler. Mort \$53,000. July 3. July 25, 1908. 8:2117-57. A \$16,700-\$54,000. other consid and 100

162d st W, Nos 508 and 510, s s, 560 e Broadway, runs e 40 x s 99.11 x w 25 x n — x w 15 x n 99.10 to beginning, 5-sty brk tenement. Max Marx to Frank P Schimpf. Mort \$40,000. July 29. July 30, 1908. 8:2120-30. A \$16,000-\$43,000. other consid and 100

163d st W, No 444, s s, 162.6 e Amsterdam av, 37.6x112.6, 6-sty brk tenement. FORECLOS, July 28, 1908. Lowen E Ginn ref to City Real Estate Co. Mort \$36,500. July 29. July 30, 1908. 8:2110-13. A \$12,000-\$45,000. 10,000 ✓

169th st W, No 519, n s, 95 e Audubon av, 50x81.7, 2-sty frame building and vacant. Irving Bachrach et al to Chas A Person. Q C. All liens. July 27. July 30, 1908. 8:2126-54 and 55. A \$10,000-\$10,200. other consid and 100

169th st W, No 519, n s, 95 e Audubon av, 50x81.7, 2-sty frame building and vacant. Chas A Person to Murtha J Garry. All liens. July 24. July 27, 1908. 8:2126-54 and 55. A \$10,000-\$10,200. 100

170th st W, Nos 502 and 504, s s, 100 w Amsterdam av, 50x95, 5-sty brk tenement. The Roosevelt Realty and Construction Co. to Lillian S Lustig. Mort \$47,500. July 28. July 30, 1908. 8:2126-40. A \$12,000-\$25,000. other consid and 100

170th st W, Nos 506 and 508, s s, 150 w Amsterdam av, 50x95, 5-sty brk tenement. The Roosevelt Realty and Construction Co. to Moses M Valentine. Mort \$47,500. July 28. July 30, 1908. 8:2126-38. A \$12,000-\$25,000. other consid and 100

173d st W, No 562, s s, 100 w Audubon av, 37.6x100, 5-sty brk tenement. Isaac Helffer to Isaac Schlesinger. B & S. July 17. July 28, 1908. 8:2129-14. A \$10,500-\$36,000. 100

180th st W, n s, 379.5 e Fort Washington av, runs n 110 x e 58.7 x s 6 x e 12.6 x s 103.3 x w 59.10 to beginning, vacant. Fluri Construction Co to Babette Koch. Mort \$10,250. July 14. July 30, 1908. 8:2176-part of lot 144. other consid and 100

187th st W, s s, 175 e St Nicholas av, 75x100, vacant. Harris Friedman et al to Friedman Construction Co. Mort \$13,000. May 11. July 27, 1908. 8:2157-79 to 81. A \$21,000-\$21,000. other consid and 100

Av A, Nos 1541 and 1543, w s, 51.2 s 82d st, 51.4x106.6, two 5-sty brk tenements and stores. Harry Strasbourger to Hannah Ruderman. Mort \$56,400. July 23. July 24, 1908. 5:1561-25 and 26. A \$21,000-\$48,000. nom

Av A, Nos 1688 and 1690, e s, 20 s 89th st, 40x60, two 4-sty stone front tenements and stores. Russell Blaine Co to Sigmund Orbach. Mort \$18,250. July 25. July 27, 1908. 5:1585-50 and 51. A \$12,000-\$18,000. nom

Av A, No 1014 n e cor 55th st, 25.5x79.8, 5-sty brk tenement and 55th st, No 501 store. Harry Lessem et al to Isaac Glassburg, of Boston, Mass. Mort \$23,750. July 28, 1908. 5:1371-38. A \$13,000-\$25,500. other consid and 100

Av B, No 189, w s, 43.3 n 11th st, 20x90.6, 5-sty brk tenement and store. Mali Miller to Max Miller. All liens. July 27. July 28, 1908. 2:405-36. A \$14,000-\$19,000. nom

Av B, No 220, w s, 45.11 n 13th st, 26.9x95, 4-sty brk tenement and store. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$15,000. July 27. July 28, 1908. 2:407-35. A \$16,000-\$20,000. nom

Av B, No 220, w s, 45.11 n 13th st, 26.9x95, 4-sty brk tenement and store. Jonas Weil et al to Leopold Kaufmann. Mort \$8,100. July 27, 1908. 2:407-35. A \$16,000-\$20,000. nom

Av B, No 293 n e cor 17th st, 36x100, 6-sty brk tenement and 17th st, No 601 store. FORECLOS, June 17, 1908. James W Hyde ref to Godolphin C Creagh. July 23. July 24, 1908. 3:985-1. A \$21,500-\$56,500. 51,000 ✓

Av B, No 301 n e cor 18th st, 36x100, 6-sty brk tenement and 18th st, No 600 store. FORECLOS, July 20, 1908. Thos W McKnight ref to Godolphin C Creagh. July 23. July 24, 1908. 3:985-5. A \$21,000-\$56,000. 52,500 ✓

Av C, No 156, e s, 23.4 s 10th st, runs s 20.10 x e 83 x n 20.6 x w 23 x n 0.4 x w 60 to beginning, 5-sty brk tenement and store. Edward Martinson to Sophie Martinson. Mort \$20,500. July 27, 1908. 2:379-7. A \$12,000-\$18,000. other consid and 100

Av C, No 156, e s, 23.4 s 10th st, runs s 20.10 x e 83 x n 20.6 x w 23 x n 0.4 x w 60 to beginning, 5-sty brk tenement and store. Abraham Pinas to Edward Martinson. Mort \$20,500. July 24. July 25, 1908. 2:379-7. A \$12,000-\$18,000. nom

Amsterdam av, Nos 2204 and 2206, w s, 37.6 s 170th st, 37.6x100, 5-sty brk tenement and store. The Roosevelt Realty & Construction Co to Philip Jacobs. Mort \$42,250. July 28. July 29, 1908. 8:2126-44. A \$18,000-\$30,000. other consid and 100

Amsterdam av, Nos 1749 and 1751, e s, 124.10 n 146th st, 50x100, two 5-sty brk tenements and stores. Henry Marks et al to Sarah Elkin. Mort \$72,000. July 30, 1908. 7:2061-62 and 63. A \$36,000-\$66,000. other consid and 100

Amsterdam av, Nos 2208 and 2210 s w cor 170th st, 37.6x100, 5-170th st, No 500 sty brk tenement and store. The Roosevelt Realty and Construction Co to Edward B Davidow. Mort \$59,000. July 28. July 30, 1908. 8:2126-42. A \$23,000-\$40,000. other consid and 100

Boulevard Lafayette, e l, 98.2 s from n s land Lucius Chittenden, runs s w 98.2 x s e 262.9 x n e 76 x n w 249.11 to beginning, contains 8 67-100 city lots, being lot 55 map Lucius Chittenden at Fort Washington, except part for said Boulevard, vacant. Frederic J Middlebrook to Cornelius K G Billings. B & S. Nov 11, 1907. July 27, 1908. 8:2179-714. A \$8,000-\$8,000. nom

Broadway, e s, 15.5 n 91st st, deed reads lane bounded n by n s of said lane which formerly extended from Bloomingdale road, closed, to Hudson River, s by s s of said lane, e by w s Bloomingdale road and w by Broadway, in block bounded by 91st and 92d sts, Amsterdam av and Broadway, 3-sty brk dwelling. Wm W Astor to Chelsea Realty Co. All title. Q C. July 23. July 25, 1908. 4:1239-24. A \$40,000-\$41,000. nom

Broadway n e cor 123d st, 201.10 to s s 124th st, x175, four 6-123d st sty brk tenements. Jennie Davidson to Riston Realty 124th st Co. Mort \$600,000. July 28. July 30, 1908. 7:1978-1, 6, 57 and 61. A \$-\$. other consid and 100

Broadway, Nos 1428 to 1432 s e cor 40th st, runs s 51.3 x e 40th st, Nos 116 to 130 102.11 x s 49.4 x e 100 x n 98.9 to 40th st, x w 216.8 to beginning, 5-sty brk theatre (Empire) and 3-sty brk building and store. Release dower. Octavia A Sanger widow to Al Hayman and Richd W Freedman as EXRS & c. Frank W Sanger. Q C. All title. June 10, 1904. July 29, 1908. 3:815-42 to 47. A \$650,000-\$765,000. nom

Broadway or 6th av n w cor 32d st, 197.6 to s s 33d st x400, build-32d st ings being demolished. Hudson Companies 33d st to Manhattan-Hudson Realty Co, a corpn. All liens. July 28. July 29, 1908. 3:808-21 to 65. A \$2,794,000-\$-. other consid and 500

Broadway n e cor 123d st, 201.10 to s s 124th st x175, four 6-sty 123d st brk tenements. Augusta Reis to Jennie Davidson. 124th st All liens. Aug 22, 1907. July 29, 1908. 7:1978-1, 6, 57 and 61. A \$-\$. nom

Broadway n w cor 161st st, 102.3x150, 2-sty frame dwelling and 161st st vacant. Wm W Strouse to Loyal L Smith. Mort \$60,000. Apr 3. July 29, 1908. 8:2137-part of lots 18 and 24. other consid and 100

Broadway n e cor 187th st, 74.1x105.11x71.6x85.9, vacant. FORE-187th st CLOS, June 24, 1908. Thos W Churchill referee to Trim Realty Co, a corpn. July 29, 1908. 8:2170-1 and 2. A \$18,000-\$18,000. 22,350 ✓

Fort Washington av, s w cor 170th st, 2-sty frame dwelling and 1-sty frame stable thereon. Francis A Carlson to the Realty Co, of Fort Washington, a corpn. All title. July 22. July 24, 1908. 8:2139. 3,000 ✓

Lenox av, Nos 661 to 665 n w cor 143d st, 40x100, 6-sty brk 143d st tenement and store. Emanuel Strauss to Penco Realty Co. All liens. June 30. July 24, 1908. 7:2012-29. A \$29,500-\$55,000. 100

Lenox av, No 371, w s, abt 55 s 129th st, —x—, 4-sty brk tenement and store, all.

48th st W, No 114, s s, abt 165 w 6th av, —x—, 4-sty stone front dwelling. ½ part. Revocation of trust deed dated Feb 26, 1907. Julia D J de Vado to United States Trust Co of N Y. July 28. July 29, 1908. 7:1913-34. A \$7,500-\$13,000; 4:1000-39. A \$30,000-\$32,000.

Lexington av, No 1258, w s, 22.2 s 85th st, 20x67.2. Lexington av, No 1260 s w cor 85th st, 22.2x67.2, two 4-sty stone 85th st, No 132 front tenements and stores. Andrew B Gebhardt to Wm I Jacobs. Mort \$40,000. July 28. July 29, 1908. 5:1513-57½ and 58. A \$33,000-\$45,000. other consid and 100

Lexington av, No 1258, w s, 22.2 s 85th st, 20x67.2, 4-sty stone front tenement and store. Lexington av, No 1260 s w cor 85th st, 22.2x67.2, 4-sty stone 85th st, No 132 front tenement and store. Mort \$40,000. Wm S Jacobs to Andrew B Gebhardt, of Brooklyn. July 28, 1908. 5:1513-57½. A \$12,000-\$17,000. other consid and 100

Lexington av s w cor 38th st, 24.9x20, 5-sty stone front 38th st, No 136 dwelling. Richard T Henshaw and ano to John H Henshaw as TRUSTEE. B & S. July 16. July 27, 1908. 3:893-71. A \$19,500-\$23,000. nom

Lexington av, No 684, appraised \$22,000. 4th av, No 114, appraised \$20,000. 11th st, No 219 East, appraised \$16,500. Certificate by Patrick C Dugan Deputy Comptroller of State of N Y, as to payment of \$2,253.40 transfer tax on estate of Henry Barnard decd by Phillip Barnard and ano EXRS of above estate. July 22. July 24, 1908. 2:467 and 557 and 5:1311. —

Madison av, No 2020 n w cor 128th st, 19.11x70, 3-sty stone front 128th st dwelling. John W Wood to Lucy A Kennelly. B & S and C A G. Mort \$16,500. May 1, 1907. July 28, 1908. 6:1753-15. A \$14,000-\$19,000. nom

Madison av, No 78 s w cor 28th st, 25x95, 4 and 5-sty stone front 28th st dwelling. Kips Bay Realty Co to Ellen Y Scott of Jersey City, N J. B & S. Mort \$90,000. July 28. July 29, 1908. 3:857-65. A \$83,000-\$96,000. other consid and 100

Madison av, No 78 s w cor 28th st, 25x95, 4 and 5-sty stone front 28th st dwelling. Ellen Y Scott to Kips Bay Realty Co. Mort \$80,000. July 29. July 30, 1908. 3:857-65. A \$83,000-\$96,000. other consid and 100

Madison av, Nos 2121 to 2127 n e cor 133d st, 99.11x60, two 6-sty 133d st, No 39 brk tenements and stores. FORE-CLOS, July 21, 1908. Francis S McAvoy referee to One Hundred and Thirty-third Street Realty Co. July 21. July 30, 1908. 6:1758-20 and 21. A \$32,000-\$45,000. 10,000 ✓

DENNIS G. BRUSSEL
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Northern av | w s, 510.8 n 181st st, 80x238.9 to e s Boule-
Boulevard Lafayette | vard Lafayette, x77.5x264.9, vacant. Pater-
no Bros, a corpn, to Paterno Construction Co. July 24. July 27,
1908. 8:2179-25. A \$-\$. other consid and 100
Park av, No 1613, e s, 50.11 s 115th st, 25x80, 5-sty brk tenement
and store. Marcus L Osk et al to Main Realty Co, a corpn. Mt
\$15,000. July 16. July 24, 1908. 6:1642-71. A \$7,000-\$15,-
000. 100
Park av, No 1440 | n w cor 106th st, 75.11x25, 5-sty brk tenement
106th st, No 77 | and store. Fredk W Kroehle et al to F Dorn-
berger Realty Co, a corpn. Q C. July 16. July 24, 1908. 6:-
1612-35. A \$14,000-\$26,000. 100
Principal private road or av, running through lots 10, 9, 8, 7, 6 and
5 leading from residence of Abraham R Van Nest on said prop-
erty to Valley st or road, which runs from Kingsbridge road to R
R Station, c l, runs n w 417.8 to e l said private road, x s 50 x s
50 x s w 225 x s w 125 x s e 75 x s e 146.7 x n e 474.7 to be-
ginning, part lots 5 to 7 map property of Saml Thomson, 12th
Ward, contains 3 18-100 acres. Walter F Burns to Burns Realty
Co. Mort \$40,000. July 16. July 28, 1908. 8:2255.
other consid and 100
St Nicholas av, No 320 | n e cor 126th st, 75.2x19.3x74.5x30.4, 4-
126th st | sty brk tenement. Annie McDermott to
Mary McDermott. Mort \$21,500. July -, 1908. July 28, 1908.
7:1953-20. A \$13,000-\$20,000. other consid and 100
St Nicholas av, No 195, w s, 59.3 s 120th st, 29.6x82.11x25.2x67.5,
5-sty stone front tenement and store. Rosa Opoznauer to Max
Lowenstein. Mort \$25,700. July 30, 1908. 7:1925-55. A \$10,-
000-\$23,000. other consid and 100
West End av, No 294, e s, 47 s 74th st, 17.6x54, 3-sty brk dwell-
ing. Richard T and Sidney P Henshaw to John H Henshaw as
TRUSTEE. B & S Mort \$12,000. July 16. July 27, 1908.
4:1165-63. A \$13,000-\$20,000. nom
1st av, No 1156, e s, 50.5 n 63d st, 25x81, 5-sty brk tenement and
store. Antonio Magnani to Antonio Gabrielli. 1-6 part. July
25. Mort \$-. July 27, 1908. 5:1458-3. A \$9,000-\$19,-
000. other consid and 100
1st av, No 1944, e s, 63.5 n 100th st, 37.6x100, 6-sty brk tenement
and store. Yetta Lefkowitz to Harry Strausbourger. Morts \$41,-
000. July 21. July 24, 1908. 6:1694-4. A \$11,000-\$45,000.
other consid and 100
1st av, No 2370, e s, 120 n 121st st, 23x37x31.2x58.2, 4-sty brk
tenement and store. Franziska M Britting to Morr's Kite and
Samuel Bader. Mort \$8,000. July 27. July 28, 1908. 6:1809
-50. A \$4,500-\$10,000. other consid and 100
2d av, Nos 1924 and 1926, e s, 120.11 s 100th st, 40x106, 6-sty brk
tenement and store. Release mort. Albert Crane to Thomas Gra-
ham. Nov 23, 1907. July 24, 1908. 6:1671-3. A \$15,000-P
\$45,000. 16,033.05
2d av, Nos 1928 and 1930, e s, 80.11 s 100th st, 40x106, 6-sty brk
tenement and store. Release mort. Albert Crane to Thomas
Graham. Nov 23, 1907. July 24, 1908. 6:1671-52. A \$15,-
000-P \$45,000. 16,033.05
2d av, No 2217 | s w cor 114th st, 24.10x74.11, 4-sty brk ten-
114th st, No 250 | ement and store. John A Weekes, Jr, to Ber-
nard F Golden. July 18. July 27, 1908. 6:1663-29. A \$12,-
500-\$20,000. nom
Same property. Bernard F Golden to John A Weekes. All liens.
July 23. July 27, 1908. 6:1663. nom
2d av, No 2217 | s w cor 114th st, 24.10x74.11, 4-sty brk tene-
114th st, No 250 | ment and store. John A Weekes Jr to Died-
rich Eggers. Mort \$20,000. July 28, 1908. 6:1663-29. A
\$12,500-\$20,000. nom
3d av, Nos 687 and 689, e s, 40.5 n 43d st, 40x80, 4-sty brk tenement
and store. Richard T and Sidney P Henshaw to John H
Henshaw as TRUSTEE. B & S. Mort \$23,000. July 16. July
27, 1908. 5:1317-2 1/2 and 3. A \$26,000-\$34,000. nom
5th av, No 2002, w s, 23.8 n 124th st, 18.6x80, 4-sty and base-
ment stone front dwelling.
126th st E, No 31, n s, 85 w Madison av, 17.5x99.11, 3-sty stone
front dwelling.
126th st E, No 50, s s, 250 w Park av, 20x99.11, 3-sty stone front
dwelling.
Seth S Terry EXR and TRUSTEE Caroline D Martin to Arthur C
Martin, of Rockville Centre, L I. July 15. July 29, 1908. 6:-
1722-34. A \$12,000-\$18,000, 1751-13 1/2. A \$9,500-\$13 500,
1750-47. A \$8,000-\$12,500. nom
5th av, No 2002, w s, 23.8 n 124th st, 18.6x80, 4-sty and basement
stone front dwelling. Caroline W Martin to Arthur C Martin, of
Rockville Centre, L I. Q C. July 15. July 29, 1908. 6:1722
34. A \$12,000-\$18,000. nom
5th av, Nos 699 to 703 | s e cor 55th st, runs e 150 x s 100.5 x w 50
55th st, No 2 | x n 25.5 x w 100 to 5th av x n 75 to be-
ginning, 18-sty brk and stone hotel. James R Roosevelt et al
TRUSTEES William Astor for J J Astor to John J Astor. Dec
6, 1900. July 28, 1908. R S \$600. 5:1290-69. A \$850,000
-\$2,300,000. 600,000 ✓
5th av, Nos 328 to 334 | s w cor 33d st, 98.9x100, four 6-sty brk
33d st | buildings and stores. John J Astor to
James R Roosevelt, Douglas Robinson and Robt H M Ferguson
TRUSTEES William Astor, dec'd, for John J Astor. Sept 25,
1901. July 28, 1908. R S \$323.75. 3:834-45 to 48. A \$1,090,-
000-\$1,210,000. 650,000 ✓
9th av | n e cor 213th st, 99.11x100, vacant. Frank P Schimpf
213th st | to Max Marx. Mort \$12,000. July 30, 1908. 8:2194-
1 and 46 to 48. A \$17,500-\$17,500. other consid and 100
10th av, No 163, n w s, 50 s w 20th st, 23x100, 4-sty brk tene-
ment and store. Thomas D Day Jr to Caroline L Harned. July
16. July 29, 1908. 3:691-34. A \$11,000-\$17,000. 17,000 ✓
14th av, being Lot 26, part farm Samuel Thomson, known as Mt
Washington, contains 2 609-1,000 acres, with all title to water
rights and land under water in front of above, and to land
covered and now in use by Hudson R R Co.
Plot begins at s e cor of above, at w line land Elisha Brooks,
runs s - to land of Willett x w - to Hudson River x n - to
s s 1st parcel x e - to beginning, with all rights, &c, to land
under water of Hudson River, &c.

MISCELLANEOUS.

Appointment of parties 2d part as trustees to hold any and all
kinds of property now or hereafter acquired by party 1st part.
Henry S Patterson et al as directors of Norwich Union Fire Ins
Co of England to Henry F Hitch, Frederick Chauncey and Aug-
ustus J Hewlett as TRUSTEES. June 16, 1879. July 29, 1908.
Designation of additional trustees. Bettie Rothfeld et al EXRS,
TRUSTEES, &c, Sigmund Rothfeld to Robert B Rothfeld and Au-
gust Oppenheimer as co-EXRS and co-trustees. May 14, 1908.
July 27, 1908.
Power of attorney. Asher Holzman to Benj M and Elkan Holz-
man. June 18. July 24, 1908.
Power of attorney. Eliza C Webster to Albert L and Benjamin
Webster. July 4. July 24, 1908.
Power of attorney. Leopold Hess to Wm Sage, Jr. July 9. July
24, 1908.
Power of attorney. C H Pumphrey to William Goldman. July 9.
July 24, 1908.
Power of attorney. Emma Plaut to Milton Stern. June 10. July
24, 1908.
Power of attorney. Republic of Panama to William N Cromwell.
Apr 11. July 28, 1908.
Power of attorney. Anna wife Cornelius Kahlen to Cornelius
Kahlen. Mar 19. July 28, 1908.
Power of attorney. John A McCafferty to John J Phelan. July 7.
July 29, 1908.
Power of attorney. Henry E Jones, of Newport, R I, to Herman
L R Edgar and Charles May. May 4. July 30, 1908.
Revocation of power of attorney. Vincent O'Sullivan to Percy
B O'Sullivan. June 23. July 24, 1908.
Geo H Wilson to The Burns Realty Co, a corpn. Q C and C a G.
July 23. July 29, 1908. 8:147-2256-2257 and 2259. nom

BOROUGH OF THE BRONX.

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

*Beach st, s e s, s w 1-3 of lot 349 map of West Mt Vernon, 32.4x
103.6.
Robertson pl, n w s, strip bounded n w by s w 1-3 of above lot,
5x32.4.
Cecilia A Meyerhoff to Henry M Meyerhoff of Mt Vernon. Mort
\$2,000. May 22. July 24, 1908. other consid and 100
*Catherine st, e s, 373.3 s Westchester av, strip 1.9x100. Wm H
Bard to Wm D Miller. Q C. June 18. July 24, 1908. 100
Exterior st/s e cor Cheever pl, 50x96.7x45.8x97.9, 3-sty brk fac-
Cheever pl | tory. Mort \$15,000.
Exterior st, e s, 50 s Cheever pl, 50x95.3x50x96.7, 1-sty frame
shed and vacant. Mort \$8,500.
Robert Edwards and Adam Lungen to Edwards & Co, Inc, a
corpn. July 15. July 28, 1908. 9:2344. nom
Fox st, Nos 760 to 768, e s, 100 n 156th st, 200x100, five 5-sty brk
tenements. Bronx Borough Realty and Construction Co to Selig
Isaacson. Correction deed. Morts \$-. June 30. July 25,
1908. 10:2720. other consid and 100
Fox st, Nos 760 to 768, e s, 100 n 156th st, 200x100, five 5-sty brk
tenements. Selig Isaacson to Kath B Daniel, of Brooklyn. All
liens. July 24. July 25, 1908. 10:2720. 100
Home st, No 859, n s, 46.6 w Stebbins av, runs n 19.2 x e 0.8 x n
4.9 x w 0.8 x n 88.9 x w 46.2 x s 88.9 x e 0.8 x s 4.10 x w 0.8 x
s 19.2 to st x e 46.2 to beginning, 6-sty brk tenement. Release
mort. The N Y Trust Co to The M & V Construction Co. July
24. July 25, 1908. 10:2694. other consid and 1,000
Kelly st, No 735, w s, 175 n 156th st, 25x100, 2-sty brk dwelling.
Edward Crapser et al to Caroline E Crapser. 4-5 parts. Mort
\$6,000. July 28. July 29, 1908. 10:2701. other consid and 100
*Lincoln st, w s, 225.2 s Columbus av, 24.10x100, Van Nest. Wm
C Baker to Augusta wife of Wm C Baker. Morts \$4,000. Jan
30, 1907. Re-recorded from Jan 31, 1907. July 27, 1908.
other consid and 100
*Madison st, e s, 175 s Morris Park av, 25x100. Jane Kitchen to
Delia Fetzter. July 24. July 27, 1908. other consid and 100
*Matilda st, n w s, lot 184 map Washingtonville, 50x100. Arthur
H Hashagen to Henry O D Hashagen. B & S. July 20. July 27,
1908. nom
Minford pl | n e cor Jennings st, 37.6x100, vacant. Minford Realty
Jennings st | Co to Chas W Smith. All liens. July 25. July 28,
1908. 11:2977. nom
Minford pl, w s, 132.6 s Boston road, 41.3x100x-x81, vacant.
Henry Heineman and ano to Wm H Frame, 1-3 of 1/2 part, Alex-
ander Kahn 1-3 of 1/2 part., and George F Johnson 1-3 of 1/2
part. B & S and C a G. July 28, 1908. 11:2967.
other consid and 100
St Georges Crescent, s s, 50 w Grenada pl, 50.1x86.4x50x87.7, 2-
sty frame dwelling. John P Nordstrom et al HEIRS, &c, Peter
G Nordstrom to Oscar A and George G and Emil A Nordstrom.
C a G. July 29. July 30, 1908. 12:3312. nom
Same property. John P Nordstrom EXR Charlotta C Nordstrom
to same. July 29. July 30, 1908. 12:3312. 10,000
Tiffany st, No 921, w s, 240 s 163d st, 35x105, 4-sty brk tene-
ment. Release mort. Lawyers Title Ins and Trust Co to Meehan
Construction Co. July 24. July 25, 1908. 10:2711. 15,666.67
Same property. Release mort. Same to same. July 24. July 27,
1908. 10:2711. 333 33
Whittier st, w s, 350 s Garrison av, 50x100, vacant. Utility Realty
Co to Meehan Construction Co. Mort \$800. July 9. July 27,
1908. 10:2762. other consid and 100
Same property. Meehan Construction Co to Utility Realty Co.
July 9. July 27, 1908. 10:2762. other consid and 100
*Willow lane, s s, 50 w Gainsborg av, 25x94.4x25x93.6, Tremont
terrace. Bankers Realty and Security Co to Luigi Uvine. All
liens. July 25. July 27, 1908. 100
*Same property. Luigi Uvine to Albert Paul. July 25. July 27,
1908. other consid and 100
*Willow lane, s s, 50 w Gainsborg av, 25x94.4x25x93.6. Release
mort. A Morton Ferris to Bankers Realty and Security Co. July
23. July 27, 1908. 300

MAPLEDORAM & CO.

REAL ESTATE BROKERS

Bay Ridge Property

Our Specialty

FIFTH AVE. AND 79th ST.
BROOKLYN, N. Y.

TELEPHONE, 724 BAY RIDGE.

- *4th st, s e s, 220 n e Union av, 20x100, Westchester. Peter O'Donnell to Peter S Trafford and Mary his wife, joint tenants. Mort \$2,000. July 27. July 29, 1908. other consid and 100
- 140th st, No 595, n s, 340 e St Anns av, 40x95, 5-sty brk tenement. Geo F Picken to Mary A McCormack. Morts \$34,650. July 29, 1908. 10:2552. other consid and 100
- 146th st, No 269, n s, 8.9 w Morris av, 25x110, 2-sty frame dwelling. Release mort. Emigrant Industrial Savings Bank to Wm F A Kurz. Q C. July 1. July 30, 1908. 9:2336. 2,000
- 147th st, Nos 536 and 538 (814 and 816), s s, 174.6 w St Anns av, 50x99.9, 5-sty brk tenement. Samuel Neuman to Herman Heidenreich. Mort \$47,750. July 27. July 28, 1908. 9:2273. nom
- 151st st, No 285, n s, 170.3 e Morris av, 37.6x117.2, 6-sty brk tenement. Fannie Shampanski to Abraham Ruth and Morris B Evens. Morts \$25,700. July 30, 1908. 9:2411. nom
- 156th st, No 491 (733), n s, 74.10 w Brook av, 24.11x100x23.6x100, 5-sty brk tenement. Morris Kite et al to Franziska M Britting. Morts \$25,000. July 27. July 28, 1908. 9:2364. other consid and 100
- 162d st, n s, 323.5 e Prospect av, runs n 123.7 x n e 58 to an intersecting curve, being a point on w s 163d st x s e 18.10 x again s e still along 163d st 111 to n s 162d st x s w 98 to beginning, vacant. James C Gaffney to J C Gaffney Construction Co. All liens. July 7. July 28, 1908. 10:2690. nom
- 162d st, n s, 323.5 e Prospect av, runs n 123.7 x n e 58 to w s 163d st x s e 18.10 x s e still along 163d st 111 to n s 162d st x s w 98 to beginning, vacant. Martin S Kelly to James C Gaffney. All liens. June 28, 1907. July 28, 1908. 10:2690. nom
- 163d st, w s, 44.8 n 162d st, 85.2x58x80.9x85.4, vacant. Release mort. Title Insurance Co of N Y to J C Gaffney Construction Co. July 24. July 29, 1908. 10:2690. nom
- 169th st, Nos 301 and 303 | n e cor College av, 41.8x80, two 2-sty College av | frame dwellings. Henry C Stiehler to William Loewenthal. July 13. July 30, 1908. 11:2783 and 2785. nom
- *175th st, w s, 180.3 s Westchester av, 50x100, Westchester. Henry A Park to Adolph Breslau. Mort \$2,850. July 28. July 29, 1908. nom
- 175th st, No 722 (988), s w s, abt 25 w Clinton av, 25x100, 2-sty frame dwelling. Wm Behrens et al to Katie Stauderman. Mts \$4,382 and all liens. May 26. July 27, 1908. 11:2948. other consid and 100
- 183d st, No 773, n s, 217.11 w Southern Boulevard, runs n 100 x e 100 x n 25 x w 133.11 x s 125.4 to st, x e 24.11 to beginning, 2-sty frame dwelling. Millie Walcoff to Esther Wolin. Morts \$8,500. July 28. July 29, 1908. 11:3114. other consid and 100
- 189th st, No 214, s s, 109 w Valentine av, 22.8x93.4, 2-sty frame dwelling.
- 189th st, No 210, s s, 145.4 w Valentine av, 22.8x93.4, 2-sty frame dwelling. Meyer Singer to Arthur C Hearle. Morts \$15,750. July 20. July 29, 1908. 11:3152. nom
- 198th st, No 108, s s, 75 e Creston av, 25x98, 2-sty frame dwelling. James Ryan to Mary S wife James Ryan. Mort \$3,500. July 27. July 28, 1908. 12:3315. other consid and 100
- *214th st, n s, 150 e 6th av, Laconia Park. Release mort. Frank Koch to Charles Currao. July 13. July 30, 1908. 315
- *214th st, n s, 225 w Tilden av, 25x100, Laconia Park. A Shatzkin & Sons to Pascole Felice. Mort \$600. July 22. July 24, 1908. other consid and 100
- *218th st (4th av), s s, 281 e White Plains road, 50x114, Wakefield. Eliz A Diller to Rubina Aliesandro and Angela Sparagna. Mort \$2,700. July 23. July 29, 1908. nom
- *233d st, late 19th av | n s, 100 w White Plains road, 106x229 to 234th st | s s 234th st late 20th av, Wakefield. Estella De Leeuw to Morris B Baer. Sept 27, 1900. July 28, 1908. nom
- 236th st, s s, 75 e Oneida av, 25x100, vacant. Investors Mortgage Co to Cushing Realty Co. June 29. July 30, 1908. 12:3370. nom
- 261st st, n s, 46 w Tyndall av, 44x100, vacant. Fredk P and Henry A Forster to Forster Property Builders. July 15. July 25, 1908. 13:3423. 2,610
- *Av A | s w cor 15th st, 108x205, Unionport. Louisa Stuckhardt to 15th st | Henry L Stuckhardt. 1/2 part. Morts \$2,500. June 15. July 28, 1908. nom
- Arthur av, No 2175, w s, 135.2 n Oak Tree pl, 25x92.11x25x93.1, 2-sty frame dwelling. Chas H Ruopp to Francesco V Nicolosi. Morts \$7,350. July 29. July 30, 1908. 11:3063. nom
- Arthur av, e s, — s 187th st, and being lot 346 map S Cambreling et al at Fordham, 25x87.6, except part for av. Giovanni Paloni et al to C Luigi Fusilli. Morts \$15,500. July 22. July 28, 1908. 11:3073. 100
- Aqueduct av | e s, 50 s 183d st, 50x101.1 to w s Macombs Macombs Dam road | Dam road, x50x100.9 with all title to Macombs Dam road, in rear of above, vacant. Wm C Bergen to John Albert. Mort \$10,000. July 28. July 29, 1908. 11:3211. other consid and 100
- Anthony av | s w cor 176th st, 45.5x90x52x90.3, vacant. FORE-176th st | CLOS, July 21, 1908. Robt J Culhane ref to August C Nanz. July 28. July 29, 1908. 11:2891. 12,500
- Belmont av | w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d 182d st | st x e and n e along n s 182d st and w s Belmont av 128.7 to beginning, vacant. Rachel Hattenbach et al to Mosholu Realty Co. Morts \$5,000. July 24. July 25, 1908. 11:3086. other consid and 100
- *Barnes av, No 3913, w s, 69.3 s 223d st, 22.9x105.4. Release mort. Theodore Wentz to Frank Boyle. July 27. July 28, 1908. 3,500
- Belmont av | w s, 200.5 s Tremont av, 200x163.5 to e s Arthur av, No 1910 | Arthur av, x201.8x189, with all title to Arthur av, late Broad st, 2-sty frame dwelling and 1 and 2-sty brk and frame stable and vacant. Mary A Fell to Agnes K Mulligan. July 17. July 24, 1908. 11:2947. nom
- Burnside av, No 253, n e s, 26.11 e Anthony av, 27.10x103.7x25x91.5, 3-sty frame tenement. Anna Hepner to Elizabeth Kelly. Mort \$7,500. July 29, 1908. 11:3156. 100
- Bathgate av, No 1721 | s w cor 174th st, 100.3x37.6, 6-sty brk 174th st, No 498 | tenement and store. 174th Street Construction Co to Samuel Werner. Morts \$47,500. July 27. July 29, 1908. 11:2915. other consid and 100
- *Boyd av, e s, 225 n Jefferson av, 25x100, Edenwald. Bengt Nelson to Vincenzo Merendino. Mort \$285.71. July 21. July 29, 1908. other consid and 100
- Brook av | n w cor 156th st, 100x23.9x99.11x24.11, 5-sty 156th st, No 499 | brk tenement and store. Joseph J Silver to S Eugene Gumpert, of Brooklyn. Morts \$28,600. July 1. July 29, 1908. 9:2364. other consid and 100
- Brook av | n w cor 156th st, 100x23.9x99.11x24.11, 5-sty 156th st, No 499 | brk tenement and store. Martin Saxe to Joseph J Silver. Morts \$28,600. July 29, 1908. 9:2360. other consid and 100
- Bathgate av, No 2052, e s, 252 n 179th st, 18x70, 2-sty frame dwelling. Wm H Treviranus to Esther M Sutherland. Mort \$3,000. May 20. July 30, 1908. 11:3045. nom
- Bathgate av, Nos 1840 and 1842, e s, 112.5 s 176th st, 53.11x94.8, two 2-sty frame dwellings. Mayer Freedman et al to Anna Oehrlein. Mort \$10,500. July 30, 1908. 11:2923. other consid and 100
- *Cornell av, s s, 250 w Mapes av, 50x100, Westchester. Mary Gavagan widow to Christian Swenson. July 29. July 30, 1908. other consid and 100
- Cypress av | n e cor 139th st, runs n 202 to 140th st, x e 95 x s 139th st | 101 x e 75 x s 100.10 to 139th st, x w 170 to be-140th st | ginning. Southern Boulevard, s e cor 141st st, 119.4x76.3x92.4x135.3, vacant. Arthur W Saunders to Chelsea Realty Co. July 23. July 25, 1908. 10:2567, 2592. 100
- Clay av, e s, 1,620.5 n 168th st, 25x78.5x25x78.2, 3-sty frame dwelling. Julius Praglin to Robert S Howard. Mort \$3,300. July 24. July 29, 1908. 11:2887. other consid and 100
- *Chatterton av (7th st) | s e s, at n e s Tremont av, 44.4x26.9 to n e Tremont av | s Tremont av x n w 51.10 to beginning, gore, Unionport. Mary A Coman to Henry I Henning. June 8. July 28, 1908. other consid and 100
- Corlear av, late Water or Ackerman st, w s, 162.4 n of S D & P M R R Co, 32x100, Kingsbridge, 2-sty frame dwelling. Isabella P Meikleham to Bridget Flanagan. Mort \$1,250. July 27. July 28, 1908. 13:3406. other consid and 100
- Crescent av, lot begins 111.9 w Beaumont av and 50 n 187th st, runs n 25 to s e s Crescent av x s w — x e 16.1 to beginning, vacant. Wm A Solling to Anna Solling his wife. July 1. July 28, 1908. 11:3090. other consid and 100
- Decatur av, Nos 3215 and 3217, n w s, 316.7 n e 205th st, 50x100, two 2-sty frame dwellings. Mary A Costello to Rachel Hattenbach, Joseph Marx, Louis Davis and Leopold Nepel. Morts \$10,000. July 24. July 25, 1908. 12:3350. nom
- Forest av, No 756 | n e cor 156th st, 100x35, 5-sty brk tenement 156th st, No 751 | and store. Morris Lazar et al to Adolph Lowy. Mort \$44,000. July 23. July 30, 1908. 10:2655. other consid and 100
- Franklin av, Nos 1408 and 1414 | n e cor 170th st, runs n 108.4 170th st | x e 281.1 to w s Clinton av, Clinton av | x s 68.5 to n s 170th st, x w 101 x n 34.1 x w 81.3 x s 44.6 to n s 170th st, x w 101 to beginning, two 2-sty frame dwellings and vacant. Ferdinand Hecht to Peter Fox. Morts \$25,500. July 20. July 29, 1908. 11:2936. other consid and 100
- *Fairmount av, n s, 50 e Vincent av, 50x100. Emil N Sorgenfrei to William Strobel. Mort \$600. July 25. July 28, 1908. other consid and 100
- Forest av | e s, 271.10 n 165th st, runs e 270 to w s Tinton av x n Tinton av | 75 x w 270 to e s Forest av as on map of Eltona x still w 2.7 to e s Forest av as now laid out x s 75 x e 2.6 to beginning, vacant. Samuel Werner to 174th Street Construction Co. Mort \$17,000. July 27. July 28, 1908. 10:2660. 100
- Grant av, No 991, w s, 60.3 n 164th st, 45.2x80.8x45x84.2, 2-sty frame dwelling and vacant. Mary A McCormack to Geo F Picken. Mort \$2,600. July 28. July 29, 1908. 9:2447. other consid and 100
- *Green av, n s, 100 w Mapes av, 75x100, Westchester. Franklin C Albee to Geo E Buckenham. July 27. July 28, 1908. nom
- Hull av, No 3185 | n w cor 205th st, 29.7x100x25x100.1, 2-sty 205th st | frame dwelling. Chas T Muller to Bridget O'Rourke. Mort \$7,500. July 24. July 27, 1908. 12:3346. nom
- Jerome av | s e cor 194th st, late Kingsbridge road, runs e 260 to Morris av | w s Morris av, x s 259.2 to n s 193d st, x w 260 to e 193d st | s Jerome av, x n 259.2 to beginning, vacant. Fleischmann Realty and Construction Co to Henry U Singh. Morts \$60,000. July 23. July 24, 1908. 11:3191. other consid and 100
- Jerome av | s e cor 194th st, late Kingsbridge road, runs e 260 to 193d st | w s Morris av, x s 259.2 to n s 193d st, x w 260 to 194th st | e s Jerome av, x n 259.2 to beginning, vacant. Release mort on above and agreement that 14th st, No 110 West be conveyed to Farmers Loan and Trust Co as substituted security in place of 1st parcel, also agreement as to release and modification of mortgages and consent, &c. Recorded in Sec 7 and 11. Farmers Loan and Trust Co as trustee under mortgage by Fleischmann Realty and Construction Co with Daniel P Hays et al as bondholders of said Fleischmann Realty and Construction Co. July 13. July 24, 1908. 7:2015; 2030, 2033. nom
- Same property. Certificate as to delivery of bonds, &c. Same to same. July 23. July 24, 1908. 7:2015, 2030 and 2033 and 11:3191.
- *La Salle av, s s, 309 e Fort Schuyler road, 25x100.6. Edwd L Garrow to Wm H Wallace. Mort \$700. Feb 28. July 25, 1908. other consid and 100
- *Same property. Wm H Wallace to Frank L Ward. Feb 28. July 25, 1908. other consid and 100
- Mapes av, late Johnson av, n w s, — n 180th st, and being lot 130 map East Tremont, 61x150x75x150.5, except part for Mapes av. Louise Schaefer to Lena Fuchs. Mort \$6,000. July 23. July 24, 1908. 11:3110. other consid and 100
- *Morris Park av, s s, 50 e Fillmore st, 25x—x—x103, except part for Morris Park av. Geo Lahrman to Chas G Hunt. July 24. July 27, 1908. other consid and 100
- Martha av, No 4339, w s, 85 n 238th st, 20.1x100, 2-sty frame dwelling. Caroline Forster to German Real Estate Co. Mort \$2,750. June 23. July 30, 1908. 12:3387. other consid and 100
- Park av | s e cor 144th st, 116.3x88x130.1x88.11, vacant. Wm J 144th st | McClelland to Loyal L Smith. Mort \$8,000. Sept 18, 1905. July 29, 1908. 9:2340. other consid and 100
- Popham av, w s, 121.4 n 176th st, 25x100, vacant. T Francis Flood to Rosa Flood. Mort \$6,000. July 28, 1908. 11:2877. 100
- *Parker av, w s, 350 s Lyon av, 25x130, Westchester. Marcus Nathan to Amelia Steinmetz. Mort \$1,000. July 28, 1908. other consid and 100



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.

*Public road, c 1, lot 36 map No 76 of Clasons Point, —x—, to L I Sound, contains 9 3-100 acres, Westchester.
Public road, leading to the Point, c 1, lot 35 same map, —x— to L I Sound, contains 3 34-100 acres, with all title to land under water, &c.
Mary A Arnold EXTRX Justin Arnold to Clinton Stephens, of Brooklyn. 1/2 part. Jan 26, 1892. Re-recorded from Dec 30, 1907. July 29, 1908. nom

Prospect av | n w cor 181st st, 66x150, vacant. 181st st
Interior lot, begins 100.1 w Prospect av and 66 n 181st st, runs n 44 x w 50 x s 44 x e 50 to beginning, vacant.
L Sonora H Harper to Jessie A Hall. Mort \$11,500. July 27, July 28, 1908. 11:3097. other consid and 100

*Public road, s w s, part plot 15 map Clasons Point, begins at line bet lots 14 and 15, runs s e along road 287 x n e — to s w s of the creek x n w and s w — to beginning, except part for Clasons Point road. William Schwenker to John D and Henry Helmke. 1-3 part. All title. Morts \$30,000. July 27, July 28, 1908. other consid and 100

Prospect av, Nos 2158 and 2160, e s, 310.5 n 181st st, 33x150.3, two 3-sty frame tenements. Maria Fischer to Edward Petterson. Morts \$9,500. July 22. July 24, 1908. 11:3110. other consid and 100

Prospect av, s e s, 627 n e 180th st, late Samuel st, 33x150, two 3-sty frame tenements. Andrew J Kelly to Eliz A Kelly. Q C. July 24. July 25, 1908. 11:3110. other consid and 100

Robbins av, No 594, s e s, 150 n e 150th st, late Uncas st, 25x105, 3-sty frame tenement and store. Louisa Kuehl et al to Edward Huse. July 15. July 30, 1908. 10:2642. other consid and 100

Robbins av | n e cor 140th st, 125x100.10, vacant. Arthur W Saun-140th st | ders to Chelsea Realty Co. Mort \$14,000. July 15. July 25, 1908. 10:2570. other consid and 100

Southern Boulevard, e s, 150 n Tiffany st, 100x100, vacant. James F Meehan Co to Tully Construction Co. Mort \$10,000. June 25. July 24, 1908. 10:2733. other consid and 100

Sedgwick av | w s, 293 n Public pl and being lots 12 and 124 Bailey av | blk 3237 map No 1187 of 272 lots Bailey estate, 25.5x124.7 to Bailey av x25.6x125.3. Kingsbridge Real Estate Co to Fordham Realty Co. July 27. July 29, 1908. 11:3237. other consid and 100

Same property. Release mort. Knickerbocker Trust Co to Kings-bridge Real Estate Co. July 16. July 29, 1908. 11:3237. 1,600

*Starling av, s s, and being lots 5, 7 to 11, 13 and 14 map of the Colorado Realty Co, being a sub-division of lot 40, parsonage of St Peters Church, Westchester. The Colorado Realty Co to Mary Welcker. Mort \$5,900. July 1. July 29, 1908. 8,400

Sedgwick av | e s, 275 n Undercliffe av, 25x67.6 and 52.6 to Un-Undercliffe av | dercliffe av x25x47.11 and 62.9 to beginning, vacant. John F Kaiser to Daniel Callahan. July 30, 1908. 9:2538. other consid and 100

Sedgwick av, No 2587, w s, 510.11 s Kingsbridge road, 37.6x118.3 x37.8x121.9, 2-sty frame dwelling. Fordham Realty Co to Margt T Marrin. Morts \$9,600. July 29. July 30, 1908. 11:3237. other consid and 100

Tremont av, No 461, late Morris st, old n s, 92.7 w Washington av, old line, runs n 120.1 x w 2.6 x n 25 x w 16 x s 147.10 to st, x e 18.6 to beginning, 3-sty frame tenement and store.
Morris st, old n s, 92.7 w Washington av, old line, runs s 4 to n s Tremont av, x w 18.6 x n 4 to said old line, of st, x e 18.6 to beginning.
Mary A Fell to Wm G Mulligan. July 17. July 24, 1908. 11:3034. nom

*Tremont av, n s, 82 e Harrison av, and being lot 163 map 370 lots of McGraw estate, at Van Nest, except part for av. Teresa Henry to Chas E Nance and Rose E his wife joint tenants. July 24. July 25, 1908. other consid and 100

Tiebout av, w s, 37 n 182d st, 202.5x76.3x200.8x60.11, vacant. Wm P Hagemann to Hagemann Construction Co. Morts \$15,200 and all liens. July 9. July 27, 1908. 11:2145. other consid and 100

Union av, No 577 | n w cor 150th st, 25x100, 5-sty brk tenement 150th st, No 819 | and store. Louis Schulhaus to Carmine Doino. Mort \$23,000. July 17. July 30, 1908. 10:2664. other consid and 100

Union av, Nos 1217 to 1221, w s, 78 n 168th st, late 6th st, 80x 100, except part for av, 2-sty frame dwelling, 3-sty frame tenement and store and 2-sty frame tenement and store. Arthur W Saunders to Chelsea Realty Co. All liens. July 23. July 25, 1908. 10:2673. other consid and 100

Union av, No 577 | n w cor 150th st, 25x100, 5-sty brk tenement 150th st, No 819 | and store. FORECLOS, June 5, 1908. Francis S McAvoy ref to Moses S Nordlinger. Morts \$24,000. July 8. July 25, 1908. 10:2664. 29,000

Same property. Moses S Nordlinger to Louis Schulhaus. Morts \$24,000. July 9. July 25, 1908. 10:2664. other consid and 100

Vyse av, w s, 75 n 172d st, 63x—2.2x100, vacant.
Vyse av, w s, 138.10 n 172d st, 11.2x100x72.10x117.6, vacant. Henry Wollner to Helena S Moss. 1/2 part. Morts \$4,500 and all liens. July 28. July 29, 1908. 11:2989. other consid and 100

Valentine av | s w cor 201st st, 19.10x95x47.9x100, 2-sty frame 201st st, No 232 | dwelling. Geo E C Kelly to Cath F wife of Geo E C Kelly. Morts \$5,500. B & S. July 27, 1908. 12:3306. gift

Van Cortlandt av | s w s, at n e s St Georges Crescent, the en-St Georges Crescent | tire front being a curvilinear line 107.4 in length and s e 66.8, vacant. Kate Burke to Louis F Mohr. Mort \$2,000. July 25. July 30, 1908. 12:3313. other consid and 100

*Virginia av, e s, 53 s 9th st, 75x—x75x111, Unionport. 13th st, s s, 280 w Av C, 25x103, Unionport.
T Francis Flood to Rosa Flood. Morts \$4,300. July 30, 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. Richard T and Sidney P Henshaw to John H Henshaw as TRUS-

TEE. B & S. Mort \$10,371.27. July 16. July 27, 1908. 11:-3152 and 3153. nom

*Williams av, w s, 100 s Madison av, 50x100, Tremont terrace. Re-lease mort. A Morton Ferris to Bankers Realty and Security Co. July 23. July 30, 1908. 500

Webster av, Nos 2458 and 2460 | n e cor 189th st, 49.11x111.2x40.5x 189th st | 117.3, two 2-sty frame dwellings and stores. John I Cornell et al to Wethered J Boyd. July 9. July 30, 1908. 11:3033. 600

*Williams av, w s, 125 s Madison av, 25x100, Tremont terrace. Bankers Realty and Security Co to Chas J Blid. All liens. June 25. July 27, 1908. 100

*Williams av, w s, 100 s Madison av, 25x100. Bankers Realty and Security Co to Eric Anderson of Bergenfield, N J. All liens. July 25. July 27, 1908. 100

Willis av, Nos 130 to 134, e s, 25 s 134th st, 75x40.
Willis av, No 136 | s e cor 134th st, 25x75, 6-sty brk hotel, ex-134th st, No 400 | cept part for Willis av.
Atlantic Dock Co to Geo H Pigueron. July 27. July 28, 1908. 9:2278. other consid and 100

Willis av, No 407 | old line, s w cor 144th st, 25x84, 5-sty 144th st, No 388, old No 634 | brk tenement and store. August Dreyer to Gustave Solomon. 1/2 part. Mort \$34,000. July 27. July 28, 1908. 9:2306. nom

Webster av, e s, 225 s Anna pl, runs s e 159.10 to w s Mill Brook, x s w 50.8 x n w 151.5 to av, x n 50 to beginning, vacant. Clara M Thayer widow to James S Segrave. B & S and C a G. Mort \$4,000 and all liens. April 30. July 25, 1908. 11:2893. nom

*White Plains road, Nos 4436 and 4438, e s, 50.1x126.6x50x130 n s, except part for road. Charles Seiferd et al to Franziska M Britting. Morts \$10,000 and assignments for \$882.47. June 30. July 25, 1908. other consid and 100

Washington av, No 2077, w s, 160.10 s 180th st, 50x140, 2-sty frame dwelling and 2-sty frame stable in rear. Chas P McMorrow to Roger J Connolly. Morts \$9,500. May 20. July 29, 1908. 11:3036. other consid and 100

Washington av, Nos 2270, e s, 40 s 183d st, 50x100, 5-sty brk tenement. Peter Fox to Ferdinand Hecht. Mort \$30,000. July 28. July 29, 1908. 11:3050. other consid and 100

Whitlock av, s e s, 517.10 s w Leggett av, 75x110, except part conveyed to Harlem River & Portchester R R, Feb 24, 1905, vacant. Leopold Hutter to Geisler-Haas Realty Co. B & S. July 15. July 29, 1908. 10:2604. nom

*Wallace av, e s, 100 s Bartholdi st, 25x117.8. Williamsbridge. Vincenzo Basso to Michael Belluscio. Mort \$940 and all liens. July 28. July 29, 1908. nom

*Zulette av, n s, 300 w Mapes av, 25x100, Westchester. Augustus M Field to Lambert G Mapes. July 24. July 27, 1908. nom

3d av, No 3460, e s, 32 n 167th st, 37x107.10x37x105.9, 6-sty brk tenement and store. Joseph Hyman to Dina Y Blumenthal. 1/2 part. All liens. May 20. July 25, 1908. 10:2609. other consid and 100

3d av, late Fordham av, n w s, 710 s w Kingsbridge road, 74.6x100. Also strip in front bet n w s Fordham av and n w s 3d av, 74.6 x3, said premises being also known as 3d av, No 4475, w s, 67.9 n 182d st, 74.6x103, 2-sty frame dwelling and vacant. FORECLOS. July 13, 1908. Charles Putzel referee to John Oehler. July 20. July 28, 1908. 11:3051. 12,000

Lots 55 and 56 map United Real Estate & Trust Co of Nebraska et al, 24th Ward. Harry C Jones et al to Jones, Johnstone & McQueen Realty Co. July 17. July 25, 1908. 11:2869 and 2870. other consid and 100

Lots 30 and 31 and part lots 32 and 33 which lies w of w s of Valentine av, map No 903 of Metropolitan Real Estate Assoc at Fordham Ridge, together with that portion of unnamed st lying bet w line of lots 32 and 33 and east lines of lots 30 and 31. Geo E Buckbee to Edward M Tessier. Mort \$3,200. July 28. July 29, 1908. 12:3304. nom

*Lots 1 to 103 map made by D J McGrory, South Mt Vernon, and also triangular piece adj same and bounded e by above, s by 16th av at Wakefield, x w by 5th av, Wakefield. Declaration by Frank Koch that he holds 1-3 part of above as follows 9-144 or 1-16 parts in trust for John P Koch of Middletown, N Y, 39-144 or 1-3 parts for himself individ. Mort \$18,000. Feb 20, 1907. July 29, 1908.

*Lot 25 map No 426, of lots near Williamsbridge Station. Re-lease mort. Milton Realty Co to Michael Belluscio. July 27. July 29, 1908. nom

*Lot 26 same map. Release mort. Same to same. July 27. July 29, 1908. 100

*Lots 166 and gores D and W on map of Washingtonville. Lots 43 and 44 map of 13-acre plot in City of Mt Vernon. Lot 222 map of Pelhamville at Pelham, N Y. Maurice E Viele to Chas F Terhune. Jan 7, 1899. July 24, 1908. 100

Lots 261, 262, 212, 213, 171, 172, 165 and 166 map 339 lots at Riverdale and Mosholu property of F P and H A Forster. Re-lease mort. Annie O Allen and Sturat F Randolph EXRS Margt T Odell to Fredk P Forster. July 17. July 25, 1908. 13:3423. nom

*Lots 241, 242, and 256 map No 1106 of Arden property at East and Westchester. Geo P Shirmer to Robt D Elder, Jr. Morts \$1,005 and all liens. July 20. July 27, 1908. 100

LEASES

July 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Attorney st, No 91. Assign lease. Margaret Veitch to Henry J Wirth. July 28. July 29, 1908. 2:348. nom

Baxter st, No 17, store, &c. Barler Silverstone to Giovanni B Biggio and ano; 2 9-12 years, from Aug 1, 1908. July 30, 1908. 1:161. 1,320

HECLA IRON WORKS

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Chambers st, No 144, store and sub-basement. Henry O Heuer EXR, &c, Henry Heuer to Alois Fischer; 2 9-12 years, from Aug 1, 1908, at \$1,800, and 2 years more at \$2,700, the last term to include store, basement and sub-basement. July 30, 1908. 1:137.

Same property. Assign lease. Alois Fischer to James A Hamilton. July 24. July 30, 1908. 1:137.

Chrystie st, No 230, south store. Mary Viscardi to Francesco Forcarino; 4 years, from Aug 1, 1907. July 29, 1908. 2:422. 660

Division st, n e cor Clinton st. Surrender lease. Bernard Goulko to Isidore Leipzig. All title. July 23. July 25, 1908. 1:314.

Forsyth st, No 54, 2 basement stores. Isaac Lipschitz and ano to Joe Feldman; from June 1, 1908, to May 1, 1911. July 28, 1908. 1:301. 1,260

Grand st, No 415, all. Benj M Kremer to Jacob Furmann; 3 yrs. from July 1, 1908. July 30, 1908. 1:314. 4,200

Grand st, No 383. Assign lease. Annie Kalish INDIVID and as EXTRX Julius Kalish to Richard Kalish. July 24. July 28, 1908. 1:312.

Grand st, No 69, all. Herman Siefke and ano to Christian Schussler; 5 years, from May 1, 1908. July 28, 1908. 1:228. 2,500 and 2,800

Houston st, No 125 East, all. Chas R Schminke to Elias Gottfried; 4 years, from May 1, 1911. July 28, 1908. 2:422. 3,080

Madison st, No 176, store, rear rooms and bakery basement. Mendel Gershowitz to Lena Kaufman; 3 years and 9 months, from Aug 1, 1908, July 28, 1908. 1:272. 852

Pike st, No 24, cor Henry st. Assign lease. Isaac Finkelstein to Geo C Kienzle. July 29. July 30, 1908. 1:283.

Same property. Re-assign lease. Geo C Kienzle to Isaac Finkelstein. July 30, 1908. 1:283.

Rivington st, No 163, s w cor Clinton st. Assign lease. Mary Fladen to Geo C Kienzle. Morts \$2,800. July 23. July 24, 1908. 3:907.

Same property. Re-assign lease. Geo C Kienzle to Mary Fladen. July 24, 1908. 3:907.

Rutgers st, No 56, north store. Aaron Oberst to Sam Sing; 2 9-12 years, from Aug 1, 1908. July 27, 1908. 1:255. 228

Stanton st, Nos 74 and 76, corner store. Isaac Grossman and ano to Barnett Lichtenstein, from Aug 15, 1908, to Sept 1, 1909. July 24, 1908. 2:417. 1,200

Stone st, No 12, store and basement. Wm A White & Sons, a Bridge st, No 29, corpn, to August H Ziegler; 5 2-12 years, from Mar 1, 1908, July 27, 1908. 1:10. 3,480 and 3,880

Vandam st, No 47. Assign lease. Michael McManus to Patk J Cullen. Apr 17. July 28, 1908. 2:580.

Washington st, No 634. Assign lease. Margt Hollywood to Pierce J Wallace. July 24. July 28, 1908. 2:604.

Warren st, No 113, all. Henry S Reynolds to Anthony Fischer; 3 years, from May 1, 1908. July 28, 1908. 1:131. 2,000

Warren st, No 113, 3 upper lofts. Anthony Fischer to Isaac Komblum & Son; 3 2-12 years, from Mar 1, 1908. July 28, 1908. 1:131. 600

7th st, Nos 111 to 115 East, apartments 13 and 14 on ground floor. Jacob Heinsheimer and ano to Nicodem B Morsycki et al; 5 yrs. from June 1, 1908. July 30, 1908. 2:435. 840

9th st, Nos 713 and 715 East. Surrender lease. Louis Frank to Samuel Weinstock and ano. All title. Oct 21, 1907. July 25, 1908. 2:379. 350

18th st, Nos 18 to 22 West, 6th loft. Susquehanna Silk Mills to 17th st, Nos 23 to 27 West, Max and Joseph Kaskowitz; 2 years, from Feb 1, 1909. July 30, 1908. 3:819. 8,750

Same property. 8th loft. Same to Rubin Bros & Baron; 2 yrs. from Feb 1, 1909. July 30, 1908. 3:819. 8,750

Same property. 9th loft. Same to Charles Rutenberg and ano; 2 years, from Feb 1, 1909. July 30, 1908. 3:819. 8,750

23d st, No 114 East, store, &c. Julius Sternfeld to Eva Elsinger; 3 9-12 years, from July 29, 1908. July 30, 1908. 3:878. 3,100

Same property. Assign lease. Eva Elsinger to the Excelsior Brewing Co. July 29. July 30, 1908. 3:878.

24th st, s w s, 129 n w 9th av, 23x80, the lot. Clement C Moore to Isabel L Piatti, of Englewood, N J; 21 years, from May 1, 1908. July 27, 1908. 3:721. taxes, &c, and 525

Same property. Consent to assign lease. Same to same. July 15. July 27, 1908. 3:721.

Same property. Assign lease. Isabel L Piatti to Thos J Clarke. All title. July 8. July 27, 1908. 3:721. 1,000

39th st, No 422 West, store and east side 1st floor. Edward Brucks to Ernst Schwander and ano; 3 2-12 years, from Aug 1, 1908. July 24, 1908. 3:736. 1,020 and 1,080

59th st, s s, 3d and 4th stores, west of most easterly store of Lenox Bldg on Madison av, e s, bet 58th and 59th sts. Walter J Salomon to Wm E Foley; 10 years, from Aug 19, 1908. July 25, 1908. 5:1294. 2,000

106th st, No 401 East, all. Simon Epstein et al to Samuel Lei; 2 years, from Aug 1, 1908; 1 year renewal at \$1,275. July 27, 1908. 6:1700. 1,200

117th st, No 329 East. Assign lease. Angelo Dimuro to Donato Mecca and ano. July 24. July 28, 1908. 6:1689.

125th st, No 201 West, store and basement. Wendolin J Nauss to Henry Weissman; 1 1/2 years, from May 1, 1908. July 24, 1908. 7:1931. 5,500

139th st, Nos 47 and 49 West, all. Tobias Zindler to Ignatz Spitzer; 1 year, from Aug 1, 1908. July 30, 1908. 6:1737. 4,000

Av A, Nos 131 and 133, n w cor 8th st. Surrender lease of two stores on 8th st, in rear of cor store at 8th st and Av A. Agreement modifying lease. &c. Sigmund Schnee with James Lee. July 25. July 28, 1908. 2:436.

Av C, Nos 117 and 119, all. Henry Goldberg to Morris Levine; 3 years, from May 1, 1908. July 27, 1908. 2:390. 7,200

Amsterdam av, No 1751, store, &c. Henry Marks and ano to George Glenz; 2 years, from May 1, 1908. July 30, 1908. 7:2061. 1,800 and 2,000

Broadway, s w cor 137th st, store No 6, in Leslie Court and basement under store 6 and 7. Charter Construction Co to Alexander Berger; 10 years, from Oct 1, 1908. July 29, 1908. 7:2002. 2,200 to 2,500

East End av, No 90, south store. Max Lowenstein to Francis W Leonard; 5 years, from May 1, 1908. July 28, 1908. 5:1580. 420

Lenox av, No 667, n w cor 143d st. Assign lease. Wm F Nevins to Mary Nevins. Mort \$3,950. July 23. July 24, 1908. 7:2012. nom

Lexington av, No 954. Assign lease. Wm S Anderson Co to Geo H Knapp, of Mt Kisco, N Y. Mort \$3,500. July 20. July 24, 1908. 5:1404. nom

1st av, s e cor 69th st, cor store. Hamburger, Kleinfeld & Rothfeld Realty Co to Isidor Adams; 5 1-12 years, from Apr 1, 1906. July 28, 1908. 5:1463. 1,332

Same property. Assign lease. Isidor Adams with consent of Leo Friedrich to Robert Stern and Lena Kitt. July 3, 1908. July 28, 1908. 5:1463. nom

1st av, Nos 18 and 20. Surrender lease. Bernard Goulko to Isaac Greenman and ano. All title. July 19. July 24, 1908. 2:429. other consid and 100

1st av, No 893, store, bakery and 3 rooms above. Al'ce J Murray and ano to Christian Braun; 5 years, from Aug 1, 1908. July 29, 1908. 5:1343. 660

2d av, Nos 188 and 190, all. Rebecca Haims to Nathan and Sarah Bloom; 5 years, from Feb 1, 1908. July 24, 1908. 2:453. 9,964

2d av, No 479, s w cor 27th st. Assign lease. John J Quinn to John D Haase. Mort \$6,000. July 23. July 25, 1908. 3:907.

Same property. Re-assign lease. John D Haase to John J Quinn. July 24. July 25, 1908. 3:907.

2d av, No 479, s w cor 27th st, store, &c. James and Patrick Cassidy to John J Quinn; 9 9-12 years, from Aug 1, 1908. July 24, 1908. 3:907. 1,600 and 1,800

2d av, No 2024, n e cor 104th st. Assign lease. Samuel Klatzko to The Ebling Brewing Co. May 23. July 28, 1908. 6:1676. nom

2d av, No 834. Assign lease. Guiseppe Ricigliano to Geo C Kienzle. Mort \$2,460. July 24. July 28, 1908. 5:1337. nom

Same property. Reassign lease. Geo C Kienzle to Guiseppe Ricigliano. July 25. July 28, 1908. 5:1337. nom

2d av, No 765, s w cor 41st st. Assign lease. Matthew Farrell to Davies J Marshall. July 21. July 28, 1908. 5:1314. nom

Same property. Reassign lease. Davies J Marshall to Matthew Farrell. July 22. July 28, 1908. 5:1314. nom

3d av, n e cor 20th st. Agreement as to loan of \$2,500 on certain conditions, &c. Anheuser-Busch Agency with Patrick S Reynolds et al. July 23. July 24, 1908. 3:901. nom

3d av, n w cor 24th st, all. Taurus Realty Co to Chas F Vollmer; 10 years, from May 1, 1908. July 30, 1908. 3:880. 5,000

3d av, n w cor 24th st, store, &c. Chas F Vollmer to Martin J Martell and ano; 10 years, from May 1, 1908. July 30, 1908. 3:880. 5,000

6th av, No 685, all. Giovanna P Maresi et al to Stamoulis & Acouropoulos; 5 years, from May 1, 1908. July 24, 1908. 3:815. 3,300

8th av, No 212, s e cor 21st st, all. Anne S Johnson ADMRX 21st st, No 270 West, Rebecca Farrington to Henry P F Pleines; 10 years, from May 1, 1908; 5 years renewal at \$4,000. Re-recorded from June 17, 1908. July 24, 1908. 3:770. 2,700 to 3,750

8th av, No 2451, store, &c. Martin Bamberger to the Union Pacific Tea Co; 5 years, from July 15, 1908. July 30, 1908. 7:1958. 1,500

8th av, No 73. Assign lease. Thos F Burns to John D Haase. Mort \$515. July 27. July 29, 1908. 2:629. nom

Same property. Re-assign lease. John D Haase to Thos F Burns. July 28. July 29, 1908. 2:629. nom

8th av, No 60. Assign lease. Joseph Murphy and ano to Edward Coady and Fredk Grabe. July 21. July 28, 1908. 2:616. nom

8th av, No 73, n w cor 13th st, store, &c. Henry Nobel et al EXRS Fredk Baar to Thos F Burns and Christian Roller; 2 yrs. from May 1, 1908. July 28, 1908. 2:629. 1,800 and 2,400

Same property. Assign lease. Christian Roller to Thos F Burns. All title. July 27. July 28, 1908. 2:629. 500

9th av, No 323. Assign lease. Albert L Webster EXR Euphemia D Wilbur to Eliza C Webster. July 17. July 24, 1908. 3:726. nom

10th av, No 524, store and basement. Albert L Schwartz to Christian Bauman; 4 10-12 years, from July 1, 1908. July 29, 1908. 3:737. 780

11th av, n e cor 34th st. Surrender lease. Hoster Columbus Associated Breweries Co to John F Rousar. July 20. July 28, 1908. 3:706. nom

BOROUGH OF THE BRONX.

149th st, No 511 (749) East. Subordination of lease to mort for \$45,000. The One Hundred and Forty-ninth Street Realty Co and Wm Holzman with Herman Rosenberg and George Ehret. July 16. July 25, 1908. 9:2276. nom

174th st, No 496 East, east store. 174th Street Construction Co to Harry Arenstein; 2 10-12 years, from July 1, 1908. July 29, 1908. 11:2915. 264 and 300

Arthur av, No 2328, store. Alfonso Amabile to Tommaso Amabile and ano; 5 years, from Sept 1, 1908. July 27, 1908. 11:3073. 420

Boston road, s e cor 179th st, 72x105, old church bldg. Henry Head to Abraham Straus; from Aug 1, 1908, to May 1, 1912. July 27, 1908. 11:3139. 600

Lincoln av, n w cor 133d st, store floor. Chas Derleth to Geo Gunther; 3 9-12 years, from Aug 1, 1908. July 30, 1908. 9:2317. 1,500 to 2,400

*Morris Park av, n e cor Amethyst st, 20x70, ground and first floor. Lizzie Scott to Geo Marblestein; 5 years, from Aug 1, 1908. July 27, 1908. 840 to 960

Morris av, No 556, all. Antonio di Iorio and ano to Luigi del Pizzo; 3 years, from Sept 1, 1908. July 30, 1908. 9:2331. 636

Tremont av, No 455, store. Bronx Borough Bank to Union Pacific Tea Co; 23 months, from June 1, 1908, privilege of 1 year renewal at \$1,800. July 27, 1908. 11:3034. 1,500

Tremont av or 177th st, n s, 57.3 w Park av, 25.3x95, 2-sty building except roof. Richard Webber to Samuel Forbes; 5 yrs, from May 1, 1908. July 28, 1908. 11:3027. taxes, &c, and 1,623

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

*All of block 20 except lots 1, 2, 3 and 20.....
 All of block 21 except lot 16 which lies on w s and faces Bridge av, 25x100.....
 All of block 22 except west 50 ft of lot 9 on n s Railroad av and lots 14 and 15 on e s Bridge av.....
 Also all of blk 30 map Pelham Park.....
 Geo P Shirmer to Frederick Siebel, of Baychester, N Y; 1 year, from July 14, 1908; 4 years renewal. July 29, 1908... 150
 *Lot 9 block 22 map Pelham Park, all. Sarah E Mott to Fred Siebel, 16 months, from July 1, 1908. July 30, 1908. for term 35

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 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

ALBANY SAVINGS BANK with Isidore Eichner. Grand st, No 552, n s, 25x100. Extension mort. June 18. July 29, 1908. 2:326.
 nom
 Andres, Valentine to GERMAN SAVINGS BANK. 168th st, No 503, n s, 100 w Amsterdam av, 25x95. July 29, 3 years, 5%. July 30, 1908. 8:2125. 4,500
 Acme Dock Corporation to William H Schmohl et al. 118th st, n s, 498 e Pleasant av, runs n 201.10 to 119th st, x e 25 x s 100.11 x e 286.1 to bulkhead line, x s 106.10 x w 346.2 to beginning, rights to land under water. July 23, 1908, due July 1, 1910, 6%. July 24, 1908. 6:1815. 5,000
 Acme Dock Corporation to Wm H Schmohl et al. Certificate as to mortgage on above property for \$5,000. July 23, 1908. July 24, 1908. 6:1815.
 Arrow Realty Co to Moses Selig. Broadway, s w cor 138th st, 99.11x100. Receipt of \$20,000 on account of mortgage. July 21, 1908. July 24, 1908. 7:2086.
 Adams, Richard H with Edith A Jackson. 146th st, No 305, n s, 125 w 8th av, 25x74.11. Extension mort. July 13. July 28, 1908. 7:2045. nom
 Acme Building Co to Ella Drohen. 20th st, No 9, n s, 245 w 5th av, 28.6x92. July 24, due July 1, 1909, 6%. July 29, 1908. 3:822. 2,800
 Same to same. Same property. Consent to above mort. July 24. July 29, 1908. 3:822.
 Same to same. Same property. Certificate as to above mort. July 29, 1908. 3:822.
 Acme Building Co to Ella Drohen. 21st st, Nos 31 and 33, n s, 465.3 w 5th av, 55x98.9. July 24, due Mar 24, 1910, 6%. July 29, 1908. 3:823. 13,000
 Same to same. Same property. Certificate as to above mort. July 24. July 29, 1908. 3:823.
 Same to same. Same property. Certificate as to above mort. July 24. July 29, 1908. 3:823. nom
 Burns Realty Co to U S TRUST CO. Lot or block 26 on map property Saml Thomson, 12th Ward, contains 2 691-1,000 acres; Plot begins at s e cor above adj w s land Elisha Brooks, runs s — x w — to Hudson River, x n — x e — to beginning. All title to land under water in front of above. P. M. July 27, 3 years, 5%. July 29, 1908. 8:2256, 2257 and 2259. 30,000
 Same to same. Same property. Certificate as to above mort. July 27. July 29, 1908. 8:2256, 2257 and 2259.
 Berkman, Davis and Louis H Silver to Isidor Leipzig. Clinton st, Nos 188 to 190, n e cor Division st, Nos 218 to 222, runs e 64 x n 67.10 x w 26.10 x s 90.4 to beginning. Prior mort \$131,000. July 23, 1908, due April 1, 1909, 6%. July 24, 1908. 1:314. 4,600
 Burkhard, Jacob to Joseph Weber. Goerck st, Nos 55 and 57, w s, 100 n Delancey st, 50x100. Prior mort \$9,000. July 25, 1908, due April 15, 1913, 6%. July 25, 1908. 2:328. 7,000
 Bailey, Francis D, Borough of Richmond, to Michael J Adrian Corporation. Broome st, No 356, n w cor Elizabeth st, Nos 139 to 145, 25x103. 3/4 part. All title. July 23, due, &c, as per bond. July 24, 1908. 2:479. 10,000
 Bracelin, Rose C individ and as guardian James J Smith, Jr, et al to Ada M Caughlin. 41st st, No 424, s s, 325 w 9th av, 25x98.9. Prior mort \$10,500. June 10, 1908, due 1 year, 6%. July 24, 1908. 4:1050. 3,500
 Bozzuffi, John to Clorinda Alpi. 62d st, No 343, n s, 405 e 2d av, 17x100.5. Prior mort \$5,000. June 3, 1908, 2 years, 6%. July 25, 1908. 5:1437. 1,000
 Bowne, Samuel W to Bond and Mortgage Guarantee Co. 81st st, Nos 11 and 13, n s, 200 w Central Park West, 50x102.2. July 23, due, &c, as per bond. July 24, 1908. 4:1195. 200,000
 Bouthin, Mathilde, of Terare, Department of the Rhone, France, by John J Perrett, attorney in fact, to TITLE GUARANTEE & TRUST CO. 46th st, Nos 511 and 513, n s, 200 w 10th av, 59x 100.5. July 29, due &c as per bond. July 30, 1908. 4:1075. 12,000
 Brown, Harris to Samuel Harris. Market st, No 23, s w cor Henry st, No 62, 25x—. Prior mort \$56,000. July 27, 3 years, 6%. July 28, 1908. 1:277. 6,000
 Bader Samuel and Morris Kite to Marie Wiggers. 1st av, No 2370, e s, 129 n 121st st, 23x37x31.2x58.2. P. M. Prior mort \$8,000. July 27, due Jan 2, 1910, 6%. July 28, 1908. 6:1800. 2,000

Chipier, Henry with Jacob Werner. 82d st, No 417, n s, 256 e 1st av, 25x102.2. Extension agreement with int at 6%. July 1, 1908. July 25, 1908. 5:1562. nom
 Crommette, Jessie B to Geo R Franklin. 159th st, No 549, n s, 434.7 w Amsterdam av, 15.3x99.11. Prior mort \$7,000. July 25, 1 year, 6%. July 27, 1908. 8:2118. 2,000
 Cullen, Patk J to Central Brewing Co. Vandam st, No 47. Saloon lease. Apr 18, demand, 6%. July 28, 1908. 2:580. 3,000
 Congregation Makower of Polen to Thos F McNamara. Henry st, No 203, n s, abt 50 w Clinton st, 24x87.6. P. M. Prior mort \$10,000. July 30, 1908, 5 years, 5%. 1:285. 13,000
 Creagh, Godolphin C to K Frances Coleman. Av B, No 293, n e cor 17th st, No 601, 36x100. July 23, 1908, due 1 year, 5 1/2%. July 24, 1908. 3:985. 35,000
 Creagh, Godolphin C to K Frances Coleman. Av B, No 301, s e cor 18th st, No 600, 36x100. July 23, 1908, due 1 year, 5 1/2%. July 24, 1908. 3:985. 35,000
 Ciletti, Stanislas Gaetano Gubitosi to Rocco Musarofito. Elizabeth st, Nos 87 and 89, w s, 155 s Grand st, 40x94. July 24, 1908, 2 years, 6%. July 25, 1908. 1:238. 1,500
 Cullen, Kate to Peter F Kane. 38th st, No 204, s s, 105 e 3d av, 21x84. July 24, 1908, due 3 years, 5%. July 25, 1908. 3:918. 4,500
 Cocks, David B to LAWYERS TITLE INS AND TRUST CO. 127th st, No 134, s s, 337.6 e 7th av, 15.10x99.11. July 23, 1908, 3 years, 5 1/2%. July 25, 1908. 7:1911. 9,000
 Cohn, Abraham to TWELFTH WARD BANK. 124th st, No 320, s s, 209 e 2d av, 16.6x100.11. July 17, 1908, due 1 year, 6%. July 25, 1908. 6:1800. 1,500
 Cohn, Abraham to TWELFTH WARD BANK. 132d st, Nos 45 and 47, n s, 215 w Park av, 45x99.11. July 17, 1908, due 2 years, 6%. July 25, 1908. 6:1757. 1,500
 Conti, Cesare to Louis M Simson. 113th st, No 337, n s, 233.4 w 1st av, 16.8x100.10. July 24, 1908, due 3 years, 5 1/2%. July 25, 1908. 6:1685. 6,000
 de Vado, Julia D J to U S TRUST CO of N Y. Lenox av, No 371, w s, 52 s 129th st, 24.11x35.6. July 28, due Aug 1, 1911, 5%. July 29, 1908. 7:1913. 8,500
 Dayton, Laura A with METROPOLITAN LIFE INS CO. Mt Morris av West, No 13, w s, 50.11 n 121st st, 25x78. Agreement modifying mort, &c. July 23. July 30, 1908. 6:1720. nom
 Eggers, Diedrich to John A Weekes. 114th st, No 250, s w cor 2d av, No 2217, 74.11x24.10. P. M. July 28, 5 years, 6%. July 28, 1908. 6:1663. 4,750
 Ehret, Geo with Antonio Orlando. Roosevelt st, No 6. Extension mort. July 27, 1908. 1:117. nom
 EQUITABLE LIFE ASSUR SOC of the U S with Florence C Martin. 5th av, No 803, e s, 75.4 n 61st st, 25.1x100. Extension agreement at 4%. April 13, 1908. July 24, 1908. 5:1376. nom
 Elkin, Sarah to Henry Marks and ano. Amsterdam av, Nos 1749 and 1751, e s, 124.10 n 146th st, 50x100. P. M. Prior mort \$16,000. July 30, 1908, 2 years, 6%. 7:2061. 2,000
 Ferris, Edwin, of Montclair, N J, to John S Watkins. Washington st, No 185, e s, abt 40 n Dey st, 26.5x75.5x25.1x68.5. July 24, due Nov 7, 1909, 5%. July 27, 1908. 1:82. 3,000
 Friedman Realty Co to LAWYERS TITLE INS AND 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 x w 39.5 to beginning. Consent to mort for \$60,000. July 13. July 25, 1908. 7:2044. nom
 Fitzgerald, Thomas A and Helen M to Elsie H Stewart. Cherry st, No 15. Assign rents, &c, to extent of \$30, on demand, at 6%. July 15. 1:109. nom
 Friedman Const Co to City Mortgage Co. 187th st, s s, 100 w Audubon av, 75x100. Building loan. July 27, 1908, demand, 6%. 8:2157. 45,000
 Same to same. Same property. Certificate as to above mort. July 27, 1908. 8:2157.
 First United Presbyterian Church, a corpn, to Clara Steiermann. 101st st, No 64, s s, 200 e Columbus av, 25x100.11. P. M. July 1, due Sept 29, 1910, 6%. July 30, 1908. 7:1836. 4,000
 Fieder, Fredk W, Jr, to Isaac Sakolski. 119th st, s s, 150 e Amsterdam av, 125x100.11. P. M. Prior mort \$54,000. July 29, 2 years, 6%. July 30, 1908. 7:1926. 7,250
 Fleischmann (Maximilian) Co with Harris Brown. Market st, No 23, s w cor Henry st, Nos 62 and 64, 25x113. Extension mort. July 20. July 29, 1908. 1:277. nom
 Ferguson, Emily L with BOWERY SAVINGS BANK. 75th st, No 234 West. Extension mort at increased interest from 4% to 5%. July 23. July 28, 1908. 4:1166. nom
 Fleischmann Realty and Construction Co with FARMERS LOAN AND TRUST CO TRUSTEE. Agreement as to release from mortgage of Jerome av, s e cor 194th st, late Kingsbridge rd, runs e 260 to w s Morris av, x s 259.2 to n s 193d st, x w 260 to e s Jerome av, x n 259.2 to beg, and to substitute instead 14th st, No 110 s s, 150 w 6th av, runs w 25 x s 106.6 x e 50 x n 6.6 x w 25 x n 100 to beginning. Sub to mort \$85,000. Supplemental mortgage. July 18. July 24, 1908. 2:609. nom
 Same to same. Consent to above agreement. July 23. July 24, 1908. 2:609.
 Ferguson, Emily L to BOWERY SAVINGS BANK. 75th st, No 234, s s, 280 e West End av, 19.6x102.2. July 23, 1908, due 3 years, 5%. July 24, 1908. 4:1166. 5,000
 Feit, Solomon to Mary E Kerrigan and ano trustees Alicia Kerrigan deid. 110th st, No 66, s s, 234 w Park av, 21x100.11. July 23, 1908, due 5 years, 5%. July 24, 1908. 6:1615. 11,500
 Feit, Solomon and Fischel Weintraub et al with Mary E Kerrigan et al. 110th st, No 66, s s, 234 w Park av, 21x100.11. Subordination agreement. July 23, 1908. July 24, 1908. 6:1615. nom
 Finkelstein, Herman to Max Schenkman. 2d st, No 12, n s, 163.2 e Bowery, 25x65.3x25x64.6. Prior mort \$—. July 22, 1 year, 6%. July 24, 1908. 2:458. 2,500
 Fleischman, Hattie to LAWYERS TITLE INS AND TRUST CO. 107th st, No 303, n s, 258 e Riverside Drive, 17x100.11. July 23, 1908, due 3 years, 5%. July 24, 1908. 7:1892. 18,000
 Farnolo, Chas R and Bernard F Golden to Josephine Delano. Prince st, No 179, n s, 75 e Sullivan st, 25x95.6. Prince st, No 181, n e s, 50 s e Sullivan st, 25x95.6. P. M. as to first parcel. Prior mort \$19,745. July 24, 1 year, 6%. July 27, 1908. 2:517. 7,000
 Focarino, Francesco to Kips Bay Brewing and Malting Co. Chrystie st, No 230. Saloon lease. July 27, demand, 6%. July 29, 1908. 2:422. 400

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Graham, Thomas and Charles E Murtagh with EQUITABLE TRUST CO. 2d av, Nos 1928 and 1930, e s, 80.11 s 100th st, 40x106; 2d av, Nos 1924 and 1926, e s, 120.11 s 100th st, 40x106. Subordination agreement. July 23, 1908. July 24, 1908. 6:1671. nom

Graham, Thomas and Frank Hillman with EQUITABLE TRUST CO. 2d av, Nos 1928 and 1930, e s, 80.11 s 100th st, 40x106; 2d av, Nos 1924 and 1926, e s, 120.11 s 100th st, 40x106. Subordination agreement. July 17, 1908. July 24, 1908. 6:1671. nom

Graham, Thomas of Brooklyn to EQUITABLE TRUST CO of N Y. 2d av, Nos 1928 and 1930, e s, 80.11 s 100th st, 40x106. July 23, 1908, due 3 years, 5½%. July 24, 1908. 6:1671. 34,000

Graham, Thomas, of Brooklyn, to the EQUITABLE TRUST CO of N Y. 2d av, Nos 1924 and 1926, e s, 120.11 s 100th st, 40x106. July 23, 3 years, 5½%. July 24, 1908. 6:1671. 34,000

Greene Court Bldg Co and LAWYERS TITLE INS AND TRUST CO with Savitsky & Golomb Co. 7th av, s e cor 111th st, 100.11x100. Subordination agreement. July 24. July 25, 1908. 7:1820. nom

Gerbereux, Eugene, of Yonkers, N Y, to GREENWICH SAVINGS BANK. West Washington pl, No 124, s w s, 120.4 s e Barrow st, runs s w 100.2 to n e s 4th st, No 181, x n w 21.9 x n e 91.7 to pl x s e 20 to beginning. July 30, 1908, 3 years, 5%. 2:592. 3,000

Goodman, Aaron to Pinkus Turk. Beekman pl, No 6, w s, 38 n Mitchell pl, 19x80. July 17, 3 yrs, 5%. July 30, 1908. 5:1361. 8,000

Gordon, Abraham and Samuel to STATE BANK. 111th st, Nos 232 and 234, s s, 200 w 2d av, 40x100.11. July 27, due &c as per bond. July 30, 1908. 6:1660. 5,000

Graham Thomas and Asher Holzman with EQUITABLE TRUST CO of N Y. 2d av, Nos 1928 and 1930, e s, 80.11 s 100th st, 40x106; 2d av, Nos 1924 and 1926, e s, 120.11 s 100th st, 40x106. Subordination agreement. July 23, 1908. July 24, 1908. 6:1671. nom

Gronholz, Eliza, Diedrich, Jr, and Fredk individ and Diedrich, Jr, as exr Diedrich Gronholz with Frances C W Hartley. 8th st, Nos 299 and 301, n s, 93 e Av B, 48x93.11. Extension mort at increased interest from 4½% to 5%. June 23. July 28, 1908. 2:391. nom

Goldman, Saml to Jennie Mirsky. 76th st, No 228, s s, 205 w 2d av, 25x102.2. July 29, installs, without interest. July 30, 1908. 5:1430. 760

Golden, Bernard F to Estelle D Weekes. 2d av, No 2217, s w cor 114th st, No 250, 24.10x74.11. P M. July 18, due May 1, 1913. 5%. July 27, 1908. 6:1663. 20,000

Hill (Thomas A) Co to TITLE GUARANTEE AND TRUST CO. 36th st, Nos 247 and 249, n s, 286 e 8th av, 37x98.9. Building loan. July 29, due Mar 1, 1909, 6%. July 30, 1908. 3:786. 58,000

Same to same. Same property. Certificate as to above mort. July 29. July 30, 1908. 3:786.

Herzog, Alex to William Singer and ano. 46th st, Nos 344 and 346, s s, 100 w 1st av, 40x100.5. July 27, due Feb 11, 1909, 6%. July 28, 1908. 5:1338. 4,000

Hunterdon Realty & Construction Co to LAWYERS TITLE INS & TRUST CO. 144th st, Nos 242 and 244, s s, 400 e 8th av, 50x99.11. July 27, 5 years, 5½%. July 28, 1908. 7:2029. 42,000

Same to same. Same property. Certificate as to above mort. July 27. July 28, 1908. 7:2029.

Same to Gerson Hyman and ano. Same property. Prior mort \$52,000. July 27, due Jan 2, 1909, 6%. July 28, 1908. 7:2029. 3,000

Same to same. Same property. Certificate as to above mort. July 27. July 28, 1908. 7:2029.

Hebrew Sheltering Guardian Society of N Y Orphan Asylum with Mayme G Schoenenberger. 52d st, No 247, n s, 240 e 8th av, 14x100.5. Extension mort. June 16. July 28, 1908. 4:1024. nom

Harriman, Joseph, of Newport, R I, to U S TRUST CO of N Y. 56th st, No 114, s s, 225 w 6th av, 25x100.5; 57th st, No 24, s s, 400 w 5th av, 50x100.5. July 27, 3 years, 5%. July 30, 1908. 4:1008 and 5:1272. 20,000

Illium, Geo C, Jr, to Frank Warner. 185th st, No 559, n s, 190.1 e St Nicholas av, 19.10x103. July 27, 5 years, 5%. July 29, 1908. 8:2157. 8,000

Jacobs, Caroline with Maximilian Fleischmann Co. Henry st, No 62. Agreement as to ownership of mort. July 27. July 29, 1908. 1:277. nom

Jacobowitz, David to A Fred Silverstone. Delancey st, Nos 242 and 244, n s, 25 w Sheriff st, 25x50. July 27, 1908, due Oct 1, 1908. 6%. 2:338. 1,000

Jacobowitz, Israel and Nathan to Yetta Kupferberg. Lewis st, No 110, e s, 175 n Stanton st, 25x100. Prior mort \$25,000. July 21, 3 years, 6%. July 27, 1908. 2:330. 3,000

Kadin, Beckie with Harry Strasbourger. 1st av, No 1944, e s, 63.5 n 100th st, 37.6x100. Agreement modifying mortgage. July 21. July 24, 1908. 6:1694. nom

Katz, Jacob to Moses L Marrus. 111th st, No 70, s s, 230 w Park av, 16.8x100.11. Prior mort \$9,000. July 15, 1908, due 2 years, 6%. July 24, 1908. 6:1616. 2,000

Kobre, Max to STATE BANK. 123d st, No 41, n s, 81 e Madison av, 17.3x100.11; 123d st, No 43, n s, 98.3 e Madison av, 17.3x100.11. July 3, 6 months, 6%. July 30, 1908. 6:1748. notes, 3,000

Kurzrok, Max to LAWYERS TITLE INS & TRUST CO. 2d av, No 134, n e cor 8th st, No 37½, 50x100. July 30, 1908, 5 years, 5½%. 6:1680. 57,000

Kittenplan, Morris and Charles Rubinger to GREENWICH SAVINGS BANK. 26th st, Nos 141 and 143, n s, 126.8 e Lexington av, 48.4x98.9. July 24, 5 years, 5%. July 28, 1908. 3:882. 55,000

Same and Joseph L Buttenwieser with same. Same property. Subordination agreement. July 22. July 28, 1908. 3:882. nom

Keene, Felice B to TITLE GUARANTEE & TRUST CO. 7th av, No 2208, w s, 75.6 s 131st st, 25x75. July 27, due, &c, as per bond. July 28, 1908. 7:1936. 20,000

Keene, Felice B to TITLE GUARANTEE & TRUST CO. 7th av, No 2210, w s, 50 s 131st st, 25.6x75. July 27, due, &c, as per bond. July 28, 1908. 7:1936. 20,000

Koch, Babette to Fluri Construction Co. 180th st, n s, 379.5 e Fort Washington av, runs n 110 x e 58.7 x s 6 x e 12.6 x s 103.3 to st, x w 59.10 to beginning. P M. Prior mort \$10,250. July 14, due, &c, as per bond. July 30, 1908. 8:2176. 2,250

Kaufmann, Leopold to American Mortgage Co. Av B, No 220, w s, 45.11 n 13th st, 26.9x95. July 27, 1908, 3 years, 5%. 2:407. 15,000

Keystone Investing Co to ALBANY COUNTY SAVINGS BANK of City of Albany. Broadway, No 3540, n e cor 145th st, 99.11x125. July 28, 5 years, 5%. July 29, 1908. 7:2077. 260,000

Same to same. Same property. Certificate as to above mort. July 28. July 29, 1908. 7:2077.

Kaufmann, Baruch with FARMERS LOAN AND TRUST CO. Madison av, No 78, s w cor 28th st, 25x95. Subordination agreement. July 26. July 29, 1908. 3:857. nom

Kagel, Adolph and Hyman to UNION EXCHANGE BANK. 14th st, Nos 603 and 605, n s, 88 e Av B, 43.7x103.3. Prior mort \$54,000. July 24, due Nov 24, 1908, 6%. July 29, 1908. 3:982. 3,500

Lawyers Mortgage Co with EQUITABLE LIFE ASSUR SOC of the U S. Thompson st, Nos 115 and 117, s w cor Prince st, Nos 172 and 174, 53x75. Agreement as to share ownership of mort. Aug 22, 1904. July 28, 1908. 2:503. nom

Lehman, Augusta C to LAWYERS TITLE INS AND TRUST CO. 75th st, No 434½, s s, 200 w Av A, 17.3x102.2. July 29, 1908. 5 years, 5½%. 5:1469. 2,000

Lawyers Mortgage Co with MUTUAL LIFE INS CO of N Y. Myrtle av, s e cor Bridge st, 75.2x irreg x100x125 on Bridge st, Brooklyn. Agreement as to share ownership of mort. Aug 22, 1904. July 28, 1908. 7:2058. nom

Lawyers Mortgage Co with N Y LIFE INS CO. Broadway, Nos 826 and 828, n e cor 12th st, Nos 59 to 63, 42.11x120.7x irreg x153.4 on 12th st. Agreement as to share ownership of mort. April 5, 1907. July 28, 1908. 2:564. nom

Lyons, Walter Cornwell to TITLE GUARANTEE AND TRUST CO. 41st st, No 139, n s, 225 w 3d av, 40.7x100.1 along Old Post road, x24.3x98.9 e s, x w 100.1; 41st st, Nos 141 and 143, n s, 175 w 3d av, 50x98.9; 41st st, No 137, n s, 114.9 e Lexington av, runs n 100.3 x e 38.8 x s 100.1 x w 39.7 to beginning. 1-9 part. July 24, 1908, due and interest as per bond. July 25, 1908. 5:1296. 5,000

LAWYERS TITLE INS AND TRUST CO with Helen M Bergen individ and as exrs Cornelius J Bergen. Crosby st, No 43, 25x100. Extension mort. July 17. July 28, 1908. 2:482. nom

Levy, Isadore M to Charlotte L Wilkins. Broome st, No 204, n s, 75.5 e Norfolk st, 24.7x100. July 28, 5 years, 5%. July 29, 1908. 2:352. 28,000

Levine, Rachel to Louis Haims. 9th st, Nos 713 and 715, n s, 165 e Av C, 43x92.3. Prior mort \$52,500. July 24, 1908, 4 years, 6%. July 25, 1908. 2:379. 4,500

Levine, Rachel to Samuel Weinstock and ano. 9th st, Nos 713 and 715, n s, 165 e Av C, 43x92.3. P M. Prior mort \$40,000. Apr 15, due Sept 15, 1911, 6%. July 24, 1908. 2:379. 12,500

Lipman, Samuel to Samson Lachman. Bank st, No 65, n s, 152.9 w 4th st, 25x100; Bank st, No 67, n s, 177.9 w 4th st, 25x100. Prior mort \$16,800. July 23, 1908, due 1 year, 6%. July 25, 1908. 2:624. 7,000

Same to Jean G Deane. Same property. July 23, 1908, due Jan 31, 1909, 5%. July 25, 1908. 16,800

LINCOLN TRUST CO with Empire City Wood Working Co. 143d st, Nos 122 and 124 West. Agreement to priority and ownership of mort. June 16. July 24, 1908. 7:2011. nom

Leipzig, Isidore to Hyman Hiller. Lewis st, No 154, on map No 152, n e cor 3d st, Nos 381 and 383, 25x100.7x25.4x100.9. Prior mort \$40,500. July 25, due Aug 1, 1910, 6%. July 27, 1908. 2:358. 2,500

Lee, Chas H to U S TRUST CO of N Y. 20th st, or Gramercy Park, No 24, s w s, 285 n w 3d av, 27x184 to 19th st, No 129. July 22, due Aug 1, 1911, 5%. July 28, 1908. 3:875. 45,000

Lietz, Chas L to Jos A Murphy. 86th st, No 338, s s, 225 w 1st av, 20x102.2. July 28, 1908, 5 years, 5½%. 5:1548. 12,000

Lee, James to George Ehret. Av A, Nos 131 and 133, n w cor 8th st, Saloon lease. July 28, 1908, demand, 6%. 2:436. 2,000

LAWYERS TITLE INS AND TRUST CO with Octavia Carfagno. 118th st, No 417, n s, 194 e 1st av, 16.8x100.11. Extension agreement at interest increased from 5% to 5½%. June 18. July 29, 1908. 6:1806. nom

Lawyers Mortgage Co with Rose McCabe. 37th st, No 545, n s, 550 w 10th av, 25x98.9. Extension agreement at 6%. July 21. July 29, 1908. 3:709. nom

LAWYERS TITLE INS AND TRUST CO with Andrew B Gebhardt. Lexington av, No 1260, s w cor 85th st, No 132, 22.2x67.2; Lexington av, No 1258, w s, 22.2 s 85th st, 20x67.2. Extension agreement at 5%. July 28. July 29, 1908. 5:1513. nom

Linn, Jessie D wife of and Geo M to James D Mason. 137th st, No 313, n s, 175 w 8th av, 15x99.11. July 17, due Jan 15, 1909, 6%. July 27, 1908. 7:2041. 250

McGuire (T J) Construction Co to North American Mortgage Co. Amsterdam av, n w cor 178th st, 100x100. July 27, 1908, 1 year, 6%. 8:2152. 110,000

Same to same. Same property. Certificate as to above mort. July 27, 1908. 8:2152.

Meyer (Louis) Realty Co to Harry Cahn. Lexington av, Nos 1897 to 1905, n e cor 118th st, No 147, 100.11x39. Certificate as to mort for \$2,750. June 5. July 27, 1908. 6:1767. —

Marrin, James F to Robert H Barnett. 30th st, No 323, n s, 255.6 e 2d av, 19.5x98.9. P M. July 10, 5 years, 5%. July 27, 1908. 3:936. 7,000

Masury, Grace extrx John W Masury with Joseph and Rubin Levine. 4th st, Nos 234 and 236, s s, 103 w Av B, 48x96.2. Extension mort at increased interest from 5 to 5%. May 26. July 29, 1908. 2:399. nom

Mondschein, Morris with Mercy M Plum. 128th st, No 220 West. Subordination agreement. July 29. July 30, 1908. 7:1933. nom

Murray, John A to U S TRUST CO of N Y. Water st, No 45, s e s, 79.3 n e Coenties slip, 30x85.7. June 9, due Aug 1, 1910, 5%. July 28, 1908. 1:32. 23,000

McHale, Martin to Chas H Phelps extr John G Butler. 26th st, No 212, s s, 185 e 3d av, 28x98.9. P M. July 25, due Oct 1, 1911, 5%. July 28, 1908. 3:906. 10,000

McCullough, Anna D to Kate C Sheffield. 40th st, No 115, n s, 217.6 e Park av, 18.9x98.8. P M. July 28, 1908, 3 years, 6%. 5:1295. 35,000

McDermott, Mary to BANK FOR SAVINGS in City N Y. St Nicholas av, No 320, n e cor 126th st, 75.2x19.3x74.5x30.4. July 28, 1908, 3 years, 5%, 7:1953. 21,500

JOHN C. ORR CO., India, Java and Huron Sts. and East River
 City of New York, Borough of Brooklyn
SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Molloy, Peter J and Patrick Murtha to Central Brewing Co of N Y. 2d av, No 1159. Saloon lease. July 24, demand, 6%. July 28, 1908. 5:1415. 3,572

Marx, Max to Robt L Stix. 149th st, No 204, s s, 125 w 7th av, 25x99.11. July 27, 5 years, 5%. July 30, 1908. 7:2034. 18,000

McManus, Margt to Abraham Rothschild. 84th st, No 313, n s, 175 e 2d av, 25x102.2. P M. Prior mort \$14,200. July 20, due Aug 1, 1910, 6%. July 30, 1908. 5:1547. 1,900

Mosher, Martha B to Arthur B Mosher. Broadway, No 3550, e s, 24.11 s 146th st, 75x100. Prior mort \$75,000. July 15, due Aug 1, 1910, 6%. July 30, 1908. 7:2077. 15,000

Martell, Martin J and John V Fitzpatrick to George Ehret. 3d av, n w cor 24th st. Saloon lease. July 28, demand, 6%. July 30, 1908. 3:880. 3,000

McNamara, Thos F to EMIGRANT INDUSTRIAL SAVINGS BANK. Henry st, No 203, n s, abt 50 w Clinton st, 24x87.6. July 30, 1908, 5 years, 5%. 1:285. 10,000

Marx, Max with TITLE GUARANTEE AND TRUST CO. 145th st, n s, 275 w Lenox av, 175x99.11. Subordination agreement. July 15. July 29, 1908. 7:2014. nom

Manhattan-Hudson Realty Co (and the Hudson Companies in bond only) to MUTUAL LIFE INS CO of N Y. Broadway or 6th av, n w cor 32d st, 197.6 to s s 33d st, x400. July 29, 1908, due, &c, as per bond. 3:808. 3,000.00

Same to same. Same property. Certificate as to above mort. July 27. July 29, 1908. 3:808. —

Michelson, Saml to Geo Dettloff. 25th st, Nos 238 and 240, s s, 118.7 w 2d av, 40x98.9. Prior mort \$45,000. July 29, 1908, 3 years, 6%. 3:905. 4,000

Main Realty Co to American Mortgage Co. Park av, No 1613, e s, 50.11 s 115th st, 25x80. P M. July 21, 3 years, 5½%. July 24, 1908. 6:1642. 14,000

Same to same. Same property. Certificate as to above mort. July 20. July 24, 1908. 6:1642. —

Same to Abraham I Smolens. Same property. Prior mort \$14,000. July 21, due Jan 21, 1911, 6%. July 24, 1908. 6:1642. 3,000

Same to same. Same property. Certificate as to above mort. July 20. July 24, 1908. 6:1642. —

McNamara, Matthew with the EQUITABLE TRUST CO of N Y. 2d av, Nos 1928 and 1930. Agreement as to share ownership in bond and mort. July 23. July 24, 1908. 6:1671. nom

McNamara, Matthew with the EQUITABLE TRUST CO of N Y. 2d av, Nos 1924 and 1926. Agreement as to share ownership in bond and mort. July 23. July 24, 1908. 6:1671. —

Mandelskorn, Morris to Jacob Cohn. Stanton st, No 125, s s, 50 e Essex st, 25x75. July 24, 1908, due June 6, 1910, 6%. July 25, 1908. 2:354. 3,000

Martin, Owen T to Frank Egan, of Astoria, L I. 66th st, No 322, s s, 250 e 2d av, runs s 100 x e 30.6 x n 50 x w 5.6 x n 50 to st, x w 25 to beginning. July 15, 3 years, 6%. July 24, 1908. 5:1440. 1,000

Moskowitz, Annie to David J Simon. 8th st, Nos 315 and 317, n s, 280.4 e Av B, 41.3x69.10. Prior mort \$26,500. July 20, 1908, due Nov 15, 1909, 6%. July 25, 1908. 2:391. 1,400

Mandelskorn, Morris to Jacob Cohn. Stanton st, No 127, s s, 100 w Norfolk st, 25x75. July 24, 1908, due July 22, 1911, 6%. July 25, 1908. 2:354. 3,000

Moskowitz, Annie with Albert H Hastorf. 8th st, Nos 315 and 317 East. Estoppel agreement. July 9, 1908. July 25, 1908. 2:391. nom

Mandelskorn, Morris to Jacob Cohn. Clinton st, No 97, w s, 225.4 s Rivington st, runs w 100 x s 25.4 x e 100 x n 25.4 to beginning. July 24, 1908, due Feb 15, 1911, 6%. July 25, 1908. 2:348. 3,000

Morgenstern, Julius to TITLE GUARANTEE AND TRUST CO. 86th st, No 350, s s, 75 w 1st av, 25x104.4. July 23, 1908, due and int as per bond. July 25, 1908. 5:1548. 11,000

McInnis (A N) Realty Co to Anna C Hough. 136th st, s s, 250 w Amsterdam av, 150x99.11. July 22, 1908, due 1 year, 6%. 7:1988. 16,000

Same to Alex N McInnis. Same property. P M. July 23, 1 year, 6%. July 24, 1908. 7:1988. 33,750

McInnis (A N) Realty Co to Lillian Shaff. 136th st, s s, 250 w Amsterdam av, 2 lots, each 75x99.11. 2 P M mortgages, each \$4,600. July 22, due Oct 22, 1908, 6%. July 24, 1908. 7:1988. 9,200

Nealis, Thomas J to EMIGRANT INDUSTRIAL SAVINGS BANK. 32d st, No 229, n s, 275 w 2d av, 12.6x98.9. P M. July 27, 1908, 3 years, 5%. 3:913. 6,000

Newman, Samuel to Herman Heidenreich. Houston st, No 160, n s, 142.9 w 1st av, 16.8x81.1x16.11x80. P M. Prior mort \$—. July 15, 1 year, 6%. July 28, 1908. 2:442. 1,500

One Hundred and Thirty-third Street Realty Co to Benj Nieberg. Madison av, Nos 2121 to 2127, n e cor 133d st, Nos 39 to 43, 99.11x110. Prior mort \$182,169.12. July 28, demand, 6%. July 30, 1908. 6:1758. 7,000

One Hundred and Thirty-third Street Realty Co to Benj Nieberg. Madison av, Nos 2121 and 2123, n e cor 133d st, No 39, 50x72. Prior mort \$62,500. July 28, demand, 6%. July 30, 1908. 6:1758. 18,000

Same to Wm L Condit. Same property. July 28, 3 years, 5½%. July 30, 1908. 6:1758. 45,500

Same to MECHANICS & TRADERS BANK. Same property. Prior mort \$45,500. July 28, due Aug 1, 1909, 6%. July 30, 1908. 6:1758. 17,000

One Hundred and Thirty-third Street Realty Co to John Aspinwall and ano trustees John L Aspinwall for benefit Helen A Redfield. Madison av, Nos 2125 and 2127, e s, 50 n 133d st, 50x72.6. July 28, 3 years, 5½%. July 30, 1908. 6:1758. 34,000

Same to Benj Nieberg. Prior mort \$44,000. July 28, demand, 6%. July 30, 1908. 6:1758. 12,000

Same to MECHANICS & TRADERS BANK. Same property. Prior mort \$34,000. July 28, due Aug 1, 1909, 6%. July 30, 1908. 6:1758. 10,000

One Hundred and Thirty-third Street Realty Co to John Aspinwall and ano trustees John L Aspinwall for Helen A Redfield. 133d st, Nos 41 and 43, n s, 72.6 e Madison av, 37.6x99.11. July 28, 3 years, 5½%. July 30, 1908. 6:1758. 28,000

Same to MECHANICS & TRADERS BANK. Same property. Prior mort \$28,000. July 28, due Aug 1, 1909, 6%. July 30, 1908. 6:1758. 7,669.82

Same to Benj Nieberg. Same property. Prior mort \$35,669.12. July 28, demand, 6%. July 30, 1908. 6:1758. 10,000

One Hundred and Thirty-third Street Realty Co to MECHANICS & TRADERS BANK. Madison av, Nos 2121 to 2127, and 133d

st, Nos 41 and 43 East. Certificate as to 3 morts, aggregating \$34,669.82. July 28. July 30, 1908. 6:1758. —

Same to Benj Nieberg. Same property. Certificate as to 4 morts aggregating \$47,000. July 28. July 30, 1908. 6:1758. —

Same to Wm L Condit et al. Same property. Certificate as to 3 morts aggregating \$107,500. July 28. July 30, 1908. 6:1758. —

O'Brien, Mary McG to LAWYERS TITLE INS & TRUST CO. 9th av, No 503, w s, 14 s 38th st, 17.5x52. July 29, 5 years, 5%. July 30, 1908. 3:735. 10,000

Ornstein, Lena S with LAWYERS TITLE INS & TRUST CO. Henry st, No 304. Agreement as to share ownership of mort. July 24. July 28, 1908. 1:267. nom

O'Neill, Mary also known as Mary T, of Yonkers, N Y, to Annie E Carroll. Essex st, No 27½, w s, 50 n Hester st, 25x43.9x25x43.6. Prior mort \$11,000. July 29, due, &c, as per bond. July 30, 1908. 1:310. 5,000

O'Connor, John to Allan Marquand et al exrs Henry G Marquand. 98th st, Nos 152 and 154, s s, 270 e Amsterdam av, 40x100.11. P M. July 24, 5 years, 5%. July 27, 1908. 7:1852. 30,000

Pettit & Reed, a corpn, to Hugh Getty. North Moore st, Nos 38 and 40, s s, 100.1 e Hudson st, 50x87.6. P M. July 27, 3 years, 6%. July 28, 1908. 1:189. 25,000

Pigueron, Geo H to Geo G Dutcher and ano trustees J Spencer Turner. 16th st, Nos 104 and 106, s s, 125 e Union sq, runs e 46 x s 103.3 x w 46 x n — x w 125 to e s Union sq, No 32, x n 26 x e 125 x n 26 to beginning. July 27, 3 years, 5%. July 28, 1908. 3:871. 435,000

Same and John and Michl Kennedy with same. Subordination agreement. July 27. July 28, 1908. 3:871. nom

Pigueron, Geo H and John J Vause with same. Same property. Subordination agreement. July 27. July 28, 1908. 3:871. nom

Platt, Louis to Samuel Goldman. 76th st, No 226, s s, 230 w 2d av, 25x102.2. P M. Prior mort \$17,750. July 29, given to secure merchandise, installs, —%. July 30, 1908. 5:1430. 2,000

Poggi, Amelia C wife of and John M, and Joseph Casazza to Domenico Cella. Pearl st, No 484, n s, 274.11 w Park row, runs n 42.3 x n e 80.6 x w 25.4 x s w 77.2 x s 48 x e 25.1 to beginning. Prior mort \$40,000. July 29, 1 year, 6%. July 30, 1908. 1:160. 2,000

Popper, Edwin S to Julia D Dresser et al. Franklin st, Nos 143 to 147, s s, 180.6 w West Broadway, 69x71x74.10x100. P M. Prior mort \$90,000. July 29, 5 yrs, 5%. July 30, 1908. 1:179. 27,500

Same to BOWERY SAVINGS BANK. Same property. P M. July 29, 5 years, 5%. July 30, 1908. 1:179. 90,000

Person, Ida A, of Upper Montclair, N J, to Jane Thayer. 143d st, No 306, s s, 100 w 8th av, 25x99.11. July 29, 3 years, 5½%. July 30, 1908. 7:2043. 20,000

Pine Investigating Co to TITLE GUARANTEE AND TRUST CO. 145th st, n s, 275 w Lenox av, 175x99.11. Building loan. July 28, 1 year, 6%. July 29, 1908. 7:2014. 132,000

Same to same. Same property. Certificate as to above mort. July 28. July 29, 1908. 7:2014. —

Penco Realty Co to LAWYERS TITLE INS AND TRUST CO. Lenox av, Nos 661 to 665, n w cor 143d st, 40x100. July 23, 5 yrs, 5½%. July 24, 1908. 7:2012. 55,000

Same to same. Same property. Certificate as to above mort. July 23. July 24, 1908. 7:2012. —

Same and the STATE BANK with same. Same property. Subordination agreement of six morts. June 29. July 24, 1908. 7:2012. nom

Same and George Ricard with same. Same property. Subordination agreement. July 23. July 24, 1908. 7:2012. nom

Pleines, Henry P F to F and M Schaefer Brewing Co. 8th av, No 212, s e cor 21st st, No 270 West. Saloon lease. July 24, 1908, demand, 6%. 3:770. 7,000

Paterno Bros, a corpn, to Jos Paterno. 116th st, Nos 602 to 606, s s, 100 w Broadway, 75x100.11. Prior mort \$240,000. July 24, 4 years, 6%. July 27, 1908. 7:1896. 40,000

Same to same. Same property. Certificate as to above mort. July 24. July 27, 1908. 7:1896. —

Riston Realty Co to Jennie Davidson. Broadway, n e cor 123d st, 201.10 to 124th st x175. P M. July 29, demand, 6%. July 30, 1908. 7:1978. 11,000

Rogers, Mark H and Minnie S his wife and Jennie wife of Joseph Bachrach, Sarah M wife of Jacob Bernstein, Anna wife of Nathan Turkeltaub, Ray Steinberger and Flora Samilson heirs Harris Samilson and Rebecca Samilson widow and Jacob Bernstein guardian for Jesse M Samilson et al to Mercy M Plum. 128th st, No 220, s s, 258.4 w 7th av, 33.4x99.11. July 29, 5 years, 5%. July 30, 1908. 7:1933. 22,000

Rosendale, Wm M, Frederica H and Mary E to whom it may concern. 131st st, No 107, n s, 112.6 w Lenox av, 18.9x99.11. Consent to extension of mort. June 1. July 30, 1908. 7:1916. —

Ratkowsky, Bernard and Kassel Simon to Fredk J Limberger. 123d st, Nos 354 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.70 x w 95 x n 100.11 to st, x e 92.10 to beginning. Prior mort \$64,000. July 20, 5 years, 6%. July 24, 1908. 6:1799. 32,000

Roth, Leopold to Jules Weil. 25th st, Nos 313 and 315, n s, 200 e 2d av, 50x98.9. Prior mort \$22,000. July 24, 1908, 3 years, 6%. 3:931. 4,000

Realty Co of Fort Washington to ——. 170th st, s w cor Fort Washington av, 100x150. Certificate of consent to mortgage above to secure \$33,000. July 22, 1908. July 25, 1908. 8:2139. —

Realty Co, of Fort Washington, to UNION SQUARE SAVINGS BANK of N Y. Fort Washington av, s w cor 170th st, runs w 150 x s 100 x e 148.5 x n 100 to beginning. July 22, 1908, due June 30, 1913, 5%. July 24, 1908. 8:2139. 33,000

Rosson, Thomas to Anna N Rogers. Prince st, No 64, s s, 7.6 w Lafayette st, 20x54.9. Prior mort \$14,000. July 23, 1908, due Jan 23, 1909, 6%. July 24, 1908. 2:496. 3,500

Ratkowsky, Bernard and Kassel Simon to Wm F Armstrong. 123d st, Nos 360 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.10 x w 48.7 x n 100.11 to st, x e 46.5 to beginning. July 20, 5 years, 5½%. July 24, 1908. 6:1799. 32,000

Ratkowsky, Bernard and Kassel Simon to Julia E Cameron. 123d st, Nos 354 to 358, s s, 128.7 w 1st av, 46.5x100.11. July 21, due Nov 1, 1913, 5½%. July 24, 1908. 6:1799. 32,000

Riley, Nellie C wife of Edw F to Josephine A Thibaut. Manhattan av, s e cor 121st st, No 318, 25.11x95. July 28, 5 years, 5%. July 29, 1908. 7:1947. 32,000

- Same and Hester C Wightman and Edw F Riley exrs Julia A Riley with same. Same property. Subordination agreement. July 15, 1908, 7:1947. **nom**
- Rogers, Mark H, Jennie Bachrach, Minnie H wife of Mark H Rogers, Sarah M Bernstein, Rae Steinberger, Anna Turkeltaub and Flora Samilson, Rebecca Samilson and Jesse W, Bella and Mortimer Samilson by guardian to Margt B Monahan. 128th st, No 218, s s, 225 w 7th av, 33.4x99.11. July 27, 5 years, 5%. July 29, 1908. 7:1933. **22,000**
- Roche, David J and Albrecht J Bode exrs, &c, Lawrence McCormack and Elkan Holzman with Rose H Stein. 111th st, No 105 East. Extension mort. July 10, July 29, 1908. 6:1639. **nom**
- Scheinberg, Abraham to Jessie Gillender. Lenox av, No 55, w s, 25.2 s 113th st, 25.2x75. Prior mort \$25,000. July 24, 1908, due July 10, 1911, 6%. July 25, 1908. 7:1822. **6,000**
- Stamoulis, Costas and ano to DeWitt C Flanagan and ano trustees. 6th av, No 685. Saloon lease. July 23, 1908, 6%, demand. July 24, 1908. 3:815. **4,629.80**
- Strumpf, Louis-Haber Morris to Pauline S Schimmer. Sheriff st, No 83, w s, abt 145 n Rivington st, 25x100. Prior mort \$29,000. July 23, 1908, due Jan 24, 1910, 6%. July 25, 1908. **1,500**
- Schwab, Nathan to Otto Schmitt, Sr. 10th st, No 81, n e s, 225 n w 3d av, 25x94. Leasehold. July 23, 1908, due July 1, 1913, 5½%. July 24, 1908. 2:556. **7,500**
- Sackin, Harris and Louis Sackin to Lena S Ornstein. Henry st, No 304, s s, 215.3 e Scammel st, runs s 95 x e 23.11 x n 95 x w 24 to beginning. July 24, 1908, due 3 years, 5½%. 1:267. **20,000**
- Schwander, Ernst and Jacob Eitel to V Loewers Gambirinus Brewing Co. 39th st, No 422 West, Saloon lease. July 23, due Aug 1, 1908, 6%. July 24, 1908. 3:736. **1,820**
- Silverberg, Carrie and ano and to Honora Dermody et al with Catherine C Murray guardian Thos P and Leo Murray. 40th st, No 546 West. Subordination agreement. July 17, 1908. July 24, 1908. 3:711. **nom**
- Silverberg, Carrie to Catharine C Murray guardian Thos P and Leo Murray. 40th st, No 546, s s, 150 e 11th av, 25x98.9. July 23, 1908, due 3 years, 5½%. July 24, 1908. 3:711. **12,000**
- Sohns, F William to Roberta E Deuchar. 217th st, n e s, 75 n w Park Terrace East, 50x100; 217th st, or Park Terrace North, n e s, 125 n w Park Terrace East, 25x100. Re-recorded from May 25, 1908. May 23, 1908, 2 years, 6%. July 24, 1908. 8:2243. **3,000**
- Schwartz, Julia to Benjamin Schwartz. 105th st, No 169, n s, 175 w 3d av, 25x100.11. Prior mort \$20,000. July 28, 1908, 2 years, 6%. 6:1633. **3,500**
- Strauss, Emanuel to John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. Lenox av, Nos 673 and 675, w s, 79.11 s 144th st, 40x100. July 28, 1908, 3 years, 5½%. 7:2012. **35,000**
- Same and George Ricard with same. Same property. Subordination agreement. July 28, 1908. 7:2012. **nom**
- Strauss, Emanuel and STATE BANK with same. Same property. Subordination agreement. July 28, 1908. 7:2012. **nom**
- Sheridan, Martha J to MUTUAL LIFE INS CO of N Y. Lenox av, No 317, w s, 20 s 126th st, 20x75. Prior mort \$—. July 27, due &c as per bond. July 28, 1908. 7:1910. **10,000**
- Stern, William with Chas A Person. 89th st, No 227 East. Extension agreement at 5%. July 1, July 30, 1908. 5:1535. **nom**
- Sroka, Louis to Lena Gurgel. 56th st, No 231, n s, 275 w 2d av, 25x100.5. July 30, 1908, 2 years, 6%. 5:1330. **5,000**
- Schimpf, Frank P to Max Marx. 162d st, No 508, s s, 560 e Broadway, runs e 40 x s 99.11 x w 25 x n — x w 15 x n 99.10 to beginning. P M. Prior mort \$40,000. July 30, 1908, due Aug 1, 1910, 6%. 8:2120. **2,500**
- Schultz, Henry to J Sergeant Cram as trustee Henry A Cram. 110th st, n s, 100 e 7th av, 100x70. July 22, 1 year, 5½%. July 29, 1908. 7:1820. **4,000**
- Sound Realty Co with ALBANY COUNTY SAVINGS BANK. Broadway, No 3540, n e cor 145th st, 99.11x125. Subordination agreement. July 28, July 29, 1908. 7:2077. **nom**
- Scott, Ellen Y, of Jersey City, N J, to FARMERS LOAN AND TRUST CO. Madison av, No 78, s w cor 28th st, 25x95. July 29, 3 years, —%, due, as per bond. July 29, 1908. 3:857. **70,000**
- Smith, Chas F to Everett Ryder. 97th st, No 126, s s, 537.5 e Amsterdam av, 17.6x100.7. P M. July 29, 1908, due May 1, 1910, 6%. 7:1851. **4,500**
- Sackin, Louis and Harris and Harry Strasbourger with Lena S Ornstein. Henry st, No 304. Subordination agreement. July 21, July 27, 1908. 1:267. **nom**
- Twenty-eighth Street Co to Century Investing Co. 28th st, Nos 10 to 14, s s, 170 w Madison av, runs s 98.9 x e 75 x s 98.9 to 27th st, Nos 9 to 19, w w 143 x n 98.9 x e 18 x n 98.9 to 28th st, x e 50 to beginning. Prior mort \$1,480,000. July 27, due July 1, 1909, 6%. July 29, 1908. 3:857. **150,000**
- Same to same. Same property. Certificate as to above mort. July 27, July 29, 1908. 3:857. **—**
- Trim Realty Co to Solomon Moses and ano exrs Herman Friedlander. Broadway, n e cor 187th st, 74.1x105.11x71.6x85.9. P M. July 29, 1908, due, &c, as per bond. 8:2170. **18,000**
- Tausend, Felix to GREENWICH SAVINGS BANK. Essex st, Nos 133 and 135, n w s, 80 n e Rivington st, 45x89x45x88.11. July 29, 5 years, 5%. July 30, 1908. 2:411. **35,000**
- TITLE GUARANTEE & TRUST CO with Fluri Construction Co and Fort Washington Syndicate. 180th st, n s, 379.5 e Fort Washington av, runs n 110 x e 58.7 x s 6 x e 12.6 x s 103.3 to st x w 59.10 to beginning. Agreement apportioning mort and consent to same. July 28, July 30, 1908. 8:2176. **nom**
- VAN NORDEN TRUST CO with LAWYERS TITLE INS & TRUST CO. 144th st, Nos 242 and 244 West. Subordination agreement. July 27, July 28, 1908. 7:2029. **nom**
- Wallace, Pierce J to Central Brewing Co. Washington st, No 634. Saloon lease. July 24, demand, 6%. July 28, 1908. 2:604. **2,000**
- Wineburgh, Henry to GERMAN SAVINGS BANK in City of N Y. 5th av, No 2178, n w cor 133d st, Nos 1 and 3, 25x110; 5th av, No 2180, w s, 25 n 133d st, 24.11x110. July 24, 1908, due Aug 1, 1909, 5%. 6:1731. **40,000**
- Wilkins, Polka Marie widow to LINCOLN TRUST CO. 36th st, No 116, s s, 175 w Lexington av, 25x98.9; 39th st, Nos 636 and 638 and 640, s s, 465 w 11th av, 60x98.9. July 21, 1908, due Nov 1, 1911, 4½%. July 25, 1908. 3:684, 891. **120,000**
- Werner, Frederick H with Stephen Duncan. 77th st, No 408, s s, 123.8 e 1st av, 19.4x102.2. Extension agreement at 5%. May 27, 1908. July 24, 1908. 5:1471. **nom**
- Wolfson, Charles to TITLE GUARANTEE & TRUST CO. 95th st, No 137, n s, 79.6 w Lexington av, 17x100.8. July 25, due &c as per bond. July 30, 1908. 5:1524. **10,000**
- Wright, Mary R widow to Eliz S Potter. Broadway, s w cor 173d st, 102.11x155.11x97.3x115.4. June 29, due, &c, as per bond. July 29, 1908. 8:2142. **20,000**
- Wright, Mary R widow to Eliz S Potter. 173d st, s s, 215.4 w Broadway, 100x97.3. July 29, 1908, due, &c, as per bond. 8:2142. **9,000**
- Wright, Mary R widow to Eliz S Potter. 173d st, s s, 115.4 w Broadway, 100x97.3. July 29, 1908, due, &c, as per bond. 8:2142. **9,000**
- Wright, Mary R widow to Elizabeth S Potter. Fort Washington av, s e cor 173d st, 99.5x91.6x97.3x119.4. July 29, 1908, due, &c, as per bond. 8:2142. **12,000**
- Wachter, Alfred to Christina Dillman. 131st st, No 19, n s, 235 w 5th av, 25x99.11. P M. Prior mort \$12,500. July 29, 1908, 3 years, 6%. 6:1729. **4,500**
- Weinstock, Samuel and George Brown with Baron De Hirsch Fund 9th st, Nos 713 and 715, n s, 160 e Av C, 43x92.3. Extension agreement at 5%. Oct 1, 1906. July 25, 1908. 2:379. **nom**

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1855).

- *Aliesandro, Rubina and Angela Sparagna to Eliz A Diller. 218th st (4th av), s s, 281 e White Plains road, 50x114, Wakefield. P M. July 27, 3 years, 6%. July 29, 1908. **1,400**
- Albert, John to Wm C Bergen. Aqueduct av, e s, 50 s 183d st, 50 x101.1 to w s Macombs Dam road, and 50x100.9, with all title to Macombs Dam road, in rear of above. P M. Prior mort \$10,000. July 28, 2 years, 6%. July 29, 1908. 11:3211. **3,750**
- Bliss, Collins P to Anna E Haas. Andrews av, e s, 545.8 s 183d st, 58x100. Prior mort \$7,800. July 24, due Jan 1, 1909, 6%. July 30, 1908. 11:3211. **800**
- Bierling, Otto M and M L, Ida and Fredk J Riehm to Caroline S Hartwig extrx Ferdinand Hartwig. 163d st, n w cor 163d st, 27.6x67.5. July 29, 3 years, 5½%. July 30, 1908. 10:2649. **16,500**
- Boyd, Wethered J to Jennie Currier and ano exrs Geo C Currier. Webster av, n e cor 189th st, 49.11x111.2x40.7x117.3. July 29, due &c as per bond. July 30, 1908. 11:3023. **16,000**
- *Boyle, Frank to Duane S Everson. Barnes av, No 3913, w s, 69.3 s 223d st, 22.9x105.4. July 27, 5 years, 5½% for 1st year and 6% thereafter. July 28, 1908. **4,000**
- Brode, Mary to GERMAN SAVINGS BANK. Jackson av, n e cor 166th st, 19.6x87.6x19.2x87.6. July 28, 1908, 1 year, 5½%. 10:2651. **15,000**
- *Barry, Michael to Wm E Rabell. North ½ lot 65 map Arden property, East and Westchester. July 28, 1908, 3 years, 6%. **1,500**
- *Same to John J Falihee. Same property. Prior mort \$1,500. July 28, 1908, 3 years, 6%. **700**
- Birkle, Anton to Henry C Wissemann. Westchester av, s s, 75.11 e Union av, 50x119.5x49.11x121.11. July 29. Prior mort \$38,000. Due, &c, as per bond. July 30, 1908. 10:2676. **6,000**
- *Burke, Lizzie H to Euretta L Clocke. Jackson av, e s, 50 n from n w cor gore lot P P, runs e 108 x n 41 x w 108 x s 41, being part of lot 419 map Unionport. July 28, 3 years, 6%. July 29, 1908. **2,500**
- Bell, Rudolph to Fred Trump. Cambreleng av, e s, 156.6 s Pelham av, late Union av, 25x156.4x25x155.8. Prior mort \$2,000. July 22, due, &c, as per bond. July 27, 1908. 11:3091. **1,000**
- Beringer, Bertha with Abraham Singer. Edgewater road, No 1501. Extension mort. June 8, July 27, 1908. 11:3012. **nom**
- Beringer, Bertha with Rose Cohen. Edgewater road, No 1503. Extension agreement at interest increased from 5% to 6%. July 17, July 27, 1908. 11:3012. **nom**
- Betzig, Wilhelmina to TITLE GUARANTEE & TRUST CO. Cauldwell av, No 859, w s, 112 s 161st st, runs w 30 x n 1 x w 100 x s 19.6 x e 130 to av x n 18.6 to beginning, with all title to strip 1x30 adj on east. July 23, due &c as per bond. July 24, 1908. 10:2626. **5,500**
- *Baker, Augusta to Mary H Whitney and ano exrs James F Whitney, dec'd. Holland av, w s, 225.2 s Van Nest av, 24.10x100. July 21, 1908, due Dec 1, 1911, 5½%. July 24, 1908. **3,500**
- Boekell, Fred to Louis Lavigne. Marion av, w s, 273.11 s Kingsbridge road, runs w 80.4 x s 25 x e 79.7 x n 25 to beginning. July 22, 1908, due July 1, 1913, 5½%. July 25, 1908. 11:3023-3026. **4,000**
- *Bousha, Louis to Emil Hermanni and ano. Augusta pl, e s, 160.1 n Eastern Boulevard, 50x100. July 23, due Apr 1, 1909, 6%. July 24, 1908. **3,000**
- Carroll, John to Julia C S Grant. Washington av, w s, 381.3 s 171st st, 18.9x150, except part for av. July 28, due Jan 28, 1913, 5%. July 30, 1908. 11:2902. **7,000**
- Callahan, Daniel to John F Kaiser. Sedgwick av, e s, 275 n Undercliff av, 25x67.6 and 52.6 to Undercliffe av 25x47.11 and 62.9 to beginning. P M. July 30, 1908, 3 years, 5%. 9:2538. **4,250**
- Coogan, Ann with Ferdinand Hecht. Franklin av, n e cor 170th st, 57x100x48x101. Extension mort. Jan 6, July 29, 1908. 11:2936. **nom**
- Same with same. Clinton av, n w cor 170th st, 23x100x36x101. Extension mort. Jan 6, July 29, 1908. 11:2936. **nom**
- Cushing Realty Co to Mary Patterson. 236th st, s s, 75 e Oneida av, 25x100. June 29, due Jan 1, 1909, 6%. July 30, 1908. 12:3370. **4,000**
- Same to same. Same property. Certificate as to above mort. June 29, July 30, 1908. 12:3370. **—**
- Same to Investors Mortgage Co. Same property. P M. Prior mort \$4,000. June 29, due Jan 1, 1909, 6%. July 30, 1908. 12:3370. **1,500**
- Churchill, Marguerite E L and Carola L with Joseph J Silver. 156th st, No 499 (739) East. Extension agreement at interest increased from 5% to 5½%. July 1, July 29, 1908. 9:2364. **nom**
- Callan, Joseph J, Philip J and John to EMIGRANT INDUST SAVINGS BANK. Washington av, e s, 248 n Quarry road, 50x100, except part for av. July 29, 1908, 3 years, 5%. 11:3046. **4,000**
- Cannon, Ulysses A to Peter Herrmann trustee Adam Herrmann or Harrmann. Alexander av, n e cor 143d st, 25x106.6. July 21, 1 year, 6%. July 24, 1908. 9:2306. **7,000**
- Christie, David to Louisa Kimberly. Lind av, w s, 449.3 n 168th st, runs w 165.9 x n w 13.7 x n e 55.5 x e 114.3 to av x s 25 to beginning. July 15, 3 years, 5½%. July 24, 1908. 9:2530. **5,000**
- Same to same. Lind av, w s, 399.3 n 168th st, 25x160.7x25.6x155.4. July 15, 3 years, 5½%. July 24, 1908. 9:2530. **5,000**
- Same to same. Lind av, w s, 424.3 n 168th st, 25x165.9x25.6x160.7. July 15, 3 years, 5½%. July 24, 1908. 9:2530. **5,000**
- Christie, David to Emma Feuchtwanger. Lind av, w s, 374.4 n 168th st, runs w 150.2 x n w 25.6 x e 155.4 x s 25 to beginning. July 14, 1908, due July 15, 1911, 5½%. July 24, 1908. 9:2530. **5,000**
- DOLLAR SAVINGS BANK to Interborough Building Co. 169th st, Nos 622 and 624 East. Certificate as to reduction of above mort. July 23, 1908. July 24, 1908. 10:2615. **nom**
- Dillon (D J) Co to Chas Schneider. Concord av, w s, 197.6 n 147th st, 19.6x100. July 25, due, &c, as per bond. July 27, 1908. 10:2579. **2,000**



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.

Same to same. Same property. Certificate as to above mort. July 25, July 27, 1908. 10:2579.	1908, interest and due as per bond. July 24, 1908. 11:3110.
Decker, Lawrence P to Bronx Investment Co. Hewitt pl, No 760, e s, 200 n Leggett av, runs e 46.7 to w s Leggett lane, x n 26.11 x w 36.5 to pl, x s 25 to beginning. July 29, 1908. 3 years, 5½%. 10:2695.	1,000
Doll, Luisa to TITLE GUARANTEE AND TRUST CO. Lafontaine av, w s, 151.1 s along same from w s Lafontaine av, and e s Quarry road, laid out as said av and road was originally, runs w 96.3 to e s Quarry road, No 2012, as legally opened, x s 26.1 x e 110.3 to av, x n 22 to beginning. July 28, due, &c, as per bond. July 29, 1908. 11:3063.	2,000
Danby, Wm H to E Olivia T Olcott. Ryer av, w s, 144 s 183d st, 18.10x68.11x18.9x66.8. July 21, due, &c, as per bond. July 29, 1908. 11:3158.	2,000
Same to Frank N Waterman. Ryer av, w s, 162.10 s 183d st, 18.11 x 71.1x18.9x68.11. July 21, due, &c, as per bond. 11:3158.	2,000
Same to same. Ryer av, w s, 181.9 s 183d st, 18.11x73.4x18.9x 71.1 July 21, due, &c, as per bond. July 29, 1908. 11:3158.	2,000
Same to same. Ryer av, w s, 200.7 s 183d st, 18.11x75.7x18.9x 73.4. July 21, due, &c, as per bond. July 29, 1908. 11:3158.	2,000
Doino, Carmine to Vito Fortannascere. Union av, n w cor 150th st, 25x100. P M. Prior mort \$23,000. July 29, 2 years, 6%. July 30, 1908. 10:2664.	2,000
Same to Bertha Wright. Same property. Prior mort \$30,000. July 29, 1 year, % as per bond. July 30, 1908. 10:2664.	2,000
Debes, John L to GERMAN SAVINGS BANK. College av, Nos 943 and 945, w s, 157.9 s 164th st, 2 lots, each 17.1x100. 2 mort, each \$2,500. July 29, 3 years, 5½%. July 30, 1908. 9:2423.	2,000
*Damboorajan, Manoj to Stephen Damboorajan. Morris Park av, s s, 87.3 w Unionport road, 25.7x120.10x25x115.4 e s. Prior mort \$6,700. July 28, due June 3, 1909, 6%. July 30, 1908. 1:300	2,000
Daly, Katie to John Bussing Jr. 150th st, n s, 250 w Courtlandt av, 25x118.5. July 29, due July 1, 1911, 6%. July 30, 1908. 9:2410.	2,000
*Diller, Chas S to Park Mortgage Co. 216th st, n s, 305 w 5th av, 100x114, Wakefield. July 30, 1908, 3 years, 6%. 1:500	2,000
Eddy, Lawrence R and Charles Collins with AMERICAN SAVINGS BANK. 161st st, n s, 103.8 e Courtlandt av, 50x74. Subordination agreement. July 25, July 30, 1908. 9:2408.	2,000
Eickwort, Louis with E Olivia T Olcott and Frank N Waterman. Ryer av, w s, 144 s 183d st, 75.6x75.7x75x66.8. Subordination agreement. July 21, July 29, 1908. 11:3158.	2,000
Same with Frank N Waterman. Ryer av, w s, 181.9 s 183d st, 18.11x73.4x18.9x71.1. Subordination agreement. July 21, July 29, 1908. 11:3158.	2,000
Same with same. Same property. Ryer av, w s, 162.10 s 183d st, 18.11x71.1x18.9x68.11. Subordination agreement. July 21, July 29, 1908. 11:3158.	2,000
Same with same. Ryer av, w s, 200.7 s 183d st, 18.11x75.7x18.9x 73.4. Subordination agreement. July 21, July 29, 1908. 11:3158.	2,000
Same with E Olivia T Olcott. Ryer av, w s, 144 s 183d st, 18.10x 68.11x18.9x66.8. Subordination agreement. July 21, July 29, 1908. 11:3158.	2,000
Eddy, Lawrence R to AMERICAN SAVINGS BANK. 161st st, Nos 363 and 365 (William st), n s, abt 95 e Courtlandt av, 50x102.5x 50x103.5, w s, except part for 161st st. July 29, 1908, 3 years, 5½%. 9:2408.	2,000
Frank, Bernard to Julius Oppenheimer. 3d av, Nos 3375 and 3377, s w s, at n w s 166th st, 39.9x79.5x39x79.4. July 29, 5 years, 5%. July 30, 1908. 9:2370.	2,000
Forster Property Builders to Park Mortgage Co. 261st st, n s, 46 w Tyndall av, 44x100. Certificate as to mort for \$8,000. July 20, July 28, 1908. 13:3423.	2,000
Fritz, Jacob with GERMAN SAVINGS BANK in City N Y. Jackson av, n e cor 166th st, 19.6x87.6x19.2x87.6. Subordination agreement. July 15, July 28, 1908. 10:2651.	2,000
Finck, Anna S to Helen A Kudlich. 169th st, s w cor Barretto st, runs s 29.7 x w 88.11 x n 15 x n e 63.11 to 169th st, x s e 63.5 to beginning. July 22, 3 years, 5½%. July 29, 1908. 10:2718.	2,000
Flood, T Francis to Henrietta Gerken. Popham av, w s, 121.4 n 176th st, 25x100. July 27, 3 years, 6%. July 29, 1908. 11:2877.	2,000
Fordham Realty Co to Emma J Greene. Sedgwick av, w s, 293 n Public place and being lot 12 block 3237 map No 1187, Kingsbridge Real Estate Co, 25.5x100x25.4x100. P M. July 28, 2 years, 5½%. July 29, 1908. 11:3237.	2,000
*Fetzer, Delia to Jane Kitchen. Madison st, e s, 175 s Morris Park av, 25x100. P M. Prior mort \$3,500. July 24, 3 years, 5½%. July 27, 1908.	2,000
Fleischmann Realty & Construction Co and Frederick W Marks with Society of the Free Church of St Mary the Virgin. Charlotte st, No 1513, w s, 225 n 170th st, 37.6x100. Subordination agreement. June 10, 1908. July 24, 1908. 11:2966.	2,000
Fetzer, Delia et al heirs John W Fetzer dec'd to D H Waltmade. 147th st, s s, 315 w Brook av, 25x100. July 22, 1908, 3 years, 5½%. July 25, 1908. 9:2291.	2,000
Forster Property Builders to Park Mortgage Co. 261st st, n s, 46 w Tyndall av, 44x100. July 24, 1908, 3 years, 5½%. July 25, 1908. 13:3423.	2,000
Forster Property Builders to Frederick P Forster and ano. 261st st, n s, 46 w Tyndall av, 44x100. July 15, 1908, 3 years, 6%. July 25, 1908. 13:3423.	2,000
Fine, Isaac to Louis Levy. Brook av, No 1469, w s, 362.7 s 171st st, runs s 100 x w 30.2 x n 100.1 x e 35.8 to beginning; Brook av, No 1464, e s, 84.2 n St Pauls pl, 25x100.7. July 23, 3 years, 6%. July 24, 1908. 11:2895-2896.	2,000
Fischer, Maria to Emma Stillman. Prospect av, Nos 2158 and 2160, e s, 310.5 n 181st st, 33x150.3. Equal lien with another mort for \$1,000. July 22, due &c as per bond. July 24, 1908. 11:3110.	2,000
Fischer, Maria to Emma Shillman. Prospect av, Nos 2158 and 2160, e s, 310.5 n 181st st, 33x150.3. Mort \$1,000. July 22,	2,000
Fuller, Frank W to Robt H Corson and ano. 141st st, No 902 (1174), s s, abt 100 w Locust av, 25x100. July 24, due, &c, as per bond. July 25, 1908. 10:2598.	2,000
Gulf Co-operative Co to Solomon Sulzberger. Belmont av, w s, 145 n 188th st, 50x87.6. Certificate as to mort on above property for \$2,000. July 21, 1908. July 24, 1908. 11:3076.	2,000
Ginsburger, Jennie to Nellie Henschel. Prospect av, s e cor 183d st, 30.6x70. Prior mort \$4,500. July 24, due, &c, as per bond. July 27, 1908. 11:3113.	2,000
*Grossmann, Carl to Eliz K Dooling. Commonwealth av, w s, 75 s Mansion st, 25x100. July 25, demand, 5½%. July 27, 1908.	2,000
Gumpert, S Eugene of Brooklyn, to George Powell. Brook av, n w cor 156th st, No 499, 100x23.9x99.11x24.11. P M. Prior mort \$25,000. July 2, due Aug 1, 1910, 6%. July 29, 1908. 9:2364.	2,000
*Germansky, Max and Louis Macousey with Lillie Meiners. 234th st, n s, 155.6 e Carpenter av, 25x114.6. Subordination agreement. July 27, July 29, 1908.	2,000
German Real Estate Co to Caroline Forster. Martha av, w s, 85 n 138th st, 20.1x100. P M. June 23, due July 5, 1909, 6%. July 30, 1908. 12:3387.	2,000
*Geller, Saml to Julia Cole. Gleason av, s w cor 172d st, 25x100. Prior mort \$5,500. July 27, 2 years, 6%. July 30, 1908. 1:500	2,000
Gaffney (J C) Construction Co (and James C Gaffney in bond only) to City Mortgage Co. 163d st, w s, 44.10 n from n s 162d st and w s 163d st, runs w 85.4 x n 80.1 x e 58 to 163d st x s 85 to beginning. Building loan. July 1, demand, 6%. July 28, 1908. 10:2690.	2,000
Gaffney (J C) Construction Co to same. Same property. Certificate as to above mort. July 21, July 28, 1908. 10:2690.	2,000
Gerlich, Charles to Louise Hetterich. 151st st, n s, 320.3 n e Morris av, runs n 116.10 x e 50 x s 24 x w 6.6 x s 92.8 x w 43.6 to beginning. July 6, 1908, due Jan 1, 1912, 6%. July 25, 1908. 9:2411.	2,000
Gerlich, Charles to Geo W Bruecke. 151st st, n s, 320.3 n e Morris av, runs n 116.10 x e 50 x s 24 x w 6.6 x s 92.8 x w 43.6 to beginning. July 6, 1908, due July 1, 1913, 4½%. July 25, 1908. 9:2411.	2,000
Huse, Edward to Anna C Fedden. Robbins av, s e s, 150 n e 150th st, late Uncas st, 25x105. July 15, 3 years, 6%. July 30, 1908. 10:2642.	2,000
Hattenbach, Rachel, Joseph Marx and Leopold Nepel to Mary J O'Neil. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st x e and n e along n s 182d st and w s Belmont av 128.7 to beginning. July 24, 1908, due and interest as per bond. July 25, 1908. 11:3086.	2,000
Hattenbach, Rachel, Joseph Marx, Leopold Nepel and Louis Davis to Amelia Davis. Decatur av, Nos 3215-3217, n w s, 316.7 n e 205th st, 50x100, 4-5 parts of. 2 prior mort, \$10,000. July 24, 1908, due and interest as per bond. July 25, 1908. 12:3350.	2,000
*Helmke, John D and Henry to William Schwenker. Public road, s ws, at line bet lots 14 and 15, runs s e 287 x n e — x n w — x s w — to beginning, except part for Clasons Point road, being part plot 15 map Clasons Point. Prior mort \$30,000. July 27, 3 years, 5%. July 28, 1908.	2,000
Hall, Jessie A to L Sonora H Harper. Prospect av, n w cor 181st st, 66x150; plot being 100.1 w Prospect av and 66 n 181st st, runs n 44 x w 50 x s 44 to n s lot 77 x e 50 to beginning, being part of lot 76 map East Tremont. P M. July 27, 2 years, 5½%. July 28, 1908.	2,000
Hecht, Ferdinand to Peter Fox. Washington av, No 2270, e s, 40 s 183d st, 50x100. July 28, due April 15, 1908, 6%. July 29, 1908. 11:3050.	2,000
Hecht, Ferdinand to Peter Fox. Washington av, No 2270, e s, 40 s 183d st, 50x100. Given to secure agreement. July 28, due Dec 26, 1908, —%. July 29, 1908. 11:3050.	2,000
Hardecker, Elisa to Ida Sattler. Forest av, No 1066, e s, abt 175 s 166th st, 25x135. July 17, 3 years, 5½%. July 27, 1908. 10:2660.	2,000
Hagemann, Wm P to Louis Gates. Tiebout av, w s, 37 n 182d st, 202.5x76.3x200.8x60.11. Prior mort \$10,200. June 1, due, &c, as per bond. July 27, 1908. 11:3145.	2,000
*Houston, Fred V to Minnie A Requa. 232d st, late 18th av, s e cor 2d st, 52.6x114, Wakefield. July 22, 6 months, 6%. July 27, 1908. Note \$400.	2,000
*Howell, Wm D to Barbara Schmidt. Zulett av, s s, 100 w Mapes av, 25x100. July 23, 3 years, 6%. July 24, 1908.	2,000
*Howell, Wm D to Barbara Schmidt. Zulett av, s s, 125 w Mapes av, 25x100, Westchester. July 23, 3 years, 6%. July 24, 1908.	2,000
*Hausle, Max to Vergunegungs Verein Edelweiss. 11th st, n s, 155 e Av C, 50x108, Unionport. July 10, 1908, 2 years, 5%. July 25, 1908.	2,000
Irvine Realty Co to Robert E Simon. Irvine st, e s, 257.5 s Garrison av, 50x100. July 27, 1908, due July 27, 1909, 6%. 10:2761.	2,000
Jones, Johnstone & McQueen Realty Co to TITLE GUARANTEE & TRUST CO. Lots 55 and 56 map No 1165 of United Real Estate & Trust Co of Nebraska property. Certificate as to mort for \$12,000. June 29, July 25, 1908. 11:2869 and 2870.	2,000
Jones, Johnstone & McQueen Realty Co to TITLE GUARANTEE & TRUST CO. Lots 55 and 56 map United Real Estate & Trust Co of Nebraska property. July 23, 1908, due and interest as per bond. July 25, 1908. 11:2869-2870.	2,000
Jackson, Benjamin with George Gerand. 162d st, s s, 165 e Courtlandt av, 25x100. Ownership agreement. July 24, 1908. July 25, 1908. 9:2408.	2,000
Joyce, Kate to Annie M English. Webster av, n w cor Gun Hill road, runs n 78.1 x w 22.2 x s 76.9 x e 9.2 to beginning. July 24, 1908, 3 years, 6%. 12:3356.	2,000
*King, Ellen F to Alexander Thompson. Matthews st, e s, lot 150 map Adee Park, No 1131, 25x100. July 16, 1908, 3 years, 6%. July 25, 1908.	2,000

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- Kleban, Louis E to Chas B Hill. Wendover av, s e cor Park av, runs s 86.4 x e 150 x n 85.3 x w 150 to beginning. Leasehold. July 23, 1908, due Aug 1, 1911, 6%. July 25, 1908. 11:2903. 10,000
- Krabo, Marie and Fredk Cook and A Hupfels Sons, a corpn, with LAWYERS TITLE INS AND TRUST CO. Hughes av, No 2243. Subordination of lease and mort on lease to mort for \$18,000. July 22, 1908. 11:3071. nom
- Kitchen, Jane wife of Andrew to Henry M Powell. Kelly st, e s, 131.3 n 165th st, 40x100. Building loan. May 28, demand, 6%. July 27, 1908. 10:2716. 16,490
- Kelly, Eliz to Anna Hepner. Burnside av, No 253, n e s, 26.11 e Anthony av, 27.10x103.7x25x91.5. Prior mort \$—. July 29, 1908, 2 years, 6%. 11:3156. 2,750
- Kaiser, John F, of Mt Vernon, N Y, to Kath W A Shrady. Ogden av, n e cor 165th st, 74.10x90. July 29, due Jan 30, 1912, 5½%. July 30, 1908. 15,000
- Lazar, Morris, of N Y, and Benjamin Brill, of Green Bay, Wis, to William Sussdorf. Forest av, No 756, n e cor 156th st, 35x100. Prior mort \$36,000. June 11, 1908, due July 2, 1911, 6%. July 2, 1908. 10:2655. Corrects error in issue of July 4, when location was Forest av, n e cor 146th st. 8,000
- *Langfield, Louis with Sidney H Dixon. Railroad av, n w cor Jefferson st, 125x122.6x265.6x358, Westchester. Extension mort. July 21, 1908. 11:3156. nom
- La Sala, Domenico to American Mortgage Co. College av, n e cor 146th st, runs n 59.8 x e 131.7 x s w 88.7 to st, x n w 23.4 x w 59.6 to beginning. July 24, 3 years, 5½%. July 27, 1908. 9:2329. 37,000
- Same to same. College av, e s, 59.8 n 146th st, runs e 131.7 x n e 61.7 x w 168.9 to av, x s 50 to beginning. July 24, 3 years, 5½%. July 27, 1908. 9:2329. 33,000
- Same and Fanni Lieberman with same. College av, n e cor 146th st, 109.8x150.2x160.9x82.11. Subordination agreement. July 27, 1908. 9:2329. nom
- La Sala, Domenico and John A Philbrick with same. Same property. Subordination agreement. July 24, 1908. 9:2329. nom
- Same with same. Same property. Subordination agreement. July 24, 1908. 9:2329. nom
- Lisk, Thos C to Bradley L Eaton. 189th st, n s, 20.6 e Elm pl, 24x93x24x92. July 23, due Jan 23, 1909, 6%. July 24, 1908. 11:3023. 2,000
- McCarthy, Frederick and Theo M Macy to Thomas W Strong and ano trustees Thomas W Strong. Faile st, Nos 906 and 908, e s, 350 n Seneca av, 2 lots, each 25x100. 2 morts, each \$4,500. July 29, 1908, 3 years, 5%. 10:2761. 9,000
- Same to same. Faile st, Nos 910 and 912, e s, 400 n Seneca av, 2 lots each 25x100. 2 morts, each \$4,500. July 29, 1908, 3 years, 5%. 10:2761. 9,000
- McAdam, Ronald to BRONX BOROUGH BANK. Creston av, w s, 100 n 198th st, 33.4x125x33.9x125. July 24, due Oct 24, 1908, —%. Given as collateral security for payment of note. July 29, 1908. 12:3319. 3,700
- Mellert, Frederick M to Robert W Von Felde et al. Park av, e s, 90 s 183d st, runs e 93.8 x s 10 x e 50 x s 14 x w 141.5 to av, x n 24 to beginning. July 28, 5 years, 5½%. July 29, 1908. 11:3038. 16,000
- Marrin, Margt T to Fordham Realty Co. Sedgwick av, w s, 510.11 s Kingsbridge road, 37.6x118.3x37.8x121.9. P M. July 29, in-stalls, 5½%. July 30, 1908. 11:3237. 3,900
- *McGarry, Mary to BRONX BOROUGH BANK. Barker av, n e cor Wilson pl, 50x100. July 24, due &c as per note. July 30, 1908. 600
- M V Construction Co to Elisa Hardecker. Home st, No 859, n s, 46.6 w Stebbins av, runs n 19.2 x e 0.8 n 4.9 x w 0.8 x n 88.9 x w 46.2 x s 88.9 x e 0.8 x s 4.10 x w 0.8 x x s 19.2 to st x e 46.2 to beginning. July 24, 1908, 3 years, 5½%. 10:2694. 27,000
- M & V Construction Co to Elisa Hardecker. Same property. Certificate as to above mort to secure \$27,000. July 24, 1908. 10:2694. —
- Meyer, Louise A to BROADWAY SAVINGS INSTN of City N Y. 175th st, n s, 185 e Nelson av, runs n 58.1 x n w 58.1 to s e s Nelson av x n e 25 x s e 65.11 x s 65.11 to st x w 25 to beginning. July 28, 1908, 1 year, 5%. 11:2876. 4,000
- Michel, Lena with Mary J O'Neil. Belmont av, w s, 425 s 183d st, runs w 60 x s 88.11 to n s 182d st x e and n e along n s 182d st and w s Belmont av 128.7 to beginning. Subordination agreement. July 24, 1908. July 25, 1908. 11:3086. nom
- *McLean, Daniel to Henry Neeb. Balcom av, e s, 50 n Latting st, 25x100. July 1, 3 years, 6%. July 30, 1908. 2,500
- Meehan Construction Co to Morgan G Barnwell and ano trustees Peter Marie dec'd. Tiffany st, No 921, w s, 240 s 163d st, 35x105. July 24, 1908, due and interest as per bond. July 25, 1908. 10:2711. 16,000
- Same to same. Certificate as to above mort to secure \$16,000. July 16, 1908. July 25, 1908. 10:2711. —
- *Mallett, Wm A to Wm E Ferris. 3d st, s s, 50 e Washington av, 50x100. July 24, 1908, 3 years, 5½%. July 25, 1908. 5,000
- Marks, Louis B to Fleischmann Realty & Construction Co. Jerome av, s e cor Kingsbridge road, 100x100; Jerome av, e s, 100 s Kingsbridge road, 59.2x100; Jerome av, e s, 159.2 s Kingsbridge road, 50 to n s 193d st x100; Kingsbridge road, s s, 160 e Jerome av, 100 to Morris av x100; Kingsbridge road, s s, 100 e Jerome av, 60x129.7; Morris av, w s, 159.2 s Kingsbridge road, 100 to n s 193d st x100; Morris av, w s, 100 s Kingsbridge road, 59.2x100; 193d st, n s, 100 e Jerome av, 60x129.7. Extension agreement of 8 morts, with interest increased from 5% to 6%. June 29, 1908. July 24, 1908. 11:3191. nom
- Marvin, Jennie Alice to Emma F Alyea. Arthur av, e s, 692.3 s 182d st, late Kingsbridge road, 20.3x101. July 23, 1908, 3 years, 5½%. July 24, 1908. 11:3070. 3,000
- Nelson, August to Excelsior Mortgage Co. Creston av, e s, 232.11 n 196th st, runs e 103.1 x n 52.2 x w 98.7 x s 50 to beginning. July 17, 1908, due Jan 17, 1909, 6%. July 25, 1908. 12:3315. 6,000
- Neville, Annie E to TITLE GUARANTEE AND TRUST CO. Crotona av, No 1928, e s, 150.3 s Tremont av, 50x70x49.11x70. July 28, due, &c, as per bond. July 29, 1908. 11:2950. 5,000
- Nicolosi, Francesco V to Chas H Ruopp. Arthur av, w s, 125 s 182d st, 25x93.1x25x92.11. P M. Prior mort \$4,500. July 29, 5 years, 6%. July 30, 1908. 11:3063. 2,850
- Nordstrom, Oscar A and Geo G to Ida V Ambrose. St Georges Crescent, s s, 50 w Grenada pl, 50.1x86.4x50x87.7. July 29, due Jan 29, 1913, 5½%. July 30, 1908. 12:3312. 4,500
- O'Leary Realty & Construction Co to Margaret Knox. Crotona av, e s, 70 s 187th st, 2 lots, each 20x100. 2 morts, each \$1,500. Prior mort \$7,000 on each. July 23, 2 years, 6%. July 24, 1908. 11:3102. 3,000
- Same to same. Same property. Certificate as to above 2 morts. July 23, 1908. 11:3102. —
- One Hundred and Forty-Ninth Street Realty Co to Hermann Rosenberg. Brook av, n e cor 149th st, 35x100. Certificate as to mort for \$45,000. July 16, 1908. July 25, 1908. 9:2276. —
- O'Rourke, Bridget to Sophie Muller. Hull av, No 3185, n w cor 205th st, 29.7x100x25x100.1. P M. July 24, 3 years, 6%. July 27, 1908. 12:3346. 3,500
- O'Connor, Maria to Mary T Grace. Intervale av, n e cor 167th st, 81.5x78.6x62.6x90. July 24, due, &c, as per bond. July 27, 1908. 10:2706. 4,000
- Pigueron, Geo H to Atlantic Dock Co. Willis av, Nos 130 to 134, e s, 25 s 134th st, 75x40; Willis av, No 136, s e cor 134th st, No 400, 25x75, except part for av. P M. July 27, 3 years, 5%. July 28, 1908. 9:2278. 100,000
- *Paretti, Charles to William and Philip Hoffmann. Unionport road, e s, 567.1 w from White Plains road at point 350 n along same from Morris Park av, 27.6x115.6x25x127.1, with right of way to Morris Park av. Prior mort \$1,100. July 22, 1 year, —%. July 24, 1908. 1,000
- Picken, Geo F to Mary A McCormack. Grant av, No 991, w s, 60.3 n 164th st, 45.2x80.8x45x84.2. P M. July 28, due July 1, 1911, 6%. July 29, 1908. 9:2447. 850
- Packard, Nathan and Moses firm of Packard & Co with E Olivia T Olcott and Frank N Watermon. Ryer av, w s, 144 s 183d st, 75.6x75.7x74.11x66.8. Subordination agreement. July 21, 1908. 11:3158. nom
- *Peirano, Stephen J to John B Cavagnaro, of Ridgewood, N J. 236th st, n e cor Byron st, 150x100. July 7, 3 years, 5½%. July 29, 1908. 2,000
- *Puppo, Giovanni to Michel Policastro. Grant av, n s, 205 w Unionport road, 25x100. July 28, due June 4, 1909, 5%. July 29, 1908. 2,200
- Renskorf, Millie H with Olga Hirschman. 3d av, No 3786. Extension mort. July 23, 1908. 11:2927. nom
- *Ruggiero, Leone to Herman Eckel. Carlisle pl, e s, 125 s 213th st, 25x100. July 7, due, &c, as per bond. July 27, 1908. 150
- Rosenberg, Bertha and Bertha Rich to Edw L Coster. Brook av, No 562, e s, 75 n 150th st, 25x100. July 15, 3 years, 5½%. July 28, 1908. 9:2276. 15,000
- Ryan, Mary S wife of and James to Louis Riemenschneider. 198th st, No 108, s s, 75 e Creston av, 25x98. July 24, due July 2, 1913, 5½%. July 28, 1908. 12:3315. 4,000
- Robertson, David C to TITLE GUARANTEE AND TRUST CO. 183d st, No 71, n s, 201 w Grand av, 17x100. July 23, due, &c, as per bond. July 29, 1908. 11:3209. 3,000
- *Reynolds, Thos J to Eliza Mercer. Matilda av, w s, 150 n 237th st, 25x100. July 22, 1908, 3 years, 6%. July 24, 1908. 3,000
- *Reynolds, Thos J to Eliza Mercer. Matilda av, w s, 175 n 237th st, 25x100. July 22, 1908, 3 years, 6%. July 24, 1908. 3,000
- Realty Operating Co with American Mortgage Co. 151st st, n s, 170.3 e Morris av, 75x117. Subordination agreement. July 30, 1908. 9:2411. nom
- Sutherland, Clarence E to Wm H Treviranus. Bathgate av, No 2052, e s, 252 n 179th st, 18x70. P M. Prior mort \$—. May 20, 2 years, 6%. July 30, 1908. 11:3045. 1,000
- *Spada, Nicola to Henrietta Beck, White Plains road, w s, lot 87 map Washingtonville, 26.10x189.6x26.3x191.6 n s, except part for road. July 29, due &c as per bond. July 30, 1908. 2,600
- Sutherland, Esther M to Wm H Treviranus. Marion av, No 2774, e s, 81.7 n 197th st, 17.10x94.9x10.4x96.5. June 27, 1 year, 6%. July 30, 1908. 12:3283. 1,250
- Shampanski, Fannie to American Mortgage Co. 151st st, n s, 170.3 e Morris av, 75x117.2. July 30, 1908, 3 years, 5½%. 9:2411. 24,000
- Schrader, Eliza P with Edw A Arnold. Bailey av, e s, 309.5 s Kingsbridge road, 50x100. Extension agreement at 5%. May 30, 1908. 11:3239. nom
- Schulhaus, Louis to LAWYERS TITLE INS & TRUST CO. Union av, n w cor 150th st, 25x100. July 28, 1908, 5 years, 5½%. 10:2664. 23,000
- Schroeder, Otto P to Henry Ubelhor. Martha av, s e cor 240th st, 100x75. July 23, due July 1, 1911, 6%. July 24, 1908. 12:3393. 3,500
- Swain, Harold to Kath Baker. Grand Boulevard and Concourse, n e cor Belmont st, 55x70, except part for sts. July 28, due &c as per bond. July 30, 1908. 11:2823 and 2824. 4,000
- *Sabatini, Maria Domenica to Lion Brewery of N Y. Green lane, s s, 479.9 e Castle Hill av, 25x103.6. July 24, 1908, due &c as per bond, 6%. July 25, 1908. 1,200
- Staffa, Antonia with Warren B Sammis. Belmont av, e s, 100 s 187th st, 50x100. Extension mort. July 2, 1908. 11:3074. nom
- Stricker, Barbara to TITLE GUARANTEE AND TRUST CO. 3d av, No 3050, e s, 100 n 156th st, 25x96. July 29, due, &c, as per bond. July 30, 1908. 9:2364. 10,000
- Tully Construction Co to City Mortgage Co. Southern Boulevard, e s, 150 n Tiffany st, 100x100. July 23, 1908, due and interest as per bond. July 24, 1908. 10:2733. 40,000
- Same to same. Certificate as to above mort. July 23, 1908. 10:2733. —
- Tully Construction Co to James F Meehan Co. Southern Boulevard, e s, 150 n Tiffany st, 100x100. P M. Prior mort \$40,000. June 25, due &c as per bond. July 24, 1908. 10:2733. 8,000
- Thorn, Thomas H to Wm M Holmes. Grand av, e s, 200 n 192d st, 50x100. July 28, 3 years, 5½%. July 29, 1908. 11:3205. 8,000
- Utility Realty Co to Meehan Construction Co. Whittier st, w s, 350 s Garrison av, 50x100. P M. July 11, 3 years, 5%. July 27, 1908. 10:2762. 800
- Uihlein, Margaretta to Wm F Gorham. Bainbridge av, w s, 76.5 n 199th st, runs w 104.10 x n 25 x e 100 x s 25.5 to beginning. July 25, 1908, 5 years, 5%. 12:3297. 5,000

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UNITED REAL ESTATE & TRUST CO to TITLE GUARANTEE & TRUST CO. Grand av, w s, 130 s Burnside av. Subordination agreement. July 17, 1908. July 25, 1908. 11:2869-2870. nom
*Vogel, Nicholas to Christian Benzig. Concord st, w s, 96 n 236th st, 150x95. July 23, 1908, 1 year, 6%. July 24, 1908. 2,500
Vesell, Meyer with Elisa Hardecker. Prospect av, s e s, at n s Home st, runs n e 143.6 x s e 59.3 x w 59.4 x s 104 to st, x w 30.9 to beginning; also 1/2 right, title and interest to Stebbins av, n w cor Home st, runs n 80.4 x n w 60.4 x w 202.6 x s 104 to st, x e 220.11 to beginning. Subordination agreement. July 24, July 25, 1908. 10:2694. nom
Weis, Charles to Annie M Atwood. Belmont av, No 2501, w s, 216.1 s Pelham av, 18.10x87.6. July 23, due July 1, 1911, 6%. July 24, 1908. 11:3078. 3,600
*Welcker, Mary to Colorado Realty Co. Starling av, s s, lots 5 and 7 to 11 and 13 and 14 map property of Colorado Realty Co, lots 5 and 7 to 11 and 14, being each 25x111, and lot 113, being abt 24x111. P M. July 1, 3 years, 6%. July 29, 1908. 5,900

*Withers, Wm to Eliz Beardslee. White Plains road, w s, lot 15 map South Washingtonville, 34.1x147x34.1x146.4 s s, except part for road. July 25, July 29, 1908, 3 years, 6%. 1,000
Williams, Emma to TITLE GUARANTEE & TRUST CO. 207th st, n s, 32.5 w Parkside pl, 28.4x90.6x28x86. July 27, due &c as per bond. July 28, 1908. 12:3355. 3,000
Werner, Samuel to 174th Street Construction Co. Bathgate av, No 1721, s w cor 174th st, 100.3x37.6. P M. Prior mort \$37,500. July 27, 4 years, 6%. July 28, 1908. 11:2915. 10,000
Weiss, Louis with Thomas P Hicks. Jerome av, e s, 172 n Cameron pl, 75x100. Extension mort. June 5. July 29, 1908. 11:3186. nom
Wood, Robert C with TITLE GUARANTEE AND TRUST CO. 183d st, No 71, n s, 201 w Grand av, 17x—. Subordination agreement. July 28. July 30, 1908. 11:3209. nom
Waldheim, Phillip with Anna S Finck. Barretto st, s w cor 169th st, runs s 29.7 x w 88.11 x n 15 x n e 63.11 x s e 63.5. Subordination agreement. July 29. July 30, 1908. 10:2718. nom

JUDGMENTS IN FORECLOSURE SUITS.

July 23.
Southern Boulevard, n s, 100 w Av St John, 150 x115. Pincus Lowenfeld agt William Wainwright et al; A Stern, att'y; Bankson T Morgan, ref. (Amt due, \$18,362.24.)
133d st, n s, 500 e Cypress av, 100x103.6. Solomon Ehrlich agt Louis Bornstein; Gross & Sneidera, att'ys; Frank Moss, ref. (Amt due, \$1,780.60.)
Av C, s e cor 10th st, 23.4x83x irreg. Bruno Benziger agt William Fritzel; Oscar R Seitz, att'y; Louis F Doyle, ref. (Amt due, \$21,061.11.)
July 24.
Johnston st, n w s, lot 111, map of East Tremont. John B Westervelt agt Chas S Levy et al; Clarence C Ferris, att'y; Edward Browne, ref. (Amt due, \$13,633.75.)
July 25.
118th st, s s, 289.8 e Pleasant av, 41.8x100. Otto Huber agt Abraham I Weinstein et al; Gustav Lange, Jr, att'y; Gilbert H Montague, ref. (Amt due, \$15,667.50.)
118th st, s s, 248 e Pleasant av, 41.8x100.11. Joseph Huber agt same; same att'y; same ref. (Amt due, \$17,130.98.)
141st st, s s, 896.6 e Willis av, runs e 104.3 to Brook av, x s 100.6 x w 113.9 x n 100 to beg. Action No 2. Francis A Curry agt McKinley Realty & Construction Co; Andrew G Cropsy, att'y; Patrick J Dobson, ref. (Amt due, \$8,263.28.)
140th st, n s, 912.6 e Willis av, runs n 100 x e 97.9 to Brook av, x s 100.6 x w 107.3 to beg. Action No 1. Same agt same; same att'y; same ref. (Amt due, \$8,263.28.)
34th st, n s, 210 w 1st av, 40x97.6. Esther Tremain agt Peter Costello; Joseph A Kent, att'y; William Bondy, ref. (Amt due, \$6,360.)
July 27.
88th st, s s, 127 e 3d av, 33x100.8. Rosehill Realty Co agt Isaac Fox; Bowers & Sands, att'ys; Harriette M J Wood, ref. (Amt due, \$12,376.)
July 28.
Division st, s s, 107.2 w Gouverneur st, 20.6x 42.7. Jacob Marx agt David Silberstein et al; Parker & Ernst, att'ys; S Howard Cohen, ref. (Amt due, \$1,309.16.)
July 29.
Boone st, e s, 195.6 s West Farms rd, 25x100. Margaret Knox agt Nathan Weiss et al; Arthur Knox, att'y; Hamilton R Squire, ref. (Amt due, \$1,213.33.)

Prospect av, n s, adj land of Bernard Collins and James A Deveaugh, 100x110. Samuel F Keirns agt Patrick Keirns et al exrs; partition; att'ys, Earley, Weaver & Earley. 97th st, No 68 West.
13th st, Nos 410 and 412 West.
Greene st, Nos 203 and 205.
Van Norden Trust Co agt Mary H Dunbar et al; action to determine interests, &c; att'ys, Johnston & Johnston.
11th st, Nos 13 to 19 East. Ada V Tinsley agt Prudential Traders Co et al; action to foreclose mechanics lien; att'y, M P Doyle.
July 30.
100th st, No 303 West. Sophia R C Furniss et al agt Gertrude Weil et al; easement, &c; att'ys, Lord, Day & Lord.
100th st, No 305 West. Same agt Bertha Goodfriend et al; easement; att'ys, Lord, Day & Lord.
100th st, No 319 West. Same agt Wm B Proctor et al; easement; att'ys, Lord, Day & Lord.
102d st, No 330 East. Joseph S Marcus agt Isaac Portman et al; reformation of mortgage; att'y, H Fluegelman.
July 31.
No Lis Pendens filed this day.

FORECLOSURE SUITS.

July 25.
Delancey st, No 122. Morris Rose agt Jonas Weil et al; att'y, M N Schleider.
Villa av, n e cor 205th st, 19.10x100. Kingston Securities Co agt Francisco Merlo Construction Co et al; att'ys, Gifford, Hobbs & Beard.
Lenox av, n w cor 133d st, 25x100. New York Trust Co et al agt Gesine Bunker et al; att'ys, Howland, Murray & Prentice.
Thompson st, No 58. Angelo Legniti et al agt Nicola Galgano et al; att'y, A C Astarita.
July 27.
119th st, Nos 348 and 350 East. Morris J Hirsch agt Samuel Lipman et al; att'y, A Stern.
Walton av, w s, 68 s 183d st, 200x95. August Isaacs et al agt Frank B Doughty et al; att'ys, J C Levi, Weil & Newhouse.
100th st, No 321 East. John M Knox trustee agt Peter J Groll et al; att'y, A D Pape.
Wadsworth av, n w cor 177th st, 44.10x100. 177th st.
Wadsworth av, w s, 44.10 n 177th st, 80x100. Max Loewenthal agt 177th St Realty Co et al; att'ys, Hays & Hershfield.
Broome st, Nos 508 and 510. Trustees of the Peabody Education Fund agt Daniel R Hendricks et al; att'ys, Bangs & Van Sinderen.
Grand av, e s, 125 n North st, 19.1x103.3x irreg. Amedee L Bell agt Lochinvar Realty Co et al; att'y, J M Fiero.
Washington av, e s, 162 s 176th st, 62x120. Francesca C. Nesbitt exr agt Henry Kuntz et al; att'y, D Matthewson.
July 28.
120th st, n s, 226.5 e Pleasant av, 65.3x100.11. Louisa Michael agt Maurice Goldberg et al; att'y, E Jacobs.
65th st, No 12 West. Francis Huntington, trustee, agt Clarence D Baldwin et al; att'y, T N Rhineland.
Cherry st, No 383. Martin Engel agt Rachel Shapiro et al; att'y, L Sachs.
2d av, e s, 425 n 216th st, 25x99.10, Bronx. Frederick Zeller et al agt Guy P Dean et al; att'y, J S Strahl.
20th st, s w s, 206.8 s e Fourth av, 26.8x92. New York Life Insurance and Trust Co agt Walton L Oakley et al; amended; att'y, W T Emmet.
Park av, e s, 275 n 179th st, 25x141. John J Brady and James W McManus et al; att'ys, Moran & Healy.
July 29.
Lot 297, map of Van Nest, 24th Ward, Bronx. Northern Bank of N Y agt Frank E Silverman et al; att'ys, Gifford, Hobbs & Beard.
Anthony av, n w cor 175th st, 45x185. Same agt Frederick J Winston et al; att'ys, Gifford, Hobbs & Beard.
2d av, w s, lot 1127, map of Wakefield, Bronx. Same agt Ignatius E Dickert et al; att'ys, Gifford, Hobbs & Beard.
Arthur av, e s, 300 s William st, 25x87.1x25x 86.11. Same agt Filomena Amabile et al; att'ys, Gifford, Hobbs & Beard.
Broad st, s e cor Woodruff av, 100x100. Same

agt Johann A Wolf; att'ys, Gifford, Hobbs & Beard.
Minford pl, e s, 325 n Jennings st, 37.6x100. Same agt Stephen G Still et al; att'y, Gifford, Hobbs & Beard.
1st av, e s, 100 n 1st st, 100x100, Bronx. G Henson Davis agt Rachela Belotta et al; att'ys, Ferriss & Roesser.
52d st, No 533 West. Harry Held agt Lucy Padden; att'y, M S Hyman.
100th st, No 117 East. Israel D Schlachetzky agt Nathan Natelson et al; amended; att'y, Aaronstamm & Chorosh.
Boston rd, n s, 25 w Thwaites pl, 25x107.9. Lena Ohl agt Albert Thoms et al; amended; att'y, J H Hildreth.
29th st, No 407 East. Mary E Cartwright et al agt Pasquale Pati et al; att'y, S Cohn.
133d st, s s, 503.9 w 5th av, 18.9x99.11. New York Dispensary agt Thomas Stone et al; att'y, F de P Foster.
136th st, n s, 85 w 5th av, 150x99.11. Meyer Gendell agt Hayman Goldreyer et al; att'y, M Clark.
Belmont av, n w cor 186th st, 50x87.6. James G Wentz agt Ignatz Rosenzweig et al; att'ys, Baldwin & Hardy.
1st av, No 2130. Julius Pressman agt Frank Garafalo et al; att'y, I Cohn.
137th st, s s, 214.5 w Cypress av, 37.6x100. Walker L Otis agt Julius S Sandler et al; att'ys, Pressinger & Newcombe.
Avenue A, No 1016. Moritz Weil agt Esther Schwartz et al; att'ys, Arnstein & Levy.
63d st, No 411 East. Josephine Vehlein agt Pietro Genchi et al; att'y, F C Hunter.
July 30.
223d st, n s, 179.7 e Olinville av, 25x114. Northern Bank of N Y agt Patrick McSorley et al; att'ys, Gifford, Hobbs & Beard.
Longfellow av, No 1449. Same agt Samuel Horowitz et al; att'ys, Gifford, Hobbs & Beard.
Riverview Terrace, w s, 198 s Powell pl, 25x 113.6. Same agt Frances Meiner et al; att'ys, Gifford, Hobbs & Beard.
198th st, s s, 55 w Briggs av, 25x98. Same agt Ernestine Von Munster; att'ys, Gifford, Hobbs & Beard.
Lot 346, map of Van Nest Park, Bronx. Same agt Kate B Clark et al; att'ys, Gifford, Hobbs & Beard.
Minford pl, e s, 362.6 n Jennings st, 37.6x100. Same agt Wm H Stonebridge et al; att'ys, Gifford, Hobbs & Beard.
Decatur av, w s, 51 s 201st st, 39x100. Same agt Edw H von der Linder et al; att'ys, Gifford, Hobbs & Beard.
Davidson av, s w cor North st, 100x25. Same agt Florence M Constantian et al; att'ys, Gifford, Hobbs & Beard.
Rivington st, No 333. Frederick J Limberger agt Jacob Hyman; att'y, J Gans.
2d av, e s, 20.11 s 120th st, 20x80. Emigrant Industrial Savings Bank agt John Kindergan et al; att'ys, R & E J O'Gorman.
165th st, s s, 245.3 e Morris av, runs e 192.11 x s along Findlay av, 90.5 x w 191.5 to College av, x n 77.3 to beg. Newbold Morris exr agt Morris Bernstein et al; att'y, H L Morris.
146th st, s s, 275 w Lenox av, 75x99.11. Harris Schwartz agt Seymour Realty Co et al; amended; att'ys, Manheim & Manheim.
74th st, No 412 East. Hyman L Kuhl et al agt Isidor Berger et al; att'ys, Lese & Connolly.
47th st, No 344 East. Public Bank of N Y City agt Sam Sobel et al; att'y, H Fluegelman.
110th st, n s, 450 w 7th av, 25x100. Empire Trust Co agt Irving I Lewine et al; att'y, C. R. McCarthy.
141st st, n s, 175 w 8th av, 25x99.11. August Kuhn agt Lina Kreielsheimer et al; att'y, G H Rudolph.
July 31.
Lorillard pl, n e cor 187th st, 90.4x98. Katharine T Martin et al agt Tony Galiani et al; att'y, I S Carmer.
Hoffman st, n w cor 187th st, 100x96.11. Mary Martin agt Pasquale D'Auria et al; att'y, A H Man.
Garfield st, w s, 250 s Columbus av, 25x100. Northern Bank of New York agt Felix Aronson et al; att'ys, Gifford, Hobbs & Beard.
Lot 348, map of Van Nest Park, Bronx. Same agt Anna Hoppe et al; att'ys, Gifford, Hobbs & Beard.
47th st, No 344 East. Francis A Lederer agt Ester Mautner; att'y, J P Berg.
Oak st, No 56. Caterina Garone et al agt Francesco Cirigliano; att'y, M Keve.
97th st, s s, 385 e 3d av, 25x100.11. Moses Mendelsohn et al agt Lulu Banford et al; att'y, J L Bernstein.

LIS PENDENS.

July 25.
Lots 1, 19 to 24, 26 to 29, 32 to 39, 52, 53, 64 to 67, amended map of Bronxwood Park. Kingston Securities Co agt Bronxwood Realty Co et al; att'ys, Gifford, Hobbs & Beard.
Av A, n e cor 76th st, 25.6x98. Michael Coleman agt Mendel Diamondston et al; action to declare deed void; att'ys, Alexander & Green. Broadway, No 648.
17th st, No 41 West.
18th st, No 38 West.
Two actions. Edwin H Hess et al agt Samuel P Tull; two notices of attachments; att'y, H H Maass.
184th st, n e s, 128 s e Lorillard pl, 24x67x20 x50.5. Abraham Bedrick agt John Marx et al; action to foreclose mechanics lien; att'y, D Arthur.
July 27.
Eastern Boulevard, n e cor of Av B, 50x116, Bronx. Ellen Egen agt Margaret Kavenaugh et al; partition; att'ys, Lindsay, Kalish & Palmer.
July 28.
Division st, No 36. Abraham Karpinkes agt Frances Hessberg; action to foreclose mechanics lien; att'y, S N Tuckman.
110th st, s s, 300 e 2d av, 50x100.11. Antonio Moscattello agt Eliseo Saggese et al; action to set aside conveyance; att'y, I Siegel.
189th st, n w cor Belmont av, 87.6x15. Frank Belmont av, Genninger agt Louis Nochesse et al; foreclosure of mechanics lien; att'y, B J Kelly.
July 29.
Central av, n w cor Gerard av, 50.6x88.8x irreg.

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs</p> <h1 style="font-size: 4em; margin: 0;">ALSEN</h1> <p>"THE ABSOLUTELY SAFE CEMENT"</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.</p>
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Jackson st, No 65. Barbara Mayer agt Elizabeth M Handy et al; att'ys, Parker & Ernst. 143d st, s s, 150 e 7th av, 250x99.11. Sadie V Levy agt Herman Pikelner et al; att'ys, Arnstein & Levy.

Lot 86, map of Neill Estate, Bronx. Joseph Diamond agt Leopold Freiman et al; att'ys, Lee & Fleischmann.

McComb's Dam rd, n w cor 152d st, 85.1x100.7 x irreg. Jennie Currier et al agt Sarah Cohen et al (amended); att'ys, Pressinger & Newcombe.

97th st, n s, 100 e Madison av, 62.6x100.10. Nathan Cohen et al agt Minnie Greenberg et al att'ys, J J & A Lyons.

178th st, n s, 52 w Hughes av, 24x101.3. Northern Bank of New York agt Hyman Axelroad et al; att'ys, Gifford, Hobbs & Beard.

Lot 349, map of Van Nest Park, Bronx. Same agt John Neish et al; att'ys, Gifford, Hobbs & Beard.

Lots 132 to 139, amended map of Adeo Park, Bronx. Same agt Stern-Wolf Realty Co et al; att'ys, Gifford, Hobbs & Beard.

61st st, Nos 236 and 238 West; two actions. Jacob Blumenthal agt Abraham L Kass et al; att'ys, Rogers & Rogers.

140th st, n s, 225 w Amsterdam av, 109x99.11 x irreg. Sarah Holzman agt Frank D Adams et al; att'y, A T Scharps.

Lexington av, n w cor 102d st, 145x77.6x irreg. Mutual Life Ins Co agt Louis Nieberg et al; att'y, J McKean.

30 Brooks, David—George Knauer et al. 26.78

30 Bausch, Valentine & Marie—Julius C Kochig 35.65

31 Batzgar, Samuel—M Applebaum 123.70

31 Bennet, Edw H & Henry C—S A Park. 25.62

31 Bohrer, August—J A Gifford et al 230.58

31 Bradley, John W—F Lauer 81.06

31 Bubis, Meyer H—Coy Hunt & Co 146.78

31 Bergman, Henry—G Papia et al. costs, 49.20

31 Briggs, Marsanno H—Broad Exchange Co. 130.91

31 Batzar, Samuel—M Applebaum 123.70

31 Barlow, Peter W—J H Allen 228.12

25 Chamberlain, Arthur B—Thomas Angell. 163.91

27 Cavello, Frank and Cecelia—M M Fischler. 128.78

27 Chesley, George W—City of N Y. 216.04

27 Clark, Edward H—the same 206.06

27 Capodilupo, Frank S—the same 206.06

27 Coleman, Royal C—Scarsdale Pub Co et al 99.67

27 Craig, William—U S Gypsum Co. 296.27

28 Crispino, Luigo—A Valente 139.32

29 Cummings, Ray S* & James Perry—N Y Telephone Co. 50.84

29 Carroll, Bernard—City of N Y. 393.49

29 Corbett, Mary—the same 57.71

29 Crowley, Cornelius F—the same 77.27

29 Corry, Effie W—the same 96.83

29 Canavan, Ellen—Louise H Carpenter. costs, 22.50

29 Caravello, Joseph J, Vincent Valento and Charles Sorrentina—N Y Telephone Co. 69.97

29 Cullison, Barbara—M Wilber Dyer Co. 308.41

29 Cohen, Louis—State Bank 797.15

30 Casey, Thomas R—City of N Y. 77.27

30 Clews, Elizabeth—the same 116.39

30 Campbell, Robert—the same 57.71

30 Charles, Alexander—the same 216.04

30 Cohen, David* & Leon Kaufman—Egyptian Lacquer Mfg Co. 28.31

31 Cohen, Mary, George Bader, Rachel Bader & Charles Rubenstein—C V Wechsler. 1,389.62

31 Casey, Thomas—City of N Y. 77.27

31 Crouse, John—the same 80.47

31 Christal, Charles—the same 216.04

31 Cooke, Geo J—E C Potter & Co. 1,570.51

31 Curran, Hugh G—A R Little 564.00

31 Crowley, Thomas—Zeltner Brewing Co. 1,099.77

31 Colin, Sarbin M—T E Conklin 239.05

31 Cesario, Maria—R Hill 35.12

31 Craven, James B—J H Edwards. 12,091.52

25 Dumont, Pierre D—Victor Heating Co. 319.41

25 Drawbourg, Robert—Peter A Smith. 267.01

25 Delenne, Ferdinand—Genseric Granata. 396.15

27 Daych, Abraham—N Cypress 63.51

27 Dunn, Hugh T—N Y City Ry Co. costs, 108.88

27 Daniel, Louise F—C M Daniel. 726.08

27 Drullard, Harry L—H L Fox et al. 114.27

28 Detcken, Chas—City of N Y. 206.05

28 De Ponther, Carlos—City of N Y. 216.04

29 Davis, Lewis K—Wadly & Smythe. 13.75

29 Day, Maria T—City of N Y 314.76

29 Donohue, Martin J—the same 206.06

29 Donehy, Dan—N Y Telephone Co. 50.72

29 Davidson, Jacob J—City of N Y. 48.58

30 Daly, Edward—City of N Y. 216.09

30 Doyle, Kathrine L—Oppenheim, Collins & Co. 30.65

30 Davis, James I—J Shenfield. 76.79

30 Dows, Joseph K, Mary A & Dows Mercantile Agency—Hovey P Low. 521.91

30 the same—Reginald C Samson. 521.91

30 the same—Henry W Utter 521.91

30 Dodge, Chas C—Mabel P Morgan. 171.13

31 Davidoff, Meyer—N Y Telephone Co. 37.77

31 Dixon, James J—City of N Y. 159.18

31 Doyle, John R—the same 212.40

31 De Vrees, Eli—the same 50.46

31 Duffy, Peter—C H Mayer 118.22

31 De Lisle, Mary—A E Briant 44.64

31 Diemer, Max—M H Schoenzeit et al. 105.57

27 Ellis, Georgis B—H H Ellison et al. 134.38

28 Elkin, Emil—City of N Y. 206.05

29 Esmond, Edw R—City of N Y. 117.32

29 Elliott, Harry S—City of N Y. 299.77

30 Ellicott, James A—City of N Y. 56.07

30 Ehmann, George—Master Horseshoers Ntl Protective Assn 26.15

30 Ettlinger, Sam—M H Bernstein 44.65

30 Epstein, Philip & Geo H—Philip Levitt. 1,007.13

31 Emerman, Samuel—City of N Y. 77.27

25 Flitner, Wm H—Walter R White. 30.47

25 Frank, Emma—Chelsea Realty Co. 1,191.70

25 the same—the same 1,363.89

25 Feinberg, Alexander—Abraham Alexander et al 406.30

27 Feldman, George—L Lenz 87.64

27 Falk, Fanny and Harry Granger—J Sobel et al 184.55

27 Flachner, Louis and Morris Goldstein—Peerless Granite Co. 423.41

29 Farrell, Sarah—City of N Y. 176.55

29 Fein, Samuel—Public Bank of N Y City. 524.71

29 Freeman, Albert—Aetna Life Ins Co. 37.61

30 Freiburger, Henry—Nathan Rickert et al. 63.65

30 Furey, Frank—Brooklyn Builders Supply Co. 62.67

30 Freeman, Haskel J—Joseph Yeska. 420.30

30 Fourness, Walter A* & George Kitching—Lords Court Building 324.09

30 Fournes, Walter A—Geo C Flint Co. 98.92

30 Filler, Harry—Wm A Fredenberg et al. 224.62

30 Fitzpatrick, Annie—Patrick Doogan. costs, 67.44

31 Feisel, Joseph—City of N Y. 57.71

31 Friedland, Koppel—Meyer Loeb Co 73.13

25 Goldenberg, Fannie—Morris Alstadter. 250.90

25 Ginzberg, Mary—the same 250.90

25 Gould, Ellen admrx—Interborough Rapid Transit Co costs, 108.88

25 Gragg, Geo C—Solomon Kalvin. 161.91

27 Goldstein, Albert—W B Duncan, Jr. 165.66

27 Gallauer, Edmund—B Gelbstein. 70.69

27 Gerzog, George and Anna—The State Bank. 1,420.10

28 Gough, Hanzel H and James W Pagan—Scarsdale Pub Co et al 125.17

27 Goldstein, Morris—E Kimler et al. 26.50

27 Gillen, Katharine A—Colonial Development Corp. 342.17

28 Gordon, Rhea J—City of N Y. 206.06

28 Goldan, Davis—M Hoffman et al. 40.99

28 Gladstone, Harriet M—Siegal Cooper Co. 129.82

28 Green, Hans L and Harry A Weissberger—The Commercial Cable Co. 121.61

28 Garland, Susie—M N Clement comr. 1,821.32

28 Goldstein, Henry P and Gabriel Davidson—Van Norden Trust Co. costs, 23.85

29 Goodflam, Jacob—William Klennert. 252.56

29 Goodspeed, Benj F—Morris Manges. 50.05

29 Green, Willard R—N Y Telephone Co. 50.96

29 Gaillard, Frank P—the same 39.41

29 Gethmann, Max—Morris Wilfson. 109.71

29 Glaser, Esther—H C Babcock Co. 11.55

30 Graham, Elizabeth G—Butler Bros. 380.14

30 Greene, Benjamin & Gerson* & Bernard Kotzen*—Max Aaron 62.15

30 Gumpert, Geo W Jr—Adelia D Ireland. 476.07

30 Guidera, Nene & Stefano La Sala—Twelfth Ward Bank 433.20

30 the same—the same 837.03

30 the same—the same 1,697.66

30 Greenberg, Max—Rutland Florence Marble Co. 223.65

30 Gogartz, Michael J—U T Hungerford Brass & Copper Co. 1,055.81

30 Garcia, Juan—Harry Allers. 65.57

31 Gibbons, Richard H—John Forsythe. 100.90

31 Geisler, Leo—City of N Y. 57.71

31 Glass, Rudolph—the same 57.71

31 Gifford, Edw L—J H White Mfg Co. 70.20

31 Geer, Wm H—Times Square Automobile Co 41.30

31 Glick, Hyman & Samuel Allen—W Kingstontown 157.50

25 Hirsch, Wolf—H Koehler & Co. 251.41

25 Haveron, John—City of N Y. 112.33

25 Hamlett, Thomas J—Isidor Peles et al. 272.08

27 Hauser, Alvin—City of N Y. 216.04

27 Hooley, Edward C—the same. 1,143.40

27 Heilbrun, Liebman—Colonial Development Co. 284.67

27 Hadley, William W—Scarsdale Pub Co et al 284.67

27 Hadley, William W—Scarsdale Pub Co et al 702.67

27 Hoffman, Michael and Hyman—S Sanders. 470.73

27 Huggins, William T—D Feldman. 76.00

28 Holliger, Louis—Borden's Condensed Milk Co. 115.14

28 Harris, Jacob—M Baley. 139.71

28 Hunter, Ellen—City of N Y. 206.06

28 Helm, Augustine L—the same 112.33

28 Hueber, Lawrence—the same 56.09

28 Hurth, Magdalena—the same 112.33

28 Helman, Bertha—Consolidated Lead Co of N Y 144.95

28 Horn, Annie, admx—Levering & Garrigues Co. costs, 23.08

29 Halper, Samuel* & Maurice Simons—N Y Telephone Co. 34.10

29 Hankin, Darnett & Mollie—Central Glass Co. 60.80

29 Hickson, Sarah M—Etta Kern. 177.93

29 Harrison, Frederick W—City of N Y. 47.55

29 Humfreville, J Lee—Alfred S Flint. costs, 109.48

29 Horowitz, Joseph—Public Bank of N Y City 524.71

29 Hurley, Wm B—City of N Y. 37.34

29 Hagan, Joseph C & Philip Bauman—Jacob Meurer 609.05

30 Halberg, Otto—John C Beck 44.41

30 Horner, Jonas D—Albert Morgan. 108.62

30 Hogue, Frank A—City of N Y. 116.39

30 Hutchinson, Thomas—the same 37.34

30 Hughes, Richard—the same 47.33

30 Hallock, Alice G & Sarah L—Robert S Pelletreau 2,033.33

30 Hinkelday, Christian—Samuel Klein et al 771.74

30 Haire, Robert J—Joseph J Hughes. 433.67

30 Heller, Abraham—Israel Rollin 54.52

30 Huss, Henry & Josephine—Swift & Co. 49.47

30 Heil, Mitilda—Vacuum Cleaner Co. 12.45

31 Hogue, Harry N—City of N Y. 116.39

31 Henthwohl, Philip—C Vogel 60.61

31 Hertzberg, Benj—J Wolf 423.15

31 Hochbaum, Benj—J Oehler 1,909.33

29 Ilsen, Martin—N Y Telephone Co. 64.71

29 Illg, Charles—the same 65.42

30 Ireland, Augustus A—F de Montebello et al 145.03

25 Joyce, Edward—City of N Y. 216.04

27 Johnson, Burton P—Colonial Development Co. 127.17

28 Johnson, Arthur M—Pottier & Stymus Mfg Co. 84.65

29 Johnson, James—City of N Y. 206.04

29 Jackson, James J—N Y Telephone Co. 33.84

29 Johnston, Annie M—the same 81.16

29 Jawitz, Anna—John Scharmann. 18.47

30 Jordan, Thomas R—City of N Y. 955.85

30 Jones, John M—Wm H Starbuck. 463.20

30 Johnson, Andrew P—City of N Y. costs, 112.85

31 Johnson, Amanda—City of N Y. 77.27

31 Jarrisch, Jennie—J Abraham 50.52

25 Kaufman, Isidore—James Perry. 134.51

25 Kleinfeld, Max—Joseph Jacobs. 51.14

27 Kirkin, Edward C—City of New York. 216.04

27 Kinsella, William J—the same 216.04

27 Kenny, Thomas L—the same 216.04

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

July.

27 Adelman, Joseph—City of New York. 216.04

27 Alexander, William H—W W Astor. 250.64

27 Arnold, Aaron—W H Houghland. 221.11

28 Ashley, George B—City of New York. 206.06

28 Antz, Charles F—G R Sutherland. 293.22

29 Anderson, Marie C—N Y Telephone Co. 39.69

29 Ackerman, Reuben—City of N Y. 48.59

29 Adler, Louis N & Joseph Guttman*—Benjamin Silverman 123.70

29 the same—the same 123.20

30 Anderson, Andrew—Pierce, Butler & Pierce Mfg Co. 49.05

30 Ackerman, Julius T—City of N Y. 37.34

31 Abkarian, Sarkis—W O Rose 197.97

25 Bimberg, Meyer R—Paul M Schlichter et al 393.40

27 Behlert, Jacob and John E—G F Spencer et al 64.25

27 Brown, Albert N—City of New York. 299.80

27 Barrett, William H—the same 206.06

27 Breiner, Frank—the same 206.06

27 Braham, Joseph C—Lachman & Jacobs of N Y 251.81

27 Beerenger, Emil T—Scarsdale Pub Co et al 2,371.67

27 Behar, Samuel—T J Sharkey. costs, 17.41

27 Beckert, Henry—Colonial Development Co. 206.17

27 Babcock, Alexander H—Scarsdale Pub Co et al 247.67

27 Bingham, Amelia—S Herman et al. 82.32

27 Brody, Max—L Cohn 43.65

28 Benton, Roland—City of N Y. 206.06

28 Beck, Leopold—the same 74.84

28 Brody, Alexander—the same 206.06

28 Booth, Peter—the same 206.06

28 Behr, Eugene A—H V St George. 38.05

28 Byrnes, Cornelius A—L Mock et al. 377.38

28 Bouvie, Thomas H—Fletcher Stanley Co. 500.00

28 Booth, Julia M admrx—W A Milliken. 533.60

28 Bathgate, J Hardy—H C Prentice. 41.16

29 Burckhardt, Robert J—City of N Y. 216.04

29 Benjamin, Samuel—Morris Rosen et al. costs, 112.33

29 Buckingham, Martha S—N Y Telephone Co. 29.67

29 Bernstein, Louis—the same 30.31

29 Beerman, Daniel C—the same 48.99

29 Besson, Camille—the same 36.46

29 Brennan, Bernard—Fice Mark. 200.37

29 Blackford, Elmer S—John A Black. 90.66

29 Berliner, Julius* & Max Greenberg—James J Mooney 431.39

29 Bucknam, Alfred S & Edwin T Vanderpoll—Paul C Vernon et al. 64.62

29 Butler, Samuel—City of N Y. 262.27

29 Berliner, Julius & Max Greenberg—Thomas J Mooney 334.49

29 Bellingham, Robert—Charles Stein & Sons Inc. 111.99

29 Bauman, Philip & Joseph C Hagen—Jacob Meurer et al 609.05

30 Boulin, Chas M—Egyptian Lacquer Mfg Co. 45.06

30 Beinfeld, Hyman—Lillibridge Weeks & Thurlow Co. 84.50

30 Bishop, Arthur—J S Gallard. 34.41

30 Bishop, James E—City of N Y. 216.04

30 Burlando, Emanuel—the same 120.75

30 Berenzer, Emil T—the same 41.08

30 Buchenholz, Samuel—A R Elliott Pub Co. 45.89

30 Bodkin, Charlotte—I Stern et al. 1,529.78

30 Barton, Theodore V—J E Nichols et al. 269.25

30 Berliner, Julius & Max Greenberg—Rutland Florence Marble Co. 223.65

ATLAS PORTLAND CEMENT

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30 Broad Street (Send for Pamphlet) New York

27 Knickerbocker Trust Co as trus—Beech Creek Coal & Coke Co.....83.90	30 Mosher, Philip S—the same.....206.03	30 Rixa, Alexander—the same.....51.14
27 Kelly, Elmer F—City of New York.....216.04	30 Markoe, Harry Jr—Black, Starr & Forst.....154.32	30 Rochlitz, Julian W—F de Montebello et al.....148.41
27 Knobel, Hyman—J C Bogert Co.....153.81	30 Moschcowitz, Herman—Gustave Beer.....225.15	30 Ruggiero, Antonio & Vincenzo and Michele Attenasio—James Maitinelli.....318.72
27 Kutik, Max—J H Schmuker.....293.47	30 the same—Maison Laferriere.....322.70	30 Robbins, Julius—S Dohme.....40.38
28 Knop, Francis H—City of N Y.....206.06	30 the same—Emil Roudeau.....483.53	30 Rogers, William—Chas E Dowdall.....34.18
28 Krauss, Philip H—the same.....112.33	30 the same—Leon Perdoux et al.....837.25	31 Rothschild, Edmond—N Y Telephone Co.....221.72
28 Kuptzener, Sarah—M J Daniel et al.....22.51	30 Meyer, Adolf—Leon Richter et al.....74.95	31 Resetar, Joseph—E C Striffler.....330.75
28 Kantrowtz, Isaac & Abraham Kaplan—B Levine.....113.71	30 Murphy, Edw F—Louis Ottman.....costs, 130.89	31 Rudner, Samuel & Peter Roth—Kniffin & Demarest Co.....69.41
28 Klein, Morris—B Lebovitz.....35.56	30 McArdle, Thomas—City of N Y.....38.15	31 Rudner, Samuel—J M Wachman.....138.25
29 Koehler, Herman—Swift & Co.....253.30	30 McCaffrey, Owen—John Sinnott.....138.21	25 Staib, John G—City of N Y.....216.04
29 Kaempf, Peter—Wm A Boykin.....93.67	31 Marotta, Michele A—N Y Telephone Co.....51.04	25 Swernosky, Harris—the same.....206.06
29 Kershman, Harry—N Y City Ry Co.....costs, 108.88	31 Mandel, Philip—the same.....91.58	25 Sarkinson, Meserol S—Union Ry Co of N Y City.....costs, 108.88
29 Koehler, Louis—City of N Y.....37.34	31 Meyer, Joseph—Reliance Ball Bearing Door Hanger Co.....47.85	25 Schmirer, Herman—H Koehler & Co.....251.41
30 Kennedy, John & Isaac Weiss—People, &c.....500.00	31 Mulliken, R Ogle—City of N Y.....57.71	25 Smith, Horatio—City of N Y.....216.04
30 Kelly, Walter—Wm Porter.....121.81	31 McManus, John—the same.....262.27	27 Simis, William, Jr—M M Slocum.....36.75
30 Krusoe, William & Louise Winkler—N Y Telephone Co.....56.29	31 May, Louis—Neuman & Schweiss Co.....28.46	27 the same—P Robohm.....23.85
31 Kohler, Frederick & Anna—J Ehrlich.....220.65	31 Murphy, Robert P—Citizens Trust Co of Brooklyn.....1,327.64	27 the same—Charles H Ditson Co.....34.85
31 Knecht, Herman—G Goldbaum.....38.65	31 Mangels, Joseph O—Robert Reid Co.....484.20	27 the same—M V Geis.....23.65
25 Le Violette, Chas V—Adams & Elting Co.....107.73	31 Miller, Fanny F—Stephen Merritt Embalming Institute.....369.97	27 the same—Lowe Bros.....51.80
25 Lowicz, Rachel admrx—Moses Reeves.....86.80	31 McConnee, Bertram & John Sherman—G T Lawrence & Gregory Co.....88.75	27 the same—D H W Benson.....47.75
25 Lampert, Samuel & Louis—Bertha King et al.....4,455.64	25 Northington, Chas P—Interborough Rapid Transit Co.....costs, 108.88	27 the same—H Lacy.....51.55
27 Liebgold, Samuel—City of New York.....216.04	27 Nassau Beekman Co—C Schnaar.....costs, 12.41	27 the same—T H Pettit.....42.65
27 Lowther, John R—Colonial Development Corp.....131.17	27 Nicholsberg, Henry—K Friedland.....costs, 27.31	27 the same—H A Weinstein et al.....40.00
27 Lamb, Arthur J—M Bowe.....41.67	28 Noss, Joseph N—C Jacobs.....166.00	27 the same—E C Winstel et al.....54.94
27 Levy, John—S D Levy.....405.55	28 Newman, Elias—J Rose et al.....45.31	27 the same—S B Althaus, Jr.....53.75
27 Loomis, Edwin L and William A Shepard—A S Hoyt.....\$5,987.13; 2,409.63	28 Noonan, Elo—International Gem Co.....211.40	27 the same—J V Higgins.....54.13
28 Liebholt, Albert—City of N Y.....206.06	30 Noorian, Elo—Transit Realty Co.....116.91	27 the same—A J Horton.....108.30
28 Lane, Henry—W E Baker Co.....126.40	30 Neufeld, Albert W—G R Elliott Pub Co.....37.76	27 the same—T K Nolan.....321.50
28 Levine, Jacob & Abraham Sampson—S Abramson et al.....2,744.86	30 Nevins, Wm F—Henry Hackmaier.....165.85	27 the same—T K Walsh.....114.33
28 Lyman, John B—M Meyer.....993.54	30 Nicall, Thomas J—John J Paulson.....76.47	27 the same—W S Pettit.....375.75
28 Lerner, Harry & Morris—S Schwartz.....429.17	31 Noreffoss, Bernice D & Minerva D—N Y Telephone Co.....24.96	27 the same—L Thompson.....42.13
29 Long, James L & Jay L Packard—James F Hannigan.....618.30	31 Neger, Joseph—M Gopper et al.....170.29	27 Streck, Louis J—M J Cluaker.....4,277.84
30 Lasher, John J—City of N Y.....216.04	25 Ott, Charles—City of N Y.....93.58	27 Schwoerer, A & Sons, Inc—F Voigtman et al.....7,575.18
30 Lauscher, Sigmund—the same.....206.06	27 O'Rourke, Timothy B—S Haft.....60.56	27 Sandler, Louis—P Feldman et al.....29.50
30 Leonard, Edw J—the same.....206.06	28 Outton, George B—City of N Y.....112.33	27 Strong, Louisa W—Colonial Development Corp.....202.67
30 Lederer, William—Improved Sponging & Refinishing Co.....25.45	29 Oppenheimer, Henry—Samuel Taudlich.....29.65	27 Swallow, Oliver J—Scarsdale Pub Co et al.....152.17
30 Lockwood, Travis D—Geo W Meyer.....72.57	31 Oswald, Frank—City of N Y.....216.04	27 Stringer, G Franklin—City of New York.....413.49
30 Levison, Ira—* Frederick E Goldsmith & Joe Lesser—Abe Tauber.....264.41	31 Oliver, Joseph—the same.....77.27	27 Schafer, John V—the same.....393.53
31 Leavy, Wm B—Colwell Lead Co.....100.18	31 Orlansky, Justus—J Levinson.....42.41	27 Sloane, Alexander—the same.....216.04
31 Laidlaw, Wm R—City of N Y.....2,830.38	27 Parkington, George H—G L Parkington.....costs, 125.46	27 Streichert, Charles F—City of New York.....216.04
31 Lighter, Morris—the same.....77.27	27 Parkington, George H—G L Parkington.....costs, 125.46	27 Stapleton, John J—the same.....216.04
31 Levy, Joseph G—Curtis Blaisdell Co.....138.86	27 Perruna, Joseph or Guiseppe and Joseph Paroni—B K Bloch.....190.66	27 Stocker, Fannie—A Wallmer.....42.65
25 Mills, Edith—Samuel Hopper Co.....137.84	27 Parker, Lillian V—W W Astor.....188.63	27 Schmitz, Henry—City of New York.....216.04
25 Madden, Francis M—Candee, Smith & Howland Co.....970.60	28 Powers, Michael—the same.....112.33	27 Suthin, William D—the same.....216.04
25 Merrill, Emma F B—City of N Y.....768.46	28 Powers, John—the same.....112.33	27 St John, Henry—the same.....216.04
25 Muenchenberg, John M—Maurice Wolfer.....59.41	28 Price, Moses—J Podolsky et al.....208.52	27 Silberstein, David and Fenna, and Phillip Wattenberg—J Marx.....1,527.70
25 Mont, Robert R—John H Naughton et al.....493.67	29 Pierce, Reginald K & Albert H Whitmore—S Gordon.....59.41	27 Sonnenblick, Alexander—B Kimler et al.....279.97
25 McPhee, Archibald—City of N Y.....216.04	29 Pine, Max—N Y Telephone Co.....37.59	27 Schwarz, Alvin J—G Alborg.....107.54
25 McGrath, Michael—the same.....65.47	29 Prall, Josephine R—City of N Y.....48.36	27 Schwoerer, Albert—United Dressed Beef Co. of New York.....11,940.90
25 McCarthaigh, Chas O—John L Moriarty Co.....85.63	29 Parsons, Arthur R—Smoot Weaver Co.....61.76	28 Sheffield, Geo—J Harding.....348.64
27 Murray, Alexander—Metropolitan Street Railway Co.....costs, 108.88	29 Peck, Louis, Max Scoboloff, Jack Gordon & Louis Cohen—State Bank.....797.15	28 Stack, Thomas—City of N Y.....216.04
7 Meyer, Charles W—Ragus Tea & Coffee Co.....35.26	29 Petrocelli, Peter & Sullivan* & Tony—Herman Gottlieb.....48.57	28 Stine, Louis G—the same.....206.06
27 Murphy, Timothy—City of New York.....216.04	29 Paley, Jacob & John—Philip Nicosia et al.....113.48	28 Schwimmer, Max—the same.....206.06
27 Meyer, Joseph L—Watson Cont Co.....113.14	30 Pirosh, George—City of N Y.....177.93	28 Schwartz, Michael—the same.....216.04
27 Mortland, Thomas—Scarsdale Pub Co et al.....252.67	30 Parlapino, Antonio—the same.....74.84	28 Siegel, Henry—The American Credit Indemnity Co of N Y.....68.29
27 Meacham, George W—the same.....79.67	30 Purdue, Frederick & Percival Taten—Broadway Bldg Co.....138.03	28 Stephen, Emil, gdn—N Y City Ry Co.....costs, 108.88
27 Moebridge, Whitney—the same.....16.67	30 Palettieri, Domenica & Egito—Anna Vucci.....27.51	28 Salcovitz, Abraham—M Hoffman et al.....45.05
27 Meyers, Charles S—the same.....185.49	30 Price, Joseph—Richard O'Neil.....149.65	28 Spiro, Annie—M Bloch.....3,569.00
27 Morton, Gabriel—Kaskel & Kaskel.....443.42	31 Porter, James F—N Y Telephone Co.....50.95	28 Strassburger, Louis & Isaac Heidenheimer Jr—W A Camp et al.....289.15
27 Moran, Benjamin and Jesse B—M Zinser.....59.97	31 Pierce, Thomas—City of N Y.....116.39	28 Shildkrout, Henry & Max—A Berger.....542.78
27 Mulligan, Margaret and Carrie J Wiel—E Lowe.....15,900	31 Pomeranz, Rudolph J—Hildreth & Segelken.....53.31	28 Schlossberg, Barnett—M Nathan.....60.22
27 McMahon, George—City of New York.....216.04	31 Porter, John M—M Schaen.....81.53	28 Schwartz, Jacob—H G Silleck, Jr.....222.05
27 McDonald, John—the same.....55.09	31 Pell, Mary H—Roche Ltd.....323.76	28 Seleznick, Lewis J—N Y Steam Fitting Co.....53.66
28 Murphy, Thos J—City of N Y.....56.09	31 Quick, Louis E—W W Borg et al.....35.92	28 Smith, Harry O—City of New York.....216.04
28 Manson, Robert—the same.....56.09	25 Riley, Geo S—John Egan.....230.91	29 Schaefer, George,* James W Carroll & Emil Green—N Y Telephone Co.....75.14
28 Manahan, J Archibald—Siegel Cooper Co.....150.83	27 Rosenthal, Carl—City of New York.....393.53	29 Stoltzenberg, Frank H H—the same.....36.88
28 Muller, Adam—W B Tullis.....94.65	27 Roulston, Robert T W—the same.....216.04	29 Starbruck, James M—the same.....36.84
28 Moore, A Stanley—City of N Y.....58.28	27 Rosenberg, Bertha—B Kimler et al.....47.87	29 Shepard, Fred L—the same.....74.75
29 Myers, Samuel—the same.....41.08	27 Relihan, Dennis and Catherine—W W Astor.....189.65	29 Spiro, Jacob—the same.....103.77
29 Murray, Frederick H—the same.....413.49	28 Rathbone, Charles L—City of N Y.....56.09	29 Schmandt, Charles—City of N Y.....58.08
29 Murphy, John W—James G Whitcomb.....33.58	28 Reinart, Adolph—Siegel Cooper Co.....452.96	29 Smedley, Mary C—Clarence C Lampord.....120.00
29 Manley, Gertrude G—Fernand de Montebello et al.....470.61	28 Roraback, Willis C—H W Prentice.....33.02	29 Schweiger, Max—Wm I Rosenfeld.....153.00
29 Monteith, J Walter—Nicholas Imandt.....124.90	28 Rollinick, Max—M H de Crano et al trus.....1,942.17	29 Shelkin, Louis, Aaron Potruch & Morris H Moskowitz—Hyman Cohen.....200.51
29 McCann, Patrick J—N Y Telephone Co.....39.15	28 Rooney, Patrick—W Bawson.....costs, 23.08	30 Silberman, Israel—City of N Y.....59.83
30 Macey, Wm J* & Frederick W Sanders—Associated Merchants of N Y.....257.39	29 Rosenthal, Margaret—N Y Telephone Co.....65.63	30 Sloane, Wm A—the same.....117.34
30 Macey, Wm J & Frederick W Sanders—the same.....95.71	29 Rosen, Louis—the same.....40.31	30 Spain, David—Morris Goldman.....36.13
30 May, Duncan G—Oppenheim Collins & Co.....271.70	29 Rosenhain, David—the same.....31.47	30 Seleznick, Lewis J—Oppenheim, Collins & Co.....113.00
30 Midnaught, Adam—City of N Y.....37.34	29 Rosenstook, Samuel—the same.....31.67	30 Spier, Oscar A—A R Elliott Pub Co.....32.52
30 Machby, Samuel—the same.....42.97	29 Rauch, Henry—Martin Rommel.....27.55	30 Sammeth, Henry & Bertha—Max Silverstein.....59.65
	29 Richter, Samuel M—Elias Diamond.....1,479.30	30 Sanders, Edward—A R Elliott Pub Co.....37.76
	29 Richards, David R—August C Nanz.....1,073.65	30 Shaikowitz, Isidor—Marcus M Goldschmidt.....37.04
	29 Rosen, Louis—Chas S Newman.....109.01	30 Sugarman, William, Selig Seligman & Rubin Graw Co (Inc)—Edwin Burhorn.....178.81
	29 Raab, George—Ralph E Cobb.....266.98	30 Seedorf, Charles—Geo W Venable et al.....121.85
	29 Rosenthal, Moses—Theodore B Sayre.....262.65	
	30 Ratnoff, Nathan—A R Elliott Pub Co.....35.66	

30 Shapiro, Louis—Benj Evedon et al....	80.33
30 Sullivan, James D—Fiss, Doerr & Carroll Horse Co.....	119.04
30 Spoleti, Pasquale—Pelligrino Bonfiglio.....	720.93
31 Shannon, J Bland—N Y Telephone Co.....	128.00
31 Stecher, Julius—the same.....	24.23
31 Schmidt, Emile—the same.....	46.76
31 Seligman, Selig & Wm Sugarman—B A Wolfson et al.....	519.31
31 Steinman, Philip, George Steinman & Richard Chonasa—N Y Telephone Co.....	30.84
31 Shanton, Thomas H & Geo F Cahill—N Y Telephone Co.....	32.40
31 Stirrup, Frank A—J F Haveland.....	17.40
31 Sharin, James—City of N Y.....	206.06
31 Silverstein, Betsey—the same.....	216.04
31 Spinella, Michael—the same.....	77.27
31 Shaffer, Isaac—the same.....	57.71
31 Scott, Albert E—the same.....	57.71
31 Starita, Elizabeth & John—N Y Hollow Ware Co.....	43.67
31 Swinburne, Dr Owen H—U S Addressing & Printing Co.....	25.56
31 Springsted, Chas H—Am Test Boring & Drilling Co.....	218.92
31 Sutherland, Max & Sam Knee—Bernier & Freidman.....	375.38
31 Stefano, Leto—G Laus.....	64.62
31 Savarese, Andrew—F F Downs.....	80.21
31 Stevens, John M—Henry Muhs Co.....	76.62
31 Schwed, Frederick—Broad Exchange Co.....	177.94
31 Steward, Joseph—C E Pannaci.....	costs, 78.49
31 Shapiro, Samule, Shulum Lerner & Minnie Shapiro—J Zeltner et al.....	45.020
25 Tomassek, Rornes P—Edw O A Glockner.....	180.92
25 Tenzer, Philip or Philip Tenzeth—Bertha King et al.....	4,455.69
27 Tustin, Edward B—B Altman et al.....	2,610.71
27 Thorpe, Alfred H—City of New York.....	206.06
27 Thayer, Maurice B—J R Westerfield et al.....	232.18
28 Topf, Jeannette—U S Electrical Tool Co.....	116.91
28 the same—A F Cronhart.....	112.07
28 the same—Batcheller, Clark & Batcheller, Inc.....	149.91
28 the same—A F C Ronhardt.....	112.07
28 Trisvan, Charles—J C Rodgers.....	costs, 23.08
29 Tench, Frank M—Sherwin Williams Co.....	164.71
29 Traubel, Herman—Herman D Cramer et al.....	29.72
30 Thomas, Wallace—City of N Y.....	42.29
30 Trautwein, Wm E—A R Elliott Pub Co.....	35.66
30 Townsend, George—Solomon A Diamond.....	49.65
31 Tandlisch, Michael—N Y Telephone Co.....	36.08
31 Turk, William—the same.....	54.84
29 Vogel, Herman—City of N Y.....	393.53
29 Van Brunt, Wm T—Alonzo G Ames Jr.....	63,210.77
30 Vaughan, Wm V—Royal Bank of N Y.....	307.73
30 Vaughan, Emma A—N Y Telephone Co.....	44.00
30 Vidaver, Maxwell—the same.....	51.69
25 Wiener, Louis—Benjamin Freedman.....	32.52
25 Wolodarsky, Meyer & Abraham—Title Guarantee & Trust Co.....	193.07
25 Walerstein, Lena—Isaac Cohen.....	25.00
27 Ward, Henry M—G H Mullen et al.....	53.84
27 Wahlquist, Fritz E C—Scarsdale Pub Co et al.....	36.67
27 Wasserman, Leon—Colonial Development Corp.....	294.67
27 Wandell, Frank M—City of New York.....	216.04
27 Walsh, Stephen—the same.....	216.04
27 Wien, Daniel V—Stationers Board of Trade.....	112.22
27 Wyman, James—E Frey.....	costs, 23.08
28 Williams, Frank P—City of N Y.....	216.04
28 Waite, Charles M—the same.....	56.09
28 Wood, Thomas H—J C Foley et al.....	86.27
28 Walkenberg, Joseph—The Tenement House Department, etc.....	274.41
28 Weinberg, Julius—P F Meyer.....	217.44
28 Whitney, Charles M—G F Johnson.....	118.43
28 Walter, Mary—Union Ry Co of N Y City.....	costs, 108.88
29 Weil, Ely—City of N Y.....	393.49
29 Wilshinsky, Henry—James J Mooney.....	465.20
29 Weber, Albert G—City of N Y.....	102.94
29 White, Abraham—Richard L Russell.....	2,253.38
29 Wise, Gertrude B admrx—Wm W Bryan.....	16,395.47
29 Weinstein, Rachel admrx—Sender Jar-mulowsky.....	10,505.03
30 Weaver, Elias,* Morris Weaver and Samuel Levy*—Abraham Lewis.....	161.39
30 Wall, Joseph T—City of N Y.....	216.09
30 Wall, George—the same.....	216.04
30 Wein, Jacob J—N Y Telephone Co.....	38.99
30 Weiskopf, Harry—the same.....	38.99
30 Wemple, Edw L—N Y Telephone Co.....	38.65
30 Weil, Marum—the same.....	36.19
30 Weinbacher, Christian W—the same.....	39.53
30 Weinreb, Samuel—the same.....	35.80
30 Weisburger, Emanuel—the same.....	30.48
30 Wertheimer, Joseph—the same.....	44.29
30 Wood, De Witt G—the same.....	64.04
30 Waldstein, Edward—the same.....	32.61
30 Wilkey, Theodore D—Wm S Bagg.....	50.19
30 Wittner, Sigfried—City Real Estate Co.....	3,271.99
30 Waldeen, James T—Oliver Typewriter Co.....	101.83
31 Woodward, Rignal D—Postal Tel Cable Co.....	38.41
31 West, Robert—Marmola Co.....	278.24
31 Winkler, Ignatz & Abraham Greenberg—S Cohen.....	82.65
31 Warner, Henry J—City of N Y.....	116.39
31 Whirtley, James—the same.....	77.27
31 Watson, George—the same.....	129.18
31 Williams, Geo W—the same.....	97.57
27 Young, Albert—C L Coon, treas.....	70.23
30 Young, Wm G—City of N Y.....	117.32
30 Yonkers, Mabelle G—N Y Telephone Co.....	64.30
25 Zasuly, Louis—Henry Freedberger et al.....	48.25
28 Zigges, John—M Hoffman et al.....	40.16
28 Zrale, Frank—B Bloch.....	136.91
29 Zimmerman, Martin—Jules P Storm.....	108.33
30 Ziporkes, Kappel—Leon Richter et al.....	272.83

CORPORATIONS.

25 Muenchenberg & Herz Co—Maurice Wolfer.....	102.91
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25 A L Kull Automobile Co—Marie E Stoops.....	142.37
25 Linen Cleaners—City of N Y.....	74.84
25 Mechanics Institute—W Montague Pearsall.....	29.71
25 N Y City Ry Co—Alexander Deutsch.....	100.00
25 Portable Air Suction Cleaner Co—Improved Property Holding Co of N Y.....	137.15
25 Hadsell Line Co—Henrietta S Wallace.....	1,269.43
25 Max Mayer Co—Jacob Schorr.....	costs, 30.98
25 City of N Y—Max Hallheimer.....	15,693.81
28 Atlas Motor Car Co—Penn Rubber Co of N Y.....	30.26
28 Joyce Rigging & Contracting Co—C C Studwell.....	720.39
28 Kull, A L Automobile Co—Am Newspaper Pub Assocation.....	386.06
28 Modern Fireproofing & Reconstruction Co—H E Stanford.....	26.67
28 Red Star Boiler Compound Co—City of N Y.....	206.06
28 Van Maadsky Kahn Co—Marks & Meyer Importation Co.....	160.25
29 Hotel Gotham Co—Wadley & Smyth.....	246.53
29 Sanitary Bottle Seal Co—N Y Telephone Co.....	51.68
29 S & R Construction Co—the same.....	89.99
29 H A Rost Printing & Pub Co—the same.....	92.98
29 Great French Steam Laundry Co—Henry M Sussman et al.....	60.73
29 James A Campbell & Son—N Y Telephone Co.....	216.65
29 A Gunnison & Co—City of N Y.....	49.98
29 Franklin Mills Co & Franklin Mills Co—Eli J Knapp.....	815.00
29 Mechanics Institute of the City of N Y—Clarence H Watson.....	459.22
29 N Y City Ry Co—Patrick Conboy.....	500.00
29 Adolph Schmidts Kloster Brewery—Emma Decker.....	1,964.68
29 N Y City Ry Co—Margaret Conboy.....	500.00
29 City of N Y—Cornelius J L Lynch.....	858.20
29 W C Loftus & Co—City of N Y.....	159.18
29 Mining & Development Co—the same.....	487.22
29 A V Benoit Inc—the same.....	1,164.86
29 N Y Central & Hudson R R R Co—Kirk D Sheldon.....	156.13
29 Webster Realty Co—Frederick Vonderlehr.....	1,815.27
29 Buckman & Vanderpool Co—Indiana Glass Co.....	157.84
29 Lester & Lester—Simon Rosenberg et al.....	620.61
29 M Fine Realty Co—Peter Callan.....	1,241.98
30 New Rochelle Gas Fixture Co—Leopold Plaut et al.....	1,039.73
30 Standard Eyelet & Machine Co—City of N Y.....	41.08
30 Stepany Spare Wheel Agency—Alexander Thain.....	324.65
30 George Washington Stocking Co—N Y Telephone Co.....	75.89
30 Traders Express Co—the same.....	39.57
30 M A Mercurio & Co—French Telegraph & Cable Co.....	91.62
30 Fourness Kitching & Co—Lords Court Bldg Co.....	1,324.09
30 Joyce Rigging & Contracting Co—Wm H Ayres.....	230.91
30 Assent Realty Co—Samuel S Kogan.....	89.41
30 Adolph Schmidt Kloster Brewery—Theodore Rosenwald et al.....	3,678.04
31 Traction Tread Tire & Tube Co—N Y Telephone Co.....	55.78
31 Terhune, Jr, & Co—N Y Telephone Co.....	91.05
31 Minerva Amusement Co—H L Hotaling.....	49.16
31 Asbestos Product Co—Eureka Flint & Spar Co.....	68.12
31 Atlas Motor Co—Valvoline Oil Co.....	48.49
31 James Gibbs Mfg Co—City of N Y.....	177.94
31 Mexican Sugar Refining Co—J H Edwards.....	2,136.29
31 Pennsylvania Tanning Co—E E Vreeland.....	671.25
31 Park View Co—P Pfothauer et al.....	1,543.06
31 Sanitary Bottle Seal Co—Peter Schoenhofen Brewing Co.....	891.14
31 Lambert Spyder Co—H T Meary.....	217.01

SATISFIED JUDGMENTS.

July 25, 27, 28, 29, 30 and 31.

Auber, Samuel—Swift & Co.....	14.40
Barkas, S Victor—T W Sheppard.....	608.42
Brown, Wm L—Hess Mott Co.....	340.82
Same—same.....	79.62
Berman, Samuel & Gertha—B H Marcus.....	1908
Brett, Morris—J H Thompson.....	53.60
Cohen, Nathan—I Schreiber.....	71.02
Crommette, Jessie B—H Schultis.....	66.06
Same—W Denchar.....	72.04
Same—Israel H B Clafin Co.....	74.39
Cohen, Israel H B Clafin Co.....	1894.....79.16
Creveling, William S—E Meyer.....	48.37
Cunningham, William J—Acme Foundry Co.....	122.61
Caplan, Jacob, Abe Caplan, Frank Rosenberg & Jacob Rassner—J Weinberger.....	333.00
Campbell, John B—Tucker, Speyers & Co.....	1,204.11
Doctor, Lester—Produce Exchange Trust Co.....	1898.....3,276.51
Deitch, Aaron—B Golding.....	64.40
Daum, Louis—S W Barasch.....	117.68
Foley, Oscar L—M Isenberg.....	1,113.57
Fletcher, Josephine—H B Smith.....	124.11
Feinst, Morris, Isaac Boock & Ike Shapiro—I Zimmerman.....	902.96
Feltenstein, Abraham—Day Time Register Co.....	232.83
Haskin, John B—Wyckoff, Church & Partridge.....	846.85
Halpen, Nathan & Jennie—E Garadash et al.....	1905.....82.15
Haban, Matey—B K Bloch.....	40.96
Hausling, Ferdinand M & Frank B Richardson—J E Judge.....	65.01
Hiller, Elsie—W Steckler et al.....	62.55
Hochstein, Louis, Jacob Landsman & Supreme Cloth Sponging Works—H Weiss.....	1,534.81
Jacobs, Jacob, Joseph Harlander and Jacobs & Sons—Universal Iron Foundry.....	1907.....486.54
Same—same.....	526.72
Koref, Otto—W D Hatch.....	144.51
Knepper, Sophie—A Rothschild.....	49.72

Krauss, George J—T W Henry.....	1903.....100.73
Levinsohn, Dave, Morris & Isaac—I Feinman.....	1908.....334.32
Levy, Minnie—L Rosenthal.....	1908.....74.41
Landon, Isidor—P Bookstaver.....	1908.....274.51
Loughlin, Thomas—J Ruppert.....	1898.....176.30
Levin, Jacob, Abraham Sampson & Sophie Knepper—A Edson.....	1908.....137.15
Lourto, Carmula & Biaggio Call—People, &c.....	1906.....1,000.00
La Vecchia, Carmine & Rocco M Marasco—G Abbati.....	1908.....1,154.96
La Vecchia, Carmine & Rocco M Marasco—G Abbati.....	1908.....88.05
Lloyd, Thomas—Wm K Voorhees Grain Co.....	1907.....189.45
Michaels, George & United States Guarantee Co—M N Clement.....	1908.....1,883.97
Meli, Rosalie—R Galla.....	1907.....240.52
Morgan, Frank P—C V King.....	1907.....1,539.03
Persyn, Henri—C W Dyer.....	1908.....113.93
Ramsey, Joseph, Jr—J S Jones.....	1907.....595,469.78
Reilly, John J—J McKeefney.....	1908.....27.67
Riley, Nellie C—Mechanics Bank.....	1906.....262.76
Rosenthal, Sadie—H A Flursheim et al.....	1908.....300.41
Renwick, Harold S—H A Flagge.....	1908.....125.50
Rogers, Mark H & Rebecca Samilson, admrx—Lawyers Title Ins & Trust Co.....	1908.....1,282.64
Rapf, Joshua, Lena Rapf, Isidore Daniels & Emma Daniels—Cooperative Building Bank.....	1905.....932.77
Schlichting, Charles—E D Depew et al.....	1908.....115.39
Schroeder, Otto—O Kunath et al.....	1908.....329.65
Schroeder, Mary—H M Warendorf.....	1908.....395.91
Silo, James P—E A Lefevre, admx.....	1905.....3,538.49
Stulpnagel, Elizabeth—L Friedberger.....	1908.....142.91
Smith, Royal P—Burnham & Phillips.....	1907.....50.81
Suther, Otto—Bank of America.....	1891.....2,703.18
Shatz, Abram & Vincent Courier—J Goodstein.....	1908.....763.73
Traver, Philip—W P Phummer.....	1906.....147.91
Theobald, Wm H—Goodyear Rubber Tire Co of N Y.....	1908.....23.59
Van Slottin, Mary L—A Begg.....	1906.....581.71
Vermilye, Ashbel G—A Gowdy et al.....	1907.....1,186.38
Valente, Gabriel—C Funck et al.....	1908.....597.46
Wahle, Chas G F & John Thomas—G R Sutherland.....	1907.....907.44
Wahle, Charles G F—Aggressive Realty Co.....	1907.....410.18
Williams, Roswell D—N Y Telephone Co.....	1907.....43.63

CORPORATIONS.

Pugh, Paul P & Co—A Shields, admx.....	1908.....6,893.05
Same—same.....	77.10
People's Bank of City of New York—State Bank of N Y.....	1908.....costs, 108.20
Wood Mantel & Pier Mirror Co—C N Cumberland.....	1908.....62.43
Waterfront Improvement Co—American Bonding Co.....	1908.....151.15
N Y Butchers' Dressed Meat Co—J T Sturdevant.....	1907.....840.62
Metropolitan Express Co—F W Ainsworth.....	1904.....43.57
Great Bear Spring Co—R McGuire.....	1908.....103.06
Same—same.....	1907.....1,548.63
New York City Ry Co—J V Van Pelt.....	1908.....108.88
Rapid Floor Surfacing Co—Hudson Electrical Supply Co.....	1908.....63.51
Stewart Printing Co—Kenny Directory Co.....	1908.....15.41
Carter-Crume Co—F Rosenfeld.....	1908.....755.75
Fine, Morris & M Fine Realty Co—M Marks et al.....	1908.....500.16
Same—same.....	1908.....464.88
Same—same.....	1908.....319.91
J L Mott Iron Works—C F Wood.....	1907.....4,317.48
Universal Building & Construction Co—J H Noone.....	1905.....216.98
General Supply Co—M M Goldschmidt.....	1908.....879.98

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

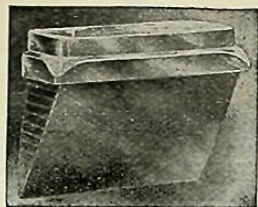
MECHANICS' LIENS

July 25.

184—5th av, w s, whole front between 110th and 111th sts, —x—, East River Mill & Lumber Co agt Pastime Amusement Co and Torkel Anderson.....	723.70
185—63d st, No 105 East, Abraham Maltman agt Francis Eckmayer.....	128.00
186—Belmont av, n w cor 189th st, 15x87.6, W M Young agt Louis Norchese and Carlo Marino.....	141.70
187—Duncombe av, s e cor 208th st, 100x125, Michael Bellotti agt Fleischman Co and Charles Damm.....	800.00
188—100th st, s s, 50 e Broadway, —x—, Louis Eisenberg agt Jacob Salkin.....	171.00
190—3d av, Nos 2012 to 2018, Marcus Buda agt Virginia Wood, Gustave Katz and Philip Kanter.....	260.73
191—124th st, No 503 West, Louis Bergman agt George Raab and Blanche N Raab.....	102.25

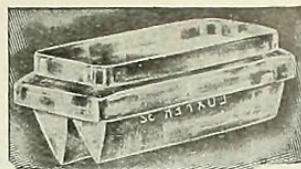
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191—42d st, Nos 456 to 462 West, and 10th av, Nos 556 to 566, Jacob S Friedman agt Huntington Estate and Fox & Roper.....	44.00
192—8th av, Nos 711 to 715, Bernard Herrmann agt William W Astor and Charles Newmark.....	467.00
193—234th st, n s, 105 e of Carpenter av, 100 x100, Louis Lipschitz agt Max Germansky.....	37.00
194—111th st and 7th av, s e cor, 140x100, Niagara Wood Working Co agt Apartment Construction Co and Samuel Mandel.....	3,600.00
195—14th st, Nos 500 and 502 West, J L Keating & Co agt Frank Davidson and Columbia Concrete Construction Co.....	57.60
196—Caldwell av, Nos 669 and 671, Otto Ozab et al agt Joseph Hyman and Hyman Construction Co.....	1,800.00



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197-228th st, s s, 400 e 4th av, 75x114. Thomas B Bowne & Son Co agt Nanette L Schneider. (R) 1,475.32
198-Satisfied.
199-Satisfied.
200-Division st, No 36. Abraham Karpinkes agt Frances Hessberg 1,125.00
201-Clinton st, No 80. Eagle Metal Ceiling Co agt Tobias Schwartz and John Agid. 65.00

July 28.

202-77th st, n s, 100 e 2d av, 50x100. Hoboken House Wrecking Co agt Pincus Lowenfield, William Prager and Julius Muller. 66.34
203-65th st, No 29 West. Hugo Naehmann agt Rachel Rosenblum 150.00
204-Boston road and Prospect av, n cor, 250 x130. Barnard W Eidel agt Harns Siegel. 394.84
205-45th st, No 554 West. Edward Smolka & Co agt Charles Levy and Adolph Schwartz. 282.32
206-66th st and Madison av, n e cor, 100x100. George W Storm & Co agt Park View Co. 4,313.08
207-44th st, No 305 East. Abraham Salawat agt Cillie Altman 143.00
208-116th st, No 28 West. Andrew Gilligan agt Louis Adler 45.00
209-125th st, No 543 West. Herman Schmith agt O D Potter and Greater N Y Builders' & Contractors Co. 582.45
210-Satisfied.
211-Orchard st, No 183. Jacob Fearlman agt Rose Featherman and Philip Featherman. 533.00
212-Broadway and 123d st, n e cor, 100x175. Stanislaw Goldankie agt Nicholas Conforti and Augusta Reiss. 961.00
213-7th av, Nos 1809 to 1815. Polak & Shulman agt Greene Court Building Co and Samuel Mandel 345.00
214-Bryant av, w s, 114.7 s Jennings st, 150 x100. Anderson & Co agt Nathan Cohen and Nicholas Goldman 370.36
215-Prospect av, Nos 1435 to 1443. Haerlein & Haerlein agt Herman Harris and Isaac Siegel 156.60
216-Division st, No 36. Jacob Einbinder agt Frances Hessberg and Abe Karpinier 155.00
217-7th av, Nos 1809 to 1815. Polak & Shulman agt Greene Court Building Co and Samuel Mandel 345.00

July 29.

217 1/2-Madison av, n e cor 66th st, 100.5x100. Batavia & New York Wood Working Co agt Parkview Co. 20,325.00
218-Boston rd, n e cor Prospect av, 313.7x 264.6. Candee, Smith & Howland Co agt Harris & Siegel 10,358.97
219-125th st, No 543 West. Greater New York Builders & Contractors Co agt Catalino D V Potter and Octave D V Potter. 4,625.00
220-153d st, No 540 West. Wm J Mitchell agt Emily M Wallack 85.50
221-101st st, No 180 East. Marks Mandelsson agt Louis W Jacobs 68.80
222-11th st, No 420 East. Wm A Thomas Co agt Hulda Friedman and Louis Polinger. 41.89
223-East Broadway, Nos 270 and 272. Leon Rubin agt Jewish Maternity Hospital and Solomon Levine 100.00
224-Central Park West, No 477. Charles Mock agt Margaret D Smith, Mary Smith and Harry W Kellar 44.45
225-125th st, No 543 West. Joseph Shanske agt Catalina D V Potter, Greater New York Builders & Contractors Co. 2,075.00

July 30.

226-Dry Dock st, Nos 15 and 17. Fred Ebeling agt Otto Dencker and G A Polzin. 15.00
227-10th av, No 559. Same agt Catherine O'Brien and T B O'Rourke 15.00
228-Decatur av, n w s, 350 s w Woodlawn rd, 54.4x222.3 to Hull av, x25.11x220. Colwell Lead Co agt Henrietta C Schroeder and J V McEvily Co 250.84
229-Broadway, e s, whole front between 123d and 124th sts, 201.1x175. Joseph Tino agt Augusta Reis and Nicholas Conforti. 209.13
230-Prospect pl, n e cor Boston rd, 80x235. Ferdinand Steiger agt Harris & Siegel. 8,034.68
231-212th st, n s, 110 w Holland av, 20x100. Empire Floor Tile Co agt John D'Angelo and A Cambi & S Sferra 52.85

232-Matilda av, w s, 150 n 237th st, 50x100. C Bertone & Son agt Thomas J Reynolds and John Fish 450.00
233-Broadway, w s, 94 n 190th st, 50x100. Standard Damp Proofing & Roofing Co agt Henry C Naumann 125.00
234-Same property. Same agt same. 200.00
235-234th st, n s, 105.1 e Carpenter av, 100x - Janpol & Martz agt North Borough Home Co. 175.00

July 31.

236-Decatur av, n w s, 350 s w Woodlawn rd, 54.4x222.3 to Hull av, x25.11x220. Colwell Lead Co agt Henrietta C Schroeder and J V McEvily Co. 250.84
237-Jerome av, e s, 188 s Van Cortlandt av, 25x100. Wm F Lennon agt Leo Hutter. 362.00
238-Varick st, No 22. Same agt same. 416.00
239-Bryant st, w s, 100 s 172d st, 125x100. David Meyer agt Davis & Silverman, Jacob Lipkin and Nathan Hurowitz. 232.00
240-Prospect av, n e cor Boston rd, 80x235. Joseph Hahn agt Samuel Siegel and Herman Harris and David Schneider. 728.56
241-66th st, Nos 229 and 231 West. Harry Ginsburg agt Emma C Beard and Wm H Beard 127.55
242-Broadway, n e cor 125th st, 99.11x75. Harry Goldstein agt Potter & Bro, Greater New York Builders & Contractors Co. 460.00
243-162d st, Nos 492 to 502 East. Hyman Schapier agt Isaac Haft, Samuel Williams and Adolph Scheibel 79.30
244-Monaghan av, e s, 375 n Jefferson av, 25x100. Wm D Thompson et al agt Antonio Merendino & James Nartinella 32.70
245-Clairemont av, s w cor 122d st, 100x100. Bart Dunn agt Chas M Rosenthal & Dacorn Realty Co & Antoni G Pucci & Pucci Contracting Co 491.50
246-Ryer av, w s, 144 s 183d st, 75.5x75.6x irreg. Frank Fasano et al agt Wm H Danby & Lane Contracting Co 43.00
247-86th st, No 340 East. Joseph Rothenberg agt Antonio Warasno & Anthony Ferrara & Joseph Mongenaio 62.00
248-3d av, No 208. Louis Silverstein agt Hamilton Fish Corporation, Benjamin Sussman & Rosalie Sussman & David Sussman. 1,280.00

BUILDING LOAN CONTRACTS.

July 25.

Barnes av, e s, 350 s Burke av, 25x100. Alexander & Mary E Thompson loan Ellen F King to erect a - sty building; - payments 4,500

July 27.

Amsterdam av, n w cor 178th st, 100x100. North American Mortgage Co loans T J McGuire Construction Co to erect a -sty building; - payments. \$110,000.00

July 28.

Birch st, e s, 200 s of Cornell av, 50x100. William E Rabell loans Michael & Mary Barry to erect a -sty building; - payments. 1,500.00

July 29.

Grand av, w s, 130.8 s Burnside av, 50x103. Title Guarantee & Trust Co loans Jones, Johnstone & McQueen Realty Co to erect two 3-sty dwellings; 6 payments 12,000
Brook av, e s, 150 n 139th st, 25x120. James G Wentz loans Jacob Streifer to erect a 5-sty apartment; 4 payments 20,000
Simpson st, e s, 99.11 s Home st, 50x100. Liberty Mortgage Co loans Tremont Building Co to erect two 4-sty apartments; 6 payments. 26,000
187th st, s s, 100 w Audubon av, 75x100. City Mortgage Co loans Friedman Construction Co to erect a 5-sty apartment; 12 payments 45,000
Southern Boulevard, e s, 150 n Tiffany st, 100x 100. Same loans Tully Construction Co to erect three 4-sty flats; 12 payments 40,000
163d st, w s, 44.10 n 162d st, 85x58 irreg. Same loans J C Gaffney Construction Co to erect a - sty building; 8 payments. 26,000

July 30.

236th st, s s, 75 e Oneida av, 25x100. Mary Patterson loans Cushing Realty Co to erect a 2-family dwelling; - payments 4,000

167th st, n s, 100 w Prospect av, 120x125. Martens & Thompson loan Isaac Brown to erect three 5-sty apartments; 12 payments. 60,000

July 31.

239th st, n s, 280 e Kepler av, 40x100. Catharine Solomon loans Martha W and Alexander Howell to erect a 2-sty dwelling; 4 payments 5,000
145th st, n s, 275 w Lenox av, 175x99.11. Title Guarantee & Trust Co loans Pine Investing Co to erect four 6-sty apartments; 11 payments 132,000

SATISFIED MECHANICS' LIENS.

July 25.

38th st, No 304 West. Simon Goldman et al agt Jacob Korn et al. (Aug 13, 1907). 550.00

July 27.

159th st, No 549 West. Herman Schultis agt Jessie B Crommette. (Jan 15, 1907). 200.00
Sam eproperty. William Denchar agt same. (Dec 18, 1906). 637.00
Bedford st and Carmine st, s w cor. S Nefsky agt John Buckner et al. (July 22, 1908). 15.00
41st st, No 321 East. Klenert & Rosenbluth (Inc) agt Levino Santoro et al. (June 15, 1908) 73.87

July 28.

Lexington av, Nos 61 to 65. Metile Construction Co agt Bernard Reich et al. (Nov 27, 1907) 284.40
Same property. Bossert & Son agt same. (Oct 2, 1907) 1,898.31
Same property. Ronald & Johnson Co agt same. (Sept 28, 1907). (by bond) 750.00
70th st, Nos 506 to 512 East. B Bumfeld agt Uhlfelder & Weinberg et al. (April 27, 1908) 198.50

July 29.

134th st, No 481 East. Samuel Prince agt Max Meyer et al. (June 29, 1908) 96.00
Bryant av, w s, 100 s 172d st. Anisch & Levin agt Davis & Silverman et al. (July 21, 1908) 252.25
Cortlandt st, s e cor Church st. John M Languth agt Broadway Cortlandt Co et al. (May 16, 1908) 553.75

July 30.

Mott av, Nos 448 to 454. S Solloway agt Henry Korn. (June 9, 1908) 87.50
Same property. Same agt same. (June 8, 1908) 87.50

July 31.

15th st, No 513 East. Wm A Thomas Co agt John Bapp et al. (June 15, 1908) 31.90
Belmont av, n w cor 189th st. Carlo Mareno agt Louis Noschese. (July 28, 1908) 1,498.80
155th st, s s, 125 e Wales av. Schwartz & Brenner agt Dawson Realty Co. (July 27, 1908) 35.00
1Same property. Same agt same. (June 27, 1908) 20.00
1Westchester av, s e cor 173d st. Roger Berkery agt William Kelleher et al. (July 22, 1908) 125.00
230th st, s s, 381 e White Plains rd. A C Mezey agt Grace E Williamson. (May 21, 1908) 60.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

July 23, 24, 25, 27, 28 and 29.
No Attachments filed these days.

CHATTEL MORTGAGES.

July 24, 25, 27, 28, 29 and 30
AFFECTING REAL ESTATE.
Landau, H Co. 1436 Prospect av and 1437-1451 Boston rd. Gurney H Mfg Co. Boilers. 2,520
McBride, S. 207th st near Perry av. Union S Works. Ranges. agreement
Park View Co. 777 Madison av. Howe Scale Co. Refrigerators. 1,520

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