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EVIDENTLY no powers possessed by the Public Service Commission will be sufficient to settle the vexed question of transfers to and from the 59th street cars. The Commission can order transfers to be given, but the execution of the order can be postponed indefinitely by litigation; and in the mean time the business men and the traveling public will suffer from the effects of the withdrawal of customary means of travel. The business of Manhattan and the ways of living of its inhabitants have become adapted to the free issue of transfers. Their withdrawal from the 59th street service is serious enough in its consequences; and if similar withdrawals should follow in the case of other cross-town streets the whole retail business of the city would be disorganized, and many people could no longer live where and as they do. The situation is serious enough to warrant the interference of any public authority which has power to interfere effectively, but where does such power reside? The legal settlement of the question as to whether the Belt Line Co. and the receivers of the Metropolitan Street Railway can afford to grant them will take so long that before it is settled all the unfortunate effects of the withdrawal will have been fully experienced. In fact, there is every reason to believe that before any legal decision can be reached the question will settle itself by or through some kind of an agreement between the receivers and the Belt Line Company. If the present condition is contrary to the interest of the public it is no less contrary to the interest of the two railway corporations. The inconvenience suffered by the public means a loss of traffic to the two corporations larger than their benefit from the greater fare. The Belt Line Company will find that it cannot earn, as an independent railway, as much money as it received under its old lease; and the stockholders will probably be persuaded in the end to accept a smaller rental. If such a result can be secured, it may constitute a step to the one adequate solution of the whole difficulty—that is, the reorganization of the Metropolitan system on a basis that will permit it to be operated with efficiency and without insolvency. Every interest concerned will be benefited by such a result. Probably the time for such a reorganization has not yet come; but when the time does come the work of reorganization should be encouraged by the public authorities. The public interest will be best served by one street railway company operating all the surface lines in Manhattan, and an agreement should be reached whereby such a company would not be obliged to grant universal transfers. The question as to how the transfer privilege could be limited with least inconvenience to the public and with most gain to the railroads should be carefully studied by a group of traffic experts, representing both the Commission and the railways; and a system should be worked out as the result of this investigation.

THERE is one important point connected with this question of transfers which does not receive enough attention. It can, we believe, be demonstrated that the City Railway Company did not fail exclusively because of the transfers it was obliged to grant, or even because it was saddled with excessive fixed charges and rentals. It failed partly because it could no longer carry economically the enormous traffic which it was obliged to carry. The congestion on its cars became such that many passengers were enabled to ride free while the congestion in the streets was such that it

could not get the full benefit of its equipment. If the company could have continued to carry its passengers as economically as formerly the reduction of the average fare to a little over 3 cents would not have been disastrous, because the smaller average fare would have been balanced by the smaller average ride. The Metropolitan Street Railway system simply broke down of its own weight. It had been financed in the expectation that the earnings would continue to increase at the rate with which they had increased up to 1899, and such an expectation would have been justified, provided the outfit of the company had been competent to carry the traffic economically. But the congestion in the streets was such that the operating department of the corporation was seriously and increasingly embarrassed. Of course, this embarrassment would have been less serious in case the company had not been obliged to issue so many transfers; but the increased number of transfers was fatal only because the passengers who transferred crowded out others who might have paid. Had the company been able to handle the traffic economically, its income would have continued to increase in spite of the transfers. The point is of importance, because of its bearing upon the future rehabilitation of the company. In order to convert its service into a profitable business, and its organization into an efficient public servant, three tasks must be accomplished. Its fixed charges must be scaled down and its earnings must be increased by a judicious abridgment of transfer privileges. Finally, some means must be obtained of developing and handling a larger volume of traffic. Something can be done in this respect by improved equipment and a better service during the middle of the day; but the only way in which to carry a largely increased volume of traffic will be by means of increased trackage. The fundamental difficulty with the street car system of Manhattan turns upon the plan of the city, which fails to provide a sufficient number of thoroughfares along which traffic can easily and conveniently move. Not until some successful attempt is made to improve the street plan of Manhattan will there be any diminution of the congestion on the surface railways.

IN connection with the improvement of the street plan of Manhattan, a recent scheme, submitted by Mr. Charles R. Lamb, deserves attention. This scheme, while it is only a collection of ideas that have often been submitted, is peculiarly interesting because it combines more advantages, with fewer objections on the side of expense, than any similar plan yet suggested. Its object is to provide thoroughfares across Manhattan which will afford means of travel for the new traffic originating in the increasing population of Long Island and New Jersey. He proposes, consequently, to widen Christopher street and extend it to Union Square, to cut a diagonal avenue through from the terminus of the Williamsburgh Bridge to Astor Place, and to open up another new avenue to the south from the same terminus to the intersection of Canal and Chrystie streets, where it would join with a direct outlet from the Manhattan Bridge. The Manhattan Bridge would also obtain another outlet by the widening and prolongation of Franklin street. The intersection of Franklin street and Broadway would become an extremely important point, because at this place a widened and lengthened back street would start northward and be connected both with Sixth and Seventh avenues. If the reader will consult a map published in a recent Sunday issue of the "Times" his eye will tell him at a glance the enormous advantages of these new avenues. They would provide not only new and useful routes of travel for teams and motor cars, but they would enormously simplify the laying out of new subways. The traffic of Manhattan would be relieved of half of the existing congestion as soon as the plan was carried out. Many parts of Manhattan, which are now neglected, would be made available for business, and the increase in the assessed value of real estate would be an abundant compensation for the cost of the improvements. The plan has the advantage, as already mentioned, of being comparatively economical. None of the avenues which are widened or cut through is improved with tall modern buildings or is lined with very high-priced real estate; and we have no doubt that when the local government is obliged to deal with this question of street improvement it will be obliged to adopt some such scheme as this. Of course, the expense, even of these economical streets, would run up into the hundreds of millions, and the city has no way of raising the money under existing laws. But the work must be taken up eventually, or else the economic development of the Greater New York will be gravely compromised.

SOME time in the not-distant future the congestion of traffic in the streets of Manhattan will become literally intolerable; and the cause which will make it intolerable will be the increased use of motor cars. In Paris the motor car and the motor cab have increased the surface traffic to such an extent that the municipality is already planning measures of relief; and the same cause will unquestionably do more than in any other single cause to intensify the congestion of traffic in the streets of Manhattan. New York is a city of long distances, and when the new bridges are opened the effect of the East River in making the circulation of traffic impossible will be neutralized. People will use motor cars and cabs to an increasing extent in order to traverse these distances. Automobiles of all kinds are becoming better and relatively cheaper every year. An increasing number of business men will be able to afford them. Every substantial improvement in the means of transit has the effect of greatly increasing travel, and such will be the inevitable effect of the motor car. But a man traveling in a motor car occupies much more space than does a man traveling in a street car. An increase in motor-car traffic will increase street congestion out of all proportion to increased number of miles traveled; and in the end the augmented use of the motor car in New York will be checked only by the congested condition of the streets. Perhaps when that time comes there will be some sufficient realization of the necessity for street improvements.

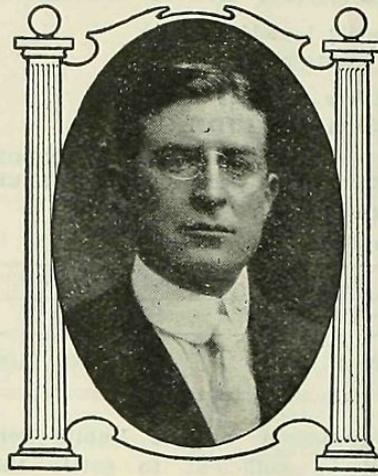
DEFINITE suggestions rather than mere information have been the quest of the committee having to do with revising the building code in relation to the height and area of buildings. Though the stated consequences of non-limitation have come to be very well understood, only two general methods, definite and workable, have been recommended to the committee. One proposes an absolute horizontal line, to mark the height to which buildings may rise. This method is the one recommended by Mr. Ludlow, the architect, and also by the Board of Underwriters, but they differ as to the height at which the line ought to be fixed, as Mr. Ludlow would base the building heights on the widths of the streets, and make a twenty-five per cent. allowance for corner buildings, and the Underwriters would fix one arbitrary height for all non-fireproof buildings and another height for the unburnable kind. The effect of this method upon real estate values has not been thoroughly figured out, but for one thing it would cause a spreading out of both the business and residential population, and give rise to a larger amount of building operations than we have been accustomed to in average years. Since the era of skyscrapers began, business interests have not spread over the city with the same proportionate rapidity as before; concentration has more particularly been the fundamental process. We have compressed a great amount of business into a small territory by erecting taller, but fewer, commercial structures. The same process has commenced in the residential section: we are building larger apartment houses and fewer of them. The question arises, apart from the conflagration hazard, is vertical growth better for the city as a whole, on sound financial and moral reasons, than horizontal expansion? Which would give the more employment to building and real estate interests? Which would make the more money for the larger number of property owners? Which would distribute real estate values and public taxation, and rents, to the better advantage,—building higher or building out? When studied only a little it looms up into a great question, and we fancy one would have to give it a great amount of careful consideration in order to arrive at just and adequate conclusions. The other method of limitation, the one proposed by Mr. Flagg, prescribes a pyramidal form of construction, to be effected by reducing the legal floor area by successive steps above a certain height. The criticism has been made that this method, in practice, would regulate the shape of buildings but not their height, and only slightly their bulk. It would still permit of the massing of a vast population on comparatively small ground dimensions, and the congestion which is feared in the streets and on the transit lines would not be prevented. The concentration process would still be continued. Do we want to continue or prevent it? This is the real question. When that has been fully decided in the affirmative by public opinion, then it ought not to be difficult to hit upon a general rule. The most difficulty will be found in connection with reasonable and desirable exceptions.

—The annual convention of the Illuminating Engineering Society will be held at Philadelphia, Pa., October 6 and 7. Van Renselaer Lansingh, secretary, Engineering Societies Building, New York City.

OPPORTUNITIES FOR BUILDERS IN WEST-CHESTER COUNTY.

BY CLIFFORD B. HARMON.

THE growth of New York City still continues uninterruptedly and the question of what shall be done with its ever increasing population has become one of vast importance. This



CLIFFORD B. HARMON.

increase each year is equivalent in itself to the population of a large city and statisticians figure that it will exceed that of London by about 1915.

To find a place away from the crowded city is at the present time the chief desire of thousands of people and what better section can be selected than Westchester County?

The natural growth of New York City has always been northward and the country lying directly in the path of this growth is sure to feel the effects of all increase in population first.

Westchester County received more than its usual share of attention last year, not only from developers and operators but from the general public. The opening of many new tracts of land and the expenditure of many thousands of dollars on advertising has brought this section before the public in a manner never before equalled.

One of the foremost reasons for its popularity is the fact that transportation improvements inaugurated some time ago by the various railroads connecting this section with New York City are fast nearing completion.

The New York Central has, after the expenditure of many millions of dollars, nearly completed the electrification of the Hudson Division to a terminal at Harmon and the Harlem Division to a terminal at North White Plains. The only incomplete portion of the work on the Hudson Division being the elimination of a few grade crossings in the towns through which the road passes; but with the Public Utilities Commission co-operating with the officials of the New York Central in many ways, these will soon be completed, when the entire electric system on this division will be put in operation.

Owing to their proximity to New York City, Yonkers, Tarrytown, Ossining and Harmon, in fact all towns along the Hudson are forging ahead in population and improvements and local brokers predict even a larger increase in values in the near future.

The millions expended by the New York Central on the terminal buildings and power houses necessary to operate these two divisions, make them worthy of more than a passing remark.

Few people realize the magnitude of the work undertaken by the railroad at the terminal of the Hudson Division's electric zone. In order to make room for the various terminal buildings, tracks and yards, it was necessary to remove over one million cubic feet of sand from Croton Point. At Harmon the terminal yards cover an area of over 340,000 square yards and the buildings being of brick and stone are practically fireproof.

At North White Plains the task did not present the same difficulties, as the site selected for buildings and yards was on level ground. The terminal buildings at this point are not as extensive as those at the Hudson Division terminal but are all that is necessary to successfully operate a complete train service.

On the New Haven, electric trains are in operation as far as Portchester and before long a complete electric train service will be maintained.

In addition to its railway lines several trolleys start from either the terminal of the elevated or the subway routes, thus enabling suburbanites to reach all parts of the southern end of the county for a single fare. In fact one may go from the Battery in New York City to Hasting-on-the-Hudson, a distance of over 20 miles, for a fare of only eight cents, while along the sound, New Rochelle can be reached for five cents.

Work will soon start on a new trolley line that will run from Ossining-on-the-Hudson to White Plains, and work will be pushed as rapidly as possible toward Briarcliff, Pleasantville and Sherman Park. The completion of this new line, in addition to those already in operation from Yonkers, to Mount Vernon, Pelham Manor and New Rochelle and from Tarrytown to White Plains and Mamaroneck, bring the Hudson River towns within easy reach of White Plains, the county seat of Westchester, and also that section along the sound. The completion of all these improvements means a substantial reduction in time over the old steam train schedule and their effect is already apparent on property values.

Investors and home seekers have been at work in the Throgg's Neck district, West Chester Village, Pelham, Mamaroneck and in fact all the towns along the line of the New Haven road.

CONSTRUCTION

THE STREET ARCHITECTURE OF PARIS.

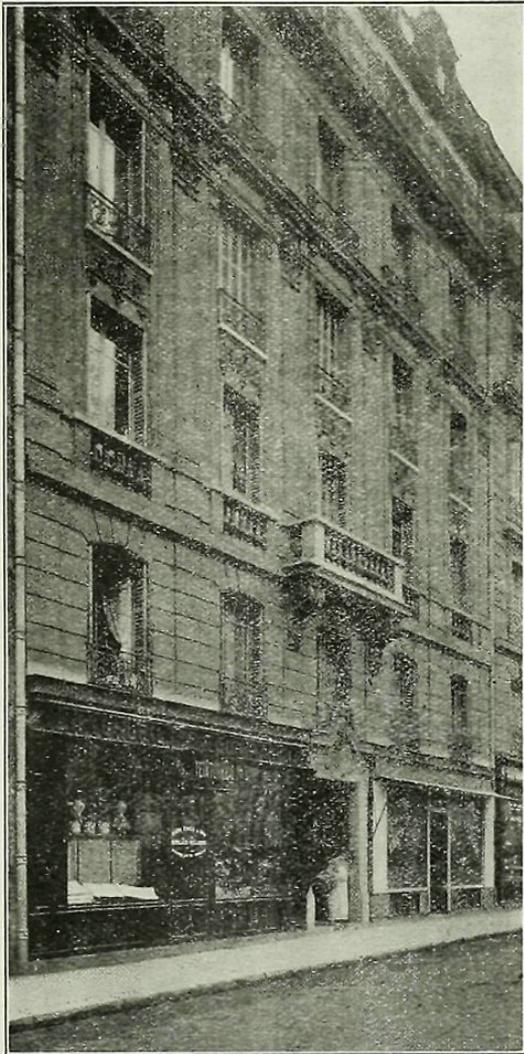


THE French were first to seize the idea that the proper unit of design for street architecture was rather the block than the individual house; and they were the first to put this idea intelligently into practice. As one looks up an important Parisian avenue, the practically continuous lines of the two rows of balconies tie the whole frontage together so emphatically that the vertical members lose importance in relation to the dominant effect. In certain instances, no doubt, the adherence to this convention has resulted in a mere correct timidity of design, as if the architect in accepting the convention, had abandoned all idea of achieving any distinctive success. Nevertheless, an American architectural

city, and that at the end of another thirty years the architectural complexion of Paris will be sensibly modified. The admirable plan worked out by Baron Haussmann and his assistants is not proving to be as adequate as anticipated. Economic conditions are beginning to demand the partial rebuilding of some of the older parts of the city. The results of this rebuilding, while they will not be revolutionary, will at least effect a sensible change in the appearance of many avenues. The character of Parisian street architecture is assuming certain new phases and if this new movement continues and its results accumulate, the average Parisian street may obtain an architectural emphasis and atmosphere very different from the effect of the traditional Parisian street.

In the first place, the street system of Paris, with all its merits, is obviously proving inadequate to the pressure of traffic which the growth of the city has created. The delays at certain times in the day at important intersecting points are as bad as they are in New York.

From the standpoint of an American, says Mr. David, in the *Architectural Record* for August, accustomed to the rapid and bewildering changes which take place in New York or Chicago, the comparative stability of a foreign city is very gratifying. He can return to Paris or London, even after an absence of many years, possessed by a reasonable certainty that the streets which he has most liked will retain their customary aspect,



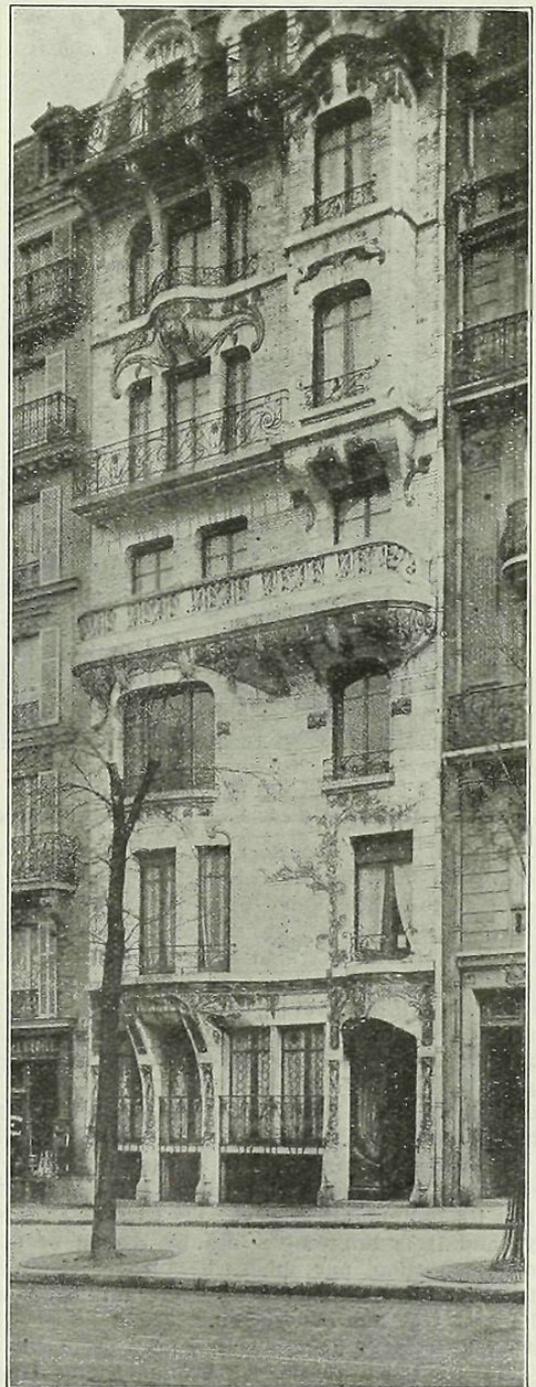
NO. 8 RUE DE BABYLONE, PARIS.

An American critic commends this house as an example of Parisian architectural dignity.

critic who recently returned from a prolonged visit to Paris, says the architecture of the Parisian streets, although constituting in its entirety the supreme example of the successful subordination of the individual house to the necessary social unit of the street, contains more examples of individually interesting buildings than does a city like London or New York, in which every man builds what is right in his own eyes.

But in all the chief streets and avenues in the residential district, there are many exceptions to the prevailing rule. Sometimes the exception will consist of a fine hotel separated from the street line by a spacious court. In other cases a three or four-story private residence has been erected on the building line, and is sharply distinguished in many respects from its taller neighbors. Occasionally, moreover, these private houses are designed in a spirit of almost violent originality.

The frankly revolutionary examples of Parisian architecture are still extremely rare. A. C. David, the American heretofore referred to, spent many days in tramping the streets of the city without discovering more than a dozen. Of course a deliberate search would have been rewarded with a larger crop. He says signs are not wanting that during the next generation the continued growth of Paris will inevitably involve certain important alterations in the appearance of the older part of the

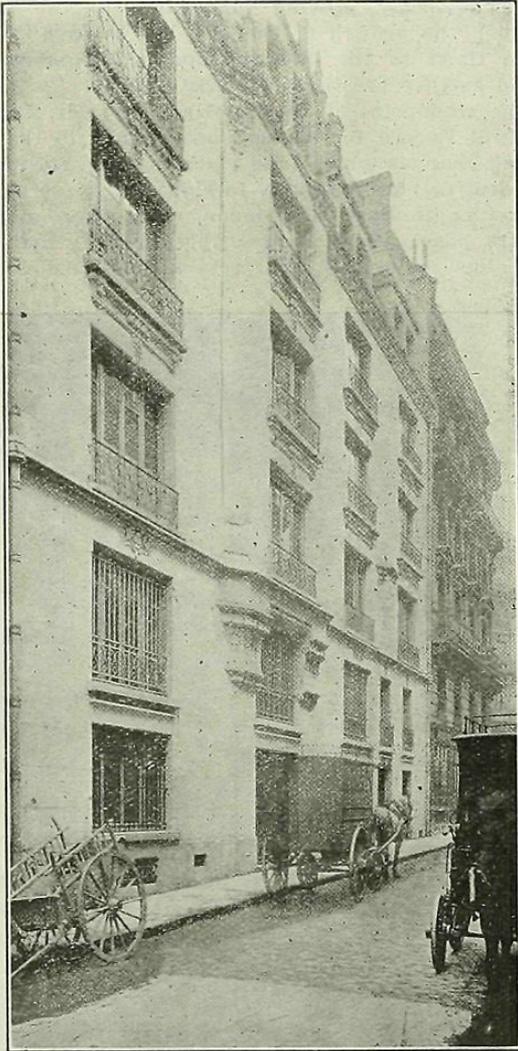


NO. 34 AVENUE DE WAGRAM, PARIS.

The architect of this house wanted it different from the conventional Parisian apartment houses on either side, and he made the contrast as striking as he could.

that the private buildings which he had selected for some distinguishable quality will not have been disturbed, and that in all probability the small shops, at which he preferred to trade, will still be doing business in precisely the same situation. Foreign capitals do not have to submit to the incessant and ruthless process of reconstruction which makes New York of one generation a city radically different from the New York of the next generation. They change, of course, but if they have periods of rapid and radical alteration, the transformation is guided and planned rather than the result of blind economic forces.

In the course of a long consideration of the interesting topic, the author presents a number of examples of the modern art of making a city according to a well-devised plan, and also a number of the frankly revolutionary types: If No. 34 Avenue de Wagram (M. J. Lavirotte, architect) does not look pleasing, it is not for lack of effort. A more complete contrast with the conventional Parisian apartment houses on either side could scarcely be imagined. The architect deliberately sought to make this contrast as thorough-going and as striking as he could. The materials he has used are brick and colored terra cotta; and this difference alone would be sufficient to make the building an extraordinary exception amid the uniform stone work of Paris. The narrowness of the edifice in proportion to its height is equally a departure from the ordinary



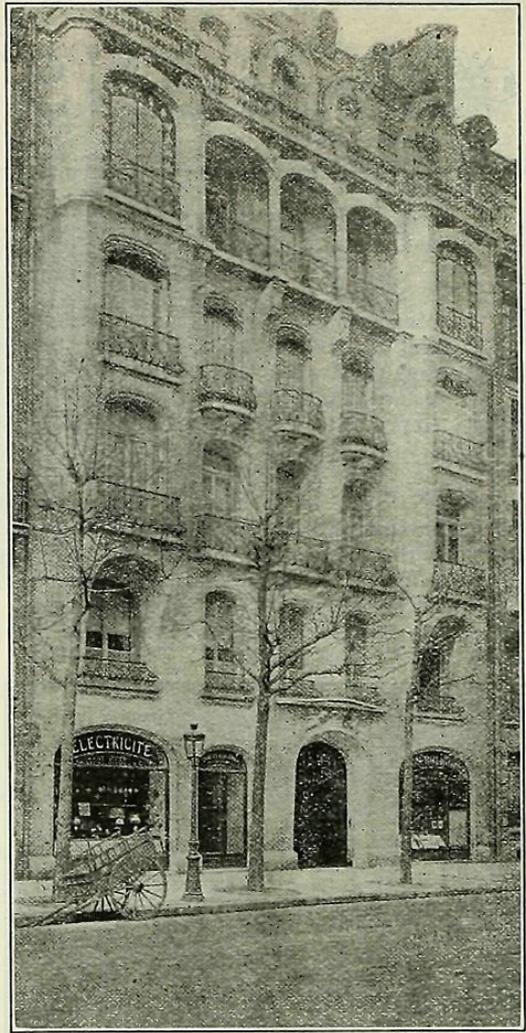
NO. 9 RUE DUPORT-MAHON, PARIS.

This house illustrates the tendency of contemporary Parisian architecture at its best.

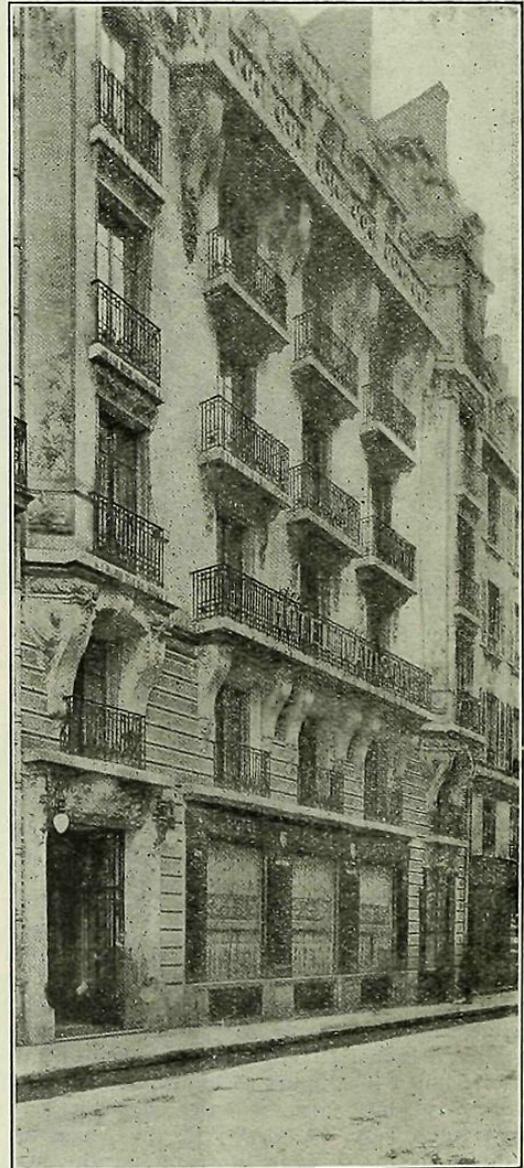
Parisian custom. The architect has not tried to emphasize this height. He has, on the contrary, cut his facade in two at the level of the third story by a heavy stone balcony; but he has permitted himself two salient vertical projections on the facade, one on the left side below the balcony and one on the right side above. Whether this sort of thing gives one any pleasure or not will, of course, depend largely upon one's general conviction as to the necessity of an architectural revolution, but its effect upon the American critic was profoundly irritating.

The building at No. 9 Rue du Port Mahon is not fairly represented by the photograph, because the street on which it is situated is extremely narrow, but it shows the new tendency of contemporary Parisian architecture at its best. It is individual; but its individuality is without a trace of self-assertive vulgarity; and it is impressive, not by reason of bloated, excessive ornamentation, but chiefly because of the simplicity of its treatment and the amount of plain and solid wall space which the architect has managed to secure.

Two other apartment houses which may profitably be placed side by side are those at No. 50 Avenue Victor Hugo and at 72 Boulevard de Courcelles. In both these instances the same tendencies reappear, adapted, however, to lots situated in the middle of the block. The salient vertical projections can again be remarked. The horizontal lines of balconies have been



NO. 50 AVENUE VICTOR HUGO, PARIS.



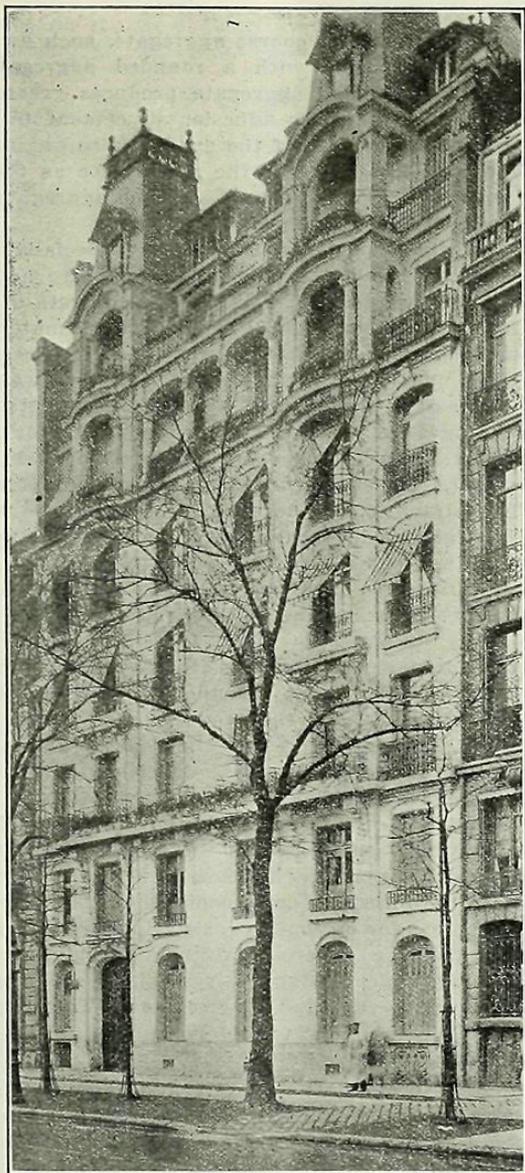
THE MADISON HOTEL.

No. 48 rue des Petits-Champs, Paris.

In all contemporary French designs there is a tendency toward excessive elaboration and emphasis of ornamental detail.

omitted, while the advantages of balconies have been obtained for the tenants of some of the apartments by recesses on the face of the building at the level of the sixth floor. Of these two houses, however, the one on the Boulevard de Courcelles is very much the more interesting. Its architect has been very discreet in the use of his ornament. The facade has been admirably simplified, and its height has been emphasized less by two projections on the face of the facade than by two towers, which have been wrought into the body of the building. The projections, which up to the level of the sixth floor are comparatively flat, culminate in the towers, whose importance the architect has very cleverly emphasized by means of the recessed balconies. This whole arrangement is ingenious and striking, without being flamboyant, and its effect has a kind of charm unusual in Parisian apartment houses, at least a part of which is due to boxes of plants, with which the facade is garnished at three different levels.

In all contemporary French design there is a tendency towards the excessive elaboration and emphasis of ornamental detail; and this tendency finds many examples among the newer additions to the street architecture of Paris, some of which are as objectionable as the most extreme examples of American Beau-artism. The Hotel Madison on the Rue des Petits-Champs is an instance of this kind. The architect has



NO. 72 BOULEVARD DE COURCELLES, PARIS

The whole arrangement is ingenious and striking without being flamboyant, and its effect has a kind of charm unusual in Parisian apartment houses.

overlaid the face of the building with projections, which are badly composed, which are monstrous in size, and whose effect is both commonplace and vulgar.

Paris, of course, is not by way of becoming such an example of anarchical architectural individualism as is New York or Chicago, because buildings will always be limited to a certain height, and because, so far at least, the authority of the general French architectural tradition has not been impaired by insurrectionary novelties. Its appearance is not even in any danger of becoming as incoherently varied as is that of London, not only because of this architectural conservatism, but because of the almost universal use which Parisian architects still make of their Caen stone. In so far as the consistency of the architectural appearance of the Parisian streets is due to a general uniformity of height, to a general uniformity of material, and to the continued authority of an academic architectural tradition, there are no conclusive indications that this consistency is being impaired. On the other hand there is an obvious and general revolt against the local tradition, which

(Continued on page 340.)

BUILD HIGHER OR SPREAD OUT ?

By BENJAMIN C. MARSH.*

One does not need to be a trained statistician to be able to add 2 and 2 and make 4 as the result, and the most casual observer cannot fail to note that the use to which land is to be put will in a very large measure determine the price which is paid for that land.

A single instance will suffice to show this: In the section bounded by Fulton, Broadway, Trinity place and Battery place from the year of 1905 to 1908, the increase in the assessed land values of all the blocks amount to 29.27 per cent. The increase of the assessed land values of the sites of buildings, 15 to 34 stories high in this district was 44.36 per cent., while the increase in the assessed land value of the blocks on which these sites of high buildings stand was only 21.51 per cent. In other words, the assessed land value of the sites increased twice as much as the assessed land value of the blocks in which these sites lie. If comparatively few people own a large proportion of the valuable land below Fulton st, it may be possible for them to secure a very large proportion of the increase in assessed land values of Manhattan Island below 23d st, or at least 14th st, if they are permitted to erect buildings from 30 to 62 stories in height. A failure to regulate the heights of buildings in some such way as this will mean that the owners of land in the rest of Manhattan, as well as in the rest of Greater New York, must be content with a very small increase in the assessed value of their land year by year, because the value which has accrued to land through concentration of population for any purpose, industrial, financial or commercial, is being acquired by a very few men.

The limitation of the heights of buildings occasionally has little effect upon the condition of those already erected, probably nothing satisfactory can be done to secure proper office and factory conditions in lower Manhattan. It is most fortunate, however, that we clearly recognize that there are other tests of proper office conditions besides a low height for buildings. Is it too much to demand, as the Committee on Congestion of Population have considered, that most offices should have proper natural light for every occupant? Any one who has been through the crowded section of Manhattan, down through the dark canyons, appreciates that the largest number of the workers in the lower stories of buildings are obliged to spend their days in toil under the strain of using artificial light, altogether too often imperfect. They realize that the tearing down of these high buildings is practically an impossibility, but that the speculation in land in these sections below Cortland st, which has been carried on absolutely without regard to the possibility of normal working conditions for the scores of thousands who are working in this district, should not prevent the community from enacting legislation which will save the rest of the city from such conditions.

It may be considered axiomatic almost, when the value of land on a street 30 ft. wide has risen to \$200 or \$300 a square foot, that the clerks, bookkeepers, stenographers and others, except in rare instances, are not going to have good natural light to work by. It becomes, therefore, a part of wisdom to distribute the working population as widely as possible throughout the various sections of the city, as can be done when the community is once aroused to the necessity.

The old song that is familiar to most New Yorkers:

"The Bowery, the Bowery,
They do such things, and they say such things
On the Bowery, the Bowery,
I'll never go there any more,"

may come true. If we, in the process of securing the proper distribution of workers in factories and offices, secure a normal dispersion of the many thousands engaged in these occupations downtown, they would move north and northeast, and this means the wiping out of the famous play-region of the lower East Side, including Chinatown. The insanitary tenements, the low, almost crumbling, rookeries which line the streets along those sections might well be replaced by offices and factories in which a fair regard is had for the well-being and health of the workers.

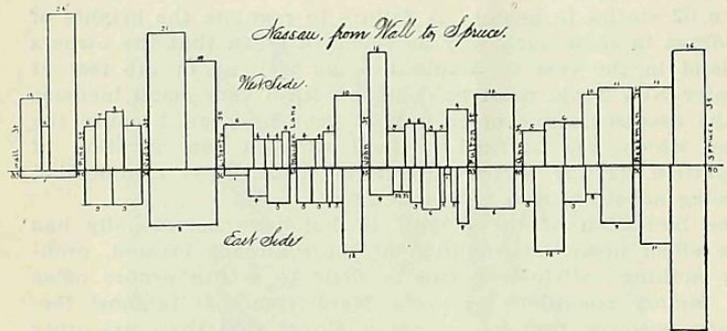
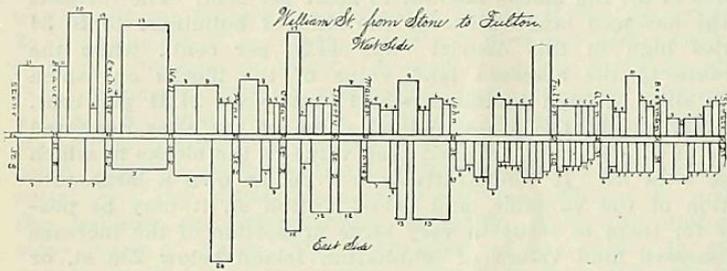
The standard of living is one of the most mooted questions among sociologists, and it generally resolves itself into an economic problem until human rights are recognized as paramount to economic rights, and this is the problem with which social effort is largely concerned. It may be fairly assumed, however, that there will be more chance of securing light and air on land worth from five to ten dollars per square foot than on land worth from twenty-six to two hundred dollars per square foot.

Is it to the interests of the builders and real estate owners of Manhattan to permit additional office space for a hundred thousand people to be piled up below Chambers st, or to have them distributed throughout the rest of the Borough?

*Mr. Marsh has sailed for Europe, to study the question of population in its relation to the erection of buildings, to real estate interests and to the public welfare in general. He is the executive secretary of the Committee on Congestion of Population in New York, with headquarters at 165 Broadway.

IRREGULAR SKYLINES OF NEW YORK.

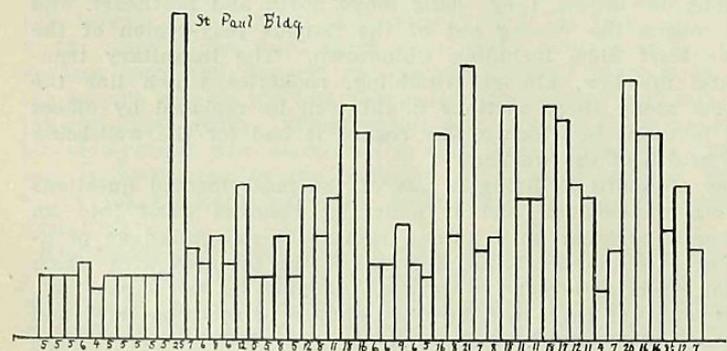
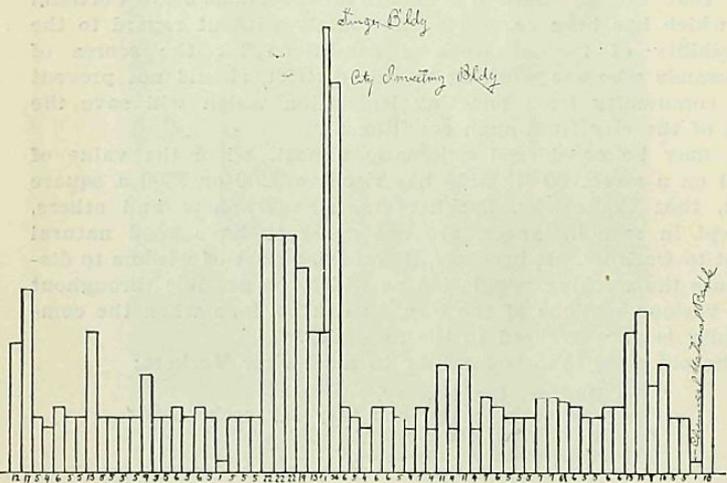
THE irregularity of the building skylines of the business streets of New York, especially in the vicinity of the lower part of Broadway, has probably no parallel in any city. After the conflagration that swept away the business section of Baltimore and the earthquake that destroyed the principal structures in San Francisco, there was something approaching organized public sentiment for architectural harmony in the rebuilding operations. In Baltimore an attempt was made to give some regularity to the main thoroughfare of that city between Calvert and Charles sts. But the general effort along



this line, supported in a measure by architects and the press, was finally abandoned.

In the building skylines reproduced here, the most remarkable is that showing the great irregularity on the west side of Broadway, between State and Chambers sts. The contrast between the Singer Building and the 1-sty Commercial National Bank Building is striking.

In the section of William st, from Stone st to Fulton st, the section of Nassau st, from Wall st to Spruce st, the inter-



vening streets and their widths are given. The streets are omitted in the other two reproductions. The figures at the top or bottom of the rectangles representing buildings indicate the number of stories. The proximity of the high buildings in the Singer section is evident, the Singer structure appearing almost to be banked on either side by lesser lights.

The skylines are reproduced from diagrams made for the Committee on Congestion of Population in New York.

THE LAWS OF PROPORTIONING CONCRETE.

SEVERAL new contributions to this subject bring to mind the investigations made at the request of the Aqueduct Commission and the experiments conducted at Jerome Park Reservoir in order to ascertain the effect of different aggregates upon the density, strength and permeability of concrete, and also to determine the exact sizes of aggregate, which, incorporated with a given proportion of cement would form the best concrete. From a report of the experiments, which were of great value to builders, prepared by Messrs. William B. Fuller and Sanford E. Thompson for the American Society of Civil Engineers, the following important conclusions are taken:

Stone of the largest maximum size makes the strongest concrete under both compression and transverse loading. A concrete in which the graded aggregate runs to 1 in. in maximum size will require for equal strength about one-sixth more cement, and with an aggregate running to 1/2-in. maximum size about one-third more cement, than concrete with an aggregate in which the maximum size is 2 1/4 ins.

The largest stone makes the densest concrete.

Round material like gravel, under similar conditions, gives a denser concrete than broken stone.

Sand produces a denser concrete than screenings of similar size grains.

A concrete with an angular coarse aggregate, such as broken stone, is stronger than one with a rounded aggregate, like gravel, although the rounded aggregate produces greater density—thus indicating a stronger adhesion of cement to broken stone than to gravel. However, if the sand is also angular, like screenings, but with its grains of the same sizes as the sand, the concrete with both rounded coarse and fine aggregate is the stronger, probably because of its greater density.

Aggregates in which particles have been especially graded in sizes so as to give, when water and cement are added, an artificial mixture of greater density, produce concrete of higher strength than mixtures of cement and natural materials in similar proportions. The average improvement in strength by artificial grading under the conditions of the tests was about 14 per cent. Comparing the tests of strength of concrete having different percentages of cement, it is found that for similar strength the best artificially graded aggregate would require about 12 per cent. less cement than like mixtures of natural materials. The strength and density of concrete are affected but slightly, if at all, by decreasing the quantity of the medium-size stone of the aggregate and increasing the quantity of the coarsest stone. An excess of stone of medium size, on the other hand, appreciably decreases the density and strength of the concrete.

The strength and density of concrete are affected by the variation in the diameter of the particles of sand more than by variation in the diameters of the stone particles. An excess of fine or of medium sand decreases the density and also the strength of the concrete, as will also a deficiency of fine grains of sand in a lean concrete.

The substitution of a cement for fine sand does not affect the density of the mixture, but increases the strength, although in a slightly smaller ratio than the increase in the ratio of cement.

It follows from the foregoing conclusions that the correct proportioning of concrete for strength consists in finding, with any percentage of cement, a concrete mixture of maximum density, and increasing or decreasing the cement by substituting it for the fine particles in the sand or vice versa. This important law, however, requires further tests for confirmation.

In ordinary proportioning with a given sand and stone and a given percentage of cement, the densest and strongest mixture is attained when the volume of the mixture of sand, cement and water is so small as just to fill the voids in the stone. In other words, use as small a proportion of sand and as large a proportion of stone as is possible without producing visible voids in the concrete. The term "sand" is a relative one. With 2 1/4-in. stone, the best sand would range in size from 0 to 0.22 in. in diameter, while the best sand for 1/2-in. stone would range in size from 0 to 0.05 in. in diameter.

The permeability or flow of water through concrete is less as the percentage of cement is increased, and in very much larger in inverse ratio.

The permeability is less as the maximum size of the stone is greater. Concrete with maximum size stone of 2 1/4-in. diameter is, in general, less permeable than that with 1-in. maximum diameter stone, and this is less permeable than that with 1/2-in. stone.

Concrete of cement, sand and gravel is less permeable than concrete of cement, screenings and broken stone; that is, for equal permeability, a slightly smaller quantity of cement is required with rounded aggregates like gravel than with sharp aggregates like broken stone.

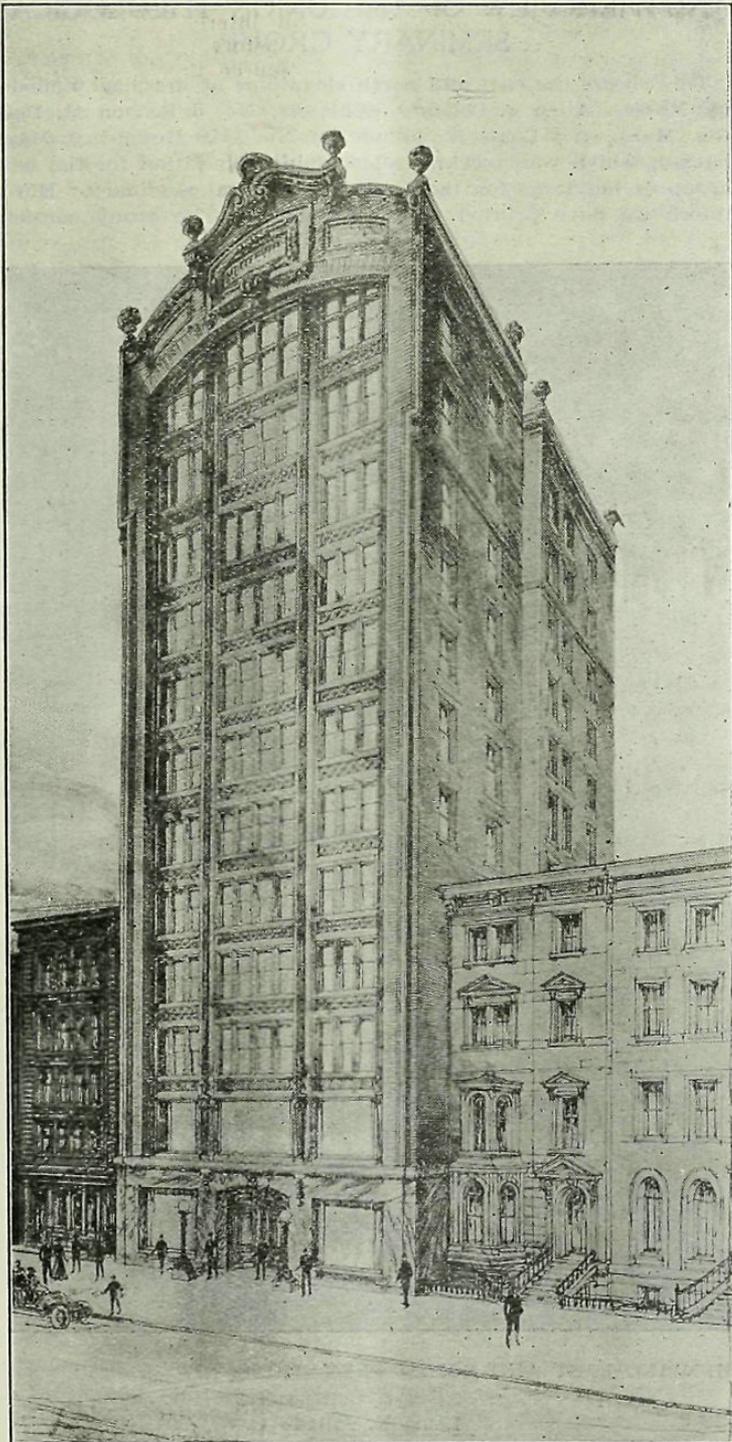
Concrete of mixed broken stone, sand and cement is more permeable than similar concrete or broken stone, screenings and cement; that is, for water-tightness, less cement is required with rounded sand and gravel than with broken stone and screenings. The permeability decreases materially with age.

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

BUILDING IN WEST 38TH ST SECTION.

Work is now in progress on the excavation for the 12-story building to be erected by Mrs. Mary L. Barbey, from plans by Messrs. Delano & Aldrich, 4 East 39th st. The building has been designed both for offices and lofts and will have two stores on the ground floor. It will occupy a plot 55.6x100 ft. in the north side of 38th st, just west of 5th av, Nos. 15-17 West 38th st, and according to the architects, estimate will cost \$150,000. Throughout the two lower stories the material for the facade will be a dark red marble, with trimmings of bronze. Above that point dark red brick and red terra cotta will be used.

The sides of the new structure will also be treated architecturally, so that the blank-wall effect, which has been so



BARBEY BUILDING.

Nos. 15-17 West 38th St. Delano & Aldrich, Architects.

obtrusive in many cases where the transformation of a neighborhood from residential to business use has just begun, will be obviated as much as possible. Owing to the fact that the owner controls some adjoining property, the building will have the advantage of excellent side light. The color scheme of the facade will also be a feature.

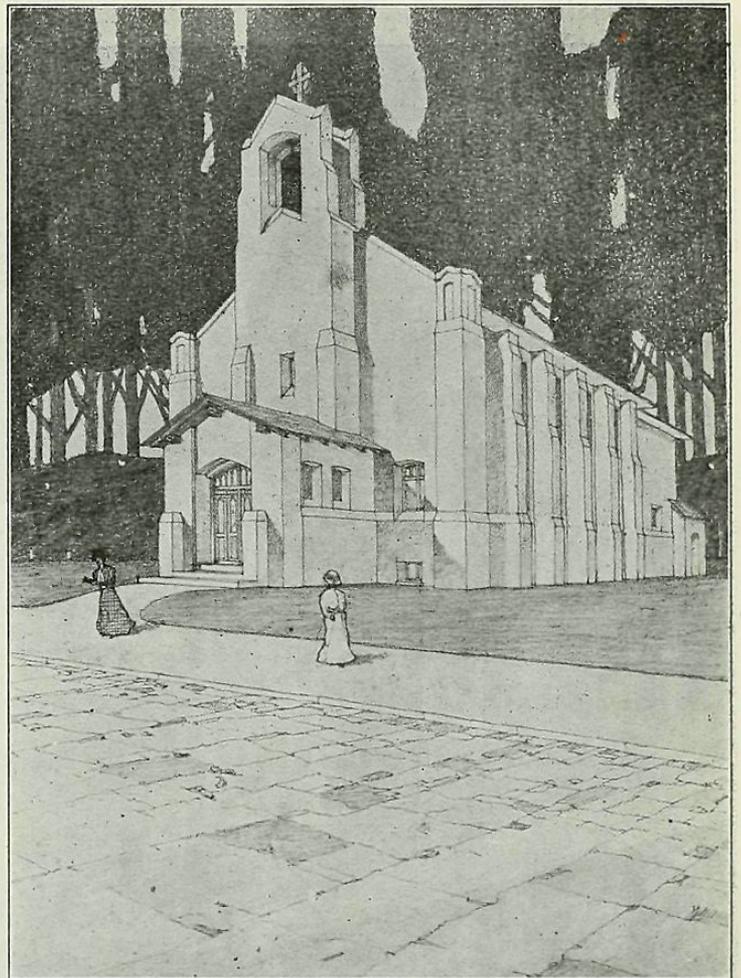
No building contract has been awarded. Building in this immediate vicinity promises to be active the coming fall. At

Nos. 8 and 10 West 36th st, it will be recalled, a 9-story store and loft building is about to be erected by William M. Walker, of Bayville, Long Island, from plans by Nathan Langer, 81 East 125th st, to cost about \$100,000. At Nos. 149-151 West 36th st Messrs. Mulliken & Moeller, 103 Park av, have prepared plans for a 12-story store and loft building to be built by Robert S. Finney, at a cost of \$200,000. Work on this will be started immediately. The Franciscan Fathers, 134 West 31st st, have just awarded a contract to Messrs. Wakeham & Miller for the erection of a monastery at Nos. 133 and 135 West 31st st, to cost \$50,000. Then, there is the new \$200,000 playhouse to be constructed at Nos. 107-113 West 39th st for the Elliott Theatre Company, for which Marshall & Fox are the architects, and John McKeefrey, 1416 Broadway, the builder.

NEW CHURCH OF THE HOLY SPIRIT.

Plans have been completed by Architects Kirby, Petit and Greene, 103 Park av, Manhattan, for the new concrete edifice of the Church of the Holy Spirit to be erected on Bay Park-way, at the corner of 82d st, in Bensonhurst.

The architecture is early English in style between the Saxon and the first Gothic, but showing absolutely no influence of the Norman that prevailed during that period. It is a design



CHURCH OF THE HOLY SPIRIT.

Bensonhurst. Kirby, Petit & Greene, Architects.

that has an individuality of its own, and is not cast in the conventional mold to look like other churches. At first the impression is that the style is that of the mission churches of the early Spanish occupancy on this continent. There is a resemblance, but it has characteristics of its own that mark it as the early English. The solid front with almost no opening is part of the style, and gives dignity to the exterior. It lends itself readily to concrete construction in its straight lines that require only the plainest moulds.

A LONDON COMMENT.—After referring to the latest tall buildings in New York—the Singer, Metropolitan and Equitable—the London Builder remarks that while such tall buildings are not wanted in Great Britain, “we cannot help admiring the courage of American architects and structural engineers in designing and erecting these monumental works, whose details deserve careful study as examples of steel construction and methods for resistance to fire and corrosion.”

MAKE THE SPECIFICATIONS COMPLETE.

The preparation of contract specifications is one of the most important matters coming under the attention of architects and engineers. If the specifications are prepared in a thorough manner and the details are well considered they will cover the proposed work in such a manner as to include every part of it. Under such conditions only, is it possible to avoid the disputes or contested claims which are the curse of so many contracts. A contractor should be left in no doubt as to exactly what work has to be undertaken both for the main body of the work, and for any preparatory operations which it may involve.

An architect or engineer will have in view, when preparing specifications, the provision of a reasonably economical construction for his client, and if he is a competent member of his profession, he will make his specifications so full and clear as to enable a competent contractor to learn exactly what is expected in every particular. If all architects and engineers were thoroughly competent there would be no deviation from this rule. But it not infrequently happens that a "blanket" provision is inserted in specifications, in regard to some portions of the work, regarding which there may be doubt as to whether they will be required or not, or regarding which possibly the character of the amount is still undetermined. This is an injustice to the contractor, as it obliges him to gamble upon the result. He has no choice left, other than to take a chance as to what such a feature of the work will cost him. If he is tendering upon specifications his position is rendered the more difficult because of his desire to quote as low a figure as possible in order to land the contract. The stress of modern competition is fortunately tending to remedy this difficulty and upon large works such uncertain contract provisions are now less frequent than they were. They are frequent enough, however, to constitute a serious evil.

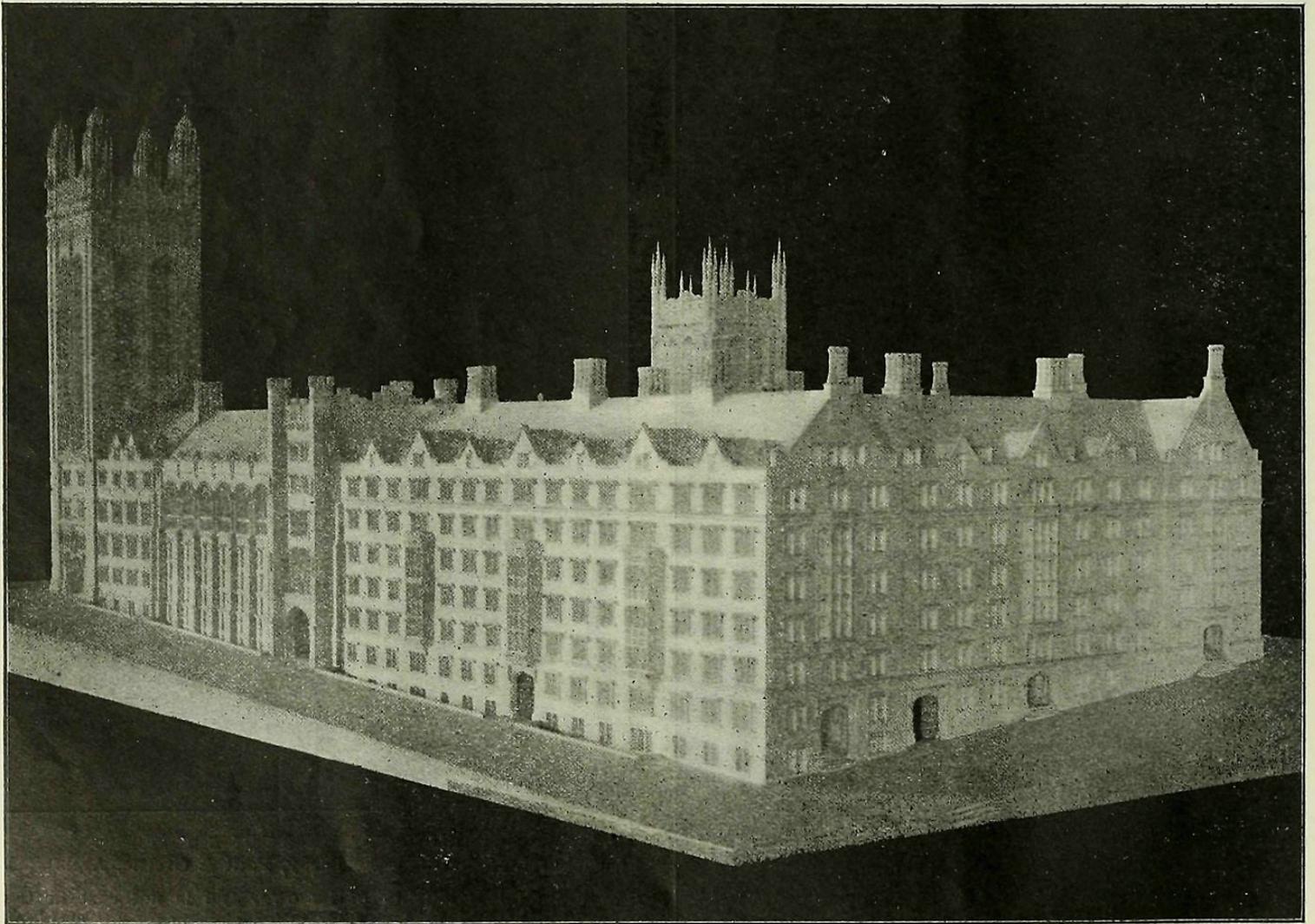
One may reasonably assume, that contractors of good reputation and experience will make their bids with intelligence

If the difficulty could be adjusted always between the contractor and the architect or engineer, one or the other assuming the loss, it would probably soon come about that more thoroughness would be employed in the drawing up of the specifications and the trouble would disappear. But there is always a third party to the trouble in the person of the owner, who in many cases will be the loser. Even if actual trouble does not result, the existence of doubt and the lack of clearness in setting forth precisely what is to be done, afford just the opportunities which a shrewd contractor can easily turn to his service as a basis for plausible claims for extras. It is, therefore, the duty of the architect or engineer to specify completely the actual work to be done under all sections of the contract, for no contractor can be accused of unreasonableness, if he make an extra claim for work which is not plainly covered by the items of the contract. Experience has shown that he can collect in court a fair compensation for such work.

The continually increasing magnitude of structural work involving increased elaborateness of contracts, while making it more imperative to draw up specifications with thoroughness, at the same time makes it more difficult to eliminate contractors' claims for extras. In the interest of all parties concerned, it is the part of wisdom before a work is undertaken to see that every reasonable source of doubt is eliminated.—The Contract Record.

ANOTHER VIEW OF THE UNION THEOLOGICAL SEMINARY GROUP.

This shows the east and north elevations of the plaster model by Messrs. Allen & Collens, architects, No. 6 Beacon st, Boston, Mass., and Louis E. Jallade, of No. 1170 Broadway, Manhattan, which was recently selected in competition for the new group of buildings for the Union Theological Seminary. Heretofore we have printed two other views. The group consists



UNION THEOLOGICAL SEMINARY GROUP—SHOWING EAST AND NORTH ELEVATIONS.

A. J. Robinson Co., Builder.

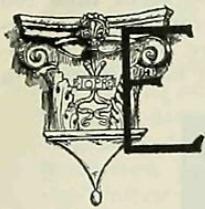
Allen & Collens } Associate Architects.
Louis E. Jallade }

and good faith, but in circumstances like the above, they find the greatest difficulty in arriving at prices. So, it is not to be wondered at, if conditions arise in the execution of the work, which are altogether different from any that were contemplated in the specifications. In reality the whole difficulty amounts to this, that both parties are anxious to do the best they can for themselves or for their clients and neither party pretends to estimate the chance which has to be taken. Both recognize it and probably the contractor is warned of its existence, with an intimation that he will have to take his chances upon it.

of a president's house, of five stories and attic, 36x50 ft.; administration building, five stories, 106x46 ft.; memorial hall, five stories, 46x47 ft.; library, seven stories, 156x45 ft.; library tower, six stories, 36x53 ft.; and dormitory, seven stories, 210x45 ft., to be situated at Broadway and Claremont av, 120 to 122d sts. The number of cubic feet included in the entire group is 2,188,500, and the cost of construction is estimated in the neighborhood of \$1,000,000. The Andrew J. Robinson Company, No. 123 East 23d st, has the general contract. For full particulars, with reference to materials and equipment, see issue of Record and Guide, July 18, 1908, page 126.

STATE CONTROL OF ELEVATOR SERVICE.

By REGINALD PELHAM BOLTON.*



ELEVATORS have heretofore been regarded as strictly private conveniences, and not as public conveyances. This view was no doubt just, so long as the conveyance was restricted to the owner and his employees. But since the use of elevators in business buildings has now become general, and no restriction is attempted as to their use by the general public, there must be a change

in the view of the subject.

The public is now, by the height to which buildings are carried, not merely invited to utilize these conveyances, but is compelled to do so. The tenants may possibly be regarded as having accepted the situation, when entering into an agreement to use premises accessible only by the use of the elevators, but the public is under no obligation.

If, therefore, the safety and security and even the operating convenience of horizontal public conveyances is proper matter for control by public authority, there is quite equal reason for the exercise of such authority over the means of vertical travel.

The owner of property upon a public street by which the general community have provided him with access to his building, may claim that he has fulfilled all necessary duty to the public entering his building, when he provides stairs to reach the upper portion. The law, however, prescribes for him the number and adequacy of even that means of egress from the building, in case of fire, and goes so far as to require him to provide outside fire-escapes in addition, even in buildings from which the general public is barred.

But when the owner proceeds to extend his building vertically to such an extent that access to the upper portion becomes physically impracticable by the use of stairs, for his own benefit he installs elevators with which appliances the upper part is then only accessible.

The community in this case retains its general interest in the duty of the owner to provide safe access and egress, and its interest is extended to the special means provided to the upper portion added by the proprietor.

The upper part so added has been made practicable by the adequacy of street access to the building, and by the greater use of other public provisions, such as sewers and water, so that a special obligation to the community lays upon an owner in respect of the addition to the building.

The State or municipality holds him bound to afford sanitation and water, means for both of which the community itself provides, and since the security of every member of the public is a matter of concern to all, the adequacy, as well as the security of means of access to and from the lofty building, becomes a matter of general public concern.

The view is so far recognized that the municipal authorities have adopted rules and regulations and inspections designed to enhance the security of the appliances, but no attempt has hitherto been made to pass upon the adequacy of the means of transit.

In all other respects, the security of the occupants and visitors in buildings has become subject to supervision, and in the matter of safeguards from the action of fire, not only municipalities but insuring corporations are actively interested.

Since, therefore, the great height to which many forms of buildings have been carried now render the stairway an extremely dubious security, the value of which in emergencies is likely to be practically nil—it follows that the extent and character of elevator service provided in any building in which the stairways exceed a very moderate height from the ground, should be subject to public control, and should be demonstrated to be adequate for the reasonable security of the public, both in the matter of removal in case of emergency and in the prevention of dangerous overcrowding.

An inadequate elevator service is, in itself, an invitation to accident. The majority of minor accidents may be traced to this cause, brought about by overcrowding the cars, urgency of haste in operation, overworking of operators, and insufficiency of opportunity for repair.

The liabilities in this respect which are accepted by insurance corporations are frequently burdensome, to those who are not covered nor safeguarded therefrom, by even the most careful inspection maintained by themselves at great cost. The rates charged for insurance are necessarily high, because they must cover accidents due to the cause which are out of the control of the insuring company, namely, the insufficiency of the elevators to handle the traffic imposed upon them.

Owners of elevators are thus all paying penalty in respect of those of their number who are burdening the system of insurance by providing too few elevators.

It is much as if all railroads should be involved in a scheme of mutual insurance, largely for the benefit of street railroad

corporations, such as in New York, where they have an unenviable record for multiplicity of accidents due to shortage of rolling stock and consequent overhaste and overcrowding.

The control of railroad apparatus has long been recognized, and much benefit has accrued to the corporations, as well as to the public, from the safety appliances and methods forced upon them by State and National legislation. It is only recently, however, that this control has been recognized as necessary and proper, in respect of the adequacy of traffic facilities, and we have in New York the most recent and radical system of State direction of public service corporations, whose duties are extended, not merely to the safe character of the appliances used in public transit, but mainly to the capacity of the system to afford proper accommodation and adequate handling of the traffic.

Every consideration that applies to the control of this feature in horizontal travel applies with equal force to vertical transit, and is capped by the fact that the number of individual trips made in elevators, each of which involves the exercise of all the characteristics of the apparatus, as well as the entrance and exit of a number of the community, is vastly larger than that of horizontal traffic.

It would seem to be clear that the subject is one suited rather for State than for municipal control. The latter form of supervision has proven its inability to deal satisfactorily with the major questions of horizontal traffic, and the State has in New York superceded the city in this matter. The same course is probable in vertical traffic.

The character of local supervision is narrow, and the class of intelligence usually secured upon public affairs is not the highest.

The State can, of course, enforce upon local authorities the duty of this form of supervision, but the result will be to organize a multiplicity of local attempts to deal with a problem of general concern, and an unsatisfactory irregularity in results.

I have had many statements made to me since the publication of my book on the Service of Passenger Elevators, that my figures may show desirable amplitude of service of metropolitan requirements, but that in Chicago, for instance, people do not need so much service, nor to be handled so rapidly, etc.

I do not believe, however, that in fire, emergency or panic, the Chicagoan, or even the Philadelphian, has any less need for prompt and ample elevator service than the dweller in Manhattan, and in view of the growth of business and the concentration of business in certain sections of cities, by which tall buildings are necessitated, there is just as much good reason for adequate elevators, even from the selfish point of view of real estate values, in one part of the country as in another.

The cost of such State supervision will probably be urged against the public advantage, but it may be pointed out that the present cost of insurance is also large, and that the gain to the community will justify the expense.

There will be strong necessity for the employment upon this supervision of the highest obtainable order of intelligence and information. The art of elevator construction is not old, and is yet in process of evolution. If the State's authority be committed to men of the highest character, armed or supplemented with the technical knowledge which the subject requires, there can be no injustice inflicted upon property by their impartial decisions. Any seeming or temporary hardship in which a public requirement of ample elevator service may apparently involve the owner of property, must eventually become a benefit and an addition to real estate value.

There can be no more deplorable situation as regards the value of a building than that in which many in Manhattan, and no doubt elsewhere, are now involved. A shortage of elevators is so fixed a condition that it is practically irremediable, and the real estate thus hampered has lost its place in the general increase of property values in its locality and, in some cases, has lost largely in value by falling off in returns, due to the competition of adequate service in neighboring buildings.

Very serious injury has been inflicted on the value of many buildings by errors in this matter, and of recent years by ill-judged divisions of elevators into disproportionate local and express services, so that a public method of ascertainment of ample requirements would be a positive gain to many owners of property, and would relieve them from the uncertainty in which they are now involved by dependence upon the decision of an architect, or upon the doubtful method of comparison with other buildings.

One of the most frequent assertions in opposition to increasing the number of elevators in a building is, that too much space is thereby wasted. But there is no part of the building in which space is put to so great use or advantage than in an elevator hoistway, and every tenant is directly interested in, and is contributing to his or her share in the convenience of service it affords.

*From an address before the first National Convention of Building Managers at Chicago.

GIVING CHARACTER TO BRICK.

To stamp a brick facade with some individuality and get away from the prosaic "paint-pot effect," as the typical brick front has been described, is becoming more and more the aim of architects and those manufacturers who are equally interested in the quality of the material which they supply and the effect produced, when it has passed through the hands of the skilled mechanic. The raking of mortar joints is proving

THE STREET ARCHITECTURE OF PARIS.

(Continued from page 335.)

made for continuity of design among the different houses on a block, and among the successive blocks, which make up the vista of a street. This revolt will in the course of time rob Parisian street architecture of some of its propriety and perhaps of some of its dignity. Its manners are by way of becoming less those of a political gathering and more those of a

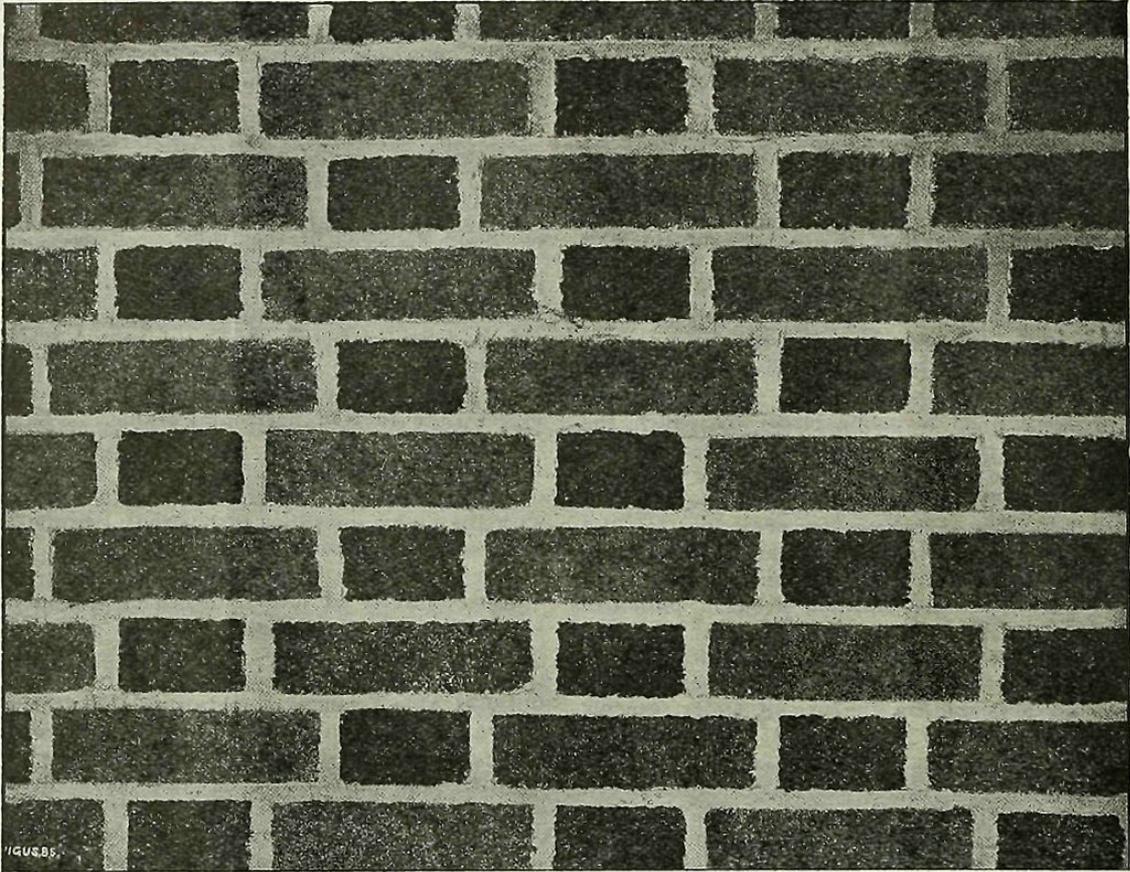


FIG. 1. SHOWING APPEARANCE OF "CALEDONIAN" BRICKS LAID WITH $\frac{1}{2}$ -IN. WHITE MORTAR JOINTS FLUSH WITH THE WALL.

to be one of the most successful methods adopted to inject some character into brickwork.

A striking instance of this may be noted in the accompanying illustrations, the difference in the appearance of the two specimens of brickwork being due mainly to a slight raking of the mortar joints in one case. The illustrations are reproductions

political meeting, subject, of course, like all continental political meetings, to a tolerably rigorous control on the part of the police. In spite of certain brilliant exceptions, the change has hitherto injured rather than improved the appearance of the city; and the writer, after many walks through the newer parts of Paris, was sometimes inclined to believe that Parisian

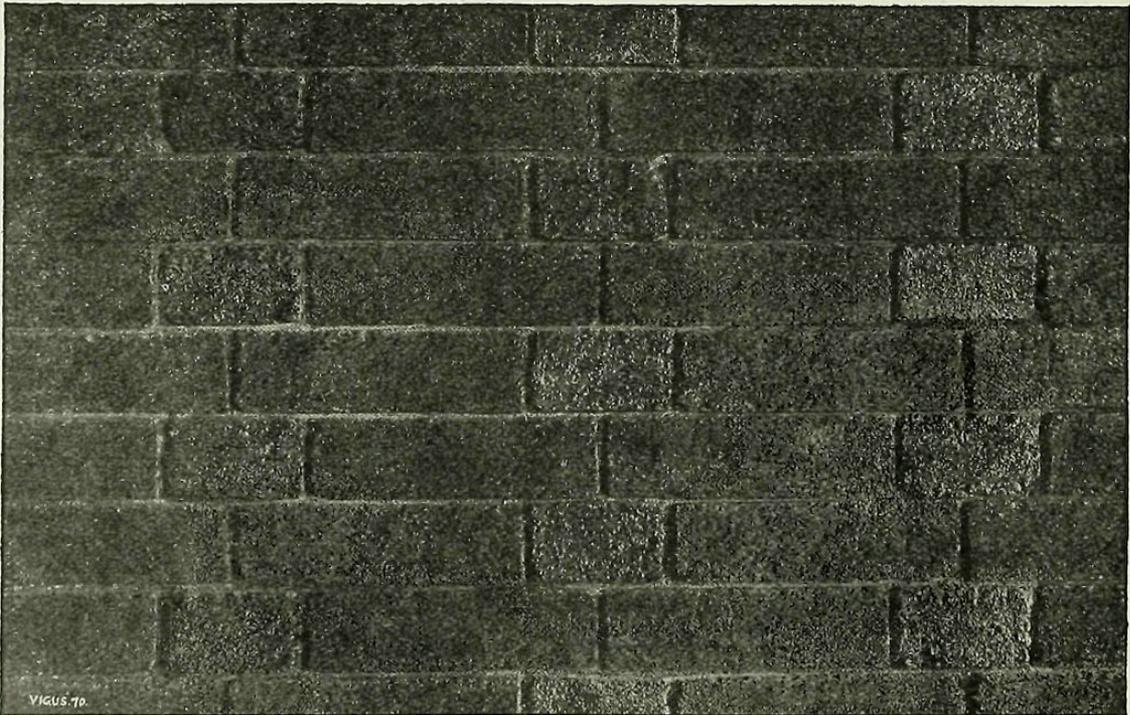


FIG. 2. SHOWING APPEARANCE OF "CALEDONIAN" BRICKS LAID WITH $\frac{1}{4}$ -IN. BLACK MORTAR JOINTS SLIGHTLY RAKED OUT.

of photographs taken of work done by Fiske & Co., Flatiron Building, with their "Caledonian" brick. The material used in both cases was of the same color, size, texture and bond. The difference was that in Fig. 1 the mortar joints were white, one-half inch thick and flush with the wall, while in Fig. 2 the joints were black, one-fourth of an inch thick, and slightly raked out.

The brick are $8 \times 2\frac{1}{4} \times 3\frac{3}{4}$, rough, with a nap, like tapestry, and laid with the Flemish bond.

street architecture was on the road to decadence. But one could hardly make such an assertion without many reservations.

—At the Denver convention of the American Society of Civil Engineers Prof. Blanchard, of Brown University and the Rhode Island Highway Department, said that for improving old macadamized roads having heavy traffic, painting with tar had not proved satisfactory in France and England.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

More Light on Colors.

In the issue of August 1, Mr. Houghtaling, of Houghtaling & Wittpenn, 46 E. 23d st, was quoted as saying that in face brick the demand for light colors has predominated for several months. Mr. C. J. Henderson, local manager for the Harbison-Walker Refractories Co., 1133 Broadway, substantiates this, emphasizing the demand for face brick of light color for apartment houses. Mr. Henderson's only qualification is that buff brick are being used in conjunction for courts, etc.

"Practically all of our recent contracts for apartment houses call for light colored brick," said Mr. Henderson. "This is notably the case in Harlem, where this kind of brick for facing apartment houses appears to have a monopoly, at least as far as color is concerned."

Asked for some practical evidence of this, Mr. Henderson mentioned the following apartments, the face brick for which is being delivered: Lincoln Realty Apartments, 131st st and Amsterdam av; Isaac Mayer & Son apartments, 113th st and Broadway; Jumel Apartments, 109th st and Amsterdam av; Washington Heights Development Co.'s Apartments, 176 and 178 Audubon av; Allene Const. Co. Apartments, 100th st and Broadway; Bendheim Apartments, 179th st and Fort Washington av; Golde & Cohen Apartments, 107th st and Park av; Lee & Fleischman Apartments, 98th st and Riverside Drive; Sonn Bros.' Apartments, 129th and 130th st, between St. Nicholas terrace and Convent av. These structures will require an aggregate of about 2½ million of face brick from the Harbison-Walker Co.

Exhibitors Getting Busy.

The approach of the end of vacation time is being marked by activity on the part of exhibitors in the rooms of both the Concrete Association of America, 225 5th av, and the Builders' Exchange Bldg., W. 32d st. In the former place the last of the displays to be set in place are now being built or put in order. The Universal Portland Cement Co., a subsidiary company of the Steel Trust, is finishing its exhibit. The fine display of white cement work by the Sandusky (Ohio) Portland Cement Co. was completed last week. Emerson & Norris, of Boston, have the contract to construct the exhibit to represent the Atlas Portland Cement Co. This display will embody various finish textures and all kinds of artificial stone, including Caen, Yorkshire, granite, limestone. The exhibit of Edward W. Robinson is on the way to completion. Mr. Robinson represents the Hartford Faience Co., Sherwin & Cotton, of England, Carter & Co., of England, the Hallberg systems of Chicago, the McCarthy Concrete Separator. The few spaces not yet rented will be occupied early in the fall, judging from the activity in evidence.

Pushing Work at Grand Central Depot.

A contract just awarded to the Dahlstrom Metallic Door Co., 299 Broadway, to furnish interior metal-covered trim for fitting up the post office at the Grand Central station and have it completed by November 1, is indicative of the way in which the work at that point is being pushed. The contract applies to doors, window frames and sash and partitions, mouldings, etc. The post office will require the first three floors of the 7-story building, and the contract referred to covers only the post office.

The same company has the contract for furnishing the interior metal-covered trim of the new building erected for the Royal Insurance Co. at San Francisco.

Contracts on the Pennsylvania Terminal Building.

A plum in the common brick market, especially in this dull year, the contract to supply the remainder of this material to be required for the Pennsylvania Railroad's Manhattan terminal up to May 1, 1909, has fallen to the Sayre & Fisher Co., 261 Broadway. At least 10,000,000 common brick will be required, but as the number is indefinite it may run far over this estimate. An idea of the magnitude of the contract may be obtained when it is known that if the brick were laid end to end in a straight line they would stretch nearly half way across the continent, or about 1,300 miles. The brick will be used for backing the granite facing of the four sides of the terminal and for the other purposes, which common brick usually serve in a modern structure.

This is the largest contract for common brick, to be used on one job, that has been given out in New York in many years. The former construction of the Hudson River Railroad terminal and approaches required immense quantities of common brick, but we do not recollect the particulars. The present order may call for daily deliveries as high as 100,000, but Mr. A. W. Tuthill, assistant manager of the company, and in charge of the common brick department, states that this demand could be met easily.

The same firm has the contract to supply about 2,250,000 brick for the Farmers' Loan and Trust Building, 63 to 65 Beaver st, and running through to 20 to 24 Exchange pl.

Other contracts for the Pennsylvania terminal building are: Batterson & Eisele, interior stone and marble; Traitel Marble Co., interior marble work in sub-waiting room, etc.; Norcross Bros. Co., granite; Hecla Iron Works, ornamental iron; Non-Staining Cement Co., non-staining cement; Detroit Graphite Mfg. Co., structural paint; Neuchatel Asphalt Co., waterproofing; Manhattan Fireproof Door Co., metal-covered window frames and sash; William Bradley & Son, limestone; National Fireproofing Co., floor arches, hollow partition tile, etc.; R. Gaustavino, rough and glazed tile; James R. Sayre, enameled brick.

A Brick Company's Clambake.

The John B. Rose Company's clambake at Orange Lake is the main thing in the Hudson River counties today (Saturday). The invitation is to "architects, builders, dealers all" and the special train leaves here on the West Shore at 10.15. The indications are that about three thousand guests will be at the Lake. Invitations have been extended to the members of the Newburgh military companies, the fire department and the fraternal lodges with which Captain Rose is connected. Brick manufacturers from all along the Hudson will be in attendance, as well as representatives of the Gridiron Club of Poughkeepsie, the Anaconda Club of New York City, of which the Hon. Charles F. Murphy is the leader, the Rondant Club and other famous organizations. Mayor McClellan of New York and Mayor Sague of Poughkeepsie have received invitations, and it is expected that other prominent officials will be present. The Newburgh newspapers give the following unique particulars:

"The bake proper will be divided into three sections. An installment of one thousand guests will be served at 12 a. m., 2 p. m. and 4 p. m., respectively. In the morning there will be a series of athletic events. A special program will be given at the theatre from 1.30 to 3 o'clock and

from 3.30 to 5 o'clock the regular performance will take place.

"As may be imagined the preparations for feeding this multitude will be on a large scale. Athletic sports are planned for the morning to stimulate the gastronomic ardor of the guests. The bake will be prepared by Mr. Westlake, son-in-law of Howard Corwin, who learned to make bakes under that famous clambake artist. Twenty men have been employed a good part of the week at digging pits, and getting the tons of food ready.

"To give an idea of the amount of food which will be prepared, it may be said that Captain Rose has cornered the clam market, having got an option on one hundred thousand bivalves. There are going to be clams in this bake. Great quantities of fish, potatoes, corn, chicken, etc., will be prepared at Roseton. Sixteen thousand ears of corn will be gathered at the Rose farm and husked for the occasion. Three hundred yards of cheese cloth will be used to wrap up the portions of food. The cooks figure on two pounds of food for each person. As people generally have robust appetites at clambakes if at no other time, it is likely that the consumption of grub will be something appalling.

"Arrangements will be made for shelter in case of rain. Captain Rose tried to hire a circus tent, but failed. He has ready for an emergency, however, awnings from the brick barges. The tables will seat from nine hundred to one thousand at one time. An entertainment committee of one hundred will have general supervision of the bake."

Japanese Inspect Concrete.

Two representatives of the Japanese government, G. Takeda and K. Yabashi, accompanied by a member of the Institute of Japanese Architects, Yasui Matsui, visited the exhibition of the Concrete Association of America, 225 5th av, last Thursday. Mr. Ross F. Tucker, president of the association, and Mr. R. C. Davison, secretary, were present to afford every facility to the visitors to inspect some of the best examples of concrete work ever seen on this continent. The sons of Nippon displayed their characteristic traits, saying little, asking many questions, absorbing a multitude of details, and taking with them a sample of all available literature on concrete. They were particularly attracted by the exhibits of white cement and particularly interested in reinforced concrete construction. They intimated that the Japanese government will use this method of construction in erecting a costly group of parliamentary buildings, and that the officials are anxious to look into concrete from its every aspect before starting work. Good steel is expensive in Japan.

The visit of the Japanese, the interest they displayed, and the taking of literature to Japan is another illustration of the value of such an exhibition. The merits of the various methods and materials represented will be known by the government officials.

Mr. Takeda is professor of the Academy of Art Industry at Kyoto, as well as an engineer of the Construction Bureau in the Department of Finance. Mr. Yabaschi holds a similar position with the government.

Statements from manufacturers, builders and contractors in all parts of the United States go to show that the present cost of building ranges from 10 to 25 per cent. below the outlay required last year. In some places building is cheaper than it has been in five years, and in others eight.

PRICES CURRENT.

BRICK.—A peculiar condition has settled over the Hudson River brick market. Animation, expression, even hope, are absent this week. It must be the heat that so affects things. But to use the vernacular of commerce, trade is dull and lifeless, and quotations are nominal.

Mr. W. K. Hammond, president of the manufacturers' association (foot of West 52d st), notices that the brick interests have maintained about the same pace as the steel industry all along. The six or eight cargoes of Hudson Rivers that represent the current daily sales amount in the weekly aggregate to about 56 per cent. of the business in a good year, which corresponds closely to the amount of business offering in steel.

New building operations are still slow in coming forward in Manhattan and the Bronx, which are the two boroughs that are most depended on for brick building. A great deal of projected work estimated upon does not bloom into contracts for material. Some thought is being given in the trade to the proposed limitation of the height of buildings. A regulation that would encourage the spread of the financial and business district generally would work for a large amount of rebuilding.

An exception to the rule of dullness is afforded by the contracts for the Pennsylvania Terminal building, which is now beginning to take shape. The Sayre & Fisher Company has the contract to furnish the common brick that will be needed up to the first of next May. The total order may amount to ten million. The National Fireproofing Company will furnish the hollow tile, the R. Gaustavino Co. the rough and glazed tile.

Later on the Hudson River Railroad terminal will also require large quantities of material. Much of the general work now in prospect will apparently culminate late in the fall or in the winter season, which is an eventuality to be taken into account by both builders and dealers. The Sayre & Fisher Company will furnish Jersey brick for the Pennsylvania.

Today a large party of men interested in the brick trade are to go to Orange Lake as the guests of the John B. Rose Company, leaving by special train on the West Shore. Invitations have also been extended to Mayor McClellan and Hon. Charles F. Murphy and a large number of distinguished New Yorkers, particularly such as are allied to real estate and building. The special train will gather up friends on the way. The membership of the entire brick manufacturing trade of the Hudson Valley has been invited, together with thousands of others. Arrangements have been made by Mr. Rose, with some assistance from local committees at Newburgh, for the largest clam-bake ever given in the Hudson River region.

	Cargo Lot,	Per M.
BRICK.		
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 bldgs.)	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.—Prof. Kummel, State geologist of New Jersey, expresses the opinion that "whenever the net selling price of Portland cement falls to 80 cents per barrel at the mill, some of the mills in the Lehigh district sell at an actual loss." The present market price is \$1.20 at the mill, or \$1.48, New York harbor lighterage limits, with bags and barrels return-

able at 30 cents per barrel. This is equivalent to 90 cents at the mill. Hence, the margin of profit on a thousand-barrel order at the present time is obviously a small one.

The improvement which was noticed about the first of July in cement circles has not continued at the same rate for the manufacturer of average fortunes. Some mills fell into good business about that time. The others have not seen anything unusual.

Mr. Hendrickson, of the Lehigh Company, remarked yesterday that if one used a microscope he might perceive an expansion of business in the cement trade. In other words, the improvement was of microscopic proportions. Thus far the mills had been working on old business, and new business did not promise to equal the old for some months yet.

Midsummer being always counted on to be dull in New York, what can be expected of an August in a summer that has brought extreme and continuous heat, and when the element of personal discomfort overbears everything else in a man's mind? Even the finest optimism melts a little under the heat that has had to be endured so continuously.

Outside of New York a stronger line of trade is being met with. Reports to Bradstreet's from fifty other cities show a gain of fifteen per cent. in building operations during July of this year over July of a year ago. The cities of Cincinnati, Columbus, Dallas, Denver, Indianapolis, Louisville, Milwaukee, Mobile, Nashville, New Orleans, New Haven, Omaha, Paterson, Portland, Ore., Syracuse, Salt Lake City, Toledo, Washington and Wilkesbarre all report gains over July of last year.

Gradually the wave of prosperity is rolling eastward. Prices are not quotably changed.

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@ \$1.55
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 Eastern iron market is a little quiet, but there is a gradual enlargement of requirement, though slower than may be generally supposed. Consumers in the central West have bought heavily recently of Southern iron, and the Southern producers are in a stronger position as regards current business than are the manufacturers of the East. Very little Alabama iron has been sold for Eastern shipment lately. The Lehigh and Schuylkill valley furnaces are demanding \$16 at the furnace, but it is understood the quotation can be shaded in competition with iron from Buffalo.

In iron, as in some other lines, the recovery of trade has been slower in some parts of the country than in others. Look at the East and particularly New York, and the gait is slow. Look at the South and the West, and the stride is already rapid. Taking the country as a whole, building operations are steadily improving, as shown by official statistics, but the East is making slower progress than other parts of the country.

The Harriman roads and the Pennsylvania Road are in the market for small tonnages of structural steel for bridges. The Hay foundry has taken the contract for the iron and steel in the loft

building in Cliff st for the Golden Hill Corporation; 350 tons of iron castings and fabricated steel. The Geo. A. Fuller Co. is not ready yet to give out the contracts for the 7,000 tons for the Hoyt apartment house, and the 5,000 tons for the building on the Everett House site. The plans for the addition to the Whitehall Building are being held in abeyance.

While the leading bar iron mills are still running to about 50 per cent. of their capacity manufacturers continue to report a steady increase in the volume of business and a healthy inquiry in the market. Prices are still a little irregular, but the majority of the leading manufacturers continue to ask 1.46c. for best grades.

Copper has advanced sharply in the local market. The Metal Exchange advanced all grades ¼ cents in both the bid and asked price. There is some increase in the demand for manufactured products. With strong confidence in the future, manufacturers are now beginning to lay in supplies for future needs.

The American Sheet & Tin Plate Co. is reported to be operating about 60 per cent. of sheet mill capacity and about 55 per cent. of the tin plate capacity; 131 tin plate mills out of a total of 242 are in commission.

PIG IRON.

The following are the nominal delivered prices in this district for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

Northern:	
No. 1 x Jersey City.....	\$16.75@ \$17.25
No. 2 Foundry x Jersey City.....	16.25 16.75
No. 2 Plain.....	15.75 16.25
Southern:	
No. 1 Foundry, steamship dock....	17.00 17.50
No. 2 Foundry, spot (nominal)....	16.50 17.00
No. 3 Foundry.....	15.75 16.25

STRUCTURAL.

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

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1½, base price.....	@ \$1.90
¼ 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
4¼ to 6 in. x 11-16 to 1½ in.....	4-10c extra
Norway Bars.....	3.60 8.75
Norway Shapes.....	3.75 4.00
Machinery Steel, Iron finish, base.....	1.90
Soft Steel Bars, base or ordy sizes.....	1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.

¼ and heavier.....	2.55
3-16.....	2.65
No. 8.....	2.65
Blue Annealed:	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70
(One Pass R.G. cleaned, Cold Rolled, American.)	
No. 16.....	\$2.90 \$3.30
No. 18.....	2.95 3.40
No. 20.....	.....
No. 22.....	3.00 3.35
No. 24.....	.....
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.....	19½	@ 20
No. 1.....	17½	18

SPELTER.		
Ton lots.....	5½	5¾

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:
About 40-lb. coating..... @ \$17.10
About 30-lb. coating..... 15.00
About 20-lb. coating..... 13.50
About 15-lb. coating..... 10.70 11.25
About 8-lb. coating, box..... 8.70

PIG LEAD.	
Ton lots.....	4¾ 4¾
Less.....	4¾ 5½

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

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.

LUMBER.—A significant fact at the moment is that the freight-car surplus continues to decrease. This has continued since April. Soon we shall have reports of car shortage, not alone on account of lumber, but still having a bearing on this trade. It shows the enlarging movement of merchandise generally, but what helps merchandise in general is very apt to help lumber particularly.

The local market is not favored with a large volume of trade. Suburban yards are having the best of it at present. In Queens there is a distinct revival of building operations, but more particularly indicated by plans filed, as yet. It means good business later on.

In Manhattan the hardwood market is taking a larger quantity from first hands, mainly because stocks are now light, not because of a larger rate of requirement from builders. A few dealers are laying in for the future. Prices show steadiness on the good qualities, and in a larger degree on all grades.

Hemlock has not ceased being a subject of keen competition, with quotations nominal and essentially no higher. North Carolina pine dealers are talking about the imminence of an advance in quotations, such has been the improvement in that line.

John W. Rapp, No. 1 Madison av, reports that business is better than normal in metal-covered trim. He is doing more than in ordinary years. A large amount is being figured, and some of it is turning into contracts. Prices are from ten to fifteen per cent. below the prevailing schedules of two years ago.

The contract for the interior trim for the Fifth Avenue Building has been awarded to Mr. Rapp. It includes doors, windows, chair rails, baseboards, etc. Mr. Rapp is also doing the Metropolitan tower.

Advices from the South state that only a small percentage of mills are running. But orders are accumulating and prices hardening. It is a question whether the new demand may not soon tempt enough mills into operation to upset the situation again. There is said to be no large accumulation of cypress in Florida, and what remains is being held for a price.

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

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

PINE, YELLOW—Long Leaf.
By Sail.
Building orders, 12-in. & under...\$23.00@24.00
Building orders, 14-in. and up.... 27.00 28.00
Yard orders, ordinary assort..... 21.00
Ship stock, easy schedules..... 27.00 28.00
Ship stock, 40 ft. average..... 37.00 38.00
Heart face siding, 1 and 1½-in..... 29.00
1 in. wide boards, heart face..... 36.00
1½ and 1½ in. wide boards..... 40.00
2 in. wide plank, heart face..... 40.00
Kiln dried sap siding, 4-4..... 24.00 25.00
Kiln dried sap siding, 5-4..... 25.00 26.00
Yellow Pine Box Boards (knotty)... 14.00 15.00
Yellow Pine Stepping..... 41.00 43.00
By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING.
"A" Heart face rift, D. & M., 13-16 x 2½ counted 1 x 3.....\$52.00@55.00
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3..... 46.00 47.00
"C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3..... 31.00
"A" Rift, D. & M., 13-16, counted 1 x 3..... 42.00 43.00
"B" Rift, D. & M., 13-16, counted 1 x 3..... 37.50 37.75
"C" Rift, D. & M., 13-16, counted 1 x 3..... 26.00 29.00
"A" Flat, D. & M., 13-16, counted 1 x 3..... 27.25 30.00
"B" Flat, D. & M., 13-16, counted 1 x 3..... 25.50 24.75
No. 1 Com., D. & M., 13-16, counted 1 x 3..... 19.25 20.50

No. 2, Com., D. & M., 13-16, counted 1 x 3..... 13.75 15.00
"A" Heart Rift, 13-16 x 3¼, counted 1 x 4..... 44.50 48.50
"B" Heart Rift, 13-16 x 3¼, counted 1 x 4..... 39.50 42.00
"C" Heart Rift, 13-16 x 3¼, counted 1 x 4.....
"A" Rift, 13-16 x 3¼, counted 1x4. 36.25 40.50
"B" Rift, 13-16 x 3¼, counted 1x4. 32.25 34.00
"C" Rift, 13-16 x 3¼, counted 1x4. 25.25 29.00
"A" Flat, 13-16 x 3¼, counted 1x4. 25.25 28.50
"B" Flat, 13-16 x 3¼, counted 1x4. 24.25 25.50
No. 1 Com., 13-16 x 3¼, counted 1 x 4..... 19.75 20.50
No. 2 Com., 13-16 x 3¼, counted 1 x 4..... 14.00 16.00

WHITE PINE.
(Rough or dressed.)
Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet\$90.00@98.00
Shelving, No. 1, 1 x 10 in..... 50.50
Shelving, No. 2, 1 x 10 in..... 37.00 39.50
Cutting up, 5-4, 6-4, 8-4, 1st..... 58.50 63.50
Cutting up, 5-4, 6-4, 8-4, 2ds..... 46.50 52.50
No. 2 Dressing Boards, 1 x 12 in..... 44.00
No. 1 barn boards, 8-in..... 36.00 37.50
10-in..... 36.00 36.00
12-in..... 46.00 47.50
No. 2 barn boards, 8-in..... 34.00 35.00
10-in..... 36.00 37.00
12-in..... 38.00 39.00
No. 3 barn boards, 8-in..... 32.00
10-in..... 32.00 34.00
12-in..... 34.00 35.00

HARDWOOD FLOORING.
K. D. Bored, End Matched or Butted and Bundled.
13-16 Oak, 2, 2¼ and 2½.
Clear quartered white oak.....\$86.00
Select quarter-sawed white oak..... 49.00
Clear quartered red oak..... 80.00
Select quarter-sawed red oak..... 45.00
Clear Plain sawed white oak..... 52.00
Select P. S. white oak..... 42.00
Clear plain sawed red oak..... 50.00
Select P. S. red oak..... 40.00
Common oak, red and white..... 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 Limits.)
6 x 18 No. 1 Heart Cypress Shingles\$7.50 per M.
6 x 18 No. 1 Primes or A's..... 6.50 per M.
6 x 18 No. 1 Red Cedar\$4.50@4.75
"Perfection" Red Cedar..... 4.75
"Eureka" Red Cedar..... 4.25

HARDWOOD.
White Ash, 4-4 in., 1st and 2ds...\$52.00@55.00
White Ash, Common 36.00 38.00
Brown Ash 38.00 40.00
Basswood 37.00 40.00
Basswood, Common 32.00 34.00
Red Birch 47.00 50.00
Red Birch, Common 29.00 31.00
White Birch 35.00 36.00
White Birch, Common 24.00 26.00
Cedar 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.—There has been increased buying in lead products during the month from paint manufacturers. American grades of zincs are moving firmly. Dry colors are in good call with jobbing houses. For varnish gums there is a better demand from consumers, who are buying in anticipation of a further advance in price. There is a firmer tone to naval stores. Spot turpentine sells from manufac-

turers at 39 to 40 cents. Rosins are dull and steady at previous prices.

OILS, City Prices.
Linseed Oil, raw, 5 bbl. lots.....\$0.44@0.45
Linseed Oil, boiled46 .47

PAINTS, Dry. Per lb.
Lead, red, American, in kegs.... .06¾ .07
Litharge, American, in kegs..... .06¾ .07
Ocher, Amer., per ton..... 8.50 16.00
Ocher, Amer., Golden..... .02½ .03¾
Venetian red, American..... .75 1.25
Venetian red, Eng., 100 lbs..... 1.15 1.60
Tuscan red07 .10
Yellow chrome, pure..... .13¾ .15
Vermillion07 .25
Oxide zinc, American05¾ .05¾
Oxide zinc, French..... .08¾ .10¾

PAINTS IN OIL.
Lead, white, American, in oil:
Lots of 500 lbs. or over..... .06¾
Lots less than 500 lbs..... .07¼
Lead, English, in oil..... .10¾ .10¾
Blue, Chinese38 .46
Blue, Prussian32 .36
Blue, Ultramarine13 .16
Brown, vandyke11 .14
Green, chrome12 .16
Sienna, raw12 .15
Sienna, burnt12 .15
Umber, raw11 .14
Umber, burnt11 .14

STONE.—The cut-stone trade is getting the benefit of a slow improvement, which promises to develop rapidly after a few weeks, judging from the plans going around. The granite trade is doing the best of any of the stone trades, but owing largely to the monumental end. The granite business which some of the large corporations are getting from other cities is highly satisfactory. The Woodbury Granite Company shipped 25 carloads recently to Youngstown, Ohio, in one consignment.

The Jackson-Bangor Slate Co., with headquarters at Pen Argyl, Pa., has recently been formed, and will mine and control the sale of fully 80 per cent. of the total roofing slate output of the Pen Argyl district of Pennsylvania. In fact, this organization stands to-day as one of the largest slate concerns of the United States, producing upward of 110,000 squares of roofing slate per annum.

STONE.—Wholesale rates, delivered at New York.
Nova Scotia in rough, per cu. ft.. \$0.90@\$
Ohio freestone85 .90
Minnesota freestone75
Longmeadow freestone85
Brownstone, Portland, Conn..... .60 .75
Scotch redstone 1.05
Lake Superior redstone..... 1.10
Granite, Maine45 .50
Granite, grey50 .90
Granite, black75 3.00
Granite, Milford pink..... 1.00
Granite, Picton Island red..... 1.20
Granite, Picton Island pink..... 1.25
Limestone, buff and blue..... .80
Kentucky limestone90
Portage or Warsaw stone..... .90
Caen 1.25 1.75
Vermont white building marble.. 1.00 1.50
South Dover building marble.... 1.25
Bennington building marble..... 1.25
Georgia building marble..... 1.40 2.00
Tennessee marble 2.35 2.50
Wyoming bluestone90
Hudson River bluestone (promiscuous sizes, per cu. ft.)..... .80

WINDOW GLASS.—The New York jobbers at their last meeting advanced prices about ten per cent., or from the old discount basis of ninety and 30 per cent. for single and 90 and 35 per cent. for double glass to 90 and 25 per cent. for single and 90 and 30 for double. The supply of glass in manufacturers' hands is estimated to be less than 800,000 boxes, against normal stocks of three to four million boxes.

HANDY BOOK—POWER TOOLS.—The International Electric & Engineering Co., 148 Chambers st, has issued Circular No. 12 to furnish data about, and illustrate the advantages of, its hand-power tools for structural steel work. These include the "S. & N." Patent Portable Combined Beam Shearing and Punching Machine, provided with the "Fixit" lever, the Eagle Duplex Beam Punches, the Duplex Universal Beam Punch, the Eagle Lever Punch and the Eagle Duplex Punch. Note is also made of the "S. & N." Heavy Duty Beam Shears, Coping Machines and Bar Cutters. Steel plates and forgings are largely used in the manufacture of the punches.

BUILDING OPERATIONS.

Contract for W. K. Vanderbilt's House.

52D ST.—The general contract for the new residence which William K. Vanderbilt, 660 Fifth av, will erect at Nos. 47 and 49 East 52d st, from plans by Messrs. Warren & Wetmore, 3 East 33d st, at a cost of about \$140,000, has been awarded to Messrs. Jacob & Youngs, No. 1133 Broadway. The plot has a frontage of 50 ft., and is between Madison and Park avs. The building will be seven stories and will contain apartments for two families. In the basement will be a garage, and in the rear of it a billiard room. The architecture is of the Italian renaissance type, with large windows and a balcony at the fifth story. The facade will be of brick trimmed with limestone, and the building will be topped with a pergola that may be made into a summer garden. On the third and fifth floors will be separate dining rooms, with small and large salons adjoining and the second floor will be fitted as sitting rooms. There will be a central staircase with a foyer and an electric elevator.

Senator Reynolds to Rebuild Long Beach Hotel.

State Senator Wm. H. Reynolds is completing plans to rebuild the hotel which was destroyed at Long Beach, L. I., last summer. The new hostelry will be of fireproof construction and the total outlay involved will be about \$1,500,000. The structure will be nearly 1,000 ft. long and 5 stories high, including basement. It is understood that the method of construction will be that of the Hollow Brick & Construction Co., 110 West 34th st, Manhattan. In this case the terra cotta blocks would be supplied by the National Fireproofing Co., the Hollow Brick & Construction Co. using exclusively such blocks made by this company.

Work to Start on Two West Side Apartments.

98TH ST.—Messrs. Schwartz & Gross, 347 5th av, state that work on the foundations have been started for the 8-sty elevator apartment house, 75x85.11 ft., which the Meteor Realty Co., 220 Broadway, is to erect at a cost of \$175,000, in the north side of 98th st, 96.11 ft. east of Riverside Drive. Bids on the steel work and other contracts are now being received. The same architects will also be ready to take bids in about one week for the 8-sty apartment building, 74.11x85.11 ft., for Paterno Bros., 616 West 116th st, to be constructed, covering a plot in the north side of 113th st, 225 ft. west of Amsterdam av, to cost about \$185,000.

Six Flat Buildings for 160th St.

160TH ST.—Architect Chas. B. Meyers, 1 Union sq, has completed plans for six 5-sty flat buildings, 43.4x87.11 ft. each, to be erected in the north side of 160th st, 150 ft. west of Amsterdam av. Also, three 6-sty similar houses, to be erected in 135th, between Broadway and Amsterdam av, 42x86 and 40x86 ft., for Harris Cohen & Bro., of 168 Park Row. The owners are now taking bids on material. The buildings will have fronts of limestone, light brick and terra cotta, with all modern improvements. The cost is estimated at about \$400,000.

Audubon Avenue and 183d Street Improvement.

AUDUBON AV.—Moore & Landsiedel, 3d av and 148th st, state that plans will be ready by Aug. 25 for the 6-sty 43-family elevator apartment house, 100x105 ft., for the Birch Realty Company, of North River and 64th st, to be erected at the

southeast corner of Audubon av and 183d st, Washington Heights. The cost is placed at \$175,000. The owner will have the contract and sublet the work.

Twenty New Flats for Brooklyn.

BROOKLYN.—Plans are now being prepared by Architect Chas. B. Meyers, 1 Union sq, Manhattan, for the construction of twenty 3-sty six-family brick flat buildings, 26.6x72 ft. each, to be situated in Weirfield st, between Knickerbocker and Irving avs, Brooklyn, for Barnett Hamburger, of 142 East Broadway. The owner will soon take bids on material. The construction will be of brick and limestone and cost about \$180,000.

Apartments, Flats and Tenements.

MANHATTAN.—O'Brien & Caravatta, owners of the plot, 100x100 ft., at the northeast corner of Broadway and 164th st, will erect a high-class flat building.

BRONX.—Franz Wolfgang, 535 E. 177th st, has plans ready for four 3-sty flats for Chas. Bjorkegren, 2148 Mapes av, to be erected on the west side of Webster av, near 180th st, Bronx.

MASPETH, L. I.—Perry av, s w cor Clermont av, Maspeth, will be improved by J. E. Barnagh, Clermont av, Maspeth, with one 3-sty frame store and tenement, 25x80 ft., to cost \$5,500.

MANHATTAN.—David Moskowitz, 644 East 14th st, will erect a 6-sty tenement, 25x87.8 ft., at No. 120 East 88th st, to cost \$22,000. E. Rossbach, 2010 Broadway, has prepared plans.

MANHATTAN.—John Hauser, 358 W. 125th st, and Blum & Blum, 507 5th av, have been selected as the architects for the two apartment houses and stores to be erected at No. 70 Lenox av for Harris & Siegel, 198 Broadway.

MANHATTAN.—The South Side Construction Co., 123 West 121st st, will erect a 5-sty flat building, 42.6x88 ft., in the north side of 178th st, 127.6 ft. east of Audubon av, to cost \$86,000. John Hauser, 360 West 125th st, is the architect.

BRONX.—Fred W. Ehrsam, 525 Wales av, will soon erect a 4-sty store and apartment building, 46x50 ft., at the southwest corner of Wales av and 149th st, Bronx, to cost about \$20,000. A. Rothermel, 869 Whitlock av, has plans ready.

NEWARK, N. J.—Bronstein & Ferns had secured a permit to erect a six-family frame apartment at 148 Bergen st. It will be three stories high and contain thirty rooms, 36x80 ft. Estimated cost is \$8,000. Romolo Bottelli is the architect.

RIDGEWOOD, L. I.—L. Berger & Co., St. Nicholas av, Brooklyn, have completed plans for a 3-sty brick tenement, 21x57 ft., to be erected on Woodward av, w s, 50 ft. s Woodbine st, Ridgewood, for John Passaro, 315 Woodward av, Ridgewood.

MANHATTAN.—Chas. B. Meyers, 1 Union sq, is preparing plans for six 6-sty 30-family flats, 40x87 ft. each, to be erected in the north side of 101st st, 100 ft. west of Lexington av, to cost about \$250,000. Jackson & Stern, 31 Nassau st, are the owners.

BRONX.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 4-sty brick flat, 33.6x58.6 ft., for owners and builders, Wahlig & Sonsin Co., 1353 Boston rd, to be erected at the northwest corner of Daly av and 178th st, Bronx, to cost \$20,000.

CEDARHURST, L. I.—John McKeefrey, 1416 Broadway, Manhattan, has obtained the general contract for the stores and flats to be built in Cedarhurst, L. I., for Mrs. T. E. White, of the same place. Louis Boynton, 1170 Broadway, Manhattan, has prepared plans.

BRONX.—Wahlig & Sonsin Co., 1353 Boston rd, will start at once the erection of three 3-sty brick tenements, 20x55 ft., in the north side of 178th st, 33.6 ft. west of Daly av, Bronx, to cost \$9,000 each. Moore & Landsiedel, 3d av and 148th st, have just completed plans.

MANHATTAN.—Jackson & Stern, 31 Nassau st, will erect two 6-sty 30-family flat buildings, 37.6x87 ft. each, at Nos. 355-357 East 49th st, for which Chas. B. Meyers, 1 Union sq, is preparing plans. The owners will soon be ready for bids on materials. Estimated cost is \$80,000.

NEWARK, N. J.—E. M. Waldron & Co., Newark, N. J., have obtained the general contract for the stores and flat to be built on the north side of Branford pl, near Halsey st, Newark. The Chelsea Security & Improvement Co., S. Leschiziner, president, 755 Broad st, Newark, owners. Architects McMurray & Pullis, 22 Clinton st, Newark, have prepared plans which call for 4-sty brick and limestone, 20x24 ft.

Banks.

PERRY, N. Y.—Architect J. Mills Platt, of Rochester, N. Y., is taking figures on the bank building to be built on Main st, Perry, N. Y. The Citizens' Bank of Perry, L. A. MacCombes, president, is the owner. The building will probably be built of brick and terra cotta and is to be one story high, 20x65 ft.

Churches.

JERSEY CITY, N. J.—Work has started on the Mount Sinai Synagogue to be erected at 128 Sherman av, Jersey City. Eugene Ciccarella, Hoboken, N. J., is the architect. Resnick & Cohen, 406 Central av, Jersey City, builders.

TRENTON, N. J.—The new Wilbur Methodist congregation will build a chapel, the matter being in the hands of the church extension committee. For information address Alfred Wagg, 52 Hudson st, district superintendent.

RIVERHEAD, L. I.—Wm. H. Corwin, Riverhead, L. I., has received the general contract for the new edifice which the Congregational Church of Riverhead is going to erect. Frame, 1-sty, and will seat about 500. W. S. Jones, of Riverhead, is the architect. The Rev. E. Johnson, pastor.

Court Houses.

TRENTON, N. J.—Bids will be received until Aug. 24 by the City Bldg. Comn. (Ferdinand W. Roebbling, Chmn.) for erecting the municipal building. Spencer Roberts, 26 S. 15th st, Philadelphia, Pa., is architect.

Depots.

NEWBURGH, N. Y.—The West Shore Railroad station to be erected here will measure 144x35 ft. Style of architecture, Spanish mission; material, stone and brick. A bridge will cross the railroad tracks. Plans are being drawn and no contract yet issued. Address Chief Engineer, Grand Central Depot.

Dwellings.

ELMHURST, L. I.—At Elmhurst, will be erected one 2½-sty dwelling, 24x40 ft., at Cook av, s s, 200 ft. w Hanover av, for Fred Schaefer, 216 Wyckoff av.

ARVERNE, L. I.—Benson & Gildersleeve, of Arverne, will build on Clarence av, w s, 160 ft s of Morris av, Arverne, three 2-sty dwellings to cost \$12,500.

BAYSIDE, L. I.—V. M. Davis, 458 4th av, Manhattan, will erect in Third st, e s, 200 ft n Montauk av, Bayside, one 2½-sty frame dwelling, 23x30 ft., to cost \$4,000.

NEWARK, N. J.—Seymour Tucker has secured a permit to erect a single frame dwelling at 764 Clifton av, ten rooms, 26x32 ft., costing \$6,000. A. Walters is architect.

NEWARK, N. J.—Mrs. Dora E. Budd will erect two 3-sty two-family frame dwellings at 232 and 234 S. Sixth st, to cost \$12,000, 22x55. Hurd & Sutton are the architects.

BEECHMONT, N. Y.—Maj. D. B. Harrison will erect a stone and stucco residence at a cost of \$18,000 in Beechmont. Bernard & Wilder, New Rochelle, have prepared the plans.

WINFIELD, L. I.—Norwood Const. Co., 422 Gates av, Brooklyn, will erect on Pennsylvania av, e s, 340 ft. n Woodside av, Winfield, one 2-sty frame dwelling, 32x45 ft., to cost \$4,500.

NEWARK, N. J.—Rizzolo & Gonnelli, Newark, are preparing plans for a cement block dwelling, to be erected in Little st, near Washington av, for Matteo Parisi. Estimated cost is \$4,000.

MASPETH, L. I.—Clinton av, n s, 83 ft. w of Willow av, Maspeth, will be improved by Nelson Clayton and Frank Czinsky, Hull av, Maspeth, with two 2-sty frame dwellings, 22x36; cost, \$5,000.

WINFIELD, L. I.—At Fisk av, n s, 200 ft w Woodside av, Winfield, Mrs. M. Spender, 745 Columbus av, New York City, will erect from plans by A. L. Beinis, one 2-sty frame dwelling, 28x53 ft., to cost \$6,000.

BROOKLYN HILLS, L. I.—Park av, e s, 90 ft. n Walnut st, Brooklyn Hills, will be improved by C. Nehrbus, 30 Cornelia st, Brooklyn, from plans by W. J. Brown, with three 2-sty dwellings, 20x48 ft., to cost \$10,500.

FAR ROCKAWAY, L. I.—Plans have been completed by Architect M. Smith, for a 2-sty frame residence, 27x34 ft., to be erected in Oak st, w s, 175 ft n Mills st, Far Rockaway, for Mr. C. Fulcher, of Far Rockaway, to cost \$7,500.

TICONDEROGA, N. Y.—Mortimer Ferris, of Ticonderoga, N. Y., is taking figures on a residence which he is going to build here. Lewis H. Bacon, 27 School st, Boston, Mass., has completed plans. Frame, two stories, 30x40 ft.

PATERSON, N. J.—Work on the new home for boys (the Very Rev. Dean McNulty, owner) has not yet been started. Architect Wm. T. Fanning, of Paterson, has prepared plans. Brick and concrete, three stories, class rooms, dormitories, etc.

LAWRENCE, L. I.—Wm. E. Lehman, of Newark, N. J., has plans for alterations to the country home of Oscar W. Weingarten, at Lawrence, L. I. The alterations will consist of enlarging the garage and adding a number of bedrooms to the main body of the house. The estimated cost is \$20,000.

MANHATTAN.—No contract has yet been awarded for the 5-sty and basement fireproof residence, 30x52.2 ft., which J. W. Haven, 100 East 79th st, will soon erect at No. 18 East 79th st, to cost \$150,000. Plans by Ogden Codman, 571 5th av, specify stone, light brick, limestone and terra cotta, stone cornices, copper roof, galvanized iron skylights, hot water heating.

NEWARK, N. J.—Charles L. Steinbreuner is preparing plans for a single family frame dwelling to be erected at the south end corner of Dover st and South Orange av for E. Kinkel, 24x36 ft. Estimated cost is \$5,500. The same architect is preparing for a modern two-family dwelling to be erected on Farley av, near Madison av, for Miss C. Roebrick, 24x54. Cost, \$6,500.

NEW ROCHELLE, N. Y.—Bernard & Wilder, of New Rochelle, N. Y., have prepared plans for a pebble dash cottage for Lawrence G. Stelzle, to be erected in Rochelle Heights. It will cost \$10,000.

Bernard & Wilder also have contracts to furnish plans for a large stone and half timber residence of early Elizabethan design for the Albemarle Realty Co., of New York City, to be erected in Rochelle Heights at an estimated cost of \$12,000.

Factories and Warehouses.

CATSKILL, N. Y.—The American Cement Eng. Co., of Manhattan, has secured a farm about 5 miles south of Catskill on which it is proposed erecting within a year a \$1,000,000 cement plant.

BINGHAMTON, N. Y.—A. E. Stephens Co., Binghamton, have received the general contract for the addition to the shoe factory of Messrs. Dunn & McCarthy, of Auburn, N. Y., on Charlotte st, Binghamton. T. I. Lacey & Sons, of Binghamton, architects.

JERSEY CITY, N. J.—The general contract for the new foundry and machine shop for the Goldschmidt Thermit Co., Hans Goldschmidt, pres., to be erected in Jersey City, has been awarded to W. R. Whyte, 34 Oakland av, Jersey City. Brick and frame, two stories.

NEWARK, N. J.—William E. Lehman has prepared plans for a 3-sty and basement brick factory, to be erected for Steiger & Lewey at 46 and 48 Spring st, 50x125 ft., semi-mill construction. The building is designed to be rented out into floors or lofts with power. The estimated cost is \$18,000.

NEWARK, N. J.—The Patton Paint Co. is to build an extension, brick, one story, 36x46 ft., to its plant along the Passaic River at the foot of Chester av, for the manufacture of varnish. Hooper & Co., who designed the present plant, are the architects for the building. The contractor is Joseph Oswald.

BROOKLYN.—L. E. Jallade, 1170 Broadway, Manhattan, has completed plans and will place contracts for a 5-sty factory building, 120x110 ft., to be erected at York, Bridge and Talman sts, Brooklyn, for the Thomson Meter Co., 79 Washington st. The construction will be of reinforced concrete, slag roof, electric fixtures, water closets and lavatories, to cost \$80,000.

Halls and Clubs.

JERSEY CITY, N. J.—The Young Men's Association is discussing plans and specifications for the proposed new clubhouse on the Boulevard, between 13th and 14th sts.

LONG ISLAND CITY.—Architect Chas. H. Caldwell, 160 5th av, Manhattan, has prepared plans for a borough hall building, 120x200 ft., four stories basement and attic, to be erected at Thompson av and Court st, Long Island City, for the borough of Queens, to cost in the neighborhood of \$1,000,000. Lawrence Gresser, Jackson av and 5th st, is president.

Hospitals and Asylums.

PEEKSKILL, N. Y.—Plans have been completed by Architect Thos. W. Lamb, 224 5th av, Manhattan, for the 2-sty hospital to be erected at Peekskill, N. Y.

WHITE PLAINS, N. Y.—The Westchester county board of supervisors will have plans prepared for a temporary addition to the county almshouse, two stories, 40x100 ft., brick, to cost about \$10,000. An architect will be commissioned later to prepare plans for a larger and permanent addition to the almshouse building.

Hotels.

NASHVILLE, TENN.—J. E. R. Carpenter, 475 5th av, Manhattan, is preparing plans for the erection of a hotel in Nashville, Tenn., for the Hermitage Hotel Co., to cost about \$500,000. Bids will probably be called for in Sept.

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NEW ROCHELLE, N. Y.—Plans have been prepared for a 2-sty brick and stone modern hotel to be erected at No. 218 Huguenot st, opposite the postoffice. The building is to be erected by John Haffen, of the Bronx. The first floor will be fitted up as a cafe. The second floor will contain twenty rooms. Estimated cost, \$20,000.

BRONXVILLE, N. Y.—H. H. Vought & Co., 103 Park av, has obtained the general contract for rebuilding the 5-sty hotel addition recently destroyed by fire at Bronxville, N. Y., for the Lawrence Park Realty Company, 103 Park av. The construction will be of concrete, 40x150 ft., and cost about \$100,000. Wm. A. Bates, 5 West 31st st, and Jardine, Kent & Jardine, 3 West 29th st, are the architects.

Office and Loft Buildings.

MANHATTAN.—Messrs. Eidlitz & McKenzie, 1123 Broadway, will receive bids about Jan. 1, 1909, for the 18-sty office building, 52x54 ft., which the Fidelity & Casualty Co., 97 Cedar st, will erect at the northeast corner of Liberty and Temple sts.

MANHATTAN.—No figures have yet been taken on the store and loft building to be erected at 37-39 West 8th st for A. De Jonge, 1144 Jackson av, from plans by F. A. Minuth, 425 5th av. Estimated cost, about \$120,000. Brick and limestone, nine stories high, 40x70 ft.

Public Works.

BELVIDERE, N. J.—Bids will be received by the Buckhorn Springs Water Co. for hauling, laying, joining and digging trench and covering 30,000 ft. water pipe.

SHORTSVILLE, N. Y.—Chas. H. Davison, Village Clerk, states that the citizens on July 30 voted to issue \$30,000 bonds for the construction of water works. Engineer not yet selected.

NEWTON, N. J.—The Board of Freeholders of Sussex county have under consideration the construction of a bridge over the River Styx in Byram Township, replacing the present structure. Probable cost, \$10,000.

CANAJOHARIE, N. Y.—Bids will be received until Aug. 17 for the construction of storm sewers and appurtenances, to consist of about 1,400 ft. of 12 to 33-in. pipe, 6 to 16 ft. deep. Engineers, Vrooman & Perry, of Canajoharie.

ARVERNE, L. I.—The Arverne Boardwalk Owners' Assn. have under consideration the construction of a walk along the ocean front, to be of concrete, with steel railings, concrete pillars reinforced by steel posts. Estimated cost, \$300,000.

BAYONNE, N. J.—Bids will be received by the Council (W. H. Hamilton, City Clerk) until Aug. 18, for furnishing material and constructing a pavement on Broadway, from 1st st to the Morris Canal bridge. F. W. Dalrymple, City Engr.

PEEKSKILL, N. Y.—Until Aug. 25 bids will be received by the Board of Water Commissioners for construction of water filters, pure water reservoir and appurtenances. I. W. Reynolds, City Engr.; Hazen & Whipple, Consulting Engrs., 103 Park av, New York.

WHITE PLAINS, N. Y.—Sealed proposals will be received by the board of trustees of the village of White Plains, N. Y., until 8 p. m., of the 17th day of Aug., for paving improvements. Specifications and form of agreement may be secured at the office of James F. Goerke, village engineer, Realty Building, White Plains, N. Y.

MINEOLA, L. I.—Bids will be received until Aug. 31 by the Board of Supervisors at Mineola (Wm. E. Luyster, Clerk) for improving a portion of Flower Hill Av, by laying 2,800 sq ft. sidewalk, 5,600 sq

yds. of macadam, 680 lin. ft. concrete gutter, 8,415 lin. ft. concrete curb and gutter, etc. J. D. C. Mackey, Engr. in Charge, Fort Washington.

WESTFIELD, N. J.—The Town Council will take bids Aug. 27 for improving a portion of Broad st and Westfield av by paving about 2,500 sq. yds. with vitrified brick on 6-in. concrete base, and 1,280 lin. ft. 5x15-in. straight curb on concrete base, etc. A. W. Vars, Town Surveyor, 129 Elm st, Westfield; Lloyd Thompson, Town Clerk.

Schools and Colleges.

CARLSTADT, N. J.—The citizens have voted in favor of purchasing a site in Division st for the new school, and it is reported that bids for the erection will be asked soon.

NEW CANAAN, CONN.—Plans are being prepared for a new school for New Canaan, Conn., architect for which is R. K. Shepard, 519 W. 38th st, Manhattan. No details have been decided as yet.

FLEMINGTON, N. J.—At an election held July 28 the citizens of Raritan Township voted in favor of erecting an addition to the primary school in the rear of the Reading Academy, the cost to be \$45,000.

TORRINGTON, CONN.—The Board of Education has decided to erect a 12-room school building in East Main st, at a cost of about \$45,000, and architects will be invited to submit plans and specifications. W. P. Norton is Chn. Bldg. Com.

ROSELLE PARK, N. J.—Work will be started at once for the new public school to be erected at a cost of \$55,000. The construction will be of reinforced concrete. The W. D. Lewis Co., of Roselle and New York, have the contract.

SCHENECTADY, N. Y.—Fuller & Pitcher, of Albany, N. Y., have been selected as architects for the Engineering Building which the Union College of Schenectady is to erect on the college campus. No details have yet been decided, but the approximate cost is estimated at \$90,000.

Bids Opened.

John V. Schaefer, Jr., 9 East 59th st, at \$73,328, was low bidder for the erection of an administration building in the New York Zoological Park, Bronx Park.

Bids were received July 16 by James W. Stevenson, Comr. of Bridges, for furnishing and delivering (A) yellow pine, white pine, oak and spruce lumber, to the Brooklyn Bridge; also (B) same date for 400 M. ft. of spruce plank to the Brooklyn Bridge. Contract for (A) was awarded to Arthur C. Jacobson & Sons, Brooklyn, at \$7,807; (B) D. M. Reseguie, 14 Grand av, Brooklyn, at \$9,162.

Bids were received by John V. Coggey, Comr. Dept. of Correction, for repairs and alterations to City Prison, Borough of Brooklyn. Jennings & Welstead, 227 W. 50th st, at \$68,300, were low bidders. Other bidders were William Horn & Co., 17 W. 132 st; N. B. Smythe, 1123 Broadway; Oromns & O'Brien, 909 President st, Brooklyn; Joseph Bauer, 388 Wallabout st, Brooklyn; George Syske, 1123 Broadway.

Nicholas J. Hayes, Fire Commissioner, opened bids 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, Richmond, for which the Shern Construction Co., 271 W. 125th st, at \$24,000, was low bidder. Other bidders were: W. H. Wright & Son, Valentine av and 192d st; Lawrence J. Rice, 7 East 42d st; J. F. Walsh & Bros., 136 Charlton st; Theo. Hilderbrand, 38 Park Row, and Richard Cornell.

Contracts Awarded.

Tucker & Vinton, 103 Park av, have obtained the contract for the construction of a 60-ft. reinforced concrete bridge, to be erected at Cohoes, N. Y., for the New York Central and Hudson River R. R. Co.

MANHATTAN.—D. Abbate, 226 Lafayette st, has received the contract for improvements to the 5-sty brick store and tenements, No. 217 Elizabeth st, for the estate of Alexander S. Hunter. Richard Rohl, 128 Bible House, architect.

MANHATTAN.—The Amsterdam Building Co., 43 West 27th st, has received the contract for installing plumbing and hot air heating in the 3-sty residence, No. 162 East 74th st, for owners and architects, Grosvenor Atterbury and Stowe Phelps, 20 West 43d st.

MANHATTAN.—J. Schlesinger, 43-45 West 34th st, has received the general contract for removing and erecting an entirely new party-wall at 406-408 6th av; also reinforcing all floors, putting in new stairs and store fronts, shoring and plastering. The owners of both buildings are Arthur Ruths and Mrs. E. C. Stokes.

The full name of Architect B. Hustace Simonson was not given in the report last week concerning the awarding of the contract to the Raymond Pile Company, 140 Cedar st, for the pile work in the 8-sty loft building to be erected at 124 and 126 White st for the Victor A. Harder Realty & Const. Co. The name of the architect was inadvertently given as B. Hustace.

Estimates Receivable.

By the President of the Borough of Richmond Tuesday, Aug. 18: For furnishing and delivering 5,000 tons of 1½-in. and ¾-in. broken stone and screenings of trap rock or Staten Island syenite in stone delivery district No. 3.

MANHATTAN.—Contract will be awarded soon for the 2-sty concrete and frame grandstand for the National Baseball League, to be erected on the Polo Grounds, 157th st and 8th av, at a cost of \$10,000. W. D. Hunter, Singer Building, Liberty st and Broadway, is the architect.

The Libman Contracting Co., 1968 Broadway, is now taking figures on alterations to Nos. 75 Leonard st, 233-235 St. Ann's av and the southeast corner of Delancey and Norfolk sts. Estimates are also being taken on the following work required for the public bath at 5-7 Rutgers pl: hardware, metal lockers, painting, electric fixtures, plastering, trim and doors.

By the Superintendent of School Buildings Wednesday, Aug. 19: No. 1, for fire protection, etc., at Public School 16, Wilson, near Bedford av, and Public School 35, N. B., Decatur st, near Lewis av, Brooklyn. No. 2, for fire protection, etc., at Public School 73, McDougal st and Rockaway av, Brooklyn. No. 3, for alterations, repairs, etc., at Manual Training High School, Girls' High School and Public Schools 9, 10, 17, 31, 32, 39, 77, 82, 85, 92, 100, 106, 107, 113, 142, 143, Brooklyn.

Bids will be received by the Park Board Thursday, Aug. 20: No. 1, for the installation of plumbing and the laying of tile floor in new toilet room in basement of the Metropolitan Museum of Art in Central Park, Manhattan. No. 2, to grade Greenpoint Park, Borough of Brooklyn, together with all the work incidental thereto. No. 3, for the execution of the approach work exterior to the building of the New York Public Library, Astor, Lenox and Tilden foundations, 5th av, 40th and 42d sts.

Bids will be received by the Fire Commissioner Monday, Aug. 17: No. 1, for furnishing labor and materials required for additions and alterations to building

of quarters of Engine Company 17, located at No. 91 Ludlow st. No. 2, for additions and alterations to quarters of Engine Company 37, located at No. 83 Lawrence st. No. 3, for additions and alterations to quarters of Engine Company 58, located at No. 81 West 115th st, and to quarters of Engine Company 35, located at No. 223 East 119th st.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, Aug. 19: No. 1, for furnishing and delivering one automobile and equipment. No. 2, for laying water mains in Bathgate, Bryant, Johnson, Lafayette and Popham avs; in Faile, 133d, 138th, 169th, 170th, 176th, 180th and in 259th sts. No. 3, for erecting four water tube boilers, with economizer, steam and auxiliary piping, feed water heaters and high pressure drip return system, and all foundations, with their appurtenances complete, in the boiler room of the 179th st pumping station, Manhattan.

Government Work.

The contract for heating improvements in the Patent Office building, Washington, D. C., has been awarded to J. W. Danforth & Co., of Buffalo, N. Y., at \$17,200.

Washington, D. C.—Sealed proposals will be received the 20th day of August for the construction (except elevators) of the U. S. Marine Hospital at Pittsburgh, Pa. James Knox Taylor, supervising architect.

The contract for furnishing 300 box cars for the Panama railroad, bids opened June 2, 1908, has been awarded to the American Car & Foundry Co., of New York, at \$993 per car, delivered knocked down on the Isthmus.

The contract for the construction of the U. S. public building at Valdosta, Ga., has been awarded to the Wilmarth Building Co., of 1 Madison av, New York, at \$98,945, plus for alternate D \$400 and for using sanitary glass \$700; time, Dec. 1, 1909.

The bid of Robert S. Rathbun, of Allentown, Pa., \$51,618 in amount, has been accepted for the construction complete of the Hazelton, Pa., postoffice, including alternate A and the use of sanitary glass in toilets. Time to complete, Dec. 1, 1909.

U. S. Marine Corps, Q. M. Office, Washington, D. C.—Sealed proposals will be received Aug. 20 for erecting a storehouse at the marine barracks, navy yard, New York. Plans, specifications and other information may be obtained from Bruce, Price & De Sibour, architects, 527 5th av, Manhattan. F. L. Denny, Col., Q. M.

Office of Constructing Quartermaster, U. S. Army, 263 Summer st, Boston, Mass.—Sealed proposals will be received Aug. 25 for the construction of a crematory building and the construction and erection of a garbage crematory at Fort Andrews, Boston Harbor, Mass. Address Ira L. Fredendall, constructing quartermaster, Boston, Mass.

Washington, D. C.—Sealed proposals will be received the 17th day of September for an extension of the bond vault in the U. S. Treasurer's Office in the U. S. Treasury Department Building, Washington, D. C., in accordance with drawing and specification, copies of which may be had on application to this office. James Knox Taylor, Supervising Architect.

Brief and Personal.

Building is picking up in Queens, though more in plans filed than in mechanics employed and materials ordered as yet.

Edward H. Harriman is reported to be contemplating the erection of a skyscraper building for the central offices of his railroads.

Mr. E. A. Klein, in charge of the plumbing department of Clinton & Russell, is

on a vacation trip. He will return to his duties about Aug. 24.

Mr. F. A. Hadley, assistant manager of the New York branch of the W. S. Radiator Co., Flatiron Bldg., is away on a vacation of several weeks.

Architect L. E. Jallade, 1170 Broadway, was in Norfolk, Va., this week in connection with the construction of the Naval Y. M. C. A. in that city.

Mr. John P. Kane, Jr., of the John P. Kane Co., Terminal Building, who recently returned from his wedding trip, left this week for a vacation of several weeks.

The Candee, Smith & Howland Co. is furnishing the hard brick for the Metropolitan tower; R. C. Fisher Co., the interior marble, and the Northampton Portland Cement Co., the cement.

The annual convention of the National Retail Monument Dealers' Association will be held in Chicago August 26 to 28. Mr. Fred. M. Schlinger, of Madison, Wis., is president of the organization.

The copartnership heretofore existing under the firm name of Weiskopf & Stern, consulting engineers, has been dissolved. Mr. Stern has opened offices at 41st st and Park av and Mr. Weiskopf continues in business at 68 William st.

Mr. E. S. Barlow, of the Hedden Construction Co., is back at his desk after an outing of several weeks in Canada. Mr. Barlow was in Quebec during the tercentennial celebration in that historic city and was impressed by the grandeur of the pageantry. He noted a number of modern buildings going up in Montreal, where construction work appears to be active.

THE AUSTRAL WINDOW differs from the common double-hung window by having the upper and lower sashes balance each other without weights, pulleys, cords or springs. The balance arm is attached to the window frame in the middle by a pivot block and is free to revolve through half a circle. The window sashes are attached to opposite ends of the balance arm by pivots, so the sashes balance each other in any position. The opposite ends of the sashes are provided with pins, which travel in grooves in the frame as the sashes are raised and lowered by the balance arms, thus keeping the lower end of the lower sash and the upper end of the upper sash close against the parting strip at all times; but the meeting rails of the sashes swing apart as the windows are opened, until the window is wide open, and then the sashes swing together against each other as the lower sash is raised still higher.

By opening a switch the lower sash may be swung out into the room for cleaning. The upper part of the parting strip is made removable, to allow the upper guide pins to slide through grooves, to permit the upper sash to reverse down into the room for cleaning the outside of the sash. When closed, the two sashes shut tight against the opposite sides of the parting strips, like doors, making tight joints. The sashes are drawn together and locked by an ordinary sash lock. (Austral Window Balance Co., Times Building, New York.)

ALBANY.—The State Department of Public Works, Albany, N. Y., has approved the contract for dredging the Mohawk River for Barge Canal work, at an estimated cost of \$4,000,000. A contract for the erection of a large dam in the Mohawk River above Rome was also approved, the cost of the proposed work being estimated at \$1,000,000. Bids for both contracts will shortly be advertised. Awards have been for contracts Nos. 60 and 64 to the Empire Engineering Co., New York, at its bid of \$1,349,084 for the former and \$1,290,492 for the latter work.

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BURNER TROUBLES.

A very practical subject at the annual national convention of the Acetylene Association, at Chicago, was discussed by Mr. J. M. Brock, of the Wm. M. Crane Co., 1133 Broadway. We are not able to reproduce the full address, but several portions are given:

IN this fierce struggle for business, and to meet a competitor's price, the generator man will often install a certain size machine when he knows a larger machine is required. It is needless to say what will happen in such a case. You know, of course, the generator will be drawn on too heavily and burner troubles will follow.

As acetylene is heated, it loses its illumination quality, and if heated to a high enough temperature, men that know tell us that 97 per cent. of the acetylene disappears entirely. By disappearing, they mean the nature of it is changed and but 3 per cent. is left unchanged. The effect of this heating is that the acetylene decomposes almost entirely into carbon. This is deposited and hydrogen is set free. The 3 per cent. of acetylene which is not changed sometimes forms naphthaline and this crystallizes.

I personally have made experiments. I have taken a $\frac{3}{4}$ -foot burner, lighted it and then applied the flame of a blowpipe to the end of the burner arm. By continuing to heat the burner arm, I would decrease the size of the $\frac{3}{4}$ -foot flame until the flame produced by the burner would be no larger than a pea. By metering the gas, I found that the volume of gas passing through the burner when heated was identical with that passing through the burner when normally cool, proving conclusively that heat has a serious effect on the illuminating value of acetylene.

The decomposition of carbide by water is very rapid and the degree of heat obtained varies with every form of generator. While the water may never reach the boiling point, the carbide may become red hot, the actual heat developed depending upon the rate of the flow of water and the manner in which it is distributed over the mass. It is common to have this temperature reach from 800 to 1,400 degrees Fahrenheit, and it is probable that in some parts of the mass a higher limit is obtained. This statement may be questioned. I believe, though, it is correct. I have verified it by referring carefully to the works of Prof. Vivian Lewes and other eminent authorities.

* * *

Still, a great many of the burner troubles can be successfully overcome if proper attention is given to the temperature in the generator. If conditions are such that this temperature cannot be kept down and the generator is overheated, a well-arranged scrubbing apparatus, which will get rid of the benzine, will be found a decided advantage and will stop a great many of the burner troubles.

If it so happens that trade conditions force you to install a smaller generator than should be installed, then make some provision to purify the impure gas such an installation is sure to produce. Sell your customer the generator, make your contract and after you have that nicely fixed, see if you cannot induce that customer to go to just a little extra expense and buy an efficient purifier.

I have made tests with burners, using acetylene generated in the ordinary manner, and used direct from the generator to the burner, without passing the gas through a purifying material, and I have found that after three hours' burning a liquid is deposited on the under side of the burner tips. As the experiment continued, this liquid became thicker and in so short a space of time as five hours one side of the burner became entirely choked.

The generator used in this experiment was of a type as is used on automobiles. No provision had been made to prevent the generator becoming overheated. I noticed at the conclusion of the experiment that the slacked lime was very yellow.

The next day I continued this experiment. In about an hour a slight deposit appeared on the burner tips. Shortly after carbon started to form and after six hours enough carbon had formed to distort the flame. I then cleaned the burner carefully and continued my tests with purified acetylene, taking my supply from a tank furnished by the Commercial Acetylene

Company, and although I was using exactly the same burner as I had used in the test just described, I found no trace or sign of the liquid I mentioned in the previous test. My burner did not discolor and, of course, no carbon formed. This should positively prove the cause of burner clogging is more due to the condition of the gas than to the burner.

* * *

The success of acetylene depends entirely on how faithfully we all do our respective parts. The carbide man must supply us with carbide that is as near pure as it is possible to make it. The generator man must give us an apparatus which is mechanically correct, and when planning an installation he must keep before him the need of making the installation sufficiently large to take care of every possible requirement. It would be a mighty good thing if some one in authority would make up a schedule that all generator men would work from—a schedule which would indicate the proper size generator for each installation, and if the generator men would get together and stop some of this fierce competition, it would remove the temptation to install a smaller generator when a larger one was necessary.

It should be the generator man's duty to see that the gas which is delivered to the burner is free of dust particles and that it is otherwise pure. If overheating could not be avoided, provisions should be made to purify the gas.

It should be the burner man's duty to supply a burner mechanically correct. By this, I mean the air inlet should be of proper size and of ample size. The gas orifices or gas ways should be positively equal on each side of the burner. The burner-tip, or burner-head, should be made of a material which is absolutely non-porous, so that the vital part of the burner would not be affected by coming in contact with acetylene or its products. The material should be of a nature which would successfully withstand the successive heatings and coolings that an acetylene burner is subjected to; and last, but not least, a burner so constructed that during burning, the burner head or tip would be kept normally cool. Unless these provisions are made, all the good work of the carbide maker, as well as the generator manufacturer will be spoiled by the burner.

A NEW INTERIOR DECORATION.

The pre-eminence claimed by many for the European over the American in artistic sense is given another illustration by the introduction into this country of a method of interior decoration that has been used in Germany for several years. It is a substitute for wall paper, imparting to the wall a soft and beautiful tone, which, it is announced, cannot be produced with paint or on paper. The material used is finely ground wool, dyed any color desired, and blown on the wall after it has been smoothed over and covered with a specially prepared varnish that causes the "flock" not only to adhere, but to adhere in such a manner that the surface is remarkably smooth. After the "flock" has been applied the wall can be stenciled, striped or embossed with any pattern desired.

This velour (it is called velour painting in Germany) has been used in continental Europe to finish the interior of residences, churches, libraries, schools, studios, etc. One of the features that will be particularly attractive to those interested in the United States is the claim that the imported decoration costs something like one-half an elaborate wall paper finish. Other features claimed for it are that its time of usefulness is limited only by the life of the wall, that it can be brushed clean and repaired as effectively and as easily as clothes, that the seams and ridges so frequently found in wall paper are done away with, that insects will have to seek elsewhere for a lodging if velour is used, that the decoration can be applied to glass, metal or furniture as well as to walls, and that this kind of final covering for a wall enhances the acoustical properties of a studio, having supplanted oil-painted music rooms in many instances.

The imported idea will be put on the market as silk-velour by the Silko-Velour Decorating Co., of which Mr. Jos. S. Schwab is president. Mr. Schwab has his office at 261 Broadway, and his company has the patent for using the method in the United States. Several contracts are pending for New York, one of them for the decoration of a handsome clubhouse having been practically closed.

PROJECTED BUILDINGS

The first name is that of the owner; 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.

Oliver st, No 50, 1-sty brk and stone outhouse, 9x13.4; cost, \$850; Alexander Boyd, 76 Lafayette st; ar't, Wm Kurtzer, 192 Bowery.—339.

Av A, No 227, 1-sty brk and stone outhouse, 8.8x12.8; cost, \$1,000; Dr Schultz, 44 W 44th st; ar't, O Reissmann, 30 1st st.—340.

BETWEEN 14TH AND 59H STREETS.

28th st, Nos 37-39 E, 9-sty brk and stone store and office building, 41.8x90.9, plastic slate roof; cost, \$185,000; J E Olson Construction, 39 W 25th st; ar't, Frederick C Zobel, 114-116 E 28th st.—338.

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

79th st, No 18 E, 5-sty and basement brk and stone dwelling, 30x52.2; cost, \$150,000; J W Haven, 100 E 79th st; ar't, Ogden Codman, 571 5th av.—335.

NORTH OF 125TH STREET.

135th st, s s, 275 e Broadway, three 6-sty brk and stone tenements, 42.6x86.11; total cost, \$120,000; Harris and Abraham Cohen, 168 Park Row; ar't, Chas B Meyers, 1 Union Sq.—336.

Iolo Grounds, about n w cor 8th av and 157th st, 2-sty concrete and frame temporary grand stand; cost, \$10,000; National Base Ball League, 157th st and 8th av; ar't, W D Hunter, Singer Building, Liberty st and Broadway.—337.

BOROUGH OF THE BRONX.

Home st, s w cor Vyse av, 5-sty brk stores and tenement, 40.0 3-5 x74.3; cost, \$32,000; O'Leary Realty & Con Co, 2234 Cambrelling av; ar't, John P Boyland, 396 Broadway.—586.

Home st, s s, 82.6 w Vyse av, three 4-sty brk tenements, 31.2½x 64.10 each; total cost, \$54,000; O'Leary Realty & Con Co, 2234 Cambrelling av; ar't, John P Boyland, 396 Broadway.—588.

Irvine st, w s, 100 s Garrison av, five 3-sty brk dwellings, 20x43 each; total cost, \$35,000; Anna M Pacher, 834 Union av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—603.

Main st, w s, 375 s Beach st, 1-sty frame dwelling, 20x50; cost, \$1,000; Herman Cordes, Main st, C I; ar'ts, Schaefer & Jaeger, 461 Tremont av.—590.

Marrin st, n w cor Balcom av, eleven 2-sty frame dwellings, 18.2x 48 each; total cost, \$44,000; Jos Diamond, 176th st and Berrian av; ar't, B Ebeling, 1136 Walker av.—610.

Manida st, w s, 395.6 s Lafayette av, 1-sty frame auto shed, 12x20; cost, \$500; Sevilla Home for Children, on premises; ar't, G Deisler, 225 5th av.—611.

Whittier st, w s, 235 n Garrison av, 2-sty brk dwelling, 22x53; cost, \$4,500; The Times Square Const Co, S S Lincoln, 460 W 41st st, pres; ar't, David W King, 1133 Broadway.—597.

Wright st, w s, 400 s 187th st, two 2-sty brk dwellings, 15.9x45 each; total cost, \$8,000; L Torregiana, 367 E 148th st; ar't, T J Kelly, 782 Morris Park av.—607.

151st st, s s, 48 e Park av, 1-sty frame shed, 24x20; cost, \$250; John P Pinto, 235 E 151st st; ar't, Wm Schnauffer, 363 E 149th st.—585.

163d st, s s, 100 e Washington av, 1-sty brk garage, 25x100; cost, \$5,000; Chas Schneider, 492 E 163d st, ow'r and ar't.—605.

167th st, n s, 100 w Prospect av, three 5-sty brk tenements, 40x91 each; total cost, \$120,000; Isaac Brown, 1356 Teller av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—602.

200th st, n s, 35 w Briggs av, three 3-sty brk tenements, 21x63 each; total cost, \$30,000; Nicholas Hodes, 1421 Crotona av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—601.

223d st, s s, 230 e White Plains road, 1-sty frame dwelling, 32x42; cost, \$1,000; Mirabella & Miano, 2074 2d av; ar't, L Howard, 1861 Carter av.—609.

Boyd av, e s, 225 n Jefferson av, 2-sty frame dwelling, 22x41; cost, \$4,000; Vincenzo Merendino, Monaghan av; ar't, L Howard, 1861 Carter av.—589.

Castle Hill av, e s, 263 s Parker av, two 3-sty brk dwellings, 24.6x 65 each; total cost, \$19,000; Mary De Canio and Katy Marcon, 98 Castle Hill av; ar't, Henry Nordheim, Boston road and Tremont av.—600.

City Island av, e s, 200 n Pilot st, 1-sty frame shed, 16x92; cost, \$700; Robert Jacob, City Island av; ar't, Gordon E Ward, City Island av.—596.

Concord av, e s, 202 n 141st st, 1-sty brk cold storage, 16x23.8; cost, \$3,500; Lincoln Hospital & Home, on premises; ar'ts, Toumey & Purdy, 320 5th av.—598.

Lyon av, n s, 25 e Dorris st, three 2-sty frame dwellings, 21x50 each; total cost, \$15,000; Gottfried Brubacher, Wayne st, J C; ar't, B Ebeling, 1136 Walker av.—591.

Morris Park av, s e cor Victor st, 2-sty brk stores and dwelling, 20 x85; cost, \$5,500; James Butler Inc., 390 Washington st; ar't, Wm H Gompert, 2102 Broadway.—599.

Marion av, e s, 250 n 189th st, 2-sty concrete church, 84.8x130; cost, \$90,000; The Church of Our Lady of Mercy, Rev P M Breslin, Marion av and 189th st, pastor; ar'ts, S H Poole & Co, 13 W 30th st.—606.

Starling av, s s, 150 w Glebe av, two 2-sty brk dwellings, 20x52 each; total cost, \$12,000; Halpin & Buhl, Starling and Glebe avs; ar't, Henry Nordheim, Boston road and Tremont av.—593.

Vyse av, w s, 40.0 3-5 s Home st, two 4-sty brk tenements, 31x65 each; total cost, \$36,000; O'Leary Realty & Con Co, 2234 Cambrelling av; ar't, John P Boyland, 396 Broadway.—587.

Valentine av, e s, 114.2 s 181st st, two 2-sty brk dwellings, 22x58 each; total cost, \$13,000; Arthur H Sigler, 2015 Creston av; ar't, J J Vreeland, 2019 Jerome av.—592.

Wales av, e s, 100 s 151st st, 2-sty brk dwelling and office, 22.3x25; cost, \$3,000; Josephine Vario, 608 Wales av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—604.

Wickham av, s s, 250 w Nereid av, three 2-sty frame dwellings, 21x 50 each; total cost, \$15,600; Edw J Cahill, Morris Park av; ar't, Timothy J Kelly, 712 Morris Park av.—594.

Wickham av, s s, 325 w Nereid av, 2-sty frame dwelling, 21x50; cost, \$5,200; Edw J Cahill, Morris Park av; ar't, Timothy J Kelly, 712 Morris Park av.—595.

Orchard Beach and Pelham Bay, 1-sty frame refreshment house, 16x 40; cost, \$1,500; City of New York; ar't, Martin Schenck, Claremont Park.—608.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Bayard st, Nos 98-100, skylights, partitions, windows, to three 5 and 3-sty brk and stone front and rear tenements; cost, \$400; Giovanni Lorili, 62 Mulberry st; ar't, Fred Musty, 177 Cherry st.—1667.

Elizabeth st, No 217, partitions, windows, tank, to 5-sty brk and stone store and tenement; cost, \$1,500; Estate of Alexander S Hunter, care Chas H Wessells, 207 W 131st st; ar't, Richard Rohl, 128 Bible House.—1647.

Hester st, No 176, cut windows, new drains, to 3-sty brk and stone tenement; cost, \$100; B Sparboro, 14 Franklin st; ar't, Jno A Rofrano, 34 Roosevelt st.—1646.

Leroy st, No 58, air shaft, partitions, to 5-sty brk and stone tenement; cost, \$4,000; James Carneval, 254 Washington st; ar't, O H Dietrich, 338 E 49th st.—1664.

Norfolk st, No 53, alter partitions, windows, to 5-sty brk and stone tenement; cost, \$500; Davis Silverman, 53 Norfolk st; ar't, Max Muller, 115 Nassau st.—1649.

William st, No 198, store fronts, iron columns, toilets to 5-sty brk and stone store and loft building; cost, \$2,000; Levy & Abraham Estate, 670 Fulton st, Brooklyn; ar't, Wm Kurtzer, Spring st and Bowery.—1660.

Walker st, Nos 123-125, dumb waiter shaft, partitions, to 4-sty brk and stone store and warehouse; cost, \$6,000; Estate John Hooper, Greenwich, Conn; ar't, Richard Rohl, 128 Bible House.—1662.

Washington st, Nos 81-85, erect tank to 7-sty brk and stone store and loft; cost, \$1,800; Geo J Faour, 63 Washington st; ar'ts, and b'rs, The Rusling Co, 39 Cortlandt st.—1676.

4th st, Nos 293-297 E, toilets, partitions, windows, to 3-sty brk and stone tenement; cost, \$1,500; Theodore Goetze, 412 W 146th st; ar't, C H Dietrich, 338 E 49th st.—1680.

10th st, No 337 East, windows, to 5-sty brk and stone tenement; cost, \$180; Henry Elfers, 16 Willett st; ar't, Henry Regelmann, 133 7th st.—1648.

17th st, No 13 W, windows, iron columns, beams, to 4-sty brk and stone dwelling; cost, \$2,000; D Guth, 13 W 17th st; ar't, O Reissman, 30 1st st.—1651.

17th st, Nos 100-102 W, partitions, stairs, to two 4-sty brk and stone lofts and dwellings; cost, \$800; Bayer Estate, care James Fellows, Astor Hotel, 94th st and Madison av; ar't, Chas Gens, Jr, 165 E 88th st.—1657.

26th st, No 117 W, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,500; Ph J Willenmann, 309 W 93d st; ar't, O Reissmann, 30 1st st.—1670.

36th st, No 23 W, partitions, to 6-sty office building; cost, \$1,000; A Friedlander, 72 5th av; ar'ts, Sommerfeld & Steckler, 19 Union Sq.—1666.

40th st, Nos 403-405 W, partitions, galvanized skylights, to four 5-sty brk and stone tenements; cost, \$4,500; Sarah H and Elizabeth A Pattison, Cronton av, Ossining, N Y; ar't, E Wilbur, 120 Liberty st.—1673.

47th st, No 341 E, partitions, windows, sinks, to 5-sty brk and stone tenement and store; cost, \$600; Isaac Parshelsky, 59 Montrose av, Brooklyn; ar'ts, Glucoft & Glucoft, 52 Graham av.—1681.

47th st, No 448 W, skylights, windows, to 5-sty brk and stone tenement; cost, \$500; Christine Schaefer, 448 W 47th st; ar'ts, Thom & Wilson, 1123 Broadway; b'r, Peter J Ryan, 314 W 44th st.—1672.

59th st, No 311 W, alter piers, to 5-sty brk and stone lofts and studios; cost, \$275; Ely J Rieser, 28th st and 1st av; ar'ts and b'rs, Rieser Realty & Const Co, 28th st and 1st av.—1678.

65th st, No 119 E, 1-sty and basement brk and stone rear extension, 9x17, partitions, to 3-sty brk and stone dwelling; cost, \$5,000; Frederick S Lee, 125 E 65th st; ar't, T J Ivans, 428 Macon st, Brooklyn.—1665.

74th st, No 162 E, plumbing, hot air furnace, to 3-sty brk and stone residence; cost, \$5,000; ow'rs & ar'ts, Grosvenor Aterbury and Stowe Phelps, 20 W 43d st.—1653.

79th st, No 138 W, cut windows, to 4-sty brk and stone dwelling; cost, \$300; Wm C E Bergmann, 138 W 79th st; ar't, A H Zacharius, 402 Columbus av.—1655.

121st st, No 309 E, partitions, toilets, skylights, to 4-sty brk and stone tenement; cost, \$1,500; Samuel H Lehrer, 10 Cannon st; ar't, Henry Lehrer, 132 Columbia st.—1679.

145th st, No 591 W, partitions, to 2-sty brk and stone dwelling; cost, \$2,000; Leila Leeds, 591 W 145th st; ar't and bld'r, John P Leo, 770 St Nicholas av.—1656.

145th st, Nos 506-508 W, partitions, stairs, stoops, show windows, to two 5-sty brk and stone stores and dwellings; cost, \$6,000; D D Lawson, 508 W 142d st; ar't, J C Cocker, 2010 5th av.—1659.

Amsterdam av, No 151, 1-sty brk and stone rear extension, 15x 27.6, partitions, stairs, to 4-sty brk and stone store and tenement; cost, \$1,000; Mrs L Holtz, 151 Amsterdam av; ar't, C H Dietrich, 338 E 49th st.—1663.

Bowery, No 295, store fronts, to 5-sty brk and stone store and loft; cost, \$300; J Polansky, 295 Bowery; ar't, Alfred L Kehoe, 1 Beekman st.—1652.

Bowery, No 200½, steel beams, show windows, to 3-sty brk and stone store and dwelling; cost, \$600; Wm A White, 62 Cedar st; ar't, Chas M Straub, 147 4th av.—1645.

Madison av, No 280, partitions, windows, to 4-sty brk and stone dwelling; cost, \$1,600; C M Hyde, 284 Madison av; ar'ts, Bertine & Co, 8 W 32d st.—1675.

1st av, Nos 573-575, doors, new stairs, to two 5-sty brk and stone packing house; cost, \$250; Wm G Wagner, premises; ar't, John H Friend, 148 Alexander av.—1671.

2d av, No 2000, alter brk wall, to 4-sty brk and stone tenement; cost, \$600; Jack Vigorito, 239 E 120th st; ar't, J H Tilmeyer, 39 W 38th st.—1674.

3d av, No 1333, 1-sty brk and stone rear extension, 14x17, skylights, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$250; Katherine R Saxton, 831 Lexington av; ar't, Fred Musty, 177 Cherry st.—1668.

6th av, No 383, show windows, cornices, new front, to 1 and 5-sty brk and stone store; cost, \$1,200; Elmer A Darling, 1111 Broadway; ar'ts, Jardine, Kent & Jardine, 3 W 29th st.—1677.

7th av, No 395, cut windows, to 5-sty brk and stone store and tenement; cost, \$150; Penna Tunnel & Terminal R R Co, 315 5th av; ar't, Frank Hausle, 81 E 125th st.—1669.

8th av, No 901, bath rooms, partitions, skylights, to 4-sty brk and stone store and tenement; cost, \$1,500; Alex Cadoo, 375 West 48th st; ar't, James W Cole, 403 W 51st st.—1650.

8th av, No 934, steel girders, alter store fronts, to 5-sty brk and stone store; cost, \$600; August Eickelberg, 934 8th av; ar'ts, Crow, Lewis & Wickenhoefer, 160 5th av.—1658.

9th av, No 240, vent shaft, partitions, to 5-sty brk and stone tenement and store; cost, \$2,500; Joseph M Ohmers, 133 W 119th st; ar't, Wm G Clark, 438 W 40th st.—1661.

11th av, No 676, partitions, toilets, to 4-sty brk and stone store and tenement; cost, \$500; Seaboard Land & Mortgage Co, 220 Broadway; ar'ts, Chas H Treat & Son, 230 W 49th st.—1654.

BOROUGH OF THE BRONX.

155th st, s s, 125 e Courtlandt av, move new side wall, new partitions, &c, to 3-sty frame tenement; cost, \$3,500; Abraham Kaufman, 368 E 149th st; ar't, Wm Schnauffer, 363 E 149th st.—428.

161st st, s s, from Sheridan to Morris avs, 1-sty frame extension, 29x85, to 1-sty frame boiler house; cost, \$3,000; N Y C & H R R Co, Grand Central Station; ar't, C E Lindsay, Grand Central Station.—429.

188th st, No 659, 1-sty frame extension, 18x13.6, to 2-sty and attio frame dwelling; cost, \$350; Pietro Griscuolo, on premises, ow'r and ar't.—427.

Broadway, n w cor 246th st, new doors, new partitions, &c, to 2-sty frame hotel; cost, \$500; John G Beck, on premises, lessee; ar'ts, Ahneman & Younkheere, 3320 Bailey av.—426.

Bedford Park Boulevard, n s, 60.3 e Valentine av, new baths, new partitions, &c, to two 4-sty brk stores and tenements; total cost, \$4,000; J Henry Escher, 2850 Decatur av; ar't, Clemens Deisler, 941 E 172d st.—425.

Morris Park av, n s, 166 w Unionport road, 1-sty frame extension, 14.6x5.3, to 2-sty frame store and dwelling; cost, \$400; Elizabeth Beckmeyer, on premises; ar't, Timothy J Kelly, 782 Morris Park av.—430.

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.	
Aug. 7 to 13, inc.		Aug. 9 to 15, inc.	
Total No. for Manhattan.....	123	Total No. for Manhattan.....	117
No. with consideration.....	10	No. with consideration.....	6
Amount involved.....	\$772,800	Amount involved.....	\$245,000
Number nominal.....	113	Number nominal.....	111
1908.		1907.	
Aug. 7 to 13, inc.		Aug. 9 to 15, inc.	
Total No. Manhattan, Jan. 1 to date.....	6,190	Total No. Manhattan, Jan. 1 to date.....	8,985
No. with consideration, Manhattan, Jan. 1 to date.....	433	No. with consideration, Manhattan, Jan. 1 to date.....	603
Total Amt. Manhattan, Jan. 1 to date.....	\$22,491,357	Total Amt. Manhattan, Jan. 1 to date.....	\$31,485,386

1908.		1907.	
Aug. 7 to 13, inc.		Aug. 9 to 15, inc.	
Total No. for the Bronx.....	107	Total No. for The Bronx.....	114
No. with consideration.....	11	No. with consideration.....	7
Amount involved.....	\$133,760	Amount involved.....	\$62,445
Number nominal.....	96	Number nominal.....	107
1908.		1907.	
Aug. 7 to 13, inc.		Aug. 9 to 15, inc.	
Total No., The Bronx, Jan. 1 to date.....	5,013	Total No., The Bronx, Jan. 1 to date.....	6,313
Total Amt., The Bronx, Jan. 1 to date.....	\$3,718,470	Total Amt., The Bronx, Jan. 1 to date.....	\$5,430,551
Total No. Manhattan and The Bronx, Jan. 1 to date.....	11,203	Total No. Manhattan and The Bronx, Jan. 1 to date.....	15,298
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$26,209,827	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$36,915,937

Assessed Value Manhattan.

1908.		1907.	
Aug. 7 to 13, inc.		Aug. 9 to 15, inc.	
Total No., with consideration.....	10	Total No., with consideration.....	6
Amount involved.....	\$772,800	Amount involved.....	\$245,000
Assessed value.....	\$666,500	Assessed value.....	\$232,500
Total No., Nominal.....	113	Total No., Nominal.....	111
Assessed value.....	\$6,606,000	Assessed value.....	\$3,932,000
Total No. with consid., from Jan. 1 to date	433	Total No. with consid., from Jan. 1 to date	603
Amount involved.....	\$22,491,357	Amount involved.....	\$31,485,386
Assessed value.....	\$17,767,600	Assessed value.....	\$20,900,100
Total No. Nominal.....	4,757	Total No. Nominal.....	8,382
Assessed value.....	\$291,777,200	Assessed value.....	\$242,231,500

MORTGAGES.

1908.		1907.	
Aug. 7 to 13, inc.		Aug. 9 to 15, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	124	Total number.....	96
Amount involved.....	\$3,591,614	Amount involved.....	\$428,442
No. at 6%.....	67	No. at 6%.....	44
Amount involved.....	\$701,764	Amount involved.....	\$193,227
No. at 5%.....	9	No. at 5%.....	15
Amount involved.....	\$132,500	Amount involved.....	\$87,135
No. at 5 1/2%.....	26	No. at 5 1/2%.....	30
Amount involved.....	\$1,579,500	Amount involved.....	\$135,630
No. at 4%.....	4	No. at 4%.....	6
Amount involved.....	\$86,600	Amount involved.....	\$688,000
No. at 4 1/2%.....	1	No. at 4 1/2%.....	1
Amount involved.....	\$3,000	Amount involved.....	.....
No. at 3%.....	.....	No. at 3%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 2%.....	.....	No. at 2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. without interest.....	18	No. without interest.....	7
Amount involved.....	\$1,091,250	Amount involved.....	\$29,450
No. above to Bank, Trust and Insurance Companies	24	No. above to Bank, Trust and Insurance Companies	7
Amount involved.....	\$2,085,500	Amount involved.....	\$125,500
1908.		1907.	
Aug. 8 to 14, inc.		Aug. 10 to 16, inc.	
Total No. Manhattan, Jan. 1 to date....	5,611	Total No. Manhattan, Jan. 1 to date....	9,749
Total Amt. Manhattan, Jan. 1 to date....	\$191,434,315	Total Amt. Manhattan, Jan. 1 to date....	\$243,964,043
Total No., The Bronx, Jan. 1 to date....	4,567	Total No., The Bronx, Jan. 1 to date....	5,785
Total Amt., The Bronx, Jan. 1 to date....	\$23,497,112	Total Amt., The Bronx, Jan. 1 to date....	\$57,568,218
Total No., Manhattan and The Bronx, Jan. 1 to date.....	10,178	Total No., Manhattan and The Bronx, Jan. 1 to date.....	15,534
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$214,931,427	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$301,530,261

PROJECTED BUILDINGS.

1908.		1907.	
Aug. 8 to 14, inc.		Aug. 10 to 16, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	8	Manhattan.....	11
The Bronx.....	56	The Bronx.....	59
Grand total.....	64	Grand total.....	70
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$466,850	Manhattan.....	\$2,371,300
The Bronx.....	558,550	The Bronx.....	570,900
Grand total.....	\$1,025,400	Grand total.....	\$2,942,200
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$60,005	Manhattan.....	\$239,020
The Bronx.....	11,750	The Bronx.....	9,900
Grand total.....	\$71,755	Grand total.....	\$248,920
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	362	Manhattan, Jan. 1 to date.....	742
The Bronx, Jan. 1 to date.....	1,027	The Bronx, Jan. 1 to date.....	1,407
Mhhtn-Bronx, Jan. 1 to date	1,389	Mhhtn-Bronx, Jan. 1 to date	2,149
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$51,796,146	Manhattan, Jan. 1 to date.....	\$57,524,860
The Bronx, Jan. 1 to date.....	9,281,975	The Bronx, Jan. 1 to date.....	14,907,650
Mhhtn-Bronx, Jan. 1 to date	\$61,078,121	Mhhtn-Bronx, Jan. 1 to date	\$72,432,510
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$8,593,001	Mhhtn-Bronx, Jan. 1 to date	\$13,759,123

BROOKLYN.

CONVEYANCES.

1908.		1907.	
Aug. 6 to 12, inc.		Aug. 8 to 14, inc.	
Total number.....	409	Total number.....	430
No. with consideration.....	21	No. with consideration.....	25
Amount involved.....	\$224,427	Amount involved.....	\$106,670
Number nominal.....	388	Number nominal.....	405
Total number of conveyances, Jan. 1 to date.....	16,776	Total number of conveyances, Jan. 1 to date.....	22,518
Total amount of conveyances, Jan. 1 to date.....	\$12,938,975	Total amount of conveyances, Jan. 1 to date.....	\$14,014,854

MORTGAGES.

1908.		1907.	
Aug. 6 to 12, inc.		Aug. 8 to 14, inc.	
Total number.....	333	Total number.....	475
Amount involved.....	\$1,299,297	Amount involved.....	\$1,855,905
No. at 6%.....	238	No. at 6%.....	224
Amount involved.....	\$668,519	Amount involved.....	\$728,634
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5 1/2%.....	68	No. at 5 1/2%.....	186
Amount involved.....	\$556,180	Amount involved.....	\$822,975
No. at 5 1/4%.....	.....	No. at 5 1/4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	18	No. at 5%.....	46
Amount involved.....	\$39,753	Amount involved.....	\$241,625
No. at 4 1/2%.....	.....	No. at 4 1/2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	1	Amount involved.....	.....
No. at 3%.....	.....	No. at 3%.....	.....
Amount involved.....	\$4,500	Amount involved.....	.....
No. without interest.....	1	No. without interest.....	.....
Amount involved.....	\$700	Amount involved.....	.....
Total number of Mortgages, Jan. 1 to date.....	16,464	Total number of Mortgages, Jan. 1 to date.....	23,073
Total amount of Mortgages, Jan. 1 to date.....	\$56,696,696	Total amount of Mortgages, Jan. 1 to date.....	\$101,997,669

PROJECTED BUILDINGS.

1908.		1907.	
No. of New Buildings.....	95	No. of New Buildings.....	101
Estimated cost.....	\$1,599,625	Estimated cost.....	\$1,002,790
Total Amount of Alterations.....	\$518,725	Total Amount of Alterations.....	\$176,198
Total No. of New Buildings, Jan. 1 to date.....	2,926	Total No. of New Buildings, Jan. 1 to date.....	6,236
Total Amt. of New Buildings, Jan. 1 to date.....	\$17,872,208	Total Amt. of New Buildings, Jan. 1 to date.....	\$47,102,351
Total Amount of Alterations, Jan. 1 to date.....	\$3,837,077	Total Amount of Alterations, Jan. 1 to date.....	\$4,413,402

THE WEEK.

THE week was exceedingly dull and uninteresting from a sales standpoint. In fact, at one time it seemed that the record for the least number of sales reported would be broken, but towards the end of the week there was an increase in the volume of business done. A few figures may put some light on the general market condition.

The total number of conveyances recorded for the week ending Jan. 4, 1908, in Manhattan, was 152, and in the Bronx, 103. The week ending Jan. 5, 1907, the total in Manhattan was 357, and in the Bronx 147. This shows that the business in Manhattan was more than twice as much in 1907, and in the Bronx about one-half again as much than in the current year.

The figures for the three months ending March 28, 1908, shows that Manhattan recorded 2,358 and the Bronx 1,700, while in 1907 during the same period the totals read 3,681 for Manhattan and 2,144 in the Bronx, or about one and a half times in Manhattan last year, and about one-quarter more in the Bronx, as compared with this year. This ratio is being maintained and it will not be long before larger figures will be on the right side of the ledger.

Among the sales of interest put through was that of No. 14 Barclay st, a 5-sty store and loft building, 24.11x100.11. The plot was purchased by Mr. Oswald Garrison Villard, publisher of the Evening Post, and abuts on the new Post Building in Vesey st. This property originally belonged to Trinity Corporation, having been part of the Queens farm granted to the church in 1703. The handsome 4-sty and basement brownstone high stoop dwelling No. 27 West 74th st also changed hands. This property is located in a block devoted exclusively to residences. One block to the east is Central Park, and still it is conveniently located to the elevated railway station on Columbus av and 72d st, or the subway express station at 72d st and Broadway. The two 5-sty flats 319 and 321 East 78th st were sold and immediately resold. There are four similar structures in a row, each with a frontage of 25 feet and a lot depth of 102.2.

Among the notable mortgages recorded during the week was one affecting the property located on the southeast corner of Amsterdam av and 73d st. The premises are improved with a

high-class apartment and are owned by the Ripley Realty Co., who also own a similar building occupying the northeast corner of 72d st and Amsterdam av, adjoining. The mortgage just placed is for \$600,000 and has three years to run, bearing interest at five per cent. The Albany Savings Bank was the lender. This institution has been placing a large amount of money on bond and mortgage in this city during the past few months, which goes to show the confidence that Manhattan realty has inspired.

Another mortgage of interest was also for \$600,000, on the property known as Nos. 93 to 97 William st. This loan was made to the William St. Offices by the North River Insurance Co., and is due May 1, 1929. It was a purchase money mortgage. The interesting feature of this transaction lies in the fact that the interest rate is four per cent. The interest rates have been on the decline for some months past, but it is only recently that any money could be procured at as low a rate as four per cent. Wetzel Building, a corporation, gave a mortgage for \$190,000 to John W. Sterling for three years bearing interest at five per cent. on the property No. 4 East 44th st, 45x96.10, located 105 feet east of 5th av.

Undoubtedly the interest of the week was centred in the leasing side of the market. Several important hotels changed hands, besides mercantile, loft, store buildings and dwellings. The market seems to be a little permature this year, probably due to the fact that there is a shortage of dwelling houses to be had. On the other hand, there is a surplus of loft and store properties on the market at the present time. The renting season, however, for the latter class of property will not be here until the first of February.

The Hotel Gotham, 5th av and 55th st, was leased to Charles Wetherbee and William R. Wood, managers of the Hotel Buckingham, for a term of 21 years, and a rental said to amount to \$3,600,000. The lessees are still going to continue running the Buckingham, and it is stated that the Hotel Gotham will be run on the same lines. The 6-sty and basement mercantile building, on the southwest corner of University pl and 9th st, was also leased. The owners of the property are the Sailors' Snug Harbor. The 11-sty store and loft building 49 and 51 West 24th st, now in the course of construction, was leased to Lee Holstein for a long term of years.

The Hotel Belleclaire, on the southwest corner of Broadway and 77th st, was also leased. The length of the term is 21 years and the total rental aggregates \$1,500,000, including taxes. The furniture and fixtures in this building were also disposed of. Another lease of vast importance that was just consummated affect the Hotel Saranac, on the west side of Broadway, between 41st and 42d sts, which is referred to at length in another column. Taken all together, the leasing side of the market was exceedingly active.

THE AUCTION MARKET

THE auction market differed but little from that of the preceding weeks. There were no voluntary sales, and with one or two exceptions the offerings had but little bearing on the market at large. The interest of the week centred in the salesroom on Thursday when the Hotel Bristol, Nos. 122 and 124 West 49th st, was put up for sale. This is an 11-sty structure with a frontage of 50 feet and a depth of 135 feet, built on a lot 145.6 deep. The plaintiff bought the property for \$50,000 over the judgment. Two 3-sty brick dwellings, Nos. 129 and 131 West 48th st, were included in the bid.

At the stand of Joseph P. Day on last Monday there were four parcels offered for sale. Two were purchased by parties in interest, one went to the plaintiff and the last was sold to an outsider. This last mentioned property is No. 133 East 47th st, located 140 feet east of Lexington av, 17.6x100.5, 3-sty dwelling. The amount due on the judgment was \$648.28; taxes and other charges amounting to \$224.32. This property was subject to a mortgage of \$14,000 and was knocked down to Montgomery Maze for \$16,695.

The offerings at the auction mart on Tuesday were also four in number, three at the stand of Jos. P. Day and one offered by Samuel Goldsticker. This latter property, known as No. 409 East 124th st, a 5-sty tenement and store, 25x100.11, went to Henry London for \$16,510, which sum was less than the prior mortgage and the amount due on the judgment. On Wednesday there were ten parcels offered, three of which were sold by the order of the State Land Commissioners, but they were withdrawn, as no bids were received. The property No. 223 East 60th st, 20x100.5, a 4-sty dwelling, located 275 feet east of 3d av, was purchased by J. F. Fallon for \$15,000. This was a petition sale.

A large vacant plot located on Broadway, 125 feet east of Dyckman st, 100x157x irregular, went to the plaintiff for \$10,000. The amount due was \$23,083.93; taxes and other charges aggregating \$2,393.92. Geo. J. Gould and others foreclosed a mortgage on the property located on Broadway, 300 feet east of Dyckman st, 64x157x irregular, and bought the property in for \$18,250. This property was purchased by the Gould family a number of years ago and it was sold by them when the boom in the Dyckman district was at its height.

TAXPAYERS' CONFERENCE.

At the meeting of the executive committee of the Greater New York Taxpayers' Conference, held Thursday, August 13, a letter was prepared inviting all the principal organizations of real estate owners and taxpayers in Greater New York to join the conference. There are no dues, and the only purpose of the conference is to furnish a common clearing house for information of interest to taxpayers. The first special work of the conference is the study of the budget. Organizations, as well as individual taxpayers, are invited to send suggestions to the executive committee as to places where retrenchment is possible, or where some general injury results from insufficient appropriations.

One member of the executive committee suggested that a stand ought to be made not only against the total pay roll of the city, but against the salary rate, more particularly for clerical assistants. He gave some interesting comparisons; for example of city stenographers receiving \$1,400 or \$1,800 a year who are no better qualified than stenographers in the downtown district receiving from \$900 or \$1,000 a year. Bookkeepers, too, he declared, who would be well paid in a private business at \$75 a month, seem to feel that they are entitled to \$100 or even \$150 when they become city employees. Not satisfied with more pay than the market rate, city employees expect to work fewer hours, stopping at four o'clock every day in the year, many of them taking full half-holidays in the summer.

SALARY QUESTION.

The salary evil, according to one participant in the discussion, is not so much that the city's price for an expert stenographer is too high but that stenographers are employed and paid expert rates who are inexpert. It was suggested that the place to begin is not in the size of salaries, but rather in the number of salaries; for everybody admits that the city employs more help than is needed to do the work required. There seems no special reason why city employees should not be expected to work for all the time they are paid for, and to do the quality of work for which they receive payment. It would be more profitable this year to fasten the attention on the quality and quantity of work and to take up later any definite proof that may exist as to overpay for the work described in the employee's title.

Of great interest at this time is the question of the taxpayer's interest in revenues which the city is now deriving from the various concessions and leases which taxpayers will see enforced in the various parks and public places. Here again, the Record and Guide invites questions and suggestions from readers bearing upon privileges for which too little or nothing is paid, where the traffic seems to justify a good revenue. The readers of the Record and Guide are familiar with the condition of the streets, parks, school buildings, school children, the river front, etc. We should like to know of places where streets are not being properly kept, where public buildings are falling into disrepair, where there is inadequate protection against contagion, where park properties are run down. While we prefer to publish the names of correspondents, we shall preserve confidence where this is requested. We believe that a great service can be rendered the taxpayers of this city if the constituency of the Record and Guide will put it in position to make definite suggestions with regard to specific retrenchments or additions for the budget for 1909.

TIMES SQUARE PLOT UNDER FORECLOSURE.

Foreclosure proceedings have been instituted against James Churchill et al affecting the property Nos. 206, 208, 210 and 212 West 46th st, four 4-sty brown stone, high stoop dwellings, 79x100.5.

These houses were owned by N. Taylor Phillips, Beatrice and Rosalie S. Phillips and were sold to the defendants on October 1, 1906, who formed a realty company bearing his name, and had the property re-transferred.

The property is subject to a mortgage of \$145,000. The ground was assessed at \$86,000, and with improvements \$94,000. It is located 118 feet west of Broadway. It will be sold at the stand of Joseph P. Day on August 20th.

The Index to Volume LXXXI. of the Record and Guide, covering the period between January 1 and June 31, 1908, is now ready for delivery. Price ONE DOLLAR. This Index in its enlarged form is now recognized as indispensable to every one engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and the BRONX. Orders for the Index should be sent at once to the offices of publication, 11-15 East 24th St.

LAW DEPARTMENT

COMMISSIONS.

It has seemed of late that our friends the brokers had been handed only lemons through this department, but that has only been, we feel assured, because some brokers have felt poor and have pushed claims into court, which in better times they would not in self-respect seek to urge, and the courts have severely sat down upon such efforts.

Another fact to be taken into consideration, too, is that brokers' claims for commissions are very generally first, and are paid without contention, and so do not get into the courts—or being just, are often dodged by recourse to the reprehensible trick of conveyance to a dummy and sale through him. We heartily wish this practice could be well ventilated some time in court, but like Black Hand crimes, of which there is generally the greatest moral certainty, it is very hard to get legal evidence that will be better than one man's say against another—and that makes very uncertain litigation.

Both parties to a claim and refusal of commission, however, are sometimes honestly at sea; and even when the courts, following such best sense and customs of the business, as they can formulate in the trial of many similar cases, discover and lay down in form of general rules for the clearing up of such questions, many stumble honestly who seek to follow therein.

A case of such a nature—or perhaps an effort to wedge in a distinction from the well-known general rule, that after a broker once introduces a party desiring to purchase, who is acceptable to the would-be seller, and a bargain is struck, the broker is no longer dependent on the ultimate outcome—was a case decided not long since on appeal between a broker who had been dismissed in the lower court on such a state of facts and a woman vendor who after making the bargain, which was at first in memorandum form—and both parties resting on it, till it could be put in contract form—had later tried by change of date of completion to avoid payment of some water tax falling due on that day.

The rule was again emphasized by the Appellate Court in words as follows: "The minds of the vendor and vendee had met upon all of the material elements of the sale, including the day on which the title should pass; and the fact that upon such day the water tax would become a lien upon the property, and its payment required by her to place her in a position where she could consummate her contract, did not take from the plaintiff (broker) the right to payment of the commission he had earned. The contract was in strict accord with the memorandum and he (the broker) was entitled to his commission, if the purchaser was able to perform."

The introduction into the opinion of the last clause above quoted, in the nature of what is known as "dictum," or free surplus law interjected, gives pause to a full acceptance of the otherwise confirmatory value of this opinion, to the well-established general rule governing such cases.

We think the court, in a case where such a question should again arise, and where later failure to complete by the expected purchaser occurs, and is the direct excuse for not paying the broker his commission, will hold as in other cases has been held where such an event has arisen, that the vendor's acceptance of the expected purchaser and the signing the contract by both, relieves the broker of any further guarantee of responsibility as to the purchaser's completing, or being able later to pay the price—except under special conditions as where the broker signs the contract as agent for the seller, or has made special representations of guarantee. It is always within the right of the seller to demand all cash if he so wish, or any sum he may require to make himself secure on signing a contract; and having once accepted the would-be purchaser, it is our opinion, and we believe it to be the law, that the question is once for all affirmatively settled, and the broker at once entitled, if he have not agreed to postponement, to receive his commission then and there from the seller.

POSSESSION.

To the Editor of the Record and Guide:

It occasionally happens that in the work of erecting a building, the owners, perhaps because of the delays, finding the building will not be ready at the time agreed, move into the premises, taking possession of the same before the work has been entirely completed. Provided no extras have been ordered, does such action on the part of the owners signify the acceptance of the work which has been done? Do you know of any cases of this kind or of a similar character which have had legal decisions? If so, would you quote one or two instances?

If extras have been ordered which would tend to delay the original completion of the work, would the taking possession of the premises by the owners signify their acceptance of the same?

An answer will be greatly appreciated.

J. E. N.

Answer.—An owner is always entitled to go on or stay on his own land. If not moving in by consent he would undoubtedly be mulcted by a court for any damage to the contractor occasioned thereby.

We know of no cases on the especial point.—Ed.

VACANCIES IN LOFT BUILDINGS.

WHILE THERE ARE NUMEROUS VACANCIES IN THE NEWER STRUCTURES OWNERS LOOK FOR A BETTERMENT OF CONDITIONS.

Many owners of property located north of 23d st, between 5th av and Broadway, have been considerably worried because the new loft and office buildings have not rented up to expectations. Several proposed operations have been temporarily abandoned until, in their opinion, conditions warrant the necessary expenditure of money. A walk through most of the streets in that zone will show vacancies in loft buildings, but the reason assigned as the cause is in nearly all cases, "hard times."

There have been striking instances where favorable leases have been consummated, as in the case of the building Nos. 13 and 15 West 27th st, an 11-story structure, which was leased last week for ten years and one month from January 1, 1909, at an aggregate rental of \$322,625. The monthly rent for the first five years is \$2,625, and taxes and repairs, and thereafter \$2,708.33, and taxes and other charges.

On the other hand, the old "Arena" restaurant on West 31st st has been vacant for some time. In fact it was never a paying proposition since Muschenheim took charge of the Hotel Astor when it was first opened, and a couple of doors to the east is a structure with a frontage of 33.4 feet entirely vacant. This building was under lease to Haas Brothers, but now it is on the market for rent.

Burton J. Berry, of Ames & Co., of 26 West 31st st, in speaking of the renting situation, said: "It is our experience that the demand for apartments ranging from \$30 to \$50 a month has never been better than at the present time. This is due, in a measure, to the fact that many families are staying in town this summer, while as a rule they make a practice of leaving the city for two or three months during the hot weather. There is not a good demand just now for lofts and offices in this neighborhood. This is undoubtedly due to the present depression. In several instances that have come to my personal attention business houses have moved, so that a considerable amount might be saved on the rent account. This state of affairs holds good even down to the tenement house dweller. There are many vacancies in the more expensive of this type of house. Those families, let us say, who have been in the habit of paying \$15 a month are now occupying a flat which rents for \$10 or \$12. The condition of the realty market, however, is on the mend. Another month will show a vast improvement. Three months ago it was simply folly to advertise. We tried it and got very little out of it. For the last two weeks the conditions have changed; not only have we had inquiries, but the results have been most gratifying."

A representative of the firm of J. Romaine Brown & Co., located at 53 West 33d st, said: "In the section between 20th and 40th sts the renting of dwelling houses is a thing of the past, except in isolated cases. While there are still a number of dwellings in the side street in this section which have not been altered for business purposes, still it is almost impossible to find one that can be had on a straight lease. The large majority of leases have a sixty or ninety day clause attached, which precludes the owner receiving as much rental than he would if this clause were eliminated. The reason for this clause is, of course, so that in case property is sold, possession can be given. Those plots which have been improved with loft and office buildings have not rented particularly well. It is not my opinion that there are too many buildings of this character in this zone at the present time, but it is simply and solely due to the 'bad times.' Tenants are staying on in their old quarters, paying the same rent. They are letting well enough alone. The rental season really commences on February 1, and in many instances concessions are being given up to that date. If a tenant desires to move into new quarters before that date, he will in all probability get a reduction. The asking price for property on our block is between \$1 and \$1.50 per square foot."

A prominent broker, who has made a study of realty in the side streets off 5th av, above 23d st, said: "Most of those firms doing business in this locality depend, in a large measure, on carriage trade for their living. It is needless to add that when the hot weather comes to town this class of trade leaves. So true is this statement that many establishments close up shop for the summer. In most instances branch stores are opened in the fashionable resorts, such as Newport or Narragansett. Many property owners have expressed great disappointment because their loft and office buildings located on the side streets have not been better rented. This is only a temporary condition, and in the long run they will be, in my opinion, a large gainer, for it will put a damper on too many others following suit. A course of education must be gone through. The shoppers must be taught that articles of superior quality can be purchased on a side street as well as on the avenue. Undoubtedly the 5th av traffic congestion will materially help not only the owners of property off the avenue, but also the shop keeper. After the first of next February I look to see business revive and the depression a thing of the past."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BARCLAY ST.—Oswald Garrison Villard, publisher of the Evening Post, bought from Francis B. Stevens 14 Barclay st, a 5-sty store and loft building, 24.11x100.11, abutting the new Evening Post Building at 20 to 24 Vesey st. On the southwest cor of Church st, 24.9 ft west of the property just sold is St. Peter's Roman Catholic Church. The property originally belonged to Trinity Church, having been part of the Queen's Farm, granted to the church in 1703. Douglas Robinson, Charles S. Brown & Co. and Samuel Williams were the brokers in the transaction.

Tenement Changes Hands.

BROOME ST.—Reich & Schlesinger sold 59 Broome st, a 5-sty tenement, 25x100, located 50 ft east of Cannon st. The present seller bought this property from Caroline M. Smith Aug 2, 1906.

36TH ST.—John P. Kirwan sold for William Richtberg 209, 211 and 213 West 36th st, three 4-sty brk tenements, 50.8x98.9, about 37 feet west of the Hotel York.

Hotel Flanders Property Sold.

47TH ST.—John H. Fife Co. sold the Hotel Flanders property, including the furnishings, 133-135-137 West 47th st, a 12½-sty fireproof hotel, 60x100, for the Hudson Realty Co., who represent the owners, to Mr. Horace M. Swetland. The Hudson Realty Co. took in part payment from Mr. Swetland 9 West 68th st, a 6-sty apartment building, 28½x100. The total amount involved in the deal was \$470,000. Mr. Horace R. Shares, proprietor of the Hotel Longacre, 157-159 West 47th st, purchased the furnishings from Mr. Swetland, and took a lease of the Hotel Flanders for a term of 20 years at an aggregate net rental of more than \$500,000.

NORTH OF 59TH STREET.

68TH ST.—In part payment for the Hotel Flanders property, located on the north side of 47th st, between 6th and 7th avs, Horace M. Swetland gave the Hudson Realty Co., 9 West 68th st, a 6-sty apartment house, 28.6x100. The total amount involved in the deal was \$470,000.

74TH ST.—Paul Outerbridge sold 27 West 74th st, a 4-sty and basement stone front dwelling, 25x109.4, with a 2-sty extension. The premises next door is a practical duplicate of the building just sold. This block is an exceptionally fine residential one. The Langan, a 12-sty apartment, occupies the block front between 73d and 74th sts, and the San Remo, a 10-sty fireproof apartment hotel, the block front between 74th and 75th sts.

78TH ST.—William Wolff's Sons sold for the Vincent Realty Co. 319 and 321 East 78th st, two 5-sty flats, 25x102.2 each, to Clara Thomann. The Vincent Realty Co. took title on June 11th, 1908.

78TH ST.—William Wolff's Sons sold for Clara Thomann to Frank G. Weiss, the two 5-sty flats 319 and 321 East 78th st, 25x102.2 each. These houses are two of a row of four similar structures, built to a depth of 78 feet. The Cherokee Club is almost directly in the rear of the premises just sold.

Purchases for Occupancy.

88TH ST.—Joseph P. Day sold for Anna O'Neil 35 West 88th st, a 4-sty high stoop brown stone front dwelling, 21x100.8, to a buyer for occupancy. This house was acquired Oct. 11, 1907, from Michael E. O'Donovan, subject to a mortgage of \$20,000.

101ST ST.—In part payment for the southeast cor of Park av and 101st st A. J. Smith gives to the Mechanics' and Traders' Realty Co. 116 East 101st st, a 3-sty dwelling, 16.4x100.11. This property has been resold through the Columbia Board of Brokers.

111TH ST.—The Harvard Realty Construction Co., Goldberg & Kramer, bought the plot, 50x100, on the north side of 111th st, 75 ft. west of Broadway. Celia Fisch bought this property July 15, 1908, from Lorimer A. Cushman, subject to a mortgage of \$30,000, and on the same day transferred it to Berdie Mandel.

117TH ST.—Warch and White sold for W. Klinkle to D. Sabstino the 4-sty brk tenement, 419 East 117th st, 18.9x100. The gross rents of this house are \$1,080. Title will be passed on August 17th. The 3-sty frame building with store on the southwest cor of Mapez av and 180th st was given in trade.

AMSTERDAM AV.—The Anderson Realty Co. sold for the Frederick-Ruth Realty Co. 1113-1115 Amsterdam av, a 6-sty apartment house with stores, 40.11x100, between 114th and 115th sts.

PARK AV.—The Columbia Board of Brokers sold for the Mechanics' and Traders' Realty Co. the southeast cor of Park av and 101st st to A. J. Smith, who gives in part payment 116 East 101st st, a 3-sty dwelling, 16.4x100.11. The same brokers have resold the latter property for the Mechanics' and Traders' Realty Co.

Large Corner Bought for Improvement.

RIVERSIDE DRIVE.—Charles M. Rosenthal resold to the Riverside Viaduct Realty Co. a plot of 5½ lots at the northeast cor of Riverside Drive and 127th st, opposite the Claremont Hotel grounds. The purchaser will erect thereon a high-class 6-sty elevator apartment house. The Riverside Viaduct Realty Co. was incorporated Wednesday last, with A. C., H. M. and W. H. Hall as incorporators, and a capital of \$5,000. Two old thoroughfares called Effingham and Buckley sts ran through part of the property just sold. On the southeast cor of 127th st is the Bordeaux, a 7-sty high-class apartment, 95x116, and on the east is Crescent Court, a 6-sty structure, 91x150.2. The property just sold has a frontage of 100 ft on 127th st and 161.6 ft on the drive by irregular dimensions in the rear.

3D AV.—William Hutter sold for Abraham Tumpowsky, the 7-sty loft building 1317 3d av. The present seller bought this house on June 15, 1908, subject to a mortgage of \$25,000.

WASHINGTON HEIGHTS.

BROADWAY.—O'Reilly, Viator & O'Brien sold for the Estate of John Henderson 25x100 on Broadway, adjoining the northeast cor of 164th st, to O'Brien and Caravatta. The acquiring of this lot gives the owners, James O'Brien et al, a frontage of 100 feet on Broadway by 100 feet on 164th st, upon which they will construct a high-class apartment house. There is a row of dwellings on 165th st just east of Broadway and a large 6-sty apartment on the southwest cor of St. Nicholas av and 165th st. Across the avenue the block square is vacant and one block further west is the Institution for the Instruction of the Deaf and Dumb.

BROADWAY.—Speedway Realty Company sold the block front on the east side of Broadway, between 163d and 164th sts, 200x100.

The buyer, Alexander Kahn, will erect two 6-sty apartment houses. This entire block square is vacant, as is the square block on the west side of Broadway.

ST NICHOLAS AV.—Thomas & Son sold for Frank R. Adams, of London, England, the 3-sty and basement dwelling 1543 St. Nicholas av, 20x80.

BRONX.

169TH ST.—S. Ullman sold 360 and 362 East 169th st, two 3-sty 2-family houses, each 20x90, for the Thornton Brothers Co.

179TH ST.—A. L. Mordecai & Son sold for the Chelsea Realty Co. to August F. Schwarzler 3½ lots on the south side of 179th st, about 132 feet west of Boston road. Mr. Schwarzler will erect two 5-sty 2-family flats. The property is within one block of the 180th st subway station. They obtained for Mr. Schwarzler permanent loans in building payments to remain 5 years after completion at 5½%.

179TH ST.—Fitzgerald & Broderick sold for Mrs. Schlesinger to Peter C. Riley 232 East 179th st, 25x69.6, located 78.5 feet west of Anthony av.

232D ST.—P. Sussman sold 150x114 on the north side of 232d st, near Kingsbridge road.

BURNSIDE AV.—Mrs. Meta Crusius sold 243 Burnside av, 18.7x75.7, a 3-sty frame dwelling, between the Grand Boulevard and Anthony av, to John Montgomery.

EASTBURN AV.—John Miller sold the 2-family dwelling, 1963 Eastburn av, to Louis Hirsch.

Sells Newly Completed Building.

GLEASON AV.—Samuel McCarthy sold one of his new 2-family houses on Gleason av, bet 173d and 174th sts, to a Mr. Rosse.

JACKSON AV.—R. I. Brown's Sons sold for E. L. Louis and others to a client the 2-sty 2-family brick house 1134 Jackson av, 22.5x87.5.

MAPES AV.—Warch and White sold to W. Klinkle for D. Sabstino the 3-sty frame building with store at the southwest cor of Mapes av and 180th st, 22.6x88. The tenement 419 East 117th st was given in trade.

RYER AV.—Michael Nolan sold 2042 Ryer av, a 2-family dwelling, 25x100.

ST. ANN'S AV.—Henry W. Fedden & Co. sold for Henry Castellano to a Mr. Fitzgerald 763 St. Ann's av, a 4-sty flat, with stores, 25 x100.

WESTCHESTER AV.—A. L. Mordecai & Son sold for a client a plot of 8 lots on Westchester av, about 190 feet north of Hoe st, running through to West Farms road, being 100 feet on each av, average depth of lots about 87 feet. The purchaser is a builder, who will improve same with 4-sty 2-family houses. The same firm of brokers have arranged to finance this operation for the builder by obtaining him a permanent loan in building payments to remain for 5 years after completion at 5½%.

LEASES.

Van Vliet & Place leased the dwelling 92 Morton st for the Jacobus Estate.

Robert R. Rainey has leased for an estate to Joseph Placek, for a term of years, the 1-sty building 82 South st.

Duross Co. leased the 3-sty and basement dwelling at 216 West 39th st for Ed. Early to Antonia Bellucci, for a term of years.

Benjamin R. Lummis leased for the owner to a client the 3-sty dwelling, 129 East 38th st, 19x42.8, for a term of years for occupancy.

G. Brettel & Son leased the following dwellings: For Albert Ayers, 141 East 127th st; for Arnstein & Levy, 232 East 124th st; for the Heights Realty Co, 224 East 128th st, and for Louis Lese, 315 East 125th st.

John H. Fife Co. leased to Horace R. Shares, proprietor of Hotel Longacre, the Hotel Flanders, 133, 135 and 137 West 47th st, for a term of 20 years at an aggregate rental of more than \$500,000. Mr. Shares also purchased the furnishings.

Thomas & Son report the following leases for a term of years: For H. C. Pell, the dwelling, 713 St. Nicholas av, to G. W. Skillman; for Mrs. E. de Veer the dwelling, 522 West 175th st, and for H. C. Pell the dwelling 719 St. Nicholas av, to J. F. Baker.

Sheldon & Becker leased for Mrs. J. F. Flanagan to Edward Hayes the private dwelling, 221 West 78th st, for a term of years. On March 11, 1907, the Emigrant Industrial Savings Bank made a loan of \$10,000 for 5 years at 4½% on the property.

Barnett & Co. leased for a term of years the 3-sty dwelling 1927 Madison av for Albert Dueyester to Mrs. F. McDunnough at an aggregate rental of \$4,000; also the 3-sty dwelling 213 West 122d st, for George G. Nicholas to M. Miner, for a term of years.

The United States Realty and Improvement Co. leased the 19th and part of the 18th floor in the Trinity Building to the National Lead Co. for 10 years at an aggregate rental of about \$400,000. The National Lead Co.'s offices are now in the Woodbridge Building, 100 William st.

S. B. Goodale & Son, in conjunction with Nathan Weiss, leased for Edmund Coffin to Lee Holstein, for a long term of years, at a net rental, the 11-sty store and loft building in course of construction at 49 and 51 West 24th st, 45x98.9. The building is directly opposite the new extension of the Masonic Temple, and will be ready for occupancy on Jan. 1.

Frederick Fox & Co. leased the entire 6-sty and basement mercantile building on the southwest cor of University pl and 9th st. The building contains about 100,000 square feet of space and is owned by the Sailors Snug Harbor. The present lease represents more than a 30 per cent. increase in rental value during a period of 10 years. The brokers represented the lessees in the negotiations.

William C. Flanagan leased the following dwellings: For David Lion, a tenement, 214 West 61st st; for John H. Kerkman, a store, 270 West 136th st; for Alla N. Sieniger, a dwelling, 245 West 136th st; for E. A. Cohen, a dwelling, 124 West 136th st; for William Alexander Smith, a dwelling, 264 West 136th st; for Charles E. Appleby, a dwelling, 550 West 140th st; for Laura Opper, a dwelling, 257 West 137th st, and for Catharine De Nyke, a dwelling, 732 St. Nicholas av.

Fifth Avenue Hotel Changes Lessees.

Charles Wetherbee and William R. Wood of the Hotel Buckingham leased from the mortgagees the Hotel Gotham, 55th st and 5th av, taking possession this week. The new proprietors have installed Frederick V. Wishart, formerly of the Hotel Astor, as resident manager of the Gotham. Their lease is for 21 years and was negotiated for the owners by Dennis & Preston. The total rent aggregates \$3,600,000. Messrs. Wetherbee and Wood will continue to operate the Buckingham, of which they have been the proprietors for 25 years.

Hotel Belleclaire Leased.

John H. Fife Co. leased the Hotel Belleclaire, Broadway, southwest cor of 77th st, for the owner, Mr. Albert Saxe, for a term of 21 years, dating from September 1, 1908, to Mr. Frank A. Archambault, at an aggregate rental, including taxes, of over \$1,500,000. The same brokers also sold Mr. Archambault the furniture and fixtures of the "Belleclaire" for \$100,000. Mr. Archambault owns and operates a large restaurant, southeast cor Broadway and 102d st. Mr. Archambault has been engaged in the hotel and restaurant business since he was 16 years old, having been connected with such hotels as the "Richelieu," Chicago; Savoy Hotel, New York, also for many years with Delmonico.

Henry Phipps Leases Hotel Saranac.

A lease has just been consummated by Henry Phipps, the steel magnate, affecting the Saranac Hotel property on Broadway, near 42d st, for a term of 21 years to the United States Restaurant and Realty Co. The property has a frontage of 92 feet on Broadway and runs through to 7th av, and known by the street Nos. 1455 to 1493 Broadway and 589 to 597 7th av, and has an extreme depth of about 125 feet, covering a surface area of about 10,000 square feet. The building is 7-stys and basement in height. The lease includes the renting to the same company of No. 587 7th av, adjoining the Saranac to the south, for 21 years by Mr. Phipps, who bought the smaller parcel after the Saranac was purchased. So that the Restaurant company gets about 11,500 square feet in all. This property has had quite a history. It was built some 30 years ago and was formerly known as the Rossmore. The proprietor, Patrick H. Roche, made a fortune and sold out to parties who failed. The building has been idle for about a year, with the exception of the ground floor, which has been rented with cancellation clauses to various tenants. The property came into public notice at the time of the panic. It was purchased by Charles T. Barney some years ago and turned over to Charles S. Morse, and subsequently fell into the hands of the Bank of New Amsterdam. The bank offered the property for sale at \$1,500,000. A few months before the panic an offer made by a prominent real estate broker of \$1,300,000 was refused. During the panic the bank offered the property under the hammer. The auction sale took place at the Real Estate Salesrooms on Vesey st, on November 14, 1907, at the stand of Joseph P. Day. The room was packed and the bids ran up to \$919,000, at which figure the auctioneer knocked the property down to William Simpson, "as agent." It was reported that Brokaw Brothers, the clothiers, were the actual buyers, but it was subsequently learned that the property was bid in for the bank. When Henry Phipps was reported to have purchased the property it was denied in several quarters that he was the buyer, but it now transpires that the report was well founded. The price paid by Mr. Phipps was \$1,100,000. The advent of the great steel magnate into the fraternity of important realty holders may be looked upon as one more evidence of the high value set on New York real estate by wealthy outsiders, and that the purchase was made in the neighborhood of some of the principal Astor holdings in the heart of the Metropolis, bears testimony to the shrewdness of the purchaser, who has adopted the policy of the Astors, Goelets, the Rhinelanders and other great estates by leasing his property for a long term of years, so securing the unearned increment at the end of the term. The Restaurant Co. will secure possession of the property about September 1st. They will make very extensive alterations, spending something like \$400,000, including decorative work. It is said that there will be seating capacity for about 4,000 guests and the first 4 floors, comprising about 44,000 square feet, will be used, the 3 upper floors being turned into bachelors' quarters or offices. There will also be numerous private dining rooms. The lease was negotiated for Mr. Phipps by Harry L. Sachs & Co. in association with L. Rodney Berg, and the gross rental involved approximates \$1,600,000.

SUBURBAN.**Adds to Recent Purchase.**

SANDS POINT, L. I.—S. Osgood Pell & Co. sold to Frank N. Hoffstot, president of the Pressed Steel Car Co., Prospect Point, Sands Point, L. I., for Albert G. McDonald for many years Corporation Counsel of Brooklyn. The property consists of 50 acres, a bold peninsula projecting into Long Island Sound, with $\frac{3}{4}$ mile of water frontage. Mr. Hoffstot will take advantage of its peculiarly beautiful contours and magnificent views to erect a country house with surrounding landscape effects, which he plans to make one of the most notable places near New York. Foster, Gade & Graham have been engaged as architects for the new house and other buildings, which will be started in the autumn. Last week the sale of the property owned by John W. Harper, formerly connected with the publishing firm of Harper Brothers, to Mr. Hoffstot was reported. This latter parcel lies on the other side of the main thoroughfare from the point to Roslyn and though a small place is a show one. The property just acquired is located about one-half a mile from the Gould property.

Long Island Estate Sold.

WOODMERE, L. I.—One of the largest deals consummated in some time was brought to a successful termination when practically all of the property included in the fashionable Long Island colony of Woodmere has been sold by R. L. Burton to the Woodmere Land Association for a price said to be in the neighborhood of \$3,000,000. No other recent transactions in Long Island real estate has been so significant of the changes that are being effected by the electrification of the Long Island Railroad and the tunnelling of the East River. Woodmere has had a unique history. About eight years ago Mr. Burton bought the tract, about 400 acres, from the Woods estate. It included the old hamlet of Woodsburg, but the greater part of it was a wilderness, with little to recommend it aside from its location at the head of the Rockaway peninsula, between Jamaica and Hempstead Bays. Mr. Burton then undertook the project of converting the property into a vast private residential park. All of the old houses in what had been Woodsburg he had moved away. He then built 40 new residences costing from \$8,000 to \$50,000 each, modeled after houses in Germantown, Philadelphia, and in Brookline, the fashionable Boston suburb. These houses were not built for sale, but are still owned by Mr. Burton, and are leased from year to year. He also built for Woodmere its own railroad station, post office, club stable, garage, and drug store, and not only built, but also operated a market and general store. In landscaping and beautifying the place he has spent over \$500,000. All of this was before the Pennsylvania tunnels had been projected and before any one realized the benefits to this section that would come with the Long Island Railroad's electrification, with the subway connection to Manhattan, but since the completion of the subway to Flatbush av, Brooklyn, Woodmere, like other colonies and towns along the line of the Long Island road's electric system has been brought so near to New York and is becoming so hemmed in with other develop-

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ments that the owner has abandoned his original plan of keeping it intact as a private estate. The new owners intend to complete the development of the property and to carry out on an extensive scale Mr. Burton's plans for making it one of the finest residential communities anywhere around New York. Milton L'Ecluse, until now president of S. Osgood Pell & Co., who has had wide experience in suburban development work, has accepted the presidency of the Woodmere Land Association. Mr. L'Ecluse is also vice-president of the Long Island Real Estate Exchange.

STATEN ISLAND.

STAPLETON, S. I.—Taylor & Wittemann, in conjunction with Emil Gungel, sold 2 lots on Targee st, Stapleton, S. I., for Mary Seidel.

CLIFTON, S. I.—Taylor & Wittemann, in conjunction with Emil Gungel, sold 2 lots at Clifton for Mary Seidel.

UNCLASSIFIED SALES.

The total number of sales reported is 39, of which 4 were below 59th st, 18 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 51, of which 15 were below 59th st, 19 above, and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 124, as against 165 last week, and in the Bronx 104, as against 121 last week. The total amount involved is \$4,148,018, as against \$3,747,325 last week.

The amount involved in the auction sales this week was \$1,014,588, and since January 1, \$39,133,060. Last year the total for the week was \$124,501, and from January 1, \$29,213,637.

104TH ST.—John H. Lawrence sold for Helen F. Montegriffo to James R. Keane 18 West 104th st, a 5-sty flat, 20x100.11.

BROADWAY.—The Marsh estate sold 1776 and 1778 Broadway, frame buildings, 53.10x131.2x irregular, with an "L" to 57th st, 50 x100.5. The property which forms an "L" around the northeast cor of Broadway and 57th st, was bought by the B. F. Goodrich Co., manufacturers of rubber tires. A 6-sty building will probably be erected on the site.

69TH ST.—H. C. Senior & Co. sold for Ella E. Shaw the 3-sty stable, 235 West 69th st, 20x100.5.

BRIGGS AV.—John H. Lawrence sold for James R. Keane to Helen F. Montegriffo the 2-sty frame dwelling, 25.11x100, on the east side of Briggs av, 25.11 north of Garfield (199th) st.

ANTHONY AV.—Joseph Phillipp sold 1706 Anthony av, southeast cor of 174th st, a 2-sty frame dwelling, and a 2-sty stable in rear, 21.9x100.2 running through to Carter av x23.1x100.5.

163D ST., ETC.—Edward Polak has sold 668 East 163d st, a 5-sty flat, 27.6x100, for Jennie Wormser; also two 3-sty frame flats, 3772 and 3774 Park av, 45x100, for William Schussler, and a lot on the south side of 214th st, 125 feet west of Barnes av, for James Sempio.



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REAL ESTATE NOTES

Timothy F. Paddell has begun an action for specific performance against Amelia W. Levison, involving the property 204 West 42d st.

The Astor Trust Co., 5th av and 36th st, loaned to Joseph J. Lawrence \$100,000 on the property, 25x102.2, at the northeast corner of 5th av and 89th st.

The building No. 10 Beach st was leased by the Charlton Contract Co. to John R. Johnson and Albert S. Oswald for 10 years from May 1, 1908, at a graduated rental from \$4,500 to \$4,750.

Richard Heynemann, formerly of the firm of Heynemann & Jessurum, states that he has opened an office at No. 140 West 42d st, where he will conduct a general real estate and insurance business.

The regular meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards was held last night at New York Turn Hall, 85th st and Lexington av. Several interesting reports were read.

The Lawyers Title Insurance and Trust Co. loaned the Martha Graham Construction Co. a building loan of \$102,000 on the property on the southeast side of West Farms road, 147.7 ft. northeast of Hoe st, 100x96.9x irregular.

The two buildings Nos. 326 and 328 East 63d st have been leased for three years for \$4,500 by Morris Amster to Rosina Albano and another. The present lessors purchased this property on Jan. 31, 1908, from Nathan Schwenk et al, subject to a mortgage of \$43,000.

The Title Guarantee and Trust Co., through the City Real Estate Co., assigned to the Mutual Life Insurance Co., a prior interest of \$200,000 in the mortgage of \$300,000, covering premises No. 1069 5th av, on the southeast corner of 88th st. Mrs. Emily A. V. Reynolds purchased this property a short while ago from Joseph Hamerslag.

Thomas Healy took title yesterday to the property which he has occupied for several years at the northeast corner of Columbus av and 66th st. The transfer was made subject to a mortgage of \$150,000, in addition to which Mr. Healy gives back to the Barney estate a second mortgage of \$100,000 at 5 per cent. interest. This property occupies a plot 100x100. The sale was reported in the Record and Guide on April 11, last. The late Charles T. Barney bought this holding in 1890 and about eight years ago erected this present structure.

Suit has been brought by the New York Life Insurance Co. against the Broadway and New St. Realty Co. and others to

foreclose a mortgage of \$1,000,000 on the property on the east side of Broadway, south of Exchange place, and running through to New st, with a frontage of 81.11 feet. It was announced, a short time since, that the defendant company was going to erect a 38-sty building. The Tower building occupies part of the site of the property under foreclosure. This structure is said to be the first structural steel building erected in this city.

Joseph P. Day sold at public auction the Maxcy farm of 138 acres in Sullivan County, New York, lying between Monticello and Fallsburg. Samuel T. Bell was the purchaser and the price paid by him for the entire tract was \$4,700. There is a large mansion on the property as well as sixteen other buildings. The land is said to be in a high state of cultivation and is situated on an elevation that commands extensive views of the surrounding mountain ranges. This is an example of how New York auctioneers are extending their business throughout this and neighboring states. The amount of the mortgage was \$3,000.

The Bank for Savings in the City of New York has loaned to the trustees of the Masonic Hall and Asylum Fund \$1,800,000 on the property situated on the northeast corner of 6th av and 23d st, 98.8x141, and on the south side of 24th st, 95 feet east of 6th av. There is an 18-sty office building in the course of construction on the 24th st wing, which will be used by the various grand lodge officers, who require office space. The Masonic Hall and Asylum Fund will all have offices in this building. The main building on 23d st is going to be changed, but as yet nothing has been done.

Contrary to a prevailing impression there are fewer vacancies at present in loft buildings on Broadway, between Duane st and Union sq, than during the corresponding period in 1907. What lofts there are to lease are situated principally in the old dry goods section below Grand st, and in the vicinity of 8th st. Brokers attribute this satisfactory condition chiefly to the fact that many of the side street merchants are finding it infinitely to their advantage to engage quarters in the older buildings along the thoroughfare rather than meet the exactions of the owners of many of the buildings on streets tributary to Broadway.

Hurtig & Seaman are the purchasers of the Montibello apartment house, No. 548 Riverside Drive, reported sold in the Record and Guide of Aug. 8th. This is a 7-sty. structure, 95x108, and is located 116 feet south of 127th st. Hurtig & Seaman are also the purchasers of the 4-sty dwelling, No. 92 Riverside Drive, from the same sellers. They give in part payment 44 acres of land in Chelton Park, Scarsdale, Westchester County. They have been identified with the theatrical profession for some years, especially in West 125th st. The property No. 94 Riverside Drive, a 4-sty American basement brown stone dwelling, 21x75x irregular, was also reported sold last week to Willim H. Gentzlinger.

PROPERTY OWNERS' SECTION.

CONDEMNATION PROCEEDINGS.

PIER (OLD) 14, EAST RIVER.—Acquiring right and title to wharfage rights, etc., to easterly one-half part of all that certain bulkhead, dock or wharf property on or near southerly line of South st, between the easterly side of Pier (old) 13 and the westerly side of Pier (old) 14, and between the easterly side of Pier (old) 14 and Pier (new) 12. Commissioners John T. Dooling, Adolph Schillinger and Thos. J. McManus will present bill of costs and expenses in this proceeding to Supreme Court on Aug. 21.

BOSTON ROAD.—Opening and extending between Bronx Park and the White Plains rd, and Bear Swamp rd, between Boston rd and White Plains rd. Commissioners Joseph J. Marvin, Michael Rauch and William G. Fisher give notice under date of Aug. 11 that they will present the final report in this proceeding to the Supreme Court on Oct. 12.

ASSESSMENTS.

167TH ST.—Opening from Amsterdam av to St. Nicholas av. Assessment entered. Area of assessment as follows: Beginning at a point formed by the intersection of a line parallel to and distant 100 ft. westerly of the westerly line of Broadway with the westerly prolongation of a line parallel to and distant 100 ft. northerly of the northerly line of West 168th st; running thence easterly along said westerly prolongation and parallel line and its easterly prolongation to its intersection with a line parallel to and distant 100 ft. easterly of the easterly line of Amsterdam av; thence southerly along said last mentioned parallel line to its intersection with a line parallel to and distant 100 ft. east of the easterly line of West 167th st; thence southerly along said parallel line to its intersection with the westerly line of Edgecombe av; thence easterly on a line radial to Edgecombe av to its intersection with a line parallel to and distant 100 ft. easterly of the easterly line of Edgecombe av; thence southerly along said parallel line to its intersection with the easterly prolongation of the southerly line of West 166th st, between Amsterdam av and Edgecombe av; thence westerly along said prolongation and southerly line to its intersection with a line parallel to and distant 100 ft. west of the westerly line of West 167th st; thence northerly along said parallel line to its intersection with a line parallel to and distant 100 ft. easterly of the easterly line of Amsterdam av; thence southerly along said last mentioned parallel line to its intersection with the easterly prolongation of a line parallel to and distant 100 ft. southerly of the southerly line of West 166th st; thence westerly along said easterly prolongation and parallel line and its westerly prolongation to its intersection with a line parallel to and distant 100 ft. westerly of the westerly line of Broadway; thence northerly along said last mentioned parallel line to the point or place of beginning.

208TH ST.—Opening and acquiring title from Reservoir Oval West to Jerome av. Assessment entered. Area of assessment as follows: Beginning at a point formed by the intersection of the westerly line of Perry av and a line parallel to and distant 100 ft. south of the southerly line of East 207th st; running thence westerly along said last mentioned parallel line and its westerly prolongation to its intersection with a line parallel to and distant 100 ft. west of the westerly line of Woodlawn road; thence northerly along said line of Woodlawn road to its intersection with the middle line of Van Courtlandt av; thence westerly along said middle line of Van Courtlandt av to its intersection with a line parallel to and distant 100 ft. westerly of the westerly line of Mosholu parkway; thence northerly along said parallel line of Mosholu parkway to its intersection with the southwesterly prolongation of the middle line of Gates pl; thence northeasterly along said prolongation and middle line of Gates pl to its intersection with a line parallel to and distant 100 ft. southerly of the southerly line of Gun Hill road; thence easterly along said last mentioned parallel line of Gun Hill road to its intersection of the middle line of Tryon av; thence southerly along said last mentioned southerly line to its intersection with the southerly line of Reservoir Oval West; thence easterly along said line of Reservoir Oval West to its intersection with a line midway between Reservoir Oval West and Reservoir Oval East; thence southwesterly along said last mentioned middle line to its intersection with the westerly prolongation of the middle line of Holt pl; thence easterly along said last mentioned westerly prolongation and middle line to its intersection with the westerly line of Perry av; thence southerly along said westerly line to the place of beginning.

McCLELLAN ST.—Regulating, etc., between Morris av and Grand Boulevard and Concourse. Area of assessment: Both sides of McClellan st, from Morris av to the Grand Boulevard

and Concourse, and to the extent of half the block at the intersecting streets. Assessment entered Aug. 11. Payable within 60 days.

LONGFELLOW AV.—Sewer, between Lafayette av and the Harlem River Branch of the New York, New Haven & Hartford Railroad. Area of assessment: Both sides of Longfellow av, from Lafayette av to a point about 292 feet north of Garrison av. Assessment entered Aug. 11. Payable within 60 days.

208TH ST.—Opening, from Reservoir Oval West to Jerome av. Assessment entered.

167TH ST.—Opening from Broadway to St. Nicholas av; Public pl, bounded by Broadway, St. Nicholas av and West 167th st; Public pl, bounded by West 166th st, St. Nicholas av, West 167th st and Broadway. Assessment entered. Area of assessment as follows: Beginning at a point 100 ft. south of the southerly side of West 165th st, measured at right angles thereto on a line midway between the westerly side of Broadway and the easterly side of Fort Washington av, and running thence northwardly on a line midway between the westerly side of Broadway and the easterly side of Fort Washington av to a point 100 ft. north of the northerly side of West 168th st, measured at right angles thereto; thence eastwardly on a line parallel with the northerly side of West 168th st and parallel therewith to a point 100 ft. east of the easterly side of Audubon av; thence southwardly on a line 100 ft. east of the easterly side of Audubon av and parallel therewith to its intersection with a line midway between the southerly side of West 168th st and the northerly side of West 167th st; thence eastwardly along a line midway between the southerly side of West 168th st and the northerly side of West 167th st and the prolongation thereof to a point 100 ft. east of the easterly side of Amsterdam av; thence southwardly along a line 100 ft. east of the easterly side of Amsterdam av and parallel therewith to its intersection with a line midway between the southerly side of West 167th st and the northerly side of West 166th st; thence westwardly along a line midway between the southerly side of West 167th st and the northerly side of West 166th st and the prolongation thereof to a point 100 ft. east of the easterly side of Audubon av; thence southwardly along a line 100 ft. east of the easterly side of Audubon av and parallel therewith to a point 100 ft. south of the southerly side of West 165th st, measured at right angles thereto; thence westwardly along a line 100 ft. south of the southerly side of West 165th st and parallel therewith to the point of beginning.

PROPERTY OWNERS TO BLAME.

Property owners in the eastern Bronx feel that they are the victims of neglect in so far as the grading, sewerage and paving of streets in that section are concerned. Complaints with respect to this unfortunate condition are daily becoming more numerous, and although there is no denying the fact that not unfrequently such a state of affairs may be traced to the dominating influence of large local property interests, yet it is more often the fault of the small property holder who generally lacks the knowledge as to the correct method of proceeding in such cases.

For the benefit of those who are ignorant of the provisions of the city charter relating to the manner in which petitions for street improvements may be made it can be said that to commence proceedings for improvements a petition must first be presented to the president of the borough. The petition is then duly advertised and acted upon by the local board having jurisdiction when signed by one or more of the property owners or citizens. It will thus be seen that the question of whether or not a thoroughfare shall be paved or otherwise improved is entirely in the hands of the property owners or residents themselves.

The result of persistent efforts on the part of property owners to obtain needed improvements in the Belmont section of the Bronx was pointed out recently by the Telegram. Every street in that section has been legally opened, regulated and graded, flagged, sewerage, lighted and water mained, 90 per cent. of them paved, all assessments paid, and property owners are still able to sell lots at \$2,500 and less with a profit. Notwithstanding the fact that many of the improvements mentioned were strongly opposed by certain property interests.

AN OPEN LETTER.—I take great pleasure in expressing entire satisfaction with the Record and Guide Quarterly. Since its first publication I have used it as a reference book with satisfaction and with profit.

ALFRED L. M. BULLOWA.

CO-OPERATION NECESSARY.

Judging by the increasing number of brick, concrete and tile dwellings now being erected within the metropolitan circle there seems to be a well defined movement on the part of property owners toward better fireproof construction than formerly. Evidences of the strides being made in this direction are particularly noticeable just now in the immediate outskirts of the city and in some of the newer towns within the commuting belt. While many of the new creations will undoubtedly resist fire to an appreciable extent, few, if any, may be regarded really fireproof since considerable lumber enters into their construction.

A fireproof structure has been defined as a building not only constructed of noncombustible materials, but one which cannot be damaged to any great extent by fire; one that is fireproof in its design as well as in construction, and that offers the greatest protection to its contents. A building with brick, concrete or tile walls and a slate roof, but with floor beams of timber and rafters of like material, although far and away better than one constructed entirely of wood, is not by any means invulnerable to the ravages of fire. The property owner should go further in his attempt to reach the ideal in this respect, which incidentally may be found according to F. W. Fitzpatrick, writing for Appleton's Magazine, in a structure that rests upon a good foundation or, barring that natural advantage, is rested upon concrete piles and piers.

In part the author says: "Its outer walls, if in any way exposed to external fire, in a crowded and inflammable district, will not be of stone or granite or marble, or of any damageable material, but of well burned brick with such ornamentation as is desirable of terra cotta. If it be desired, concrete may be used for the structural mass of the wall back of the facing, but then it should be also lined internally with a tile furring. The windows, if at all exposed to fire, should have metallic or asbestos sash, and be glazed with wired glass. In very narrow alleys or in specially combustible districts there should be two thicknesses of wired glass. Seventy-three per cent. of all the damage done by fire to buildings other than that in which it originates is attributable to improperly constructed windows. More than that, forty-eight per cent. of the entire fire loss of the country is traceable to lack of window protection. If a building is to be a tall one, a steel frame is essential, and it should be thoroughly protected from rust with cement well coated over its every part and protected from fire by hollow fireproofing tile.

"The floor construction and partitions should be semiporous, hollow fireproofing tile. In lower buildings steel may be eliminated and reinforced concrete used for the structural parts, but then it, too, like the steel, should be protected with hollow fireproofing tile. To leave it exposed to fire, many reputable engineers to the contrary notwithstanding, is utter folly. However strong the material may be and however well made, it is but an artificial stone, and subject to the same disintegration under heat, and the average of it loses fully fifty per cent. of its efficiency in 750 degrees of heat. An ordinary fire will develop 1,500 degrees, and brick and terra cotta and fireproofing tile have passed through much higher temperature in their process of manufacture—ideal fireproofing materials."

The greater the progress made in rendering buildings, especially dwellings, secure from the attacks of fire, the sooner will develop a universal demand for such a type of structure. True, the present cost of materials such as enter into construction of fireproof buildings, precludes for a while at least, the probability of any marked quickening in the indicated direction, but with the multiplicity of improvements for the manufacture of tile, cement and like products this objection will have been removed.

In the meantime both the tenant and property owner should do his part toward furthering every well directed effort along these lines.

PRESERVING FENCE POSTS.

Owners of property will find it to their advantage to treat fence posts by the creosote method, particularly since impregnation with this liquid has been greatly cheapened of late by the introduction of the "open tank," which can be installed at a cost of about \$40 or less. It is affirmed that as many as 50 posts 6 inches in diameter can be treated daily in a tank with a bottom 12 square feet in area.

The absorption of creosote per post is about as follows: Eucalyptus, one-tenth gallon; willow, two-tenths gallon; sassafras, ash, hickory, red oak, water oak, elm and maple, four-tenths gallon; Douglas fir, quaking aspen and black walnut, six-tenths gallon; sycamore, cottonwood and lodgepole pine, seven-tenths gallon. The price of creosote hereabouts averages 10 cents per gallon.

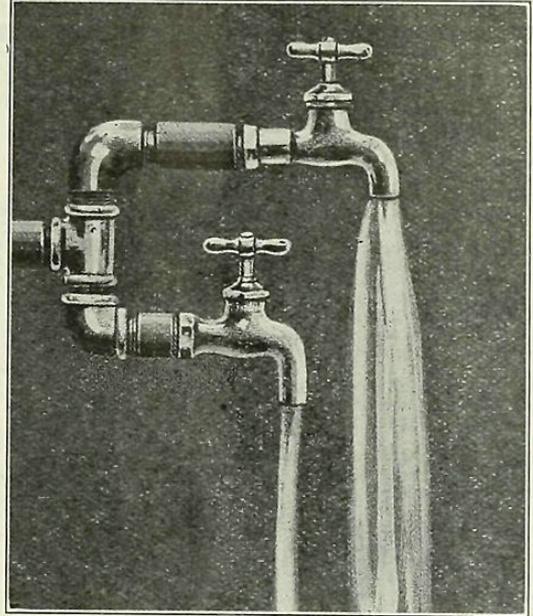
A full description of experiments in preserving fence posts, together with suggestions for treating them on a commercial scale, will be found in Circular 117 of the Forest Service. This pamphlet may be obtained upon application to the office of the Forester at Washington.

—It is costing you money every day not to have the Real Estate Directory and the Checking Index. Why be extravagant?

AN IMPROVEMENT OF CONSEQUENCE.

Of all the conveniences for drawing water none is of more importance than a scientifically constructed compression bibb. The average faucet now in use while answering ordinary requirements is a troublesome source of annoyance to occupants of apartments and dwellings since it has a habit of intermittently spraying water in all directions. This is particularly noticeable when water is drawn at the kitchen sink or in some of the lavatories in large office buildings.

Realizing the great need of an effective device to overcome the objection, a Western manufacturer recently perfected a compression bibb which is giving satisfaction wherever introduced.



AN IMPROVED FAUCET.

The accompanying illustration, which was made from an instantaneous photograph, shows the difference in the delivery of water between the old style compression bibb and the new stream regulating faucet. This improvement has been accomplished by a simple alteration in its exterior construction, with the result that friction has been considerably reduced thus insuring a steady and compact stream even under great pressure. The difference in convenience between the faucets as shown is plainly apparent. The simplicity of the new bibb, as well as its low price, are equally in its favor. When building or making alterations it is suggested that the property owner look into this subject.

PAINTING A BATHTUB.

If your metallic bathtub is the kind that tarnishes and refuses to become bright, paint it with white paint and it will be transformed into an object of delight.

Get a can of good white paint, a can of white enamel and a flat brush of medium size. Cut eight-inch pieces of soap into bits and dissolve them over the fire in a few quarts of hot water. Fill the tub with extremely hot water, throw in a generous handful of powdered borax and the dissolved soap, and when your hands can stand the water scrub the tub with a brush, letting the water run off as the work progresses. Fill the tub again with hot water and scrub the bottom and sides with sand soap to make certain that all greasy particles have vanished. Rinse in clear hot water and thoroughly dry. Cover with two coatings of paint, letting the first dry thoroughly before applying the second. Then follow with several coats of enamel, which will dry readily. Until the coating has thoroughly hardened be cautious in the use of hot water.

A HELPFUL SERVICE.

An important branch of the work of the Public Service Commission lies in the testing of gas meters. Lately, however, that body has increased the usefulness of the testing bureau by making provision for the examination of electric meters when complaints are registered by consumers who question the accuracy of their lighting bills. Under the statute creating the commission a meter of the electric type is deemed to be accurate for purposes of complaint test which registers within four per cent. of accuracy. A scale of fees has been adopted by the Commission to meet the requirements of varying conditions in this neighborhood.

For a meter with a rated capacity of 10 amperes or less \$1.50 is charged; for a meter with a rated capacity of 15 amperes or less, \$2.00; for a meter with a rated capacity of 25 amperes or less, \$2.50; for a meter with a rated capacity of 50 amperes or less, \$3.00, and for each additional 25 amperes or fraction thereof 50 cents will be charged. It is expected that the service will prove particularly satisfactory to the consumer, and in the average number of cases a boon to the lighting companies as well.

JOSEPH P. DAY
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AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending August 14, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

Vyse av, w s, 75 s 173d st, 25x100, vacant. (Amt due, \$700.97; taxes, &c, \$160; sub to a mort of \$1,190.) Daniel Sand, party in interest\$1,517
 Vyse av, w s, 100 s 173d st, 25x100, vacant. (Amt due, \$675.97; taxes, &c, \$140; sub to mort of \$1,190.) Daniel Sand, party in interest1,817
 *222d st, n s, 505 e 4th av, 89.3x-100x88.4, Wakefield. (Amt due, \$821.66; taxes, &c, \$265.) Mercer Ramsey1,300
 47th st, No 133, n s, 140 e Lexington av, 17.6 x100.5, 3-sty stone front dwelling. (Amt due, \$648.28; taxes, &c, \$224.32; sub to a mort of \$14,000.) Montgomery Maze16,695
 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.) Withdrawn
 97th st, No 229, n s, 175 w 2d av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$4,130.36; taxes, &c, \$39; sub to a mort of \$11,000.) B W Gibson15,337
 St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c. Adj to Oct 12. ---
 *Broadway or Kingsbridge rd, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. (Amt due, \$23,083.93; taxes, &c, \$2,393.92.) David H Taylor10,000
 *Broadway or Kingsbridge rd, s s, 300 e Dyckman st, runs s 157 x e 75 x n 19 x e 12 x n w 139.4 x w 64 to beg vacant. (Amt due \$17,079.60; taxes, &c, \$1,603.82.) Geo J Gould et al exrs and trustees18,250
 60th st, No 223, n s, 275 e 3d av, 20x100.5, 4-sty and basement stone front dwelling. (Partition.) J F Fallon15,000
 *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.) Jos S Marcus41,153
 Broome st, No 58, n s, 75 w Lewis st, 25x75, three and 4-sty brk tenement and store. (Amt due, \$4,741.04; taxes, &c, \$112.) Rosenwasser & Weisberger12,675
 *Vyse av, No 1157, w s, 360 n 167th st, 20x100, 3-sty brk dwelling. (Amt due, \$2,486.95; taxes, &c, \$218.63; sub to a mort of \$7,500.) W M Park8,125
 2d av, No 224, e s, 40.10 n 115th st, 20x80, 4-sty stone front tenement and store. (Amt due, \$7,593.80; taxes, &c, \$15.) Samuel W Williams12,425
 *Broadway, No 598, e s, abt 105 s Houston st, Crosby st, No 132 | 28.6x198.4 to Crosby st, x28.6x198.3, 12-sty brk loft, office and store building. (Amt due, \$75,393.11; taxes, &c, \$159.75; sub to a mort of \$300,000.) Thomas A Howell353,125
 *Southern Boulevard, n s, 100 w Av St John, 150x115, vacant. (Amt due, \$18,732.99; taxes, &c, \$1,561.24.) Pincus Lowenfeld16,000
 *49th st, Nos 122 and 124 s s, 300 w 6th av, runs 48th st, Nos 129 and 131 s 145.6 x n w 25.2 x s 58.8 to 48th st, x w 37.6 x n 100.5 x e 12.6 x n 100.5 x e 50 to beg, 11-sty brk and stone hotel and two 3-sty brk dwellings. (Amt due, \$67,547.16; taxes, &c, \$2,407.93; sub to a mort of \$275,000.) Frederick D Mollenhauer327,865
 Valentine av, s e cor 189th st, 113.7x120, vacant. Sale by order of State Land Commissioners. Francis F Wise11,140
 Tiebout av, s w cor 189th st, 113.7x120, vacant. Sale by order of State Land Commissioners. Withdrawn
 Valentine av, e s, 300 n 181st st, 200.3x163 to Tiebout av, x204.5x121.6, vacant. Sale by order of State Land Commissioners. Withdrawn
 Tiebout av, s e cor Clark pl, 200.2x54.9x- to Bainbridge av, vacant. Sale by order of State Land Commissioners. Withdrawn
 *2d av, No 2420 | n e cor 124th st, 20.11 124th st, Nos 301 and 303 | x80, 3-sty stone front tenement and store. (Amt due, \$1,625.10; taxes, &c, \$461.59; sub to a mort of \$18,500.) Louis H Harris20,005
 *133d st, Nos 721 to 731, n s, 500 e Cypress av, 100x103.6, 2-sty brk factory and 1-sty frame shed in rear. (Amt due, \$1,954.05; taxes, &c, \$1,000; sub to two mortg aggregating \$13,000.) Solomon Ehrlich13,711
 *Perry st, Nos 117 and 119 | n e cor Green-Greenwich st, Nos 733 and 735 | wich st, 85.1x 26.2x70x56.6, 6-sty brk tenement and store. (Amt due, \$9,334.80; taxes, &c, \$2,503.37; sub to a first mort of \$60,000.) Nathan Kirsh67,475

SAMUEL GOLDSTICKER.

124th st, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$7,091.01; taxes, &c, \$50.) Henry London.16,510

SAMUEL MARX.

*66th st, Nos 324 and 326, s s, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n .05 x e 16.8 x n 100 x w 41.8 to beg, 6-sty brk tenement. (Amt due, \$18,535.19; taxes, &c, \$5.50.) Jacob Levy34,463

Total\$1,014,588
 Corresponding week, 1907 124,501
 Jan. 1st, 1908, to date 39,133,060
 Corresponding period, 1907 29,213,637

ADVERTISED LEGAL SALES.

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

Aug. 15.

No Legal Sales advertised for this day.

Aug. 17.

Park av | n w cor 121st st, 100.11x20, 4-121st st, No 79 | sty stone front tenement. Sheriff's sale of all right, title, &c, which Henry B Stein had on June 30, 1908, or since; Albert I Sire, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.

46th st, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 9-sty brk and stone tenement. Henry M Rau agt Wm N Heard et al; M S & I S Isaacs, att'ys, 52 William st; James A Allen, ref. (Amt due, \$233,966.65; taxes, &c, \$324.10.) 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 Areher, att'y; Richardson & Nereid avs, Bronx; Thomas F Foley, sheriff. By Joseph P Day.

Aug. 18.

11th st, No 800 | s e cor Av D, 80x25, 5-sty brk Av D, No 158 | tenement and store. Sheriff's sale of all right, title, &c, which Louis N Klute had on June 25, 1908, or since; Lewis S Goebel, att'y, 41 Park row; Thomas F Foley, sheriff. By Joseph P Day.

Prospect av, No 782, e s, 87.3 s Longwood av, 37.6x110.5x40.1x124.6, 5-sty brk tenement. Sheriff's sale of all right, title, &c, which Hudes Drexler et al had on May 20, 1908, or since; Isidor Cohn, att'y, 5 Beekman st; Thos F Foley, sheriff. By Joseph P Day.

88th st, No 206, s s, 127 e 3d av, 33x100.8, 6-sty brk tenement and store. Rosehill Realty Corporation agt Isaac Fox et al; Bowers & Sands, att'ys, 31 Nassau st; Harriette M Johnston Wood, ref. (Amt due, \$12,810.90; taxes, &c, \$963; sub to a mort of \$32,500.) Mort recorded Dec 13, 1906. By Herbert A Sherman.

Av C, No 158 | s e cor 10th st, runs 10th st, Nos 398 and 400 | s 23.4 x e 60 x s .04 x e 23 x n 23.9 x w 83 to beginning, one 3 and one 4-sty brk tenements and stores. Bruno Benziger agt William Fritzel et al; Oscar R Seitz, att'y, 76 William st; Louis F Doyle, ref. (Amt due, \$21,445.88; taxes, &c, \$3,200.) Mort recorded Dec 20, 1904. By Joseph P Day.

21st st, No 342, s s, 130 w 1st av, 30x92, 6-sty brk tenement and store. Amelia Hartung agt Magnus Hartung et al; William Volkel, att'y, 120 Broadway; Henry W Herbert, ref. (Partition.) By Joseph P Day.

Brook av | s w cor 141st st, 100.5x113.9x100x 141st st | 104.3, vacant. Francis W Curry et al agt McKinley Realty & Construction Co et al; action No 2. Andrew G Cropsey, att'y, 271 Broadway; Patrick J Dobson, ref. (Amt due, \$8,635.15; taxes, &c, \$384.43; sub to a first mort of \$12,000.) Mort recorded Dec 31, 1904. By Bryan L Kennelly.

Brook av | n w cor 140th st, 100.5x107.3x100x 140th st | 97.9, vacant. Same agt same; action No 1; same att'y; same ref. (Amt due, \$8,635.15; taxes, &c, \$381.01; sub to a first mort of \$12,000.) Mort recorded Dec 31, 1904. By Bryan L Kennelly.

Aug. 19.

214th st, n s, 207.6 e Paulding av, 50x114, Wakefield. Sheriff's sale of all right, title, &c, which Petrina & Guiseppa Barone had on June 18, 1908, or since; Herman Roth, att'y, 235 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

Summit av, No 1000 | n e cor 164th st, 25x100, 164th st | 6-sty brk tenement and store. Lawyers Title Ins and Trust Co agt John Colleran et al; Philip S Dean, att'y, 37

Liberty st; Gilbert H Montague, ref. (Amt due, \$17,565.45; taxes, &c, \$198.59.) Mort recorded Jan 8, 1907. By Joseph P Day.

Av A, No 1539, w s, 76.10 n 81st st, 25x106.6, 5-sty brk tenement and store. Jonas Weil et al agt Bertha Green et al; Isaac S Heller, att'y, 71 Nassau st; Harvey J Andrews, ref. (Amt due, \$10,970.52; taxes, &c, \$920.41.) Mort recorded Nov 21, 1905. By Joseph P Day.

Park av, No 1316 | s w cor 100th st, 25.11x73.3, 100th st, No 76 | 5-sty brk tenement. Jonas Weil et al agt Cecilia Gottlieb et al; Isaac S Heller, att'y, 71 Nassau st; James A Foley, ref. (Amt due, \$4,563.15; taxes, &c, \$926.43.) Mort recorded Oct 15, 1905. By Joseph P Day.

69th st, Nos 315 to 325, on map Nos 315 to 323, n s, 225 w West End av, 124.8x100.5, three 6-sty brk tenements and stores. State Bank agt Andrea Avitable et al; Julius J & A Lyons, att'ys, 76 William st; Louis F Doyle, ref. (Amt due, \$74,933.49; taxes, &c, \$2,681.36; sub to mortg aggregating \$27,750.) Mort recorded June 27, 1905. By Joseph P Day.

Aug. 20.

46th st, No 206, s s, 118 w Broadway, 20x100.5, 5-sty stone front dwelling. N Taylor Phillips agt James Churchill et al; action 1; Fretsch, Silkman & Seybel, att'ys, 41 Park row; Gilbert H Montague, ref. (Amt due, \$26,089.31; taxes, &c, \$452.64; sub to a first mortgage of \$12,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

46th st, No 208, s s, 138 w Broadway, 20x100.5, 5-sty stone front dwelling. Same agt same; action No 2; same att'ys; same ref. Amt due, \$25,971.63; taxes, &c, \$454.64; sub to two mortg aggregating \$15,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

46th st, No 210, s s, 158 w Broadway, 20x100.5, 5-sty stone front dwelling. Same agt same; action No 3; same att'ys; same ref. (Amt due, \$20,270.23; taxes, &c, \$439.79; sub to 1/2 of a first mortgage of \$36,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

46th st, No 212, s s, 178 w Broadway, 19x100.5, 5-sty stone front dwelling. Same agt same; action No 4; same att'ys; same ref. (Amt due, \$20,256.68; taxes, &c, \$437.79; sub to 1/2 of a first mortgage of \$36,000.) Mort recorded Oct 1, 1906. By Joseph P Day.

Hall pl | e s, 77.2 s 167th st, runs s 26 x Intervale av | e 48.7 x n e 30.11 to Intervale av, x n w 30 x s w 36.8 x w 32.5 to beginning, vacant. Frank Chmelik agt Geo B Brooks et al; Harold Swain, att'y, 176 Broadway; Geo H Engel, ref. (Amt due, \$2,583.27; taxes, &c, \$119.17.) Mort recorded Feb 10, 1905. By Joseph P Day.

Boone av, No 1338, old No 32, e s, 195.6 s West Farms road, 25x100, 2-sty brk dwelling. Margaret Knox agt Mary Altieri et al; Arthur Knox, att'y, 198 Broadway; Hamilton R Squier, ref. (Amt due, \$1,445.31; taxes, &c, \$360; sub to a first mort of \$5,000.) Mort recorded Dec 24, 1904. By Joseph P Day.

Aug. 21.

Woodycrest av | e s, 299.3 n 164th st, runs n Anderson av | 53 x e 200 to Anderson av, x 53x200. James T Sullivan agt Theresa Krupp-bolder et al; Bloomberg & Bloomberg, att'y, 5 Beekman st; Francis W Pollock, ref. (Amt due, \$7,357.26; taxes, &c, \$441.79.) Mort recorded Mar 24, 1905. By Joseph P Day.

34th st, Nos 337 and 339, n s, 210 w 1st av, 40 x97.6; leasehold, 6-sty brk tenement and store. Esther H Tremain agt Peter Costello et al; Joseph A Kent, att'y, 280 Broadway; William Bondy, ref. (Amt due, \$6,678.40; taxes, &c, \$2,210.39; sub to ground rent of \$750 and a first mort of \$24,500.) Mort recorded May 23, 1905. By Joseph P Day.

Aug. 22 and 24.

No Legal Sales advertised for these days.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF August 12 to 26, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. McCLELLAN STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES, AND ERECTING FENCES, between Morris Avenue and the Grand Boulevard and Concourse. 23D WARD, SECTION 10. LONGFELLOW AVENUE—SEWER, between Lafayette Avenue and the Harlem River Branch of the N. Y. N. H. & H. R. R. HERMAN A. METZ, Comptroller. City of New York, August 11, 1908. (5301)

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 8 to 22, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WEST 167TH STREET—OPENING, from Amsterdam to St. Nicholas Avenues. Confirmed June 24, 1908; entered August 6, 1908.

HERMAN A. METZ,
Comptroller.
City of New York, August 6, 1908. (5242)

SIDEWALKS, between Ditmas Avenue and a point about 120 feet north of Avenue F. EAST 4TH STREET—REGULATING, GRADING, CURBING, AND LAYING CEMENT SIDEWALKS, between Vanderbilt Street and Fort Hamilton Avenue. EAST 7TH STREET—REGULATING, GRADING, CURBING, AND LAYING CEMENT SIDEWALKS, between Church Avenue and Johnson Street. 30TH WARD, SECTION 18. 62D STREET—REGULATING, GRADING, CURBING, LAYING BRICK GUTTERS AND CEMENT SIDEWALKS, between 5th and 6th Avenues.

HERMAN A. METZ,
Comptroller.
City of New York, August 11, 1908. (5306)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 14 to 28, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street and public places in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WEST 167TH STREET—OPENING, from Broadway to St. Nicholas Avenue; PUBLIC PLACE, bounded by Broadway, St. Nicholas Avenue and West 167th Street; PUBLIC PLACE bounded by 166th and 167th Streets, Broadway and St. Nicholas Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, August 12, 1908. (5342)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 8 to 22, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. EAST 208TH STREET—OPENING, from Reservoir Oval West to Jerome Avenue. Confirmed June 15, 1908; entered August 6, 1908.

HERMAN A. METZ,
Comptroller.
City of New York, August 6, 1908. (5252)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 13 to 27, 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:

26TH WARD, SECTION 12. CHRISTOPHER STREET—REGULATING, GRADING, CURBING, AND LAYING CEMENT SIDEWALKS between Livonia and Riverdale Avenues. 26TH WARD, SECTION 13. ASHFORD STREET—REGULATING, GRADING, CURBING, AND LAYING CEMENT SIDEWALKS between Pitkin and Livonia Avenues. 29TH WARD, SECTION 16. EAST 3D STREET—REGULATING, GRADING, CURBING, AND LAYING CEMENT

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 9810, No. 1. Paving with asphalt Church avenue, between Flatbush avenue and East Eleventh street.
List 9833, No. 2. Regulating, grading, curb-

ing and laying cement sidewalks on Church avenue, between Flatbush avenue and East Eleventh street.

List 9874, No. 3. Regulating, grading, curbing and laying cement sidewalks in Forty-fourth street, between Sixth and Fort Hamilton avenues.

List 9890, No. 4. Regulating, grading, curbing and laying cement sidewalks on New York avenue, between Clarkson street and Church avenue.

List 9916, No. 5. Regulating, grading, curbing and laying cement sidewalks on Howard avenue, between Eastern Parkway extension and Pitkin avenue.

List 9919, No. 6. Regulating, grading, curbing and laying cement sidewalks on Seventh avenue, between Forty-third and Forty-ninth streets.

List 25, No. 7. Sewer basin on Imlay street at all four corners of Verona street, all four corners of Commerce street and all four corners of Bowne street.

List 27, No. 8. Sewer basins at the southeast and southwest corners of Neptune avenue and West Fifth street.

List 36, No. 9. Sewer basins at the north and west corners of Eighty-third street and Twentieth avenue and the north and west corners of Eighty-fourth street and Twentieth avenue.

List 41, No. 10. Sewer in Third avenue, between Eighty-third and Eighty-fourth streets.

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 15, 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,
August 13, 1908. (5332)

REAL ESTATE RECORDS

Key to abbreviations:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

do not correspond with the existing ones, owing to their having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

CONVEYANCES

August 7, 8, 10, 11, 12 and 13. (No. 7)

BOROUGH OF MANHATTAN.

Allen st, No 129, w s, about 175 s Rivington st, 25x87.6, 5-sty brk tenement and store. Adele Popper to Wolf Wigdorowitz, Harris Tepper and Isidor Friedman. All liens. Aug 10. Aug 12, 1908. 2:415—31. A \$17,000—\$27,000. other consid and 100

Cannon st, No 118, e s, 150.3 n Stanton st, 24.10x100, 6-sty brk tenement and store. FORECLOS, Aug 5, 1908. John P Clarke ref to Sarah Krakower, of Passaic, N J. Mort \$37,250. Aug 12. Aug 13, 1908. 2:330—7. A \$14,000—\$35,000. 40,000

Chrystie st, No 216, e s, 249.3 s Houston st, 25x75, 6-sty brk tenement and store. Orazio La Cagnina and ano to Italian Union Realty & Security Co. Mort \$38,000. July 18. Aug 8, 1908. 2:422—2. A \$19,000—\$29,000. nom

Division st, No 235 | s s, about 138 w Montgomery st, 23x100 East Broadway, No 246 | to n s East Broadway, 3-sty brk tenement in East Broadway and 5-sty brk tenement and store in Division st. Max Wolper to Careful Realty & Construction Co. All liens. Aug 6. Aug 7, 1908. 1:286—68. A \$10,000—\$18,000. other consid and 100

Essex st, No 81, n w s, about 95 s Delancey st, 22x87.6, 5-sty brk tenement and store. Jacob Harris to Dora Harris. 1/4 part. All title. July 31. Aug 8, 1908. 2:409—57. A \$15,000—\$23,000. 100

Fulton st, No 125, old No 117 | n s, about 100 e Nassau st, 25x Ann st, No 44 | 118.11 to s s Ann st, 25.2x118.11, 5 and 6-sty brk loft and store building. 1:91—11. A \$79,800—95,000.

Pearl st, No 64 | s e s, 27.5 n w Coenties slip, 28.6x Water st, No 38, on map No 34 | 105 to n w s Water st, x28.6x 103.6, 5-sty brk loft and store building. 1:7—25. A \$26,500—\$38,000.

West End av | n e cor 89th st, runs n 201.5 to s s 90th st, x e 89th st 325 to w s Broadway, x s w 201.5 to n s 89th st, x w 325 to beginning, several 1 and 2-sty frame sheds and vacant. 4:1237—1. A \$625,000—\$625,000.

John st, No 26, s s, 50.3 w Nassau st, 25x64.2x25.2x64, 4-sty brk loft and store building. 1:65—25. A \$84,700—\$93,000.

Thos B Enos HEIR, &c, Thos W Evans to Thomas W Evans Museum and Institute Society. All title. Q C. July 1, 1907. Aug 8, 1908. nom

Same property. W Warrington Evans et al HEIRS, &c, to same. All title. June 24, 1907. Aug 13, 1908. 1:7—65 and 91; 4:1237; also decedents estates. nom

Gramercy Park East or Carriageway, e s, 39.5 s 21st st, 39.5x80. Gramercy Park East or Carriageway, e s, 78.10 s 21st st, 44x82.11. vacant.

The Charles Buek Construction Co to John E Olson. Mort \$135,020. Aug 11. Aug 12, 1908. 3:876—21. A \$100,000—\$100,000.

Greenwich st, No 533 | n e cor Vandam st, 25x51, 2-sty brk tenement and store. Charlton Contract Co to Charles O Baese. All liens. Aug 6. Aug 7, 1908. 2:597—37. A \$8,500—\$9,000. other consid and 100

Hancock st, Nos 2, 4 and 6, w s, 110 s Bleecker st, 46x92.4x50.10 x70.7.

Hancock st, Nos 8 to 12, w s, 156 s Bleecker st, 41.5x112x45.10 x92.4.

Two 6-sty brk tenements and stores. PARTITION, June 30, 1908. Edwin A Watson (Ref) to Bernard Ratkowsky. June 30. Aug 7, 1908. 2:527—35 and 38. A \$52,000—\$98,000. 95,600

Houston st, No 308, n s, about 95 e Av B, 22.6x113.3x22.7x110.6, e s, 5-sty brk tenement and store and 4-sty brk tenement in rear. Emil Adler to Leopold Adler. 1/2 part. Mort \$25,000. July 29. Aug 8, 1908. 2:384—61. A \$22,000—\$33,000. 100

Houston st, No 310, n s, about 115 e Av B, 22.8x106.6x36.3x110.6, w s, 6-sty brk tenement and store. Emil Adler to Leopold Adler. All title. July 28. Mort \$43,000. Aug 8, 1908. 2:384—60. A \$22,000—\$45,000. other consid and 100

- Lewis st, No 30, e s, 125 n Broome st, 24.9x100, 5-sty brk tenement. Otilie Block to Benedict Bockar and Solomon Metzner of Brooklyn. Q C. Aug 1. Aug 13, 1908. 2:327-37. A \$13,000-\$33,000. nom
- Same property. Benedict Bockar et al to Fannie Parnis. Mort \$33,000. Aug 1. Aug 13, 1908. 2:327. nom
- Ludlow st, No 45, w s, 175 n Hester st, 25x87.6, 6-sty brk tenement and store. Charles Miller to Sigmund Miller. All liens. July 8. Aug 13, 1908. 1:309-25. A \$18,000-\$35,000. 100
- Ludlow st, No 97 | s w cor Delancey st, being part left after widening Delancey st, 11.7x87.6x11.6x87.6, vacant. Morris Weinstein et al to Isaac Sakolski. 2-3 parts. B & S and C a G. Aug 11. Aug 13, 1908. 2:409-17. A \$25,000-\$25,000. other consid and 100
- Same property. Albert M Hersch to Isaac Sakolski. 1-3 part. B & S. and C a G. All liens. Feb 5, 1907. Aug 13, 1908. 2:409. other consid and 100
- Same property. Isaac Sakolski to Joseph J Bach. Mort \$21,000. Aug 11, 1908. Aug 13, 1908. 2:409. other consid and 100
- MacDougal st, No 8, s e s, 115.8 n e Spring st, 22x76.1x21 to alley x75, with rights to alley, &c, 2-sty brk stable. Eagan & Leake to Zelick Peshkin. Mort \$12,000. Aug 5. Aug 13, 1908. 2:504-4. A \$10,000-\$11,500. other consid and 100
- Madison st, No 412, s s, 375 e Jackson st, 25x100, 5-sty brk tenement and store. Mayer Hurwitz to Harry Hellinger. Mort \$32,900. Aug 7, 1908. 1:265-39. A \$14,000-\$31,000. other consid and 100
- Prince st, No 156, s s, 47.5 w West Broadway, 23.9x101, 6-sty brk tenement and store. Alfonso Bracco to Bertha Wright. 1/2 right, title and interest. Sub to 1/2 of all liens. July 22. Aug 11, 1908. 2:502-21. A \$20,000-\$35,000. nom
- Stanton st, Nos 61 to 65 | s e cor Eldridge st, 87.6x25, 7-sty brk Eldridge st, No 222 | tenement and store. 2:416-14. A \$27,000-\$55,000.
- Eldridge st, w s, 60 n Stanton st, alley, 3x53.
- Stanton st, No 52, n s, 53 w Eldridge st, 22x100, 6-sty brk loft and store building. 2:422-70. A \$19,000-\$34,000.
- Hancock st, Nos 2, 4 and 6, w s, 110 s Bleecker st, 46x92.4x50.10x70.7, 6-sty brk tenement and store.
- Hancock st, Nos 8 to 12, w s, 156 s Bleecker st, 41.5x112x45.10x92.4, 6-sty brk tenement and store. 2:527-35 and 38. A \$52,000-\$98,000.
- Park av, Nos 1652 and 1654 | s w cor 117th st, 50x90, 6-sty brk 117th st, Nos 70 and 72 | tenement and store. 6:1622-40. A \$25,000-\$72,000.
- 107th st, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, two 4-sty brk tenements and stores. 6:1657-6 and 7. A \$14,000-\$30,000.
- Release dower. Fanny Levy to Charles Levy her husband. All title. Q C. June 1, 1908. Aug 7, 1908. nom
- Same property. Release dower. Dora Levy to Abraham E Levy her husband. All title. Q C. June 1. Aug 7, 1908. nom
- Washington st, Nos 792 and 794, w s, 77.6 n Jane st, 39x69.10, two 3-sty brk tenements. Ringland F Kilpatrick to Staple Realty Co. Mort \$13,500. Aug 5. Aug 11, 1908. 2:642-22 and 23. A \$12,000-\$14,000. 25,000
- West st, No 386 | s e cor Christopher st, 25.4x48x40.10x Christopher st, No 184 | 47.4.
- Christopher st, No 182, s s, 47.4 e West st, 22.2x48x22.6x40.10.
- Christopher st, No 180, s s, 69.6 e West st, 22x51.9x24.2x48. 5-sty brk hotel.
- FORECLOS. July 15, 1908. Richard H Clarke (Ref) to Samuel Wolf. Aug 10. Aug 11, 1908. 2:604-3. A \$50,000-\$75,000. 97,200
- White st, No 46, n s, 150.5 e Church st, 37.8x100.5x37.4x100.9, 5-sty brk loft and store building. Sarah V Baker to Wm R Walker. Mort \$30,000. July 31. Aug 10, 1908. 1:193-11. A \$60,000-\$92,000. other consid and 100
- William st, Nos 93 and 95, n w s, 92.10 n e Maiden lane, runs n w 48 x n e 6.11 x n w 35 x n e 65.5 x s e 34.4 x s w 27 x s e 47.4 to st, x s w 36.4 to beginning.
- Part of the rear of No 63 Maiden lane, begins 81.3 n Maiden lane and 46.8 w William st, runs e 18.10 x s 0.1 x w 18.10 x n 0.6 to beginning.
- William st, No 97, n w s, 129.4 n e Maiden lane, 24x47.10x27.5x47.5.
- Interior lot, being rear portion of No 57 Maiden lane, begins at e line of No 57 Maiden lane, 50 s of stone retaining wall in rear of No 57 Maiden lane, runs w 24.10 x n 50 x e 24.10 x s 50 to beginning, except part conveyed to Seth S Terry by party 1st part, May 21, 1908, 9-sty brk and stone office and store building.
- The North River Insurance Co to The William Street Offices, a Corpn. July 31. Aug 7, 1908. 1:67-5. A \$265,000-\$500,000. other consid and 1,000
- 2d st E, No 239, s s, about 250 w Av C, 25.4x75.5x24.4x76, e s, 5-sty brk tenement and store. Barbara Grossmann et al to Jacob Grossmann. Mort \$5,000. Aug 6. Aug 8, 1908. 2:384-24. A \$13,000-\$26,000. other consid and 100
- 4th st E, Nos 125 and 127, n s, 124.9 w 1st av, 50x96.2, 6-sty brk tenement and store. David Baron to Rubin Bros & Baron, a Corpn. Mort \$72,700. June 2. Aug 7, 1908. 2:446-38. A \$32,000-\$75,000. other consid and 100
- 4th st W, No 303, e s, about 20 n Bank st, -x-, 2-sty brk dwelling. 2:615-2. A \$7,500-\$8,000.
- 127th st W, Nos 413 to 421, n s, about 170 w Convent av, -x-, two 2 and two 3-sty frame dwellings. 7:1967-63. A \$28,000-\$28,000.
- Also property in Kings Co.
- Howard Burtis beneficiary of Divine Burtis to James L Robertson. 2-15 parts. Mort \$13,635. Aug 11, 1908. nom
- 4th st E, No 148, s s, 400.2 w Av A, 24.11x96.2, 4-sty brk tenement and store. Henry J Schneider to Mary S Schneider. Mort \$16,000. Aug 12. Aug 13, 1908. 2:431-13. A \$15,000-\$21,000. other consid and 100
- 6th st E, No 410, s s, 150 e 1st av, 25x97.
- 6th st E, No 412, s s, 175 e 1st av, 25x97. two 5-sty brk tenements and stores.
- Benjamin Needle et al to Henney Raphael and Samuel Abramowitz. Morts \$77,000. Aug 11. Aug 12, 1908. 2:433-12 and 13. A \$28,000-\$44,000. other consid and 100
- 6th st E, No 728, s s, 318 e Av C, 15x97, 5-sty brk tenement and store. Abraham Dan to Lena Dan. All title. Aug 6. Aug 10, 1908. 2:375-24. A \$9,000-\$14,000. nom
- 6th st E, No 430, s s, 200.1 w Av A, 25.2x97, 5-sty brk tenement and store. Barbara Grossmann to Eva Baer. Mort \$10,000. Aug 6. Aug 8, 1908. 2:433-22. A \$14,000-\$22,000. other consid and 100
- 9th st E, No 428, s s, 213 w Av A, 25x94, 5-sty brk tenement and store. Jacob Berlin to Sam Goldberg. Mort \$35,300. Aug 10. Aug 11, 1908. 2:436-23. A \$15,000-\$28,000. other consid and 100
- 13th st W, No 13, n s, 250 w 5th av, 16.8x103.3.
- 13th st W, Nos 15 and 17, n s, 266.8 w 5th av, 33.4x103.3.
- 14th st W, No 18, s s, about 275 w 5th av, 25x103.3. 5 and 7-sty brk store building.
- Timothy J Kielely to Geo A Hearn. Sub to leases. Aug 8. Aug 10, 1908. 2:577-52 and 53 and 31. A \$165,000-\$232,000. nom
- Same property. Agreement to purchase buildings on lots 18 W 14th st and Nos 13 to 17 West 13th st, together with the lot No 13 W 13th st, on expiration of leases, etc. Same with same. Aug 3. Aug 10, 1908. 2:577. nom
- 17th st E, No 616, s s, 263 e Av B, 25x92, 6-sty brk tenement and store. Mayer Hurwitz to Harry Hellinger. 1/2 part. Mort \$22,500. Aug 5. Aug 7, 1908. 3:984-47. A \$6,000-\$18,000. other consid and 100
- 32d st E, No 18, s s, 116.6 w Madison av, 21.10x98.9, 5-sty brk tenement. Arthur W Saunders to Wm F Havemeyer, of Shrewsbury, N J. Mort \$57,500. Sept 26, 1906. Aug 8, 1908. 3:861-66. A \$62,500-\$78,000. other consid and 100
- 32d st E, No 16, s s, 138.4 w Madison av, 21.10x98.9, 4-sty stone front dwelling. Arthur W Saunders to Harry P Ward, of Closter, N J. Morts \$54,000. Feb 1. Aug 11, 1908. 3:861-67. A \$63,500-\$71,000. other consid and 100
- 32d st E, No 14, s s, 160.2 w Madison av, 21.10x98.9, 4-sty stone front dwelling. Arthur W Saunders to Wm F Havemeyer, of Shrewsbury, N J. Morts \$50,000. Nov 4, 1907. Aug 11, 1908. 3:861-68. A \$64,500-\$72,000. other consid and 100
- Same property. Wm F Havemeyer to Harry P Ward, of Closter, N J. Morts \$50,000. Aug 10. Aug 11, 1908. 3:861. other consid and 100
- 51st st W, No 37, n s, 341.5 e 6th av, 21.5x100.5, 5-sty stone front dwelling. John H Brown to Geo G DeWitt. B & S. Mort \$50,000. April 30. Aug 13, 1908. 5:1267-15. A \$55,000-\$82,000. other consid and 100
- 56th st W, No 128 | s s, 350 w 6th av, runs s 100.5 x e 1 x s 55th st W, No 131 | 100.5 to n s 55th st, x w 101 x n 100.5 x e 0.6 x n 100.5 to 56th st, x e 99.6 to beginning, two 3 and 4-sty brk riding academy. Wm S Mason et al EXRS James H Smith to Wm Smith Mason, of Evanston, Ill. June 30. Aug 11, 1908. 4:1008-15. A \$250,000-\$275,000. 335,000
- Same property. Geo G Mason to same. B & S and confirmation deed. June 30. Aug 11, 1908. 4:1008. nom
- 61st st W, Nos 236 and 238, s s, 250 e West End av, 50x100.5, two 5-sty brk tenements. Harry Saltzman to Max Rosenkrantz. Morts \$38,750 and all liens. July 25. Aug 8, 1908. 4:1152-53 and 54. A \$12,000-\$28,000. nom
- 61st st W, No 243, n s, 175 e West End av, 25x100.5, 5-sty brk tenement and store. Julia Brown to Millie L Pings. July 21. Aug 10, 1908. 4:1153-8. A \$6,000-\$14,000. other consid and 100
- 61st st W, Nos 236 and 238, s s, 250 e West End av, 50x100.5, two 5-sty brk tenements. Max Rosenkrantz to David Kass in trust Morts \$38,750 and all liens. Aug 6. Aug 12, 1908. 4:1152-53 and 54. A \$12,000-\$28,000. nom
- 67th st E, No 7, n s, 175 e 5th av, 25x100.5, 5-sty stone front dwelling. Louise L wife John T Williams to John T Williams. Mort \$115,000. June 29. Aug 10, 1908. 5:1382-8. A \$103,000-\$150,000. nom
- 68th st W, No 246, s s, 225 e West End av, 25x100.5, vacant. Patrick J Walsh to "Charles T Wills" Inc, a corpn. Aug 7. Aug 11, 1908. 4:1159-55. A \$6,000-\$6,000. other consid and 100
- 70th st W, No 49, n s, 245 e Columbus av, 20x100.5, 4-sty and basement stone front dwelling. Anna Von Kienbusch wife Radcliffe Baldwin to Esther wife Emanuel Reinheimer. Mort \$30,000. Aug 10. Aug 11, 1908. 4:1123-11. A \$18,000-\$35,000. other consid and 100
- 82d st W, No 320, s s, 128.5 e Riverside Drive, 16x82.10, 4-sty stone front dwelling. Margt A Francis to Mary S wife David R Lamont. Mort \$15,000. July 18. Aug 11, 1908. 4:1244-87. A \$10,000-\$22,000. nom
- 84th st W, No 113, n s, 264.8 w Columbus av, 39.6x102.2, 5-sty brk tenement. James King to Wm B Pettit. Mort \$40,000. Aug 4, 1906. Aug 11, 1908. 4:1215-21. A \$22,000-\$50,000. 65,000
- 89th st E, No 216, s s, 160 e 3d av, 25x100.5, 5-sty stone front tenement. Charles Schmitt to Louisa M and Jennie L Schmitt as joint tenants. Mort \$18,000. Aug 1. Aug 12, 1908. 5:1534-43. A \$10,000-\$19,000. other consid and 100
- 90th st E, No 61, n s, 178.6 w Park av, 18.6x100.8, 3-sty stone front dwelling. Hugo Sohmer to Wm B Hornblower. Mort \$15,000. Aug 10, 1908. 5:1502-29. A \$15,000-\$21,000. nom
- 92d st W, Nos 202 and 204, s s, 100 w Amsterdam av, runs w 50 x s 56.8 x w 6 x s 44 x e 56 x n 100.8 to beginning, two 5-sty brk tenements. Arthur W Saunders to Chelsea Realty Co. All liens. June 10. Aug 8, 1908. 4:1239-37 and 38. A \$21,000-\$50,000. other consid and 100
- 100th st E, No 119, n s, 151 w Lexington av, 25.6x100.11.
- 100th st E, No 121, n s, 125.6 w Lexington av, 25.6x100.11. two 5-sty brk tenements.
- Blair Windsor to Louise Fox. Morts \$57,200 and all liens. Aug 6. Aug 8, 1908. 6:1628-10 and 11. A \$20,000-\$44,000. 225
- 101st st E, No 116, s s, 127.7 e Park av, 16x100.11, 3-sty brk dwelling. Gertrude L Smith to Dora Smith. Morts \$8,000. Aug 12. Aug 13, 1908. 6:1628-67. A \$6,000-\$7,500. other consid and 100
- 101st st E, No 100 | s e cor Park av, 16x100.11, 3-sty brk dwelling. Mechanics and Traders Realty Co to Gertrude L Smith. Mort \$8,000. Aug 12. Aug 13, 1908. 6:1628-72. A \$8,000-\$10,000. nom
- 103d st W, No 303, n s, 100 w West End av, 20x100.11, 3-sty and basement stone front dwelling. Esther B Levy to David Werdenschlag. Morts \$11,500. Aug 6. Aug 7, 1908. 7:1890-52. A \$12,500-\$24,000. other consid and 100
- 103d st E, Nos 303 to 307, n s, 100 e 2d av, 75x100.11, three 5-sty brk tenements and stores. Irving Bachrach et al to Annie Fishman. All liens. Aug 10. Aug 11, 1908. 6:1675-5 to 7. A \$18,000-\$42,000. other consid and 100
- 105th st W, No 28, s s, 173.4 e Manhattan av, 16.8x100.11, 3-sty and basement stone front dwelling. FORECLOS. July 8, 1908. Samuel M Reiss (Ref) to Chelsea Realty Co. Mort \$8,000. Aug 5. Aug 7, 1908. 7:1840-40 1/4. A \$7,300-\$11,000. 4,400
- 110th st E, No 126, s s, 125 w Lexington av, 25x100.11, 5-sty stone front tenement. Breslauer Realty Co to Morris Steinberg and Louis Breslauer. All liens. July 29. Aug 7, 1908. 6:1637-61. A \$10,000-\$19,000. nom

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114th st W, s s, 300 w Amsterdam av, 25x100.11, vacant. Mary A Taylor to Edward J Moloughney. Morts \$10,000. Aug 12, 1908. 7:1885-45. A \$14,000-\$14,000. other consid and 100
114th st W, s s, 200 w Amsterdam av, 100x100.11.
113th st W, n s, 225 w Amsterdam av, 75x100.11. vacant.
Levi N Hershfield to Edward J Moloughney. Morts \$60,000. Aug 10, 1908. 7:1885-41 to 44 and 21 to 23. A \$95,000-\$95,000. other consid and 100
114th st W, s s, 300 w Amsterdam av, 25x100.11, vacant. Edw J Moloughney to Paterno Bros, a corpn. Morts \$10,000. Aug 10, Aug 13, 1908. 7:1885-45. A \$14,000-\$14,000. other consid and 100
114th st W, s s, 200 w Amsterdam av, 100x100.11, vacant. Mts \$52,000.
113th st W, n s, 225 w Amsterdam av, 75x100.11, vacant. Morts \$36,000.
Edward J Moloughney to Paterno Bros, a corpn. Aug 10, Aug 13, 1908. 7:1885-41 to 44. A \$56,000-\$56,000 and 21 to 23. A \$39,000-\$39,000. other consid and 100
117th st W, No 129, n s, 322 w Lenox av, 18x100.11, 5-sty brk dwelling. Harold T Monell to Ostend Realty Co, a corpn. Mort \$17,250. July 13. Aug 11, 1908. 7:1902-18 1/2. A \$9,300-\$19,000. other consid and 100
120th st E, Nos 520 to 534, s s, 250 e Pleasant av, 150x100.11, four 6-sty brk tenements. Dean Holding Co to Florence Realty & Construction Co. Morts \$122,000 and all liens. July 15. Aug 8, 1908. 6:1816-37 to 42. A \$28,000-P \$128,000. other consid and 100
123d st E, No 422, s s, 312 e 1st av, 26x100.11, 4-sty brk tenement. Mort \$8,000.
123d st E, Nos 424 and 426, s s, 237.6 w Pleasant av, 37.6x100.11, 5-sty brk loft and store building. Mort \$16,000.
Theron S Johnson et al to Pincus Lowenfeld and Wm Prager. Aug 1. Aug 11, 1908. 6:1810-35 and 36. A \$12,700-\$41,500. other consid and 100
124th st E, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. FORECLOS, Aug 11, 1908. Edward Jacobs ref to Henry London. Mort \$13,000 and all liens. Aug 12. Aug 13, 1908. 6:1812-7. A \$4,000-\$13,000. 3,000
126th st W, Nos 506 and 508, s s, 150 w Amsterdam av, 48.3x99.11, 6-sty brk tenement and store. FORECLOS, July 2, 1908. Arthur B Spingarn (Ref) to Max Lipman and Max Gold. Aug 3. Aug 7, 1908. 7:1980-39. A \$19,500-\$62,000. 15,000
126th st W, Nos 510 and 512, s s, 198.3 w Amsterdam av, 46.6x99.11, 6-sty brk tenement. FORECLOS, July 2, 1908. Chas L Cohn (Ref) to Max Lipman and Max Gold. Aug 3. Aug 7, 1908. 7:1980-41. A \$19,000-\$60,000. 15,000
126th st W, Nos 514 and 516, s s, 244.9 w Amsterdam, 46.6x99.11, 6-sty brk tenement. FORECLOS, July 2, 1908. Frank A Spencer Jr (Ref) to Max Lipman and Max Gold. Aug 3. Aug 7, 1908. 7:1980-44. A \$19,000-\$60,000. 15,000
126th st W, Nos 402 and 404, s s, 100 w Columbus av, runs w 34.7 x s w 104.9 x s e 50 x n e 100 x n w 8.8 x n 22.5 to beginning, 2-sty brk stable. Anton Liebler to The Twelfth Ward Bank of City N Y. All liens. June 10. Aug 7, 1908. 7:1966-77. A \$14,000-\$19,000. other consid and 100
132d st E, No 55, n s, 135 w Park av, 20x99.11, 3-sty stone front dwelling. Agnes Murray to Melinsa H Fox. B & S. Aug 8. Aug 11, 1908. 6:1757-30 1/2. A \$4,800-\$8,000. other consid and 100
133d st W, Nos 222 and 224, s s, 416.8 w 7th av, 33.4x99.11, two 5-sty brk tenements. Anthony F Koelble to Theo R Brennan, of Mt Vernon, N Y. Morts \$32,500. Aug 7. Aug 8, 1908. 7:1938-50 1/2 and 51. A \$13,200-\$28,500. other consid and 100
133d st W, No 533, n s, 350 w Amsterdam av, 25x99.11.
133d st W, No 535, n s, 375 w Amsterdam av, 25x99.11, two 5-sty brk tenements.
Sarah Rosenthal and ano to Pauline Cohen, Sarah Goldberg and Julia Witkind. Morts \$44,300. April 1, 1908. (Re-recorded from April 2, 1908. Aug 13, 1908. 7:1987-17 and 18. A \$13,000-\$42,000. other consid and 100
137th st W, Nos 13 to 21, n s, 245 w 5th av, 200x99.11, five 6-sty brk tenements. Isaac Naiburg to Elias Naiburg. All title. All liens. Aug 12. Aug 13, 1908. 6:1735-20 to 27. A \$65,000-\$250,000. other consid and 100
140th st, W, s s | begins 140th st, s s, extends from 5th av to Exterior st, -x-.
Exterior st |
5th av | The Block, -x-.
Madison av |
139th st W |
138th st W |
138th st W | begins 138th st, n s, extends from Madison av to Exterior st, -x-, vacant.
Exterior st |
Wm M Scott et al remaindermen of Wm H Raynor to Meyer A Bernheimer, Chas D Bernheimer and Max Drey as exrs Isaac Bernheimer, 1/4 part; Lorin S and Mayer S Bernheimer as EXRS Simon B Bernheimer, 1/4 part, and Jacob A Cantor, 1/2 part. Q C. All title. July 27. Aug 7, 1908. 6:1763-1. A \$130,000-\$130,000; 1764-1. A \$150,000-exempt, and 1765. nom
142d st W, No 289, n s, 150 e 8th av, 25x99.11, 5-sty brk tenement. Sarah Cohn and ano to John P Rielly. Mort \$21,000. Aug 10. Aug 12, 1908. 7:2028-7. A \$8,500-\$20,000. other consid and 100
149th st W, Nos 208 to 214, s s, 175 w 7th av, 100x99.11, vacant. Pincus Lowenfeld et al to Theron S Johnson and Sarah D Purington. Mort \$26,000. Aug 10. Aug 11, 1908. 7:2034-41. A \$28,000-\$28,000. other consid and 100
150th st W, Nos 465 to 473, n s, 150 e Amsterdam av, 75x98.9, 2-sty frame dwellings, store in No 473. FORECLOS, June 10, 1908. Thos F Gilroy Jr (Ref) to Thos F McAvoy. June 13. Aug 11, 1908. 7:2065-7 to 9. A \$15,000-\$16,500. 18,500
150th st W, s s, 100 w Amsterdam av, 100x99.11, vacant. John McLaughlin and ano EXRS Minnie Murphy to Mary E Hastings, of Rhinebeck, N Y. Mort \$16,000. Aug 5. Aug 11, 1908. 7:2081-37 to 40. A \$32,000-\$32,000. 31,000

163d st W | s s, 458 e Amsterdam av, runs s 112.6 x e 104.5 Edgecombe av | to w s Edgecombe av, x n 114.2 to st, x w 84.11 to beginning, vacant. Arthur J Rosenthal to Aaron P Whitehead and Richard P Messiter TRUSTEES Nathan Hobart. Mort \$24,000 and all liens. Aug 7, 1908. 8:2110-24 and 27. A \$- \$-. other consid and 100
178th st W, s s, 150 w Amsterdam av, 75x91.2x75x96, vacant. Moritz Falkenau to T J McGuire Construction Co, a corpn. Mort \$17,000. Aug 11. Aug 12, 1908. 8:2132-32 and 34. A \$16,500-\$16,500. other consid and 100
180th st W, n s, 144.5 e Fort Washington av, 10x110, vacant. Release mortgage. Title Insurance Co of N Y to Fluri Construction Co. Aug 11. Aug 12, 1908. 8:2176-part lot 10). 2,500
Same property. Release mortgage. Fort Washington Syndicate to same. Aug 11. Aug 12, 1908. 8:2176. 606
180th st W, n s, 144.5 e Fort Washington av, 85x110, vacant. The Fluri Construction Co to Julia Webber. Morts \$16,000. Aug 11. Aug 12, 1908. 8:2176-part lot 100. other consid and 100
183d st W, No 564, s s, 193.9 e St Nicholas av, 18.9x104.11, 3-sty brk dwelling. Eliz W Becker to E Osborne Smith. May 27, 1904. Aug 8, 1908. 8:2154-47 1/2. A \$5,500-\$13,500. nom
187th st, s s, 189.6 e Broadway, 50x150, vacant. Theo R Brennan to Wade Greene. Mort \$3,000. Aug 1. Aug 8, 1908. 8:2167-53 and 54. A \$12,000-\$12,000. other consid and 100
Same property. Wade Greene to Anthony F Koelble. Morts \$5,000. Aug 1. Aug 8, 1908. 8:2167. other consid and 100
Amsterdam av, No 1770, w s, 74.11 s 148th st, runs s 24.9 x w 65 x s 0.3 x w 35 x n 25.1 x e 100 to beginning, 5-sty brk tenement and store. Edward Bornhoeft et al to Ella C Cammann. Mort \$25,000. Aug 5. Aug 11, 1908. 7:2079-33. A \$17,000-\$33,000. nom
Amsterdam av | s w cor Cathedral Parkway (110th st), 70.10 Cathedral Parkway | x100, vacant. Irving Judis to Irving Judis Building & Construction Co. Mort \$87,500. July 16. Aug 7, 1908. 7:1881-33 to 35. A \$62,000-\$62,000. 100
Audubon av | n w cor 190th st, -x220.4x97.4x220, 2-sty frame 190th st | dwelling, 1-sty frame stable and vacant. Arthur Berel to Harry M Baruch. 1-3 part. All title. Mort \$39,000. Aug 5. Aug 7, 1908. 8:2161-75. A \$50,000-\$56,000. other consid and 100
Audubon av, No 26, w s, 63 n 166th st, 37x70, 5-sty brk tenement. John Robertson et al to Joseph J Meaney. Morts \$24,000. July 28. Aug 12, 1908. 8:2124-11. A \$- \$-. other consid and 100
Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4, with all title to strip adj above on south, 0.1x96.4, two 3-sty frame brk front loft and store buildings, with 1-sty brk extensions. Marie True to Geo G Segal of Brooklyn. B & S. All liens. Aug 1. Aug 13, 1908. 2:530-38 and 39. A \$30,000-\$38,000. other consid and 100
Broadway, No 3922, e s, 135.11 s 165th st, 25x100, 3-sty frame dwelling. Nellie E wife of and Wm H Canty to James O'Brien. 3/4 parts, and Michael Caravatta, 1/4 part. Q C. Aug 3. Aug 12, 1908. 8:2122-72. A \$13,000-\$16,000. nom
Same property. Matilda E Henderson INDIVID and as EXTRX John C Henderson to same. Aug 10. Aug 12, 1908. 8:2122. 16,000
Same property. Maud M wife of and Thos F Marron to same. Q C. Aug 1. Aug 12, 1908. 8:2122. nom
Same property. Geo M Henderson to same. Q C. July 30. Aug 12, 1908. 8:2122. nom
Broadway, No 2460 | n e cor 91st st, 15.6 to s s of an old road x 91st st | 100.7 to w s Bloomingdale road (closed), x S.10 to n s 91st st, x99.8, 1-sty brk store.
Broadway, e s, 108 s 92d st, 53.3 to n s of an old road, x 102.9 to w s old Bloomingdale road, x60.3x107.7, vacant.
Arthur W Saunders to Chelsea Realty Co, a Corpn. B & S. All liens. Apr 8. Aug 8, 1908. 4:1239-23 and 25. A \$100,000-\$100,000. other consid and 100
Columbus av, Nos 141 to 147 | n e cor 66th st, 100.5x100, 4-sty brk 66th st, No 71 | storage building and stores. Barney Estate Co to Thomas Healy. Mort \$150,000. May 28. Aug 12, 1908. 4:1119-1. A \$150,000-\$195,000. 100
Fort Washington av, w s, extends from 177th to 181st sts.
Fort Washington av, e s, extends from 178th to 181st st.
Agreement modifying restriction agreement. Owners Syndicate Co, Pinehurst Realty Co, Edwin Bendheim, the Fluri Construction Co, Fort Washington Syndicate, Chelsea Methodist Episcopal Church, N Y, each with the other. June 30. Aug 12, 1908. 8:2176. mutual agreement
Fort Washington av | s w cor 179th st, 100.1x108.3x100x112.8, va- 179th st | cant. Edwin Bendheim to Bendheim Construction Co, a corpn. Mort \$400,000 on this and other property. Aug 10. Aug 11, 1908. 8:2177-part of lot 54. other consid and 100
Lenox av, No 371, w s 52 s 129th st, 25x35.6, 4-sty brk tenement and store. Mort \$8,500.
48th st W, No 114, s s, 165 w 6th av, 20x100.5, 4-sty stone front dwelling. 1/2 part of this.
Julia D J de Vado widow of City of Mexico to U S Trust Co of N Y. Deed of trust. Aug 12, 1908. 7:1913-34. A \$7,500-\$13,000; 4:1000-39. A \$30,000-\$32,000. nom
Lenox av, Nos 60 to 70 | n e cor 113th st, 201.10 to s s 114th st, x 113th st | 125, 5-sty brk hotel Balmoral. Herman 114th st | Harris et al to Morris Greenberg, of Brooklyn. B & S. Aug 5. Aug 11, 1908. 6:1597-1. A \$180,000-\$290,000. other consid and 100
Lenox av | s e cor 143d st, 24.11x85, vacant. FORECLOS, July 143d st | 2, 1908. Bernard M L Ernst ref to Christian C Moller of Hoboken, N J. Aug 4. Aug 13, 1908. 6:1740-69. A \$18,000-\$18,000. 9,475
Lexington av, No 118 | s w cor 28th st, 19.9x77, 4-sty stone front 28th st | tenement and store. Release dower as to mortgage, &c. Mary K Harris et al to Title Guarantee & Trust Co and David Brenner and Delah O Turner. Aug 6. Aug 8, 1908. 3:883-75. A \$24,000-\$29,000. nom

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Manhattan av, No 15, w s, 54.10 s 101st st, 27x100, 5-sty brk tenement. Salomon J Manne to Union Exchange Bank. Mort \$26,500. Aug 11. Aug 12, 1908. 7:1836-52. A \$13,000-\$30,000. other consid and 100

Old Bloomingdale road, w s, 309 n 116th st, runs e 28.11 to c 1 said road, x n 6.2 x w 29.5 to beginning, gore, vacant. George Noakes and ano HEIRS, &c, George Noakes deceased to Porterfield Construction Co. May 24, 1907. Aug 11, 1908. 7:1990-part lot 17. nom

Park av, Nos 1515 to 1521 | n e cor 110th st, 100.11x35, 6-sty 110th st, Nos 101 and 103 | brk tenement and store. FORECLOS, Aug 4, 1908. Thos L Feitner (Ref) to Henry S Herrman. Mort \$48,000. Aug 6. Aug 10, 1908. 6:1638-1. A \$20,000-\$55,000. 50,000

Park av, No 976 | s w cor 83d st, 51.1x90, 4-sty brk tenement and store and 2-sty brk store in st. Paul G Thebaud et al HEIRS, &c, Mary E Thebaud to the Minister, etc, of the Reformed Protestant Dutch Church in Garden Street in City of N Y. Q C. July 3. Aug 13, 1908. 5:1494-40. A \$40,000-\$45,000. nom

Park av, No 976 | s w cor 83d st, 25.6x90, 4-sty brk tenement and store and 2-sty brk store in st. Charter Realty Co to The Minister, etc., of the Reformed Protestant Dutch Church in Garden Street in City of N Y. Mort \$30,000. July 8. Aug 13, 1908. 5:1494-40. A \$40,000-\$45,000. other consid and 100

Park av, Nos 972 and 974, w s, 25.6 s 83d st, 40.1x90, two 5-sty stone front tenements. Mary A Foley to the Minister, etc., of the Reformed Protestant Dutch Church in Garden Street in City N Y. June 29. Aug 13, 1908. 5:1494-38½ and 39. A \$36,500-\$50,500. other consid and 100

Park av, No 1546, w s, 75.11 s 112th st, 25x78.9, 5-sty stone front tenement. Leopold Frank to Arnold Adler and Simon Frank. Mort \$12,000. Aug 3. Aug 7, 1908. 6:1617-37. A \$7,000-\$14,000. other consid and 100

Park av, Nos 1064 and 1066, w s, 50.4 n 87th st, 33.4x80, two 3-sty stone front dwellings. John H Gray to Augustus B Gray of Poughkeepsie, N Y. ½ part. All title. Q C. May 7. Aug 10, 1908. 5:1499-35 and 35½. A \$23,000-\$27,000. nom

Pleasant av, Nos 301 to 307 | n w cor 116th st, 86x48, 6-sty brk 116th st, Nos 455 and 457 | tenement and store. Isidor Groetzing to Hyman Kaplan. ½ part. All title. Q C. Aug 11. Aug 12, 1908. 6:1710-24. A \$20,000-\$65,000. other consid and 100

Riverside Drive | n e cor 127th st, 86.6x146.4x146.11x100, vacant. 127th st | Chas M Rosenthal to Riverside Viaduct Realty Co. Aug 12, 1908. 7:1994-part lot 1. other consid and 100

1st av, No 2296 | n e cor 118th st, 25.5x66, 4-sty brk tenement 118th st, No 401 | and store. Moses Shaffron to Giovanni Trimarco, ½ part, and Pasquale Felitti and Nicoletta Felitti his wife tenants by entirety, ½ part. Mort \$16,000. Aug 10, 1908. 6:1806-1. A \$8,500-\$18,000. other consid and 100

1st av, No 693, w s, 74.3 s 40th st, 24.8x75, 5-sty brk tenement and store. Sebastiana Mule to Paola Parisi. All title. Mort \$13,900. Aug 10, 1908. 3:945-30. A \$10,000-\$14,000. nom

1st av, No 184, e s, 28.3 n 11th st, 25x100, 5-sty brk tenement and store. Hugo Eckstein to Sigmund Eckstein. All title. Sub to mort \$14,000 and life interest of Rosalia Eckstein. Aug 5. Aug 10, 1908. 2:439-2. A \$15,000-\$22,000. other consid and 100

Same property. Agreement and consent to above conveyance, &c. Hugo Eckstein with Sigmund and Louis Eckstein. Aug 5. Aug 10, 1908. 2:439. nom

2d av, Nos 2321 and 2323 | n w cor 119th st, runs w 118.4 x n 100.10 119th st, Nos 247 to 253 | x e 38.4 x s 60.1 x e 80 to w s 2d av, x s 40.10 to beginning, two 6-sty brk tenements and stores. Leopold Adler et al to Emil Adler. All title. All liens. July 28. Aug 8, 1908. 6:1784-20½ and 21. A \$79,000-\$105,000. 100

2d av, Nos 132 and 134 | n e cor St Marks pl, 34.6x68, 6-sty brk St Marks pl, No 37½ | tenement and store. Emil Adler to Leopold Adler. ½ part. Mort \$69,500. July 28. Aug 8, 1908. 2:450-1. A \$35,000-\$70,000. 100

2d av, No 519 | s w cor 29th st, 24.8x100, 4-sty brk tenement and store. Patrick Loomam to Mary A Loomam. Mort \$14,000. Apr 28. Aug 11, 1908. 3:909-34. A \$24,000-\$32,000. nom

3d av, Nos 371 and 373 | s e cor 27th st, 49.10x85, 7 and 8-sty 27th st, Nos 200 and 202 | brk tenement and store. 3d av, No 369, e s, 49.10 s 27th st, 24.2x85, 7-sty brk loft and store building.

27th st E, Nos 204 to 208, s s, 85 e 3d av, 75x98.8, 5 and 6-sty brk loft and store building.

26th st E, No 209, n s, 110 e 3d av, runs e 25 x n 98.8 x w 27 x s 49.4 x e 2 x s 49.4 to beginning, 6-sty brk loft and store building. Frederick J Leary to August Oppenheimer, Israel A Rich and Paul Schwarz. Morts \$220,000. Aug 12, 1908. 3:907-56, 57, 54 and 8. A \$110,000-\$262,000. nom

3d av, No 1317, e s, 83.5 n 75th st, 18.9x105, 7-sty brk loft and store building. Abraham Tumpowsky to Ernest N Adler. Mort \$28,000. Aug 1. Aug 7, 1908. 5:1430-4. A \$12,000-\$30,000. 100

5th av, No 2002, w s, 23.8 n 124th st, 18.6x80, 4-sty and basement stone front dwelling. Arthur C Martin to Sarah and Ellen Arnot, joint tenants. July 16. Aug 13, 1908. 6:1722-34. A \$12,000-\$18,000. nom

7th av, Nos 2504 and 2506, w s, 119.10 s 146th st, 40x100, 6-sty brk tenement and store. Abraham M Baumann to Morris Freundlich. ½ part. All title. Morts \$59,000. Aug 13, 1908. 7:2031-31. A \$-\$. other consid and 100

8th av, No 2690 | s e cor 143d st, 25.1x75, 4-sty brk tenement and 143d st, No 278 | store. Benj F Carpenter to Jennie Thompson, of Keansburgh, N J. ½ part. All liens. Aug 3. Aug 8, 1908. 7:2028-61. A \$13,000-\$20,000. nom

11th av, Nos 694 to 704 | s e cor 50th st, 93.6x100, 2-sty brk of-50th st, Nos 556 to 560 | fice and frame sheds of coal yard. Henry J Hildebrand to Rodney T Martinsen. Q C. All title. July 17. Aug 8, 1908. 4:1078-61 to 64. A \$35,500-\$35,500. nom

14th av, lot 26, part farm Samuel Thomson, known as Mount 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 west 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.
Geo H Wilson to The Burns Realty Co, a corpn. Q C and C a G. July 23. July 29, 1908. 8:2247-2256, 2257 and 2259. Reprinted from issue of Aug 1, when last two lines were separated. nom

MISCELLANEOUS.

Power of attorney. Friedrich or Frederick Goetz to Geo H Engelhard. May 9. Aug 12, 1908.

Power of attorney. Martha wife of Friedrich Goetz to same. May 9. Aug 12, 1908.

Power of attorney. Cornelia E Wood to W C Wood. Jan 15. Aug 12, 1908.

Power of attorney. Celia Weinstock to Max Spector. Aug 11. Aug 12, 1908.

Power of attorney. Lewis B Halsey to Benj S Halsey. Jan 31. Aug 13, 1908.

Power of attorney. Emanuel Arnstein to Samuel Levy. June 17. Aug 7, 1908.

BOROUGH OF THE BRONX.

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

Austin pl, e s, 25 s 147th st, 50x100, vacant. Wm Maily to Harlem Bottling Works. Mort \$1,400. Aug 1. Aug 12, 1908. 10:2601. other consid and 100

*Centre st, s s, being lot 17, map property of heirs Eliz Pell, City Island, 100x106.5x100x104.8. Wm J Bush to Mary A Bush his wife. Oct 6, 1900. Aug 10, 1908. nom

Clinton pl, No 78 | s s, 366 w Grand av, 52.8 to e s Aqueduct av, Aqueduct av | x101.4x69.8x100, 2-sty frame dwelling and vacant. Michael J Keenan to Martin Reimer. Morts \$10,000. Aug 12. Aug 13, 1908. 11:3207. other consid and 100

Freeman st, s s, 434.5 w Westchester av, runs s 100 x w 100 x n 89.4 x n e 14 to st, x e 90.11 to beginning, vacant. Lawyers Title Ins & Trust Co to Mark H Rogers. Mort \$4,200. Aug 10. Aug 11, 1908. 11:3006. 6,200

*Glover st, s w s, 100 n e Lyon av, 25x100, Westchester. Martin Pletscher to Harry Towbin. Mort \$5,000. July 31. Aug 7, 1908. other consid and 100

*Halperin st, n s, 150 w Blondell av, 25x100, Westchester. Lillian M Coakley to Alexander F Walsh. Morts \$5,700. June 16. Aug 13, 1908. other consid and 100

Home st, Nos 859 and 861, on map No 855, n s, 112.9 e Prospect av, runs n 112.9 x n e 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 s w 46.2 to beginning, 6-sty brk tenement. Release mort. N Y Trust Co to The M & V Construction Co. Aug 5. Aug 7, 1908. 10:2694. other consid and 1,000

Manida st, e s, 316.8 s Spofford av, runs e 84 to w s old Hunts Point road, x s e 0.2 x s w — x w 55.9 to e s Manida st, x n 25 to beginning, with all title to said old road, vacant. Empire Development Co to Arndt H Olsen. Aug 3. Aug 7, 1908. 10:2768. 100

*Ruskin st, n s, 100 w 4th av, being parts of lots 153 to 156 map of W F Duncan at Williamsbridge. Release mort. Frank C Mayhew and ano TRUSTEES, &c, to Frank McGarry. July 25. Aug 13, 1908. 220

*Ruskin st, n s, 161.5 w 4th st, runs n 121.4 x e 25 x s 101.1 x w 60.3 to beginning. Frank McGarry to James Martinelli. Mort \$400 and all liens. July 30. Aug 13, 1908. nom

*5th st, s s, 305 w Av A, 100x108, Unionport. Mary J Morrow to Elizabeth Page and Wm J Bell. July 29. Aug 13, 1908. nom

*8th st, s s, 256 w Av B, 25x108, Unionport. PARTITION, Dec 19, 1905. Chas H Young ref to Nora Delaney. Jan 18, 1906. Aug 12, 1908. 760

*11th st, n s, 330 e Av B, 75x108, Unionport. Anton M Ziegler to Michael Cunningham and James Larkin. Mort \$1,000. Aug 6. Aug 8, 1908. other consid and 100

134th st, No 531, n s, 150 e Brook av, 28.4x100, 5-sty brk tenement. Isidor D Brokaw to Morris Steinberg. All liens. July 29. Aug 7, 1908. 9:2262. nom

135th st, No 577, n s, 100 e St Anns av, 25x100, 4-sty brk tenement. Peter Wehrle to John F Hornkohl. Mort \$8,000. Aug 6. Aug 7, 1908. 10:2548. other consid and 100

135th st, No 449, n s, 475 e Willis av, 25x100, 5-sty brk tenement. Joe Kosovsky to Charles Mandelman. 2-3 parts. All liens. July 1. Aug 7, 1908. 9:2280. other consid and 1,000

144th st, s s, — e Morris av and being a strip bounded n by 144th st, e by land conveyed to Hickey by La Coste (May 4, 1897), s by line between lots 263 and 264 and w by line between lots 263 and 265, and being part lot 263 map Mott Haven. James La Coste et al to William Hickey. B & S. All liens. June 30. Aug 7, 1908. 9:2324. omitted

146th st, Nos 309 and 311, n s, 75 w College av, 37.6x110, 6-sty brk tenement. Wm Oppenheim to George Jacob of Boro of Richmond. All liens. Aug 5. Aug 12, 1908. 9:2329. other consid and 100

146th st, No 441, n s, 400 w Brook av, runs n 100 x w 10.9 x s 99.11 to st, x e 5.5 and 14.8 to beginning, 2-sty frame dwelling. Wm E Burkhardt INDIVID and EXR Anna E Burkhardt to Emma Nehb. ½ part. Mort \$2,500. Aug 12. Aug 13, 1908. 9:2291. other consid and 100

147th st, n s, 425 e Prospect av, 12.6x100.

147th st, n s, 424 e Prospect av, 0.9¼x100. 2-sty frame dwelling. Jacob Harris to Dora Harris. 1-3 part. All title. July 31. Aug 8, 1908. 10:2600. 100

155th st, No 336 (574), s s, 175 w Courtlandt av, 25x99.3, 4-sty brk tenement. Margaret McKeon to Rosa Lahm. Mort \$15,000. Aug 11. Aug 13, 1908. 9:2414. other consid and 100

159th st, No 374, on map Nos 372 and 374, s s, 217 e Cortlandt av, 50x98.4, 6-sty brk tenement. Adolf Weisberger to John O'Rourke. Morts \$54,000. July 29. Aug 7, 1908. 9:2405. other consid and 100

163d st, No 578, s s, 100 w Eagle av, 39x100, 6-sty brk tenement. Henry Ludemann to Lena wife of Henry Ludemann. Q C. Aug 10. Aug 12, 1908. 10:2620. nom

165th st, s s, 146.8 w Washington av, 24.9x102. Agreement as to easement for light and air, &c. Wm A Nelson with Marie Zimmernann. Aug 7. Aug 11, 1908. 9:2386. nom



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.

165th st, s s, 146.8 w Washington av, —x—.
 165th st, s s, adjoining above on west.
 Agreement subordinating restriction agreement, &c, to mortgs for \$32,000. Wm A Nelson and Marie Zimmermann with The German Savings Bank. Aug 6. Aug 11, 1908. 9:2386. nom
 *172d st, w s, 156 s Gleason av, 25x100. Carolina Salmeri to Salvatore Salmeri. Mort \$495. Aug 5. Aug 11, 1908. other consid and 100
 *176th st, e s, 175 n Gleason av, 50x100. Mary J Morrow to Wm J Bell. ½ part. July 29. Aug 13, 1908. other consid and 100
 180th st, n s, 108.7 e Daly av, 100x154.1x99.11x152.1, vacant. Release mort. Knickerbocker Trust Co to Joseph Fried. July 27. Aug 13, 1908. 11:3128 and 3133. 9,602.50
 182d st | s w cor Daly av, 30x106.8x29.3x101.1, 2-sty frame dwell-
 ing. Release mort. Dollar Savings Bank to John A Steinmetz. Aug 10. Aug 12, 1908. 11:3125. 4,000
 183d st, No 773, n s, 217.11 w Southern Boulevard, runs n 100 x e 100 x n 25 x w 134 x s 125.4 to st x e 25 to beginning, 2-sty frame dwelling and vacant. Millie Walcoff to David Wolin. Confirmation deed. Mort \$8,500. July 28. Aug 10, 1908. 11:3114. other consid and 100
 203d st | s w cor Williamsbridge road, runs w 98.7 x
 Briggs av | s 100 x e 62 to n w s Briggs av, x n e 78.6
 Williamsbridge road | to w s Williamsbridge road, x n 32 to be-
 ginning, with all right, title and interest to lot adjoining above,
 bounded w by w s Williamsbridge road, n by s s 203d st and s e
 by n w s of Briggs av, vacant. Sigmund Kohn to Ignatz Gruber.
 ½ part. Mort \$5,500. July 27. Aug 7, 1908. 12:3306. nom
 *211th st, n s, 100 w Maple av, 50x100. A Shatzkin & Sons to
 Angelo and Michele Di Costanze. Mort \$1,000. Aug 11. Aug
 13, 1908. other consid and 100
 *223d st | s s, 249.4 e Corsa lane, 25x177.11 to Corsa lane, x
 Corsa lane | 30.2x161.3. Tri-Centennial Realty Co to Ira H Ben-
 nett. Mort \$770. June 5. Aug 8, 1908. 3,500
 *Same property. Ira H Bennett to Eugene H Cocheu, of Brooklyn.
 Mort \$770. Aug 7. Aug 8, 1908. nom
 *224th st, s s, about 225 w Laconia av, 25x109.6. A Shatzkin &
 Sons to Gennaro Gargiulo and Pasquale Esposito. Aug 10. Aug
 11, 1908. other consid and 100
 *226th st, n s, 138 e Paulding av, 50x109.6. Adolph Stark to Saml
 I Horowitz. Mort \$945. July 31. Aug 12, 1908. other consid and 100
 *228th st, late 14th av, n s, 205 e 2d av or st, 100x114, Wakefield.
 Bertha Kremer to William Smith. Mort \$2,000. Aug 3. Aug
 12, 1908. other consid and 100
 *Same property. Wm Smith to Alva Durant. Mort \$1,000. Aug
 11. Aug 12, 1908. 100
 *228th st, n s, 205 e 2d av, 100x114, Wakefield. Leon Kronfeld
 to Bertha Kremer. B & S. Mar 3. (Re-recorded from June 22,
 1908.) Aug 8, 1908. other consid and 100
 *Same property. Frances Brown to same. B & S. Mar 3. (Re-
 recorded from June 22, 1908.) Aug 8, 1908. other consid and 100
 *228th st, n s, 205 e 2d av, 100x114. Leah Schweig to Bertha
 Kremer. B & S. Mar 3. Re-recorded from June 22, 1908. Aug
 8, 1908. other consid and 100
 *228th st, n s, 205 e 2d av, 100x114, Wakefield. Rachel Stein-
 hardt to Bertha Kremer. Mar 3. Re-recorded from June 22,
 1908. Aug 8, 1908. 100
 235th st, s s, 525 e Katonah av, 25x100, vacant. Margt V I Ryan
 to Charlotte E F Ryan. Aug 4. Aug 7, 1908. 12:3383. nom
 236th st, No 358 | s w cor Martha av, 27.4x100, 2-sty frame dwell-
 Martha av | ing. Thos K Snyder to John H Gratacap. Con-
 firmation deed. Aug 10. Aug 11, 1908. 12:3384. nom
 240th st, late 4th av, n s, 285 e Martha av, 100x75.10x114.8x132.3,
 vacant. John F Coffin to William Meldrum. Mort \$3,000. July
 30. Aug 13, 1908. 12:3394. other consid and 100
 Anderson av, e s, 402.6 n Jerome av, 125x149.1x125.5x138.5, four
 4-sty brk tenements. Release mort. Washington Savings Bank
 to Joseph H Jones and Kemp-Jones Realty Co. July 24. Aug
 13, 1908. 9:2504. 6,250
 Arthur av, Nos 2452 and 2454 | n e cor 188th st, 95x81.8x95x82, two
 188th st, No 689 | 2 and one 2-sty brk and frame
 dwellings, store in No 2454. Adelheid T Searl HEIR Paul Tied-
 jen to Louise Tiedjen widow of Paul Tiedjen, deceased. All
 liens. Aug 5. Aug 10, 1908. 11:3077. nom
 Aqueduct av E, No 2218 | s e cor Buchanan pl, 25.4x104.8x25x
 Buchanan pl | 100.5, 2-sty frame dwelling. Edw B
 Teichman to Michael Lynskey. Mort \$3,000. July 29. Aug
 8, 1908. 11:3208. other consid and 100
 Aqueduct av, e s, 570.3 s Fordham road, runs e 106.7 x n 77.4 x e
 166 x n 70 x w 103 x s 150, vacant. Fleischmann Realty & Con-
 struction Co to The Elm Realty Co, a corpn. Mort \$7,500. Aug
 5. Aug 7, 1908. 11:3212. other consid and 100
 Boston road, Nos 1435 to 1451 | n w cor Prospect av, —x—, nine 6-
 Prospect av, No 1436 | sty brk tenements and stores.
 Herman Harris et al to Morris Greenberg, of Brooklyn. B & S.
 Aug 5. Aug 11, 1908. 11:2937 and 2938. other consid and 100
 Bryant av, n e s at n w s 167th st, 92.8x100x100x100.3, vacant.
 Benj M Tucker to John C Denner and Mary C his wife tenants
 by entirety. All liens. Aug 6. Aug 7, 1908. 10:2754. 100
 Bryant av, No 1487, w s, 245 s 172d st, 20x100, 3-sty brk dwell-
 ing. Release mort. Lewis V La Velle to Jacob Kronenberger.
 Q C. June 26. Aug 7, 1908. 11:2995. nom
 Same property. Jacob Kronenberger to Andrew A Milne. Mort \$
 10,000. Aug 6. Aug 7, 1908. 11:2995. nom
 Belmont av, Nos 2149 and 2151, w s, 167.11 n 181st st, 35.9x86.2x
 35.9x85.9, two 2-sty frame dwellings. Lillie Schaman to Viola
 L Jones. All liens. July 30. Aug 12, 1908. 11:3082. other consid and 100
 Bryant av, w s, 265.3 s Garrison av, 100x100, vacant. Hunts
 Point Realty Co to Charles O'Rourke. July 11. Aug 8, 1908.
 10:2761. other consid and 100
 *Bassett av, w s, 25 s Saratoga av, 25x100. Hudson P Rose Co
 to Giuseppe A Milillo. June 4. Aug 11, 1908. nom
 Courtlandt av | s e cor 163d st, 56x115x50x90, 6-sty brk tene-
 163d st, No 370 | ment and store. The Lotus Realty Co to Julia
 B Reeve of Brooklyn. Aug 12. Aug 13, 1908. 9:2408. nom
 Same property. Julia B Reeve to Lotus Realty Co. C a G. Aug
 12. Aug 13, 1908. 9:2408. nom
 Courtlandt av | s e cor 163d st, 56x115x50x90, 6-sty brk tene-
 163d st, No 370 | ment and store. FORECLOS, July 23, 1908. Jos
 Pool ref to Lotus Realty Co. Aug 6. Aug 13, 1908. 9:2408. 42,025
 *Columbus av, n s, 78.4 e White Plains road, 16.8x100, Van Nest.
 Max Weinbaum to Frieda Schrag. ½ part. All title. All liens.
 Aug 7. Aug 13, 1908. other consid and 100
 College av, No 1305, w s, 140.5 n 169th st, 16.8x92.6, 2-sty frame
 dwelling. Samuel Samuelsen to Lena Greenberger. Mort \$5,-
 275 and all liens. Aug 10. Aug 13, 1908. 11:2785. other consid and 100
 Cambreling av, No 2467, w s, 425 n 188th st, 25x87.6, 2-sty frame
 dwelling. Angiolina Foglia to Saverio Foglia. All liens. July
 15. Aug 13, 1908. 11:3078. nom
 Crimmins av, w s, 312.4 n 141st st, 75x80, vacant. Samuel Grod-
 ginsky to Sarah Cohen. Mort \$8,000. Aug 1. Aug 10, 1908.
 10:2556. other consid and 100
 Elton av, Nos 808 and 810, s e s, 52 n e 158th st, 50x100, 5-sty
 brk tenements. FORECLOS, Aug 5, 1908. Theron R Strong (Ref)
 to Italian Savings Bank of City N Y. Aug 10. Aug 11, 1908.
 9:2380. 32,000
 Eagle av, e s, in block bet Westchester av and 156th st, and
 being lot 66, map Ursuline Convent, 25x115.
 Eagle av, e s, in block bet Westchester av and 156th st, and
 being lot 67, same map, 25x115.
 Hyman Construction Co to Martin I Goldstone. All liens. July
 21. Aug 8, 1908. 10:2624. other consid and 100
 Forest av | n w cor 158th st, 100x87.6, vacant. Wm F Kimber to
 158th st | Hyman Horwitz. B & S. All liens. Apr 10. Aug 10,
 1908. 10:2647. nom
 Same property. Hyman Horwitz to William F Rohrig Co, a
 corpn. Mort \$13,500. Aug 6. Aug 10, 1908. 10:2647. other consid and 100
 *Fox av, w s, 125 n Jefferson av, 25x100, Edenwald; also land at
 New Castle, Westchester Co, and at Brookhaven, Suffolk Co, N Y.
 Walther Muller to Martha Schneider. Q C. July 17. Aug 13,
 1908. nom
 *Fort Schuyler road, w s, 360 n Marrin st, 29.10x112.5x27.6x109.4.
 Lewis D Crossmond to Edw J Bernholz. Aug 3. Aug 13, 1908. nom
 Fordham road, No 8, s s, 90 n w Jerome av, runs s 95 x w 10
 x s 37.11 x w 8.4 x n 116.3 to road, x e 24.9 to beginning,
 3-sty brk dwelling. Chas M Rosenbaum to Leah M Rosenbaum.
 Mort \$7,000. Aug 4. Aug 7, 1908. 11:3199. other consid and 100
 Garrison av, s w cor Irvine st, 57.2x101.4x50x129.4, vacant. Ar-
 thur Weyl to Marcus and Bertha Weyl. Mort \$4,050. Aug 6.
 Aug 10, 1908. 10:2761. other consid and 100
 Grand av, No 2316, e s, 125 n North st, 19.1x103.3x44.11x100, 2-
 sty brk dwelling and 2-sty frame stable in rear. The Lochinvar
 Realty Co to Ida L Perry. Correction deed. All liens. Sept 27,
 1906. Aug 11, 1908. 11:3198. nom
 Grant av, No 1042 | n e cor 165th st, 32.9x102.8x41.9x103.4, vacant,
 165th st | Mort \$3,400.
 Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant,
 163d st | Mort \$8,500.
 Isaac Pennamacoor et al to Harry B Davis and Fred V Calder.
 July 30. Aug 7, 1908. 9:2461 and 2448. other consid and 100
 *Hill av, w s, 100 n Randall av, 25x100, Edenwald. John Jackson
 et al to Joseph Wannop. Aug 12. Aug 13, 1908. 300
 Hughes av, No 2144, e s, 186.6 n 181st st, 16x90, 2-sty frame
 dwelling. FORECLOS, July 29, 1908. John E Sheehy (Ref) to
 Rudolph Wallach. Aug 8. Aug 11, 1908. 11:3082. 4,200
 Hunts Point av | n e cor Seneca av, 102.2x138.2 to Irvine st, x
 Irvine st | 100x114.7, vacant. Hunts Point Realty Co to
 Seneca av | The Economy Real Property Co. June 11. Aug
 8, 1908. 10:2761. other consid and 100
 Jackson av, No 1032, e s, 198 n 165th st, 18.9x76, 2-sty frame
 dwelling. John E Donnelly to Emilie Zaiser. C a G. All liens.
 Aug 8. Aug 12, 1908. 10:2650. other consid and 100
 Jackson av, No 1032, e s, 198 n 165th st, 18.9x76, 2-sty frame
 dwelling. Paul Zaiser to John E Donnelly. Mort \$—, Aug
 8. Aug 11, 1908. 10:2650. other consid and 100
 Kepler av, No 4314, e s, 64 n 237th st, 24x100, 2-sty frame dwell-
 ing. FORECLOS, July 1, 1908. Edward J Dowling ref to So-
 phie E Hubbell of New Rochelle, N Y. Aug 12. Aug 13, 1908.
 12:3378. \$1,550 over and above mort of 3,533.48
 Longfellow av, n w cor Harlem River & Portchester R R, 37x—,
 contains 37-100 acres, vacant, being part of Maplehurst at Hunts
 Point. Elizabeth T Watson to the N Y, N H & H R R Co. Nov
 6, 1896. (Re-recorded from Nov 19, 1896.) Aug 12, 1908. 10:-
 2755 and 2759. 6,500
 *Lampart av, s s, 100 w Ft Schuyler road, 50x100, Tremont Heights.
 The Lampart Realty Co to Louis M Rouda, of Cincinnati, Ohio.
 All liens. Aug 12. Aug 13, 1908. other consid and 100
 Marion av, No 2742, e s, 25 s 197th st, 25x124.7x25.2x129.5, 2-sty
 frame dwelling. Thomas Hicks to Annie and Jennie E Hicks,
 joint tenants. Mar 31. Aug 12, 1908. 12:3283. other consid and 100
 Marion av, No 2742, e s, 25 s 197th st, 25x124.7x25.2x129.6, 2-sty
 frame dwelling. Wm McMahon to Thos Hicks. Mar 31. Aug
 12, 1908. 12:3283. other consid and 100
 *Nereid av, s s, 82.4 w Barnes av, 50x100x25 to Barnes av, x34.2x
 76.9. Vincenzo Manzione to Vincenzo Palmieri. ½ part. All
 title. Aug 11. Aug 13, 1908. other consid and 100
 Nelson av, w s, 200.6 n 166th st, 50.1x102.6x50x98.10, vacant.
 PARTITION, July 21, 1908. Geo A Steves ref to Arthur Brookes
 of Higganum, Conn. Aug 10. Aug 12, 1908. 9:2514. 2,050
 *Newell av, e s, 200 s Julianna or Magenta st, 100x125, Olinville.
 Thomas Coen to Bronx Development Co. Mort \$1,250. July 22.
 Aug 12, 1908. other consid and 100
 *Nereid av, n s, 50 w Gunther av, 25x153.7x36.7x126.9. Fridolin
 Weber to Thomas Wilson. July 20. Aug 11, 1908. other consid and 100
 *Old Bear Swamp road, all that part of Old Bear Swamp road as
 may be included within limits of 107 lots on map No 1064 known
 as Hudson Park. Gustav Bihldorff to Hudson P Rose. Q C.
 Aug 5, 1908. Aug 8, 1908. nom
 *Same property. Geo L Downing to Gustav Bihldorff, of Hastings-
 on-the-Hudson, N Y. Q C. Nov 29, 1907. Aug 8, 1908. nom

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN,

NEW YORK

IRON WORK

Prospect av, s e cor 184th st, deed reads Fordham to West Farms road, s w s, lot 101 map South Belmont, 50.3x126x50x119.7, vacant, except part for Prospect av and Grote st. Ella M Smith to Anna C C Klemm. Q C. Aug 6. Aug 12, 1908. 11:3100. nom

Same property. Addison J Lyon et al to same. Q C. Aug 6. Aug 12, 1908. 11:3100. nom

Prospect av, No 1051, w s, 283 n 165th st, 42.8x175, except part for av, 3-sty frame building and store. FORECLOS, June 16, 1908. Joseph F McLoughlin ref to Jacob Ruppert. June 16: Aug 12, 1908. 10:2679. 18,700

*Parker av, w s, 100 n Rose pl, 50x100, St Raymonds Park. Giuseppe Trapani to Francesca P Mancuso. Mort \$3,950. Nov 25, 1905. Aug 7, 1908. nom

Southern Boulevard, No 563, n w s, 400 s w Av St John, 50x115, 6-sty brk tenement and store. FORECLOS, Aug 12, 1908. Adam Wiener ref to Jennie Kramer. Mort \$37,000. Aug 13, 1908. 10:2683. 3,000

*St Lawrence av, w s, 50 n Tacoma st, 25x100, Mapes estate. Mary J Morrow to Wm J Bell. 1/2 part. July 29. Aug 13, 1908. other consid and 100

St Anns av, No 763, w s, 25 n 157th st, 25x100, 4-sty brk tenement and store. Henry Castellano to Wm F and Mary A Fitzgerald. Mort \$14,000. Aug 10. Aug 13, 1908. 9:2360. other consid and 100

Sherman av, e s, 225 s 167th st, 100x100, vacant. Northside Realty and Impt Co to Dora Saul, of Atlanta, Ga. All liens. July 29. Aug 12, 1908. 9:2452. other consid and 100

Union av | e s, 100 n 166th st, 100 to s s 167th st, x100, vacant. 167th st | Mary E Kelly to Anna H Brewer. All liens. Aug 6. Aug 7, 1908. 10:2680. other consid and 100

Union av | n e cor 167th st, 125x100, vacant. William Loeb and 167th st | ano to Charlotte Salm. Mort \$21,500. June 2. Aug 10, 1908. 10:2680. other consid and 100

*Vincent av, e s, 221.7 n Coddington av, 25x98.4x25x97.11. Milton Natkins to Veronica C wife of Thomas Ford. Mort \$308.75. Aug 11. Aug 12, 1908. nom

Vyse av, No 1515 | n w cor 172d st, 25x100, 3-sty frame 172d st, Nos 949 and 951 | tenement and store and 2-sty frame dwelling in st. Moritz Sondberg to Katherine Harnett. Mort \$15,350. July 15. Aug 12, 1908. 11:2989. other consid and 100

Villa av, No 3098, e s, 585.3 n Southern Boulevard, 25x82.4x25x 83.8, 2-sty frame dwelling. John C F Conkling to Battista Tucci. Correction deed. Mort \$2,000. July 10. Aug 12, 1908. 12:3310. nom

Vyse av, Nos 1207 and 1209, on map Nos 1375 and 1377, w s, 91.4 n Home st, 40x100, two 3-sty brk dwellings. Philip Margulies to Emanuel J Lasar. Q C. Mort \$19,000 and all liens. July 1. Aug 11, 1908. 11:2986. nom

Valentine av | s w cor 181st st, runs s 139.9 x w 101.5 x n 51.1 x 181st st | e 50 x n 100 to s s 181st st, x e 54.1 to beginning, 2-sty frame dwelling and vacant. Isidor or Israel Littman to Brown & Lapin Realty Co. Mort \$5,000. Aug 3. Aug 7, 1908. 11:3144 and 3149. other consid and 100

Webster av, w s, 225 n 189th st, runs n 50 x w 100 x n 50 x w 20.10 x s 100 x e 113.9 to beginning, vacant. Release mort. Emigrant Industrial Savings Bank to Charles Keary INDIVID and et al EXRS, &c, Patrick J Keary. Aug 7. Aug 12, 1908. 11:3026. nom

Webster av, w s, 225 n 189th st, runs n 50 x w 100 x n 50 x w 20.10 x s 100 x e 113.9 to beginning, vacant. Charles Keary INDIVID et al EXRS, &c, Patrick J Keary to the Church of Our Lady of Mercy. July 2. Aug 12, 1908. 11:3026. 10,500

Walton av, No 943, n w s, 398.7 s w 164th st, runs n w 75.2 x — 47.2 x — 18.6 x s w 22.11 x s e 125.1 to av, x n e 60 to beginning, 3-sty frame dwelling and vacant. Geo K Martin to Gertrude B Martin his wife. Mort \$7,500. Aug 12, 1908. 9:2476. other consid and 100

*Wickham av, e s, 150 n Nereid av, runs n — to Barnes av, x n e 36.7 x e 61.6 x s 50 x w 97.6 to beginning. Wickham av, e s, 125 s Nereid av, 25x97.6. Vincenzo Palmieri to Vincenzo Manzione. Aug 11. Aug 13, 1908. other consid and 100

Washington av, Nos 1287 and 1293 | s w cor 169th st, 75x90.8, two 169th st, No 460 | 6-sty brk tenements and stores. Brown & Lapin Realty Co to Herman and Isidor Littman. Mort \$91,500. July 31. Aug 7, 1908. 9:2390. other consid and 100

Washington av, No 1281, w s, 100 s 169th st, 35x150, except part for av, 2-sty frame dwelling. Abraham Emerling et al to Philip Cohen. Mort \$7,000. Aug 3. Aug 7, 1908. 9:2390. 7,325

Webster av, e s, 180.9 n 167th st, 50x148.11 to c 1 Mill Brook, x 56.3x137.11, except part conveyed by Sogaard to Sogaard Mar 27, 1896, vacant. Fred C Rumeski to Christian Jaissle. All liens. Aug 6. Aug 7, 1908. 9:2393. nom

3d av, No 3500, e s, 73.3 s 168th st, 30.6x116.6, 5-sty brk tenement and store. Zeltner Realty Co to Caroline Zeltner. B & S. Aug 12, 1908. 10:2609. other consid and 100

*All right, title and interest in and to all those tracts or parcels of land at Unionport which were conveyed by James E Lent, the father of party 2d part, and are fully described in following: deed by Wilkins to Lent, recorded in L 187, p 112, on Apr 20, 1852, in Westchester Co; deed by Wilkins to Lent, recorded in L 187, p 121, on Apr 20, 1852, in Westchester Co; deed by Benson to Lent, recorded in L 177, p 373, on Dec 19, 1851, in Westchester Co, and being same premises conveyed by party 2d part to J Orlando Harrison by deed recorded May 15, 1897 in L 10 of Cons, page 49, in Annexed Territory, with awards, &c. J. Orlando Harrison to James E Lent. Q C. Aug 6. Aug 8, 1908. nom

*Lots 228 to 241 and 250 to 263, amended map (No 1131) of Adeo Park. John O'Rourke to Tillie Weisberger. Mort \$6,000 and all liens. Aug 4. Aug 7, 1908. nom

*Lot 108, amended map (No 1038) of Bronxwood Park. Lillian M Austin to Charles Noe. Aug 7. Aug 10, 1908. other consid and 100

*Lots 77B, 312 and 313 map No 1108B portion of Penfield property at Wakefield. Patrick Nolan to James J Heney. B & S. Aug 5. Aug 13, 1908. other consid and 100

*Plot begins 590 e White Plains road at point 545 n along same

from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Wm C Fernandez to Geo A Devermann. Mort \$550. Aug 7. Aug 12, 1908. nom

LEASES

Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

August 7, 8, 10, 11, 12 and 13.

BOROUGH OF MANHATTAN.

Beach st, No 10, all. Charlton Contract Co to John R Johnson and Albert S Oswald; 10 years, from May 1, 1908. Aug 10, 1908. 1:1904,500 and 4,750

Bleecker st, No 317. Bill of sale of saloon fixtures, &c. Louis Sroka to Mathias Antes. Aug 6, 1908. Aug 7, 1908. 2:591. \$2,300

Same property. Assign lease. Mathias Antes to Davies J Marshall. Mort \$1,902.75. Aug 6. Aug 7, 1908. 2:591.....nom

Same property. Re-assign lease. Davies J Marshall to Mathias Antes. Aug 7, 1908. 2:591.....nom

Broome st, No 495, store, &c. Charles Schwartz to Fred Moss, trading as Holland & Webb; 2 years, from Feb 1, 1907. Aug 10, 1908. 2:475.....1,200

Chrystie st, No 136, e s, 25x100. Assign lease. Abraham Dan to Lena Dan. All title. Aug 7, 1908. 2:419.....nom

Doyer st, Nos 15 and 17, w s of 2d floor. Jastrow Alexander and ano to Lee Hong; 3 2-12 years, from Mar 1, 1908. Aug 12, 1908. 1:162.....480

Fulton st, No 238 | all. Franklin D Peale TRUSTEE John M Washington st, No 191 | Tufts to John Shanley; term from July 24, 1908, until Apr 30, 1914. Aug 11, 1908. 1:82. 1,500 and 1 800

Grand st, No 270, n w cor Forsyth st. Assign lease. Joseph Kaplan to Davies J Marshall. Mort \$4,100. Aug 7. Aug 8, 1908. 2:418nom

Same property. Re-assign lease. Davies J Marshall to Joseph Kaplan. Aug 8, 1908. 2:418.....nom

Grand st, No 270, n w cor Forsyth st. Assign lease. Samuel Lichtenstein to Joseph Kaplan. Mort \$4,135. Aug 6. Aug 7, 1908. 2:418.....nom

Madison st, No 331, cor store. Maurice Robinson to Samuel Epstein; 3 years, from May 1, 1908. Aug 13, 1908. 1:267.....930

9th st, No 54, s s, 231.4 w Broadway, 16.8x93.11.

9th st, No 58, s s, 198 w Broadway, 16.8x93.11.

9th st, No 56; s s, 214.8 w Broadway, 16.8x93.11.

Assign three leases. Louis Korn to Jacob A Stein. Apr 9. Aug 8, 1908. 2:560nom

Same property. Three consents to above assignments. TRUSTEES of the Sailors' Snug Harbor to Louis Korn. July 3. Aug 8, 1908. 2:560.....nom

11th st, No 626 East, all. Anna Markowitz to Abraham Siegel and ano; 1 1/2 years, from May 1, 1908 (1 1/2 years renewal. Aug 13, 1908. 2:393.....2,934

13th st, No 221 East, all. Betty Muller to George Reul and ano; 3 years, from Sept 1, 1908. Aug 11, 1908. 2:469.....1,400

24th st, No 464, s w s, 152 s e 10th av, 14.8x80, the lot. Mary M Sherman to Ellen A Wood, of Brooklyn; 21 years, from May 1, 1908. Aug 10, 1908. 3:721.....nom

.....taxes, &c, and for first five years \$260 and thereafter 350

27th st, Nos 114 and 116 West, top loft. Jacob Wolf to Leopold and Max Rosenberger doing business as A Wallach & Co; 5 years, from Sept 1, 1908. Aug 12, 1908. 3:802.....2,100 to 2,200

43d st, No 2, s s, 102 w 5th av, 23x100.5, all.....nom

5th av, No 514, s w cor 43d st, 25.5x102, all.....nom

5th av, No 512, w s, 25.5 s 43d st, 25x102, all.....nom

5th av, No 510, w s, 50.5 s 43d st, 25x102, all.....nom

Eleanor L and Chas F Hoffman, Jr, et al EXRS Chas F Hoffman deed to David H King, Jr.; 21 years, from May 1, 1902, with renewals. Aug 12, 1908. 5:1258.....taxes, &c, and 25,000

43d st, No 10, s s, 125 w 5th av, 125x100.5, all. Louisa M Gerry of Newport, R I, to David H King, Jr, of Newport, R I; 20 years, from May 1, 1903, with renewals. Aug 12, 1908. 5:1258.....taxes, &c, and 20,625

47th st, Nos 124 and 126, s s, 475 e 7th av, 37.6x100.5, leasehold. Sheriff's certificate of sale on judgment for \$935.08. Thos F Foley (Sheriff) to Stanley D Pearce and Manton Davis. All title of defendant Eliz G Weidemeyer. June 24. Aug 7, 1908. 4:999.....1,000

63d st, Nos 322 and 324 East, two buildings. Nathan Schwenk to Rosina Albano and ano; 3 years, from Aug 1, 1908. Aug 8, 1908. 5:14374,300

63d st, Nos 326 and 328 East, two buildings. Morris Amster to Rosina Albano and ano; 3 years, from Aug 1, 1908. Aug 8, 1908. 5:14374,500

112th st, Nos 314 and 316 East, east store, &c. Lizzie Isaac to Anello Foggi or Fogei; 3 years, from May 1, 1908. Aug 13, 1908. 6:1683.....216 to 240

115th st, Nos 431 and 433 East, all. Mariangela Mennella to Antonino Turrisi; 5 years, from July 1, 1908. Aug 13, 1908. 6:1709.....4,200

116th st, Nos 116 and 118 East. Assign lease. Frank J Williams to Geo C Kienzle. Mort \$2,180. Aug 6. Aug 7, 1908. 6:1778. nom

Same property. Re-assign lease. Geo C Kienzle to Frank J Williams. Aug 7, 1908. 6:1778.....nom

140th st, No 463 West, all. Chas A Wridgway to Andrew W Fitzgibbon; 5 years, from Oct 1, 1908. Aug 12, 1908. 7:2057.....1,700

145th st, No 571 West, store. Keystone Investing Co to John Spirito and Giovanni Paradiso; 5 years, from May 1, 1908. Aug 10, 1908. 7:2092.....900

Av D, No 158. Assign lease. Thomas Keenan to Mary J Keenan. Mort \$3,000. Nov 14, 1907. Aug 7, 1908. 2:367.....nom

THE GEORGE A. JUST CO. IRON WORK
239 VERNON AVENUE FOR BUILDINGS
LONG ISLAND CITY NEW YORK

Av A, No 1555, store and three rooms. Wm F Heller to Jacob Weindorf; 5 years, from Aug 1, 1908. Aug 10, 1908. 5:1562.
Amsterdam av, No 155. Assign lease. Edw J Kelly to Thomas Kelly. Mort \$7,000. Aug 8. Aug 10, 1908. 4:1138. nom
Amsterdam av, No 2266, north store. Louis Rosenberg and ano to Andrew Abate; 3 3-12 years, from Feb 1, 1908. Aug 13, 1908. 9:2129. 420 and 540
Bowery, Nos 262 and 262 1/2, all lofts above ground floor. Anna W Hornthal and ano to Frank G Schirmer and ano; 5 years, from Oct 1, 1908. Aug 11, 1908. 2:507. 3,450
Broadway, s w cor 77th st, 105.5x146x102.2x119.10, hotel, &c. all. Albert Saxe to Frank A Archambault; 21 years and 24 days from Aug 7, 1908. Aug 12, 1908. 4:1168. 1-12 part of taxes, &c, and \$60,000 to \$65,000
Madison av, No 1392, 1st store, south of entrance. Chas I Weinstein to Abraham B Herman; 3 years, from Oct 1, 1908. Aug 7, 1908. 6:1602. 600 and 660
Madison av, No 305, e s, 75 n 41st st, 23.9x100, all. Thomas Frost and ano to Erkins Co, a corpn; from Aug 7, 1908, to Dec 1, 1923. Aug 10, 1908. 5:1276. taxes, &c, and interest on \$16,000 at 6% and 6.000
Pleasant av, s w cor 107th st, 100.11x175, 7 lots. John H Meyer to Burns Bros, a corpn; 7 9-12 years and 14 days, from July 17, 1908. Aug 7, 1908. 6:1700. taxes, &c, and 3,000
St Nicholas av, s e cor 181st st. Assign lease. Arthur Jost to Timothy J Shine. All title. Aug 10. Aug 11, 1908. 8:2153. nom
St Nicholas av, s e cor 181st st. Consent to assign lease. Edward Rafter to Timothy J Shine. Aug 6. Aug 10, 1908. 8:2153
Same property. Assign lease. Timothy J Shine to August Obrock. Aug 6. Aug 10, 1908. 8:2153. nom
West End av, No 157. Subordination of lease to mort for \$65,000. Isaac Oseroff, Harry Wilensky, James Kearns and Lion Brewery with Albany Savings Bank. Aug 3. Aug 13, 1908. 4:1178. nom
1st av, No 2095, all. Antonio Sorge to Antonio Capu and ano; 2 years, from Aug 1, 1908. Aug 13, 1908. 6:1678. 1,260
2d av, No 1102. Assign lease. Edward O'Shaughnessy and ano to Arthur Jost. Aug 12. Aug 13, 1908. 5:1350. nom
2d av, Nos 68 and 70, s e cor 4th st, store, &c. Adelstein & Avrutine to Joseph Hausmann; 8 years, from June 1, 1908. Aug 13, 1908. 2:445. 1,800 and 2,100
2d av, No 1102, s e cor 58th st, store, &c. Samuel Gelb to Edward O'Shaughnessy and ano; 7 years, from May 1, 1908. Aug 13, 1908. 5:1350. 1,600 and 1,800
2d av, n w cor 9th st, —. Assign lease. Peter Stern to Joseph Greenwald. Secures notes for \$3,000. July 24. Aug 7, 1908. 2:465. nom
2d av, No 2039. Assign lease. Denis Cody and ano to John D Haase. Aug 5. Aug 7, 1908. 6:1654. nom
Same property. Re-assign lease. John D Haase to Denis Cody and John McCann. Aug 6. Aug 7, 1908. 6:1654. nom
3d av, No 1098, w s, 80 n 64th st, 20x80, the lot. The Beekman Estate, a corpn, to Louis Roth; 20 years, from May 1, 1908. Aug 11, 1908. 5:1399. taxes, &c, and 910
3d av, No 98. Eichenwald & McCauley to Sophie Eichenwald. June 5. Aug 5, 1908. 2:558. Reprinted from last issue, when property was not stated as original lease was not recorded. nom
3d av, No 98, stores, basements and rear building. Arthur Blue to Eichenwald & McCauley, Inc; 11 9-12 years, from May 1, 1908. Aug 11, 1908. 2:558. 2,680
6th av, No 987, all. Helen S Kingsland et al EXRS, &c, Geo L Kingsland to Henry Bottjer; 5 2-12 years, from Aug 1, 1908. Aug 12, 1908. 4:1008. 2,900
6th av, No 870, n e cor 49th st, 4-sty brk building John McKelvey and ano to Albert Gulden; 10 years, from Jan 1, 1911. Aug 11, 1908. 5:1265. 4,200 to 5,250
Same property. Assign leases recorded May 30, 1905 and May 8, 1905. John Backer to same. Mort \$4,250. July 28. Aug 11, 1908. 5:1265. nom
8th av, No 916, all. George Ehret to Chas G Dochterman; 4 9-12 years, from Aug 1, 1908. Aug 7, 1908. 4:1026. 2,500
8th av, No 782, 2d, 3d and 4th stories. D Kempner & Son agents for Cecelia Potosky to Son Leung; 3 years, from May 1, 1908. Aug 12, 1908. 4:1020. 993
9th av, n w cor 43d st, store, &c. Harris Mandelbaum and ano to the Union Pacific Tea Company; 4 years, from May 1, 1908. Aug 13, 1908. 4:1053. 2,000
9th av, No 103, s w cor 17th st, store, front basement and 2d floor. Bernard and P J Curry to John J McDonnell; 7 years, from Oct 1, 1908. Aug 8, 1908. 3:714. 2,052 and 2,252.04
Same property. Assign lease. John J McDonnell to M Groh's Son. May 27. Aug 8, 1908. 3:714. nom

BOROUGH OF THE BRONX.

137th st, No 570 East, s e cor St Anns av, store and basement. Yetta Schlessel to Fred Carlson and ano; 10 years, from Nov 1, 1907. Aug 11, 1908. 10:2549. 1,200 and 1,500
150th st, n s, 299.3 w Cromwell av, runs n w 178.7 to a slip, x s w — x s e 127 to st, x e 119.1 to beginning, with land under water of said slip. Assign lease. Herman D Cramer and John H Meyer to Cramer-Meyer Co. Aug 11. Aug 12, 1908. 9:2497. nom
Albany road, No 3115, Kingsbridge, all. Martin Passannante to Antonio Di Persia; 4 years, from Oct 1, 1907. Aug 8, 1908. 12:3266. 456 and 480
Cauldwell av, s e cor 161st st, store, &c. Gustav J Fox to Henry Herkomer; 5 years, from July 15, 1908. Aug. 8, 1908. 10:2630. 1,560 and 1,680
Lincoln av, Nos 170 to 174, all. Margt J Cannon and ano TRUSTEES Mary A Troy to Michael Dunn; 6 years, from Feb 1, 1908. Aug 12, 1908. 9:2311. 1,380 and 1,800
Robbins av, No 467, all. John Niestermann to Bernard Koenke; 4 11-12 years, from Aug 1, 1908. Aug 12, 1908. 10:2557. 720 and 840
Robbins av, No 467. Surrender lease dated June 15, 1905. George Korge to John Niestermann. Aug 11. Aug 12, 1908. 10:2557. nom
Robbins av, No 467. Assign lease. Bernhard Koenke to John D Haase. Mort \$1,400. Aug 11. Aug 13, 1908. 10:2557. nom
Same property. Re-assign lease. John D Haase to Bernhard Koenke. Aug 12. Aug 13, 1908. 10:2557. nom

Westchester av, No 806, store, &c. Anton Birkle to Frederick Haas; 3 years, from Sept 1, 1908. Aug 12, 1908. 10:2676. 900 and 960
Same property. Assign lease. Frederick Haas to Simon Sicher. All title. Aug 12, 1908. 10:2676. nom
3d av, n w cor 162d st, part basement. John Masser to Max Hermann; 3 10-12 years, from Mar 1, 1908. Aug 7, 1908. 9:2384. 1,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

August 7, 8, 10, 11, 12 and 13.

BOROUGH OF MANHATTAN.

American Mortgage Co with Ulysses G Wilson. 124th st, No 239 West. Agreement as to share ownership in mortgage. Aug 7, 1908. 7:1930. nom
Adler, Ernest N to Abraham Tumpowsky. 3d av, No 1317, e s, 83.5 n 75th st, 18.9x105. P M. Prior mort \$20,000. Aug 1, 5 years, 6%. Aug 7, 1908. 5:1430. 8,000
Arnhem, Marks with the SEAMENS BANK FOR SAVINGS, N Y. Bowery, No 32. Extension of mort for \$20,000 at interest increased from 4% to 4 1/2%. July 20, Aug 12, 1908. 2:470. nom
Arnott, Sarah to Arthur C Martin. 5th av, No 2002, w s, 42.2 n 124th st, 18.6x80. P M. Prior mort \$12,000. July 16, 1 year, 5 1/2%. Aug 13, 1908. 6:1722. 2,000
Same to BOWERY SAVINGS BANK. Same property. P M. July 16, 3 years, 6%. Aug 13, 1908. 6:1722. 12,000
Baron, Harry with Louis de W Hollub. 118th st, No 407, n s, 110.8 e 1st av, 16.8x100.11. Subordination agreement. July 14. Aug 11, 1908. 6:1806. nom
Berkowitz, Max to Lena Hessberg. 2d av, No 1475, w s, 25 s 77th st, 25x100. Aug 10, 1908, 5 years, 5%. 5:1431. 27,500
Same to Simson Wolf and ano. Same property. Prior mort \$27,500. Aug 10, 1908, due Feb 10, 1910, 6%. 5:1431. 1,750
Bocker, Benedict and Solomon Metzner, of Brooklyn, N Y, to Ottilie Block. Division st, No 242, n s, 50 e Attorney st, —x71x25x83. Aug 11, installs, 6%. Aug 13, 1908. 1:315. 1,000
Brice, Gilbert A to John F Brice. 37th st, No 451, n s, 125 e 10th av, 25.6x98.9. Aug 12, 1 year, 6%. Aug 13, 1908. 3:735. 250
Bach, Joseph, of Boro of Queens, N Y, to Morris Weinstein et al. Ludlow st, No 97, s w cor Delancey st, that part left after widening of Delancey st, 11.7x87.6x11.6x87.6. P M. Prior mort \$21,000. Aug 11, due Aug 11, 1909, 6%. Aug 13, 1908. 2:409. 9,132.50
Bouthin, Mathilde widow of Town of Tarare, Dept of the Rhone, France, to Henri L Verschoore. 46th st, Nos 511 and 513, n s, 200 w 10th av, 50x100.5. Prior mort \$14,500. Aug 6, due, &c, as per bond. Aug 12, 1908. 4:1075. 2,000
Blagden, Lydia L and Arthur M Jones of Tuxedo, N Y, to FULTON TRUST CO of N Y. 5th av, No 741, e s, 42.8 n 57th st, 19.7x 100. July 22, due, &c, as per bond. Aug 12, 1908. 5:1293. 50,000
Brigante (Michael) Co to TITLE GUARANTEE & TRUST CO. Lafayette st, No 222. Certificate as to above mort. June 15. Aug 7, 1908. 2:482.
Brush, Alice L, Clementine E Boynton and Emily Z Linton to MUTUAL LIFE INSURANCE CO OF N Y. 34th st, No 136, s s, 325 e 7th av, 25x98.9. Prior mort \$—. Aug 7, 1908, due, &c, as per bond. 3:809. 20,000
Cohen, Jennie L wife of and Jack Q to Dan F Platt. 130th st, No 150, s s, 288.4 e 7th av, runs w 18.4 x s 99.11 x e 18.4 x n 99.11 to beginning. Prior mort \$12,000. June 16, due Nov 1, 1909, 6%. Aug 8, 1908. 7:1914. 3,000
Condron, Michael to Peter Doelger. 55th st, No 504, s s, 105 e Av A, 25x80. P M. July 16, 3 years, 5%. July 17, 1908. 5:1371. Corrects error in issue of July 25, when location was 55th st, No 504, s s, 105 e Av A, 25x80. 5,000
Connaughton, Alice to Charles Heymann. 56th st, No 423, n s, 325 w 9th av, 25x100.5. Prior mort \$14,000. Aug 7, due, &c, as per bond. Aug 8, 1908. 4:1066. 2,000
Canonicio, Giovanni to Chas Zerbarini. James st, No 66, e s, abt 72 n Oak st. Prior mort \$21,600. Aug 8, 1 year, 6%. Aug 10, 1908. 1:278. 500
Cameron, Margt S E to TITLE GUARANTEE AND TRUST CO. 34th st, n e cor Madison av, Nos 185 and 187, 100x49.5. Aug 6, due, &c, as per bond. Aug 12, 1908. 3:864. 200,000
Cahill, Mary A to John Hardy. 27th st, No 504, s s, 75 w 10th av, 25x24.8. Aug 12, 1 year, 6%. Aug 13, 1908. 3:698. 200
Chase, Leon S and Charles Lippmann with FRANKLIN SAVINGS BANK. 8th av, Nos 741 and 743, w s, 85.9 n 46th st, 40.1x100x irregx100.3. Extension mort. Aug 6. Aug 12, 1908. 4:1037. nom
Coleman, R Marshall to Alex Tofts. Washington st, No 716, w s, abt 30 s 11th st, 23x56x23x50.4, s s. Aug 12, 1 year, 6%. Aug 13, 1908. 2:637. 1,500
Corpus Christi Roman Catholic Church to EMIGRANT INDUSTRIAL SAVINGS BANK. 121st st, n s, 100 e Broadway, 100x 191.10 to s s 122d st. Aug 7, 3 years, 5%. Aug 11, 1908. 7:1976. 109,000

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

Beams in all sizes always on hand and cut to lengths as required

HARRIS H. URIS

OFFICE AND WORKS
525-535 W. 26TH ST.
TELEPHONE, 1835-6 CHELSEA

Cohen, Harris and Abraham to BOWERY SAVINGS BANK. Canal st, No 62, s e cor Allen st, Nos 10 and 12, 87.5x50. Aug 1, 5 years, 4½%. Aug 10, 1908. 1:294. 55,000	336, s s, 125 w 1st av, 75x98.9. Aug 10, 1908, due, &c, as per bond. 3:940. 8,000
Same and Leopold Haas with same. Subordination agreement. Aug 5. Aug 10, 1908. 1:294. nom	Garden Realty Co to London Realty Co. 137th st, Nos 26 and 28, s s, 285 w 5th av, 50x99.11. Assign rents to secure 2 notes aggregating \$650 at 6%. Aug 12, Aug 13, 1908. 6:1734. 650
Carucci, John to Louis de W Hollub. 118th st, No 407, n s, 110.8 e 1st av, 16.8x100.11. July 14, 5 years, 5½%. Aug 11, 1908. 6:1806. 6,000	Graham, Thomas, of Brooklyn, N Y, to Wm P Williams as trustee for Mary L Hillhouse, &c. 99th st, Nos 311 and 313, n s, 217 e 2d av, 37x100.11. Aug 7, due, &c, as per bond. Aug 12, 1908. 6:1671. 27,000
Charlton Contract Co to Geo A Macdonald et al. Charlton st, Nos 108 and 110, s s, 78 e Greenwich st, runs s 30 x w 3 x s 20 x e 25 x s 50 x e 24 x n 100 to Charlton st, x w 46 to beginning. All title to alley on west. Certificate as to mortgage for \$7,500. June 18. Aug 11, 1908. 2:597. —	Same and Frank Hillman and Joseph Golding with same. Same property. Subordination agreement. Aug 11. Aug 12, 1908. 6:1671. nom
Delli, Paoli Alessandro to Mary C Moore Jr. Baxter st, Nos 150 and 152, w s, 104.10 s Grand st, 50.3x68.10x50x60.8. Prior mort \$44,000. Aug 7, 1 year, 6%. Aug 11, 1908. 1:235. 7,000	Graham, Thomas and Asher Holzman and Benj M Holzman with same. Same property. Subordination agreement. Aug 11. Aug 12, 1908. 6:1671. nom
Deutsch, Rachael and Nathan Sobel to Sigmund Grabenheimer. 76th st, No 431, n s, 413 e 1st av, 25x102.2. Aug 7, 3 years, 6%. Aug 11, 1908. 5:1471. 1,500	Graham, Thomas and Chas E Murtagh with same. Same property. Subordination agreement. Aug 11. Aug 12, 1908. 6:1671. nom
Dougherty, Theo M to J Fred Boss. 88th st, No 507, n s, 125 e Av A, 25x100.8. Aug 11, 1908, due July 1, 1911, 5%. 5:1585. 15,000	Gray, Augustus B, of Poughkeepsie, N Y, to POUGHKEEPSIE SAVINGS BANK. Park av, Nos 1064 and 1066, w s, 50.4 n 87th st, 33.4x80. Aug 6, 1 year, 5%. Aug 10, 1908. 5:1499. 5,000
Same to Adolph Bloch. Same property. Prior mort \$15,000. Aug 11, 1908, due July 1, 1911, 6%. 5:1585. 4,500	Same with same. Same property. Subordination agreement. Aug 7. Aug 10, 1908. 5:1499. nom
Same to Josephine Dougherty. Same property. Prior mort \$19,500. Aug 11, 1908, demand, 6%. 5:1585. 2,000	Griswold, Eliz H wife of Chester Griswold to BANK FOR SAVINGS in City N Y. 54th st, No 131, n s, 129.4 w Lexington av, 16.10x100.5. Aug 7, 3 years, 4½%. Aug 12, 1908. 5:1309. 20,000
Does, August to James A Donegan. 134th st, No 238, s s, 300 e 8th av, 25x99.11. Aug 7, 3 years, 6%. Aug 11, 1908. 7:1939. 3,000	Golde & Cohen, a corpn (Louis Golde and David Cohen in bond only), to City Mortgage Co. Park av, No 1460, n w cor 107th st, No 87, 100.11x81. Building loan. Aug 4, demand, 6%. Aug 12, 1908. 6:1613. 70,000
Delli, Paoli Alessandro to Chas Urban. Hester st, Nos 204 and 206, s s, 52.5 w Baxter st, runs w 40 x s 58.9 x e 20 x s 4.9 x e 20 x n 63.6 to beginning. Prior mort \$ —. Aug 10, 1 year, 6%. Aug 11, 1908. 1:207. 7,800	Golde & Cohen, a corpn, to City Mortgage Co. Park av, No 1460, n w cor 107th st, No 87, 100.11x81. Certificate as to mort for \$70,000. Aug 4. Aug 12, 1908. 6:1613. —
Eastern Parkway Co to Sherman Evarts as trustee. Park av, Nos 1916 to 1938, n w cor 130th st, Nos 77 and 79, 199.10 to 131st st, Nos 74 to 78, x90. Aug 1, 5 years, 6%. Aug 12, 1908. 6:1755. 55,000	Golde & Cohen, a corpn, with City Mortgage Co. Park av, No 1460, n w cor 107th st, No 87, 100.11x81. Subordination agreement. Aug 6. Aug 12, 1908. 6:1613. nom
Evarts, Sherman as trustee under mort dated July 1, 1903, with Sherman Evarts as trustee under mort dated Aug 1, 1908. Park av, Nos 1916 to 1938, n w cor 130th st, Nos 77 and 79, 199.10 to s s, 131st st, Nos 74 to 78, x90. Subordination agreement. Aug 1, 1908. Aug 12, 1908. 6:1755. nom	Goldberg, Sarah to Jacob M Schoenfeld. 133d st, No 533, n s, 350 w Amsterdam av, 25x99.11. Prior mort \$18,000. Aug 5, due, &c, as per bond. Aug 7, 1908. 7:1987. 5,000
Evans, Kathryn E wife of John F to N Y House and School of Industry. 187th st, No 549, n s, 225 e St Nicholas av, 16.8x94.10. Aug 13, 1908, 3 years, 5%. 8:2158. 5,000	Ginsburg, Simon to Grand Lodge of The U S of the Independent Order Free Sons of Israel. Lenox av, No 620, n e cor 141st st, No 79, 49.11x100. Aug 6, 3 years, 5½%. Aug 7, 1908. 6:1739. 60,000
Euler & Robeson Company with The SEAMEN'S BANK FOR SAVINGS IN CITY OF N Y. Ferry st, No 25, and Jacob st, Nos 2 and 2½. Extension agreement at interest increased from 4% to 4½%. July 23. Aug 10, 1908. 1:104. nom	Same and STATE BANK with same. Same property. Subordinate agreement. Aug 4. Aug 7, 1908. 6:1739. nom
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sussex Realty Co. Broad st, Nos 24-28. Extension of mortgage for \$1,250,000 at 4½%. June 1. Aug 11, 1908. 1:23. nom	Ginsburg, Simon and Aaron Goodman with same. Same property. Subordination agreement. Aug 4. Aug 7, 1908. 6:1739. nom
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Tarrytown Building Co. 28th st, Nos 131 and 133 West. Extension of \$50,000 mortgage at 5%. May 22. Aug 11, 1908. 3:804. nom	Hatch, Simon trustee Samuel Hatch with Emma Hatch. 119th st, No 312 West. Extension of mortgage of \$2,900 at 6%. Aug 10. Aug 11, 1908. 7:1945. nom
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mary F McKeon. 18th st, Nos 334-338 West. Extension of \$47,500 mortgage at interest increased from 4½% to 5%. May 19. Aug 11, 1908. 3:741. nom	Hahn, Albert to Geo H Rosenblatt and ano. 152d st, No 529, n s, 400 w Amsterdam av, 24.10x99.11. P M. Prior mort \$21,000. June 24, due, &c, as per bond. Re-recorded from June 26, 1908. Aug 11, 1908. 7:2084. 3,500
Emanuel Congregation of The City of N Y with Wm B Pettit. 84th st, No 113 West. Extension mortgage. Aug 4. Aug 11, 1908. 4:1215. nom	Hartigan, Cath to EMIGRANT INDUSTRIAL SAVINGS BANK. 51st st, No 244, s s, 167 e 8th av, 20x100.5. Aug 6, 3 years, 5%. Aug 11, 1908. 4:1022. 5,000
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Minnie H Mesny, Ida M Harris and Stella A Hill. 88th st, No 203 West. Extension of \$17,000 mortgage at interest increased from 4½% to 5%. May 23. Aug 11, 1908. 4:1236. nom	Healy, Thomas to Barney Estate Co. Columbus av, Nos 141 to 147, n e cor 66th st, No 71, 100.5x100. P M. Prior mort \$150,000. May 28, due Dec 15, 1910, 5%. Aug 12, 1908. 4:1119. 100,000
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wm Lubbert. 156th st, No 544 West. Extension of \$14,000 mortgage at interest increased from 4½% to 5%. May 8. Aug 11, 1908. 8:2114. nom	Inness, Geo, Jr, of Ellenville, N Y, to MANHATTAN SAVINGS INST. Washington square South, No 51, s s, 275 s e MacDougal st, 25x100. Aug 12, due, &c, as per bond. Aug 13, 1908. 2:541. 30,000
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with The Forty-Two Broadway Co. Broadway, Nos 36-42. Extension of mortgage for \$3,000,000 at 4½%. June 1. Aug 11, 1908. 1:22. nom	Israeli, Baruch of Washington, D C, to Irving Bachrach. 106th st, Nos 160 and 162, s s, 250 w 3d av, two lots, each 25x100.11. Two mortgages, each \$2,000. July 16, due May 23, 1911, 6%. Aug 11, 1908. 6:1633. 4,000
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Lou Pegram. Madison av, No 710. Extension of \$50,000 mortgage at interest increased from 4½% to 5%. Apr 22. Aug 11, 1908. 5:1378. nom	Judis (Irving) Building & Construction Co to Irving Judis. Cathedral Parkway, s w cor Amsterdam av, 100x70.10. P M. July 16, demand, —. Aug 7, 1908. 7:1881. 10,000
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with N Y East Annual Conference of the Methodist Episcopal Church. 2d av, Nos 7 and 9. Extension of two mortgages, each for \$22,500 at interest increased from 4½% to 5%. Apr 15. Aug 11, 1908. 2:456. nom	Koschel, Albertina D to Anson W Hard et al trustees NORWICH UNION FIRE INS SOC of Norwich, England. 4th st, No 145, n s, 202.2 w McDougall st, 29.6x96.2. Aug 5, due June 1, 1911, 5%. Aug 12, 1908. 2:552. 12,000
EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Helen M Warner and Mabel H Smith. West End av, No 490. Extension of \$10,000 mortgage at interest increased from 4% to 5½%. Apr 23. Aug 11, 1908. 4:1231. nom	Koschel, Albertina D to Anson W Hard et al trustees NORWICH UNION FIRE INS SOC of Norwich, England. 4th st, No 143, n s, 202.2 w McDougall st, 29.6x62.2. Aug 5, due June 1, 1911, 5%. Aug 12, 1908. 2:552. 23,000
Fox, Melinsa H to American Mortgage Co. 132d st, No 55, n s, 135 w Park av, 20x99.11. P M. Aug 10, 3 years, 5%. Aug 11, 1908. 6:1757. 6,000	Kaplan, Hyman to Isidor Groetzing. Pleasant av, Nos 301 to 307, n w cor 116th st, Nos 455 and 457, 86x48. P M. Aug 11, installs, 4½%. Aug 12, 1908. 6:1710. 2,100
Fitzsimons, James and John Calvin trustees Alice Kelly with EMIGRANT INDUSTRIAL SAVINGS BANK. 121st st, n s, 100 e Broadway, 100x191.10 to s s 122d st. Subordination agreement. July 29. Aug 11, 1908. 7:1976. nom	Kittenplan, Morris and Chas Rubinger to Jos L Buttenwieser. 15th st, Nos 234 to 242, s s, 444.4 w 7th av, 90x103.3. Aug 10, due May 1, 1909, % as per bond. Aug 12, 1908. 3:764. 10,000
Florence Realty & Construction Co to STATE BANK. 120th st, Nos 520 to 534, s s, 250 e Pleasant av, 150x100.11. P M. July 15, due Jan 15, 1909, 6%. Aug 8, 1908. 6:1816. 10,500	Kevelson, Morris J to Otto J Betz et al. 24th st, No 324, s s, abt 300 w 1st av, 25x½ block. July 1, 5 years, 5½%. Aug 12, 1908. 3:929. 13,000
Franklin, Marcus, of Philadelphia, Pa, to KNICKERBOCKER TRUST CO. 8th av, No 396, e s, 23.5 s 30th st, 20x60. July 6, 3 years, 5%. Aug 13, 1908. 3:779. 12,000	Krakower, Sarah to John C Denner. Cannon st, No 118, e s, 150.3 n Stanton st, 24.10x100. P M. Aug 12, 2 years, 6%. Aug 13, 1908. 2:330. 2,000
Geizler, David and Samuel to Bernard Galewski. 110th st, Nos 70 and 72, s s, 171.6 w Park av, 41.6x100.11. Prior mort \$ —. Aug 5, due Dec 1, 1910, 6%. Aug 11, 1908. 6:1615. 6,000	Kenney, Michael J to Beadleston & Woerz. 6th av, No 612, s e cor 36th st, Nos 78 and 80, 24.7x62.6. Leasehold. Given as collateral security for four mortgages aggregating \$37,000. Aug 7, demand, 6%. Aug 13, 1908. 3:837. 18,500
Greene, Wade to Theo R Brennan trustee Thomas Brennan. 187th st, s s, 189.6 e Broadway, 25x150. Aug 1, due, &c, as per bond. Aug 8, 1908. 8:2167. 2,000	Krellman, Sarah to N Y TRUST CO. Grand st, No 379, s s, 50 e Norfolk st, 25x100. Aug 10, 1908, 5 years, 5%. 1:312. 40,000
Gatti, Joseph to Alice H Reimer. Crosby st, No 91, e s, 190.3 s Prince st, runs e 119.6 to Lafayette st, No 252, x s 26 x w 126.8 x n 25 to beginning. Prior mort \$52,000. Aug 6, 1 year, 6%. Aug 10, 1908. 2:496. 5,000	Same and Karl M Wallach with same. Same property. Subordination agreement. Aug 10, 1908. 1:312. nom
Goodwin, Alfred J to N Y SAVINGS BANK. 35th st, Nos 332 to	Krellman, Sarah to Pinnie Lang. Grand st, No 379, s s, 50 e Norfolk st, 25x100. Prior mort \$40,000. Aug 10, 1908, due Feb 10, 1909, 6%. 1:312. 1,000

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

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- Kelly, Thomas to Geo Ehret. Amsterdam av, No 155. Saloon lease. Aug 8, demand, 6%. Aug 10, 1908. 4:1138. 1,500
- King, Herman and Martin to David Brown. Columbus av, Nos 570 and 572, s w cor 88th st, No 100, 50.8x100. Aug 10, due Nov 10, 1910, 6%. Aug 11, 1908. 4:1218. 15,000
- Levy, Annie and Annie Zeitz with Max and Emil W Oppenheim. Cherry st, No 151. Subordination agreement. July 30. Aug 11, 1908. 1:250. nom
- Lawrence, Joseph J to ASTOR TRUST CO. 5th av, No 1080, n e cor 89th st, No 1, 25.2x102.2. Aug 6, 5 years, 5%. Aug 10, 1908. 5:1501. 100,000
- Lapp, Michael with The SEAMEN'S BANK FOR SAVINGS IN CITY of N Y. Spring st, No 43. Extension agreement at interest increased from 4% to 4½%. July 11. Aug 10, 1908. 2:494. nom
- Levy, Annie to Marx Oppenheim and ano. Cherry st, No 151, s s, about 110 w Market st, 20x60. Aug 6, 3 years, 5½%. Aug 7, 1908. 1:250. 9,000
- Lilienthal, Ida C to Jane R A Brown. 125th st, No 442, s s, 250 e Amsterdam av, 25x100.11. Prior mort \$— Aug 7, 5 years, 5%. Aug 8, 1908. 7:1965. 20,000
- Levy, Fredericka and Minnie Frey to STATE BANK. 63d st, No 128, s s, 400 w Columbus av, 25x100.5. Aug 12, 1908, 10 months, 6%. 4:1134. notes, 1,000
- LAWYERS TITLE INS AND TRUST CO with Rosa Strauss. 3d av, No 1687, e s, 75.6 s 95th st, 25.2x100. Extension of \$15,000 mort at 5½%. July 21. Aug 12, 1908. 5:1540. nom
- LAWYERS TITLE INS AND TRUST CO with Delia E Brogan and Anthony Rowland. 127th st, No 60, s s, 271.3 w Park av, 18.9x 99.11. Extension of \$7,000 mort at 5½%. July 3. Aug 12, 1908. 6:1751. nom
- Mendel, Morris and Julius B Ikelheimer to Martin Pless. 70th st, Nos 321 and 323, n s, 275 w 1st av, two lots, each 25x100.5. Two mortgages, each \$3,000. Two prior mortgages, each \$10,000. Aug 10, 2 years, 6%. Aug 11, 1908. 5:1445. 6,000
- Marcus, Lena wife Isidor to Nicholas C Benziger and ano exrs Louis Benziger. 34th st, No 431, n s, 400 e 10th av, 25x98.9. Aug 11, 1908, 3 years, 5%. 3:732. 25,000
- McKinley Realty & Construction Co to Empire City Wood Working Co. 151st st, No 441. Certificate as to mortgage for \$5,124. June 30. July 9, 1908. Corrects error in issue of July 11, when st No was 44. 7:2066. —
- Moloughney, Edw J to Levi N Hershfield. 114th st, s s, 200 w Amsterdam av, 100x100.11. P M. Prior mort \$36,000. Aug 10, 1908, 1 year, 6%. 7:1885. 16,000
- Moloughney, Edw J to Levi N Hershfield. 113th st, n s, 225 w Amsterdam av, 75x100.11. P M. Prior mort \$24,000. Aug 10, 1908, 1 year, 6%. 7:1885. 12,000
- Moller, Christian C to American Mortgage Co. Lenox av, s e cor 143d st, 24.11x85. P M. Aug 13, 1908, 3 years, 5½%. 6:1740. 6,000
- Miller, Sigmund to Henry Jones and ano. Ludlow st, No 45, w s, 175 n Hester st, 25x87.6. Aug 11, 3 years, 6%. Aug 13, 1908. 1:309. 13,000
- Mercantile Trust Co with James B Haggin. Broadway, No 487, s w cor Broome st, Nos 445 to 451, 28x200 to e s Mercer st, No 60. Extension mort. Aug 10. Aug 12, 1908. 2:474. nom
- Mechanics & Traders Realty Co with ALBANY SAVINGS BANK. West End av, Nos 153 to 159, s w cor 67th st, No 300, 80.5x 100. Subordination agreement. Aug 11. Aug 13, 1908. 4:1178. nom
- Mindermann, Mary wife Herman, and Anna or Annie Spieler, of Brooklyn, with BOWERY SAVINGS BANK. 47th st, No 230 East. Extension agreement at 5%. July 1. July 3, 1908. 5:1320. Corrects error in issue of July 11, when st No was 30 E. nom
- Markiewicz, Marcus with Jane R A Brown. 125th st, No 442 West. Subordination agreement. Aug 7. Aug 8, 1908. 7:1965. nom
- Mooney, John J and Mary E Dalton to Thomas Farrell. 10th av, n w cor 211th st, 99.11x100; 211th st, n s, 150 w 10th av, 350 x99.11; Broadway, n e cor 211th st, 133.11x50x99.11x139.3, except part for sts and avs. Mar 3, 1 year, 6%. Aug 7, 1908. 8:2229. 4,000
- Mechanics' & Traders' Realty Co with Sender Jarmulowsky. West End av, Nos 153 to 159, s w cor 67th st, No 300, 80.5x100. Agreement as to share ownership in mortgage. Aug 11. Aug 13, 1908. 4:1178. nom
- Municipal Realty Corp with Lawyers Realty Co. 46th st, Nos 70 and 72 West. Agreement as to share ownership in mort. Feb 20, 1905. Aug 12, 1908. 5:1261. nom
- Moloughney, Edward J to Mary A Taylor of South Orange, N J. 114th st, s s, 300 w Amsterdam av, 25x100.11. P M. Prior mort \$5,000. Aug 6, due Aug 12, 1910, 5%. Aug 12, 1908. 7:1885. 5,000
- Meaney, Joseph J (and Morris H Hayman in bond only) to John Robertson and ano. Audubon av, No 26, w s, 63 n 166th st, 37x70. P M. July 28, due Aug 1, 1911, 6%. Aug 12, 1908. 8:2124. 7,000
- Same to same. Same property. P M. July 28, due, &c, as per bond. Aug 12, 1908. 8:2124. 3,000
- Marx, Joel M to Moncure Burke et al exrs, &c, Walter G Berg. 116th st, Nos 441 to 445, n s, 144 w Pleasant av, 57x100.10. Aug 11, 5 years, 5%. Aug 12, 1908. 6:1710. 45,000
- Niederman, Lena C to TITLE GUARANTEE AND TRUST CO. Madison av, No 1546, w s, 50.11 s 105th st, 25x70. Aug 10, due, &c, as per bond. Aug 13, 1908. 6:1610. 12,000
- North River Improvement Co to Walter S Brigham. 82d st, No 146, s s, 300 e Amsterdam av, 25x102.2. July 10, 2 years, 6%. Aug 11, 1908. 4:1212. 2,800
- Nurse, Mary to Hermine E Molke. 1st av, No 121, w s, 57.6 n 7th st, 20x50. P M. Prior mort \$16,000. Aug 1, 2 years, 6%. Aug 6, 1908. 2:449. Corrects error in issue of Aug 8, when location read 1st av, No 121, w s, 77.6 n 7th st. 1,500
- Orth, Susanna to American Mortgage Co. 11th av, No 484, e s, 72.9 s 39th st, 26x100. Aug 7, 1908, 5 years, 5½%. 3:710. 15,000
- Same and Otto Wagner with same. Same property. Subordination agreement. Aug 7, 1908. 3:710. nom
- Olson, John E to The Charles Buek Construction Co. Gramercy Park E or Carriageway, e s, 39.5 s 21st st, 39.5x80; Gramercy Park E or Carriageway, e s, 78.10 s 21st st, 44x82.11. P M. Morts \$— Aug 11, due Dec 26, 1908, 6%. Aug 12, 1908. 3:876. 8,500
- O'Brien, James and Michael Caravatta to Matilda E Henderson as extrx John C Henderson. Broadway, No 3922, e s, 135.11 s 165th st, 25x100. P M. Aug 10, 2 years, 6%. Aug 12, 1908. 8:2122. 12,000
- Oussani, Joseph to Edgar S Appleby as trustee. Cathedral Parkway, n s, 450 w 7th av, 25x100. Aug 12, 2 years, 6%. Aug 13, 1908. 7:1826. 15,000
- Oseroff, Isaac and Harry Wilensky to ALBANY SAVINGS BANK. West End av, Nos 153 to 159, s w cor 67th st, No 300, 80.5x 100. Aug 3, 5 years, 5%. Aug 13, 1908. 4:1178. 65,000
- Same and Sender Jarmulowsky with same. Same property. Subordination agreement. Aug 11. Aug 13, 1908. 4:1178. nom
- Same and Mechanics and Traders Realty Co with same. Same property. Three subordination agreements. Aug 11. Aug 13, 1908. 4:1178. nom
- Oseroff, Isaac and Harry Wilensky to Saml H Stone. Same property. Prior mort \$77,650. Aug 10, installs, 5½%. Aug 13, 1908. 4:1178. 1,500
- Same and Mechanics and Traders Realty Co. Same property. Three subordination agreements. Aug 11. Aug 13, 1908. 4:1178. nom
- Obrock, August to Timothy J Shine. St Nicholas av, s e cor 181st st. Saloon lease. Aug 6, demand, 6%. Aug 10, 1908. 8:2153. 15,000
- Same to Geo Ehret. Same property. Saloon lease. Aug 6, demand, 6%. Aug 10, 1908. 8:2153. 12,000
- Paterno Bros, a corp, to Edw J Moloughney. 114th st, s s, 200 w Amsterdam av, 125x100. P M. Prior mort \$62,000. Aug 12, 2 years, 6%. Aug 13, 1908. 7:1885. 28,000
- Parnis, Fannie to Benedict Bocker and ano. Lewis st, No 30, e s, 125 n Broome st, 24.9x100. P M. Aug 1, 3 years, 6%. Aug 13, 1908. 2:327. 1,500
- Rubin, Abraham to Rosie Horowitz. 3d st, No 158, s s, 98 e Av A, 22x88.6; 3d st, No 160, s s, 120 s e Av A, 24.9x105.11x24.4x 105.11. Aug 1, due upon sale of above premises, 6%. Aug 7, 1908. 2:398. 1,500
- Raynor, Henry C with Anthony F Koelble. 133d st, Nos 222 and 224 West. Extension mort. May 25, 1907. Aug 8, 1908. 7:1938. nom
- Rust, Fredk G to Annie Diehl. Worth st, No 17, n s, about 100 w West Broadway, 25x100. Aug 4, 5 years, 5%. Aug 7, 1908. 1:179. 6,500
- Rosenthal, Saml to Herman L Rosenthal. Clinton st, Nos 182 to 186, e s, 250 s Grand st, 53.2x54x70x100. Aug 6, 4 years, 6%. Aug 7, 1908. 1:314. 10,000
- Ripley Realty Co to ALBANY SAVINGS BANK. Amsterdam av, Nos 269 to 275, s e cor 73d st, Nos 170 and 172, 102.2x119.2. Aug 7, 3 years, 5%. Aug 8, 1908. 4:1144. 600,000
- Same to same. Same property. Certificate as to above mortgage. Aug 7. Aug 8, 1908. 4:1144. —
- Rouse, Callman to the Society for the Relief of the Destitute Blind. 112th st, No 14, s s, 220 w 5th av, 30x100.11. Aug 11, 5 years, 5%. Aug 12, 1908. 6:1594. 25,000
- Riverside Viaduct Realty Co to Chas M Rosenthal. Riverside Drive, n e cor 127th st, 86.6x146.4x146.11x100. Building loan. Aug 12, 1908, due Feb 12, 1910, 6%. 7:1994. 92,500
- Same to same. Same property. Certificate as to above mort. Aug 12, 1908. 7:1994. —
- Same to same. Same property. P M. Aug 12, 1908, due, &c, as per bond. 7:1994. 103,500
- Riley, Thomas J and Benj F and Lawrence Riley of Brooklyn, N Y, and Rose Barry to Mary M H Dayton. 78th st, No 443, n s, 144 w Av A, 25x102.2. Aug 12, 1908, 1 year, 6%. 5:1473. 1,000
- Rosenblatt, Simon M and Samuel with The SEAMEN'S BANK FOR SAVINGS IN CITY N Y. South st, Nos 246 and 247. Extension agreement at interest increased from 4% to 4½%. May 15. Aug 10, 1908. 1:248. nom
- Ripley Realty Co and TITLE GUARANTEE & TRUST CO as trustees and City Investing Co with ALBANY SAVINGS BANK. Amsterdam av, Nos 269 to 275, s e cor 73d st, Nos 170 and 172, 102.2x119.2. Three subordination agreements. Aug 7. Aug 10, 1908. 4:1144. nom
- Salzstein, Julius to Geo Kocher and ano. 1st av, No 222, e s, 51.9 n 13th st, 25x66. Aug 10, 1908, 3 years, 6%. 2:441. 2,500
- Schoolherr, Hugo to Agnes Young. Wooster st, Nos 84 to 88, e s, 51 s Spring st, runs e 54.2 x n 51 to s s Spring st, Nos 134 and 136, x e 49.1 x s 27 x s 3.1 x s 98.10 x w 100.2 to Wooster st, x n 75 to beginning; Greene st, No 130, e s, 187.4 n Prince st, 38.1 x100.4x38.3x100.4; 72d st, No 241, n s, 158.4 w 2d av, 16.8x 102.2; 72d st, Nos 243 to 251, n s, 75 w 2d av, 83.4x102.2. All title. Prior mort \$— Aug 3, 1 year, 6%. Aug 10, 1908. 2:486, 513 and 5:1427. 3,000
- Sabsevit, Meyer, of Brooklyn, N Y, to Alex Sabsevit. Pitt st, No 127, n w s, 175.2 e Stanton st, 24.10x100x25x100. Aug 10, installs, 6%. Aug 11, 1908. 2:345. 2,382.98
- Sroka, Louis to Lena Gurgel. 56th st, No 237, n s, 200 w 2d av, 25x100.5. Aug 10, 2 years, 6%. Aug 11, 1908. 5:1330. 5,000
- Siegel, Julius A to Allen T Miner. 143d st, No 256, s s, 225 e 8th av, 25x99.11. Aug 7, 1908, 3 years, 5%. 7:2028. 22,000
- Solomon, Leah to STATE BANK. Clinton st, No 50, e s, 175 s Stanton st, 25x100. June 2, installs, 6%. Aug 8, 1908. 2:349. notes, 4,000
- Silverson & London Construction Co to Central Building Impt & Investment Co. 113th st, n s, 150 w Amsterdam av, 75x100.11. July 30, due Mar 10, 1910, 6%. Aug 8, 1908. 7:1885. 60,000
- Same to same. Same property. Certificate as to above mortgage. July 30. Aug 8, 1908. 7:1885. —
- Sobel, Miriam M to METROPOLITAN SAVINGS BANK. 76th st, No 431 East. Ratification of mort. Aug 11. Aug 13, 1908. 5:1471. nom
- Siegel, Harris with Elsie Powell. Bowery, Nos 334 and 336, w s, 52 n Bond st, 35.3x—. Subordination agreement. Aug 13, 1908. 2:530. nom
- Segal, Geo C to Elsie Powell. Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4; all title to Bowery, w s, 52 n Bond st, 0.1x96.4. Aug 13, 1908, 1 year, 5½%. 2:530. 20,000
- Smith, Gertrude L to Morris Berkowitz. 101st st, No 100, s e cor Park av, 16x100.11. Aug 12, due July 1, 1911, 6%. Aug 13, 1908. 6:1628. 1,500
- Schultz, Abram and Louis Winkler with Annie Kowarsky. Division st, No 79. Extension mort. Aug 11. Aug 12, 1908. 1:289. nom

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- Schultz, Abram and Louis Winkler to Annie Kowarsky. Division st, Nos 54 and 56, n s, 81.1 e Chrystie st, runs n 73.6 x n e 3.11 x s e 39.3 x s w 5 x w 3.9 x s 52.10 to Division st, x w 28 to beginning. Prior mort \$32,625. Aug 11, 1 year, 6%. Aug 12, 1908. 1:289. 2,000
- Schmidt, Louisa M and Jennie L to Chas Schmitt. 89th st, No 216, s s, 160 e 3d av, 25x100.8. P M. Aug 1, 3 years, 6%. Aug 12, 1908. 5:1534. 2,000
- Times Realty & Construction Co to Clementine M Silverman and ano. Fort Washington av, e s, 98.11 n 162d st, 98.11x164.10x 68.9x187.10. P M. July 6, 1 year, 6%. Aug 7, 1908. 8:2136. 10,000
- Trimarco, Giovanni, Pasquale and Nicoletta Felitti to Moses Shaffron. 1st av, No 2296, n e cor 118th st, No 401, 25.5x66. P M. Aug 10, 1908, installs, 6%. 6:1806. 3,000
- Tagliabue, Sarah A, Louise T Lellman, Rudolph V Kern and Amelia E Arndt with SEAMEN'S BANK FOR SAVINGS IN CITY N Y. 2d av, No 801. Extension mortgage at increased interest from 4% to 4½%. July 9. Aug 10, 1908. 5:1319. nom
- Tagliabue, Sarah A, Louise T Lellman, Rudolph V Kern and Amelia E Arndt with SEAMEN'S BANK FOR SAVINGS. 2d av, No 808. Extension mortgage at increased interest from 4% to 4½%. July 9. Aug 10, 1908. 5:1336. nom
- Trial Realty Co (an Isaac Schmeidler and Irving Bachrach in bond only) to the City Mortgage Co. 166th st, Nos 453 to 459, n s, 200 e Amsterdam av, runs n 76.6 x e 50 x s 16.6 x e 50 x s 60 to st, x w 100 to beginning. Building loan. Aug 10, demand, 6%. Aug 12, 1908. 8:2111. 45,000
- Same to same. Same property. Certificate as to above mort. Aug 10, Aug 12, 1908. 8:2111.
- Trustees of the Elberon Memorial Presbyterian Church of Elberon, N J, with Louis and Sarah A Lieberson. 96th st, Nos 115 West. Extension mort. July 16. Aug 12, 1908. 7:1851. nom
- Wolf, Jacob and Sarah Cohen to Saml Goldenberg. 17th st, No 413, n s, 104 (?) should be 194 e 1st av, 25x92. Prior mort \$13,000. July 16, 1908, 1 year, 6%. 3:949. Corrects error in issue of July 18, when Sarah Cohen was not mentioned as a mortgagor. 1,500
- Ward, Harry P, of Closter, N J, to TITLE INSURANCE CO of N Y. 32d st, Nos 14 and 16, s s, 138.4 w Madison av, two lots, each 21.10x98.9. Two morts, each \$50,000. Aug 10, 3 years, 5%. Aug 11, 1908. 3:861. 100,000
- Williams, John T to Wm Spencer. 67th st, No 7, n s, 175 e 5th av, 25x100.5. Prior mort \$115,000, given as collateral security for bond covering 778 and 780 Madison av. June 29, due Oct 15, 1908, 6%. Aug 10, 1908. 5:1382. 30,000
- Wilkenfeld, Hirsch to Malvine Rubin. Lexington av, No 1434, w s, 100.8 n 93d st, 16.7x75. Prior mort \$10,000. July 16, 3 years, 6%. Aug 11, 1908. 5:1522. 3,200
- Winter, Chas A to Society for the Relief of Poor Widows with Small Children. Lexington av, No 1711, n e cor 107th st, No 151, 17.7x65. Aug 11, 1908, due Aug 25, 1913, 5%. 6:1635. 16,500
- Winter, Chas A to Gustav Schmitt. Lexington av, No 1711, n e cor 107th st, No 151, 17.7x65. Prior mort \$16,500. Aug 10, 2 years, 6%. Aug 12, 1908. 6:1635. 3,000
- Warford, Edith M to Arthur N Taylor. 82d st, No 132, s s, 345 w Columbus av, 17x102.2. Prior mort \$13,000. Aug 1, 2 years, 6%. Aug 12, 1908. 4:1212. 2,000
- Ward, Harry P, of Closter, N J, to Chelsea Realty Co. 32d st, No 16, s s, 138.4 w Madison av, two lots, each 21.10x98.9. Two morts, each \$6,000. Two prior morts \$50,000 each. Aug 10, 1 year, 6%. Aug 12, 1908. 3:861. 12,000
- William Street Offices to NORTH RIVER INS CO. William st, Nos 93 and 95, n w s, 92.10 n e Maiden lane, runs n w 48 x n e 6.11 x n w 35 x n e 65.5 x s e 34.4 x s w 27 x s e 47.4 to William st, x s w 36.4 to beginning; interior plot begins 81.3 n Maiden lane and 46.8 w William st, runs e 18.10 x s 0.1 x w 18.10 x n 0.6 to beginning; William st, No 97, n w s, 129.4 n e Maiden lane, runs n e 24 x n w 47.10 x s w 27.5 x s e 47.5 to beginning; plot begins in e line of lot heretofore known as No 57 Maiden lane, distant 50 s of stone wall standing in rear of said lot, runs w 24.10 x n 50 x e 24.10 x s 50 to beginning, except part conveyed to Seth S Terry. P M. July 31, due May 1, 1929, 4%. Aug 7, 1908. 1:67. 600,000
- Werdenschlag, David to Esther B Levy. 103d st, No 303, n s, 100 w West End av, 20x100.11. P M. Prior mort \$11,500. Aug 6, 2 years, 4½%. Aug 7, 1908. 7:1890. 9,500
- Wetzel Building, a corp, to John W Sterling. 44th st, No 4, s s, 105 e 5th av, 45x96.10. July 10, 3 years, 5%. Aug 8, 1908. 5:1278. 190,000
- Same to same. Same property. Certificate as to above mortgage. Aug 6. Aug 8, 1908. 5:1278.
- BOROUGH OF THE BRONX.**
- Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
- Altieri (Jerry) Co to BRONX BOROUGH BANK. Crotona Park E, s e cor Wilkins av, No 1567, 39.10x100 46.11x100.6; Crotona Park E, No 1448, e s, 39.10 s Wilkens av, 40.1x99.11x44.9x100; Crotona Park East, No 1444, e s, 79.11 s Wilkens av, 40.1x 100.10x43.11x99.11. July 30, due Nov 30, 1908, 6%. Aug 8, 1908. 11:2938. 53,000
- Same to same. Same property. Certificate as to above mortgage. July 30. Aug 8, 1908. 11:2938.
- Brown & Lapin Realty Co to Beckie Hirsch. 145th st, Nos 546 to 550, s s, 75 w St Anns av, 75x100; 146th st, n s, 125 e Willis av, 25x100. Aug 3, 2 years, 6%. Aug 7, 1908. 9:2291 and 2271. 4,000
- Same to same. Same property. Certificate as to above mortgage. Aug 3. Aug 7, 1908. 9:2291 and 2271.
- *Bowie, Margt and Jane Lennon to Jane L Liekens. Robin av, w s, 100 n Madison av, 50x100. Aug 6, due, &c, as per bond. Aug 8, 1908. 500
- Bolton, Wm A to Cora S Bolton, of Amsterdam, N Y. 175th st, s w cor Prospect av, 25x139.5x25x139.6. ¼ part, with all title to lot 12, map of Fairmount. Aug 11, 1908, 1 year, 6%. 11:2948. 500
- *Beverly, Mildred to whom it may concern. Washington av, w s, 132 s West Farms road, 75x100. Estoppel certificate. Aug 10, Aug 11, 1908.
- Brener, Saml to Aaron A Feinberg. Westchester av, No 686, s s, 235.2 w Wales av, 50x107.2x55.9x131.11. Prior mort \$40,000. Aug 11, 1908, due, &c, as per bond. 10:2644. 11,000
- Bjorkegren, Chas to Louis Gates. Webster av, n w cor 180th st, runs w 99.11 x n 100 x w 0.1 x n 63 x e 100 to av, x s 163 to beginning. Prior mort \$12,500. Aug 7, due July 1, 1909, 6%. Aug 12, 1908. 11:3143. 5,000
- Bierling, Otto M, M L, Ida Bierling, and Fredk J Riehm, and Caroline Hartwig indiv, of Hoboken, N J, with Caroline S Hartwig as extrx Ferdinand Hartwig, deceased. Forest av, n w cor 163d st, 67.5x27.6. Subordination agreement. July 29. Aug 11, 1908. 10:2649. nom
- Bennett, Nathan I to METROPOLITAN LIFE INS CO. Jerome av, e s, 121.9 n Kingsbridge road, 100x260 to Morris av. Aug 12, due Nov 1, 1911, 6%. Aug 13, 1908. 12:3317. 10,000
- Buckbee, Geo E with David A Tower. Creston av, e s, 207.11 n 196th st, 25x103.1x25.1x105.4. Subordination agreement. Aug 11. Aug 13, 1908. 12:3315. nom
- Same with Geo B D Reeve. Creston av, e s, 182.11 n 196th st, 25x105.4x25.1x107.7. Subordination agreement. Aug 11. Aug 13, 1908. 12:3315. nom
- Becker, Frank A to John R Hegeman et al as trustees for METROPOLITAN STAFF SAVINGS FUND. Boston road or av, n s, 93.3 n e Tremont av, runs n e 0.8 x n e 49.4 x n w 70.11 x s w 51.2 x s e 120.6 x s e 21.6 to beginning; except part for road. Aug 12, due Nov 1, 1912, 6%. Aug 13, 1908. 11:3135. 5,000
- Bash, Elenora with Moritz Sondberg. Vyse av, n w cor 172d st, 25x100. Agreement modifying mortgage. July 16. Aug 12, 1908. 11:2989. nom
- Clark, Ida P to TITLE GUARANTEE AND TRUST CO. Alexander av, Nos 308 to 312, e s, 50 n 140th st, 50x100, except part for av. ½ part. All title. Aug 10, due, &c, as per bond. Aug 13, 1908. 9:2303. 5,000
- *Cohen, Martin S exr, &c, Nathan S Cohen with Wm Smith. 228th st, late 14th av, n s, 205 e 2d av, or st, 100x114, Wakefield. Agreement apportioning mort. Aug 11. Aug 12, 1908. nom
- *Cahill, Edw J to Ellen Wilson. Wickham av, e s, 300 s Nereid av, 25x97.6. Aug 12, 3 years, 6%. Aug 13, 1908. 3,000
- Same to Foster L Haviland as guardian Lionel K V Lane and ano. Wickham av, e s, 325 s Nereid av, 25x97.6. Aug 12, due Sept 1, 1911, 6%. Aug 13, 1908. 2,800
- *Cocheu, Eugene H to Ira H Bennett. 223d st, s s, 249.4 e Corsa lane, 25x177.11 to Corsa lane, x30.2x161.3. P M. Aug 7, due June 1, 1909, 6%. Aug 11, 1908. 630
- Cahn, Lizzie to John Bussing Jr and ano. Cambreling av, No 2307, w s, 134.3 n 183d st, 15.9x100. Aug 6, due July 1, 1911, 6%. Aug 7, 1908. 2,500
- Cipriani, Orlando to James G Wentz. Hughes av, w s, 178 s Pelham (Union) av, 25x87.6. Building loan. July 31, demand, 6%. Aug 7, 1908. 11:3078. 6,500
- Callaghan, Grace V to August Heil. Clinton av, w s, 113.4 s 179th st, late Lebanon st, 16.8x100. Aug 7, 2 years, 5½%. Aug 8, 1908. 11:3092. 1,000
- Denner, John C to Benj M Tucker. Bryant av, n e s, at n w s 167th st, 92.8x100x100x100.3. P M. Aug 7, 3 years, 5½%. 10:-2754. 7,000
- Doering, Oscar A to Chas Schloerb. Pond pl, w s, 124.2 s 198th st, runs w 125 x n 31 x e 125 to pl, x s 31 to beginning. Aug 6, 3 years, 5½%. Aug 7, 1908. 12:3290. 7,000
- Same to same. Pond pl, w s, 124.1 s 198th st, 29x125. Aug 6, due Feb 6, 1909, 6%. Aug 7, 1908. 12:3290. 750
- D'Auria, Pasquale to Thomas Carroll. Hughes av, No 2111, e s, 147.3 n 180th st, 25x81.6. Aug 6, 3 years, 5½%. Aug 7, 1908. 11:3081. 5,500
- Damiano, Giovanina to Otto C Lehing. Hoffman st, w s, 104.7 s 188th st, 50x96.11. July 31, 1 year, 6%. Aug 12, 1908. 11:3056. 1,000
- Elm Realty Co to Fleischmann Realty & Construction Co. Aqueduct av, e s, 570.3 s Fordham road, runs e 106.7 x n 77.4 x e 166.4 x n 70 x w 103 x s 150. P M. Prior mort \$7,500. Aug 5, 1 year, 6%. Aug 7, 1908. 11:3212. 5,000
- *Erdreich, Samuel and Charles Gottlieb to Joseph Roeder. 237th st, n e cor Byron st, 25x100. Aug 7, 2 years, 6%. Aug 11, 1908. 500
- Economy Real Property Co to Hunts Point Realty Co. Hunts Point av, n e cor Seneca av, 102.4x138.2 to Irvine st, x100x114.7. P M. June 11, 3 years, 5%. Aug 8, 1908. 10:2761. 13,500
- Fredenburg, De Forest to TITLE GUARANTEE & TRUST CO. 170th st, No 809, n s, 100.1 w Bristow st, 16.8x59.5x18.3x66.11. Aug 10, due, &c, as per bond. Aug 11, 1908. 11:2963. 2,250
- *Ferreira, Lillian M to Mary E Daily. Kearney av, e s, 226.4 s Waterbury av, 50x100. July 1, 3 years, 6%. Aug 13, 1908. 2,300
- *Fitzpatrick, James M to John J Buckley. Louise st, w s, 150 s Columbus av, 25x100. July 1, 2 years, 6%. Aug 13, 1908. 500
- Ginsburger, Emil to Theo Wentz. Beaumont av, e s, 75 n 183d st, 37.6x100. Building loan. June 10, due Jan 2, 1909, 6%. Aug 8, 1908. 11:3103. 17,500



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Greenlees, Isabelle to EASTCHESTER SAVINGS BANK. 239th st, s s, lots 110 to 113, map No 1. Action Valentine vs Brady et al for partition sale of part Hyatt Farm, near Woodlawn, 50x200 to 238th st. Aug 6, 3 years, 6%. Aug 7, 1908. 12:3392. 3,000

Greiner, Emma with TITLE GUARANTEE & TRUST CO. Union av, No 1007. Subordination agreement. Aug 5. Aug 7, 1908. 10:2669. nom

German Real Estate Co to Caroline Forster. Martha av, w s, 85 n 238th st, 20.1x100. P M. June 23, due July 5, 1909, 6%. 12:3387. Corrects error in issue of Aug 1, when location was Martha av, w s, 85 n 138th st. 2,000

*Geller, Sam'l to Bessie M Casey. Westchester av, s s, 25.5 e Commonwealth av, 25.5x106.1x25x101.4. Aug 10, 1908, 2 years, 6%. 1,500

*Giusto, Antonio to Eliz K Dooling. 213th st, s s, 100 e Carlisle pl, 25x125, and being lot 146, map lots in Williamsbridge, property of W F Duncan. Aug 10, 3 years, 6%. Aug 11, 1908. 2,500

*Same to Wm N and Ann Jane O'Donnell as tenants by the entirety. Same property. Prior mort \$2,500. Aug 10, 2 years, 6%. Aug 11, 1908. 750

Gross, August to John C Heintz. 158th st, n s, 100 w 3d av, 25x100 x32x100.2. Prior mort \$15,500. Aug 13, 1908, 1 year, 5%. 9:-2380. 1,500

Hoffman, Joseph C to Frank Weber. 164th st, No 759, n s, 259.11 w 3d av, 25x200. Prior mort \$4,000. Aug 11, 2 years, 6%. Aug 12, 1908. 9:2369. 1,500

Harlem Bottling Works to Fridolin Weber. Austin pl, e s, 25 s 147th st, 50x100. P M. Aug 1, 1 year, 6%. Aug 12, 1908. 10:-2601. 500

Hubbell, Sophie E wife of and Henry M to Augustus L Hayes. Kepler av, e s, 64 n 237th st, 24x100. P M. Aug 12, due Sept 30, 1908, 6%. Aug 13, 1908. 12:3378. 500

Heusner, Henry to Jacob H Semel. Lind av, e s, being lots 21 and 22, parcel 1, map Subdivision Est Wm B Ogden at High-bridge, filed 5-24-1907, being 50x89.6x50x88.6, s s. Building loan. Aug 3, due Oct 15, 1911, 6%. Aug 11, 1908. 9:2528. 10,000

*Hoclor, Anna M to KNICKERBOCKER TRUST CO. Washington av, n e s, 132 s West Farms road, 75x100. Aug 10, 3 years, 5 1/2%. until Aug 10, 1909, and 6% thereafter. Aug 11, 1908. 6,250

*Same and Mildred Beverly with same. Same property. Subor-dination agreement. Aug 10. Aug 11, 1908. nom

*Heberlein, Julius to BRONX BOROUGH BANK. 2d av, w s, 112 n 224th st, 75x105, Wakefield. Aug 6, 1 year, 6%. Aug 11, 1908. note, 2,000

*Hoclor, Edward to Payne Estate, a corpn. Poplar st, s s, 172 e Bear Swamp road, 50x130, to West Farms road, x50x121, and being lots 39 and 40, map No 286 in partition, action of Mary A Wells and ano agt Ann M Storer et al, except part taken for West Farms road. Aug 11, 1908, due Aug 1, 1911, 5 1/2% until Aug 1, 1909 and 6% thereafter. 3,500

Hornkohl, John F to Peter Wehrle and ano. 135th st, No 577, n s, 100 e St Anns av, 25x100. P M. Prior mort \$8,000. Aug 6, due, &c, as per bond. Aug 7, 1908. 10:2548. 5,000

*Helfrich, Geo to Laura Eichling and ano. Av B, e s, 83 s 13th st, 25x105, map Unionport. July 31, due, &c, as per bond. Aug 8, 1908. 3,000

Jacob, Geo, of Borough of Richmond, N Y, to Wm Oppenheim. 146th st, n s, 75 w College av, 376x110. P M. Prior mort \$24,000. Aug 5, 3 years, 6%. Aug 12, 1908. 9:2329. 12,000

Keenan, Michael J to Lambert S Quackenbush and ano. Clinton pl, s s, 366 w Grand av, 52.8 to Aqueduct av, x101.4x69.8x100. Aug 12, due, &c, as per bond. Aug 13, 1908. 11:3207. 2,500

Same to Daniel B Fox. Clinton pl, s s, 393 w Grand av, 25.8x101.4x42.8x100. Prior mort \$2,500 on this and other property. Aug 12, due, &c, as per bond. Aug 13, 1908. 11:3207. 1,000

Kaiser, John F to Edw F Cole as exr Edw H Cole. Undercliffe av, w s, abt 677 n Sedgwick av, 25x127.7x17.2x124.3. Aug 10, 3 years, 5 1/2%. Aug 13, 1908. 9:2538. 4,000

Kemp Jones Realty Co to Cornelia K Manley. Anderson av, e s, 500 n Jerome av, —x—. Certificate as to mortgage. July 7. Aug 10, 1908. 9:2504. —

Kramer, Jennie to Jacob Leitner. Southern Boulevard, n w s, 400 s w Av St John, 50x115. P M. Prior mort \$37,000. Aug 13, 1908, 3 years, 6%. 10:2683. 10,000

Klemm, Anna C, of Baltimore, Md, to Manhattan Mortgage Co. Grote st, late road leading from Fordham to West Farms, s w s, — e Crotona av and being lot 101 map South Belmont, 50.3x126x50x119.7, n w s. Building loan. Aug 5, due Nov 1, 1911, 6%, until Nov 1, 1909, and 5 1/2% thereafter. Aug 12, 1908. 11:3100. 5,000

Lutz, August S to GERMAN SAVINGS BANK. 150th st, s s, 125 e Brook av, 25x100. Aug 13, 1908. 1 year, 5%. 9:2276. 1,500

*Lucas, Edward to Geo H Scofield. Vincent av, w s, 275 n La Salle av, 74x90.4x36.8x96.11. Aug 7, 5 years, without interest. Aug 11, 1908. 500

Lynskey, Michael to Edw B Teichman. Buchanan pl, s e cor Aque-duct av E, No 2218, 100.5x25x104.8x25.4. P M. Aug 1, due, &c, as per bond. Aug 8, 1908. 11:3208. 3,500

Lawyers Mortgage Co with Ray Goldschmidt. 156th st, n s, 75 e Dawson st, 25x100. Extension mortgage. July 7. Aug 7, 1908. 10:2701. nom

*Lyle, Eliza J to Wm F Birmingham. 2d av, e s, 475 n 216th st, late 2d st, 50x99.11. Aug 6, 3 years, 5 1/2%. Aug 7, 1908. 1,000

M & V Construction Co to Edw L Coster as committee John G Coster. Home st, No 859, on map No 855, n s, 112.9 e Pros-pect av, runs n 112.9 x n e 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 s w 46.2 to beginning. Aug 5, 3 years, 5 1/2%. Aug 7, 1908. 10:2694. 25,000

Same to same. Same property. Certificate as to above mortgage. Aug 5. Aug 7, 1908. 10:2694. —

McManus, Mary J to EMIGRANT INDUSTRIAL SAVINGS BANK. Bathgate av, No 2171, w s, 200 n 181st st, 25x143.7x25x142.4, except part for av. Aug 10, 1908, 3 years, 5%. 11:3049. 5,000

*Miller, Wm D to John W Fincke trustee. Becker av, n s, 38.6 w White Plains road, runs w 50 x n 116.6 x e 92.7 to road, x s 66.6 x w 38.6 x s 50 to beginning. July 11, 3 years, 6%. Aug 10, 1908. 12,000

Meyers, Alvina K to LAWYERS TITLE INS & TRUST CO. Frank- lin av, w s, 77.5 n 170th st, 16.7x94.11. July 31, due Aug 10, 1911, 5 1/2%. Aug 10, 1908. 11:2932. 5,000

McLernon, Hugh to Park Mortgage Co. 188th st, n s, 483.3 e Tee Taw av, 33.4x110x33.4x111.8. Aug 10, 3 years, 5 1/2%. Aug 11, 1908. 11:3219. 6,000

Meldrum, Wm of Brooklyn, N Y, to Victor A Harder. Jerome av, n e cor 198th st, 72.10x101.9x42.11x111.7; Tiebout av, n w cor 187th st, 100x100; 240th st, n s, lots 189, 190, 191 and 192 map No 1 (Valentine vs Brady) being map for partition sale part Hy-att Farm near Woodlawn. Aug 11, 6 months, —%. Aug 13, 1908. 12:3394. Note 5,000

*Martinelli, James to Frank McGarry. Ruskin st, n s, 161.5 w 4th st, runs n e 121.4 x e 25 x s — x w 60.3. P M. Prior mort. \$400. July 30, due, &c, as per bond. Aug 13, 1908. 350

Miller, Henry to Bernhard Ulmann and ano. Bainbridge av, No 2845, n w s, 93.1 n e 198th st, 25.2x142.5x25x139.6. Aug 12, 5 years, 5 1/2%. Aug 13, 1908. 12:3296. 7,500

*Millilo, Giuseppe A to Hudson P Rose Co. Bassett av, w s, 25 s Saratoga av, 25x100. P M. June 4, due July 1, 1911, 5 1/2%. Aug 12, 1908. 325

Nelson, August to David A Tower. Creston av, e s, 207.11 n 196th st, 25x103.1x25.1x105.4. Aug 1, due, &c, as per bond. Aug 13, 1908. 12:3315. 5,000

Same to Geo B D Reeve. Creston av, e s, 182.11 n 196th st, 25x105.4x25.1x107.7. Aug 1, due July 1, 1911, —%. Aug 13, 1908. 12:3315. 5,000

*Nelson, Matilda to Therese Tengstrom. Wilder av, e s, 325 n Randall av, 25x100. Prior mort \$2,200. July 31, 1 year, 6%. Aug 10, 1908. 300

*Niner, Harriet to Herman Lowenstein. Edwards av, e s, 200 n Marrin st, 25x100. May 25, 2 years, 6%. Aug 7, 1908. 555

O'Rourke, Chas to Hunts Point Realty Co. Bryant av, w s, 265.3 s Garrison av, 100x100. 4 P M mortgages, each \$675. June 11, 3 years, 5%. Aug 8, 1908. 10:2761. 1,350

*O'Connor, Nellie F and Mary J Feahan to Wm Hoffman. 218th st, late 4th av or st, Nos 32 and 34, n s, 355 w 4th av, 50x114, Wakfield. July 28, due Jan 28, 1909, 6%. Aug 8, 1908. 200

*Penfield, Wm W to Geo Hill. Bronx pl, n s, being lots 81 and 82, map No 1, South Vernon Park, Cranford Park, 50x100. Prior mort \$3,000. July 13, 1 year, 6%. Aug 11, 1908. 500

Poldow, Joseph to Fredk Meyer. Reservoir Oval, s e cor Reservoir pl, 100x42x100x45.6. Building loan. Aug 10, 1 year, 6%. Aug 11, 1908. 12:3343. 7,500

Perry, Ida L to Chas H Strauss. Grand av, No 2316, e s, 125 n North st, 19.1x100.3x44.11x100. Aug 3, 3 years, 5 1/2%. Aug 11, 1908. 11:3198. 5,500

Same to Esther M Broder. Same property. Prior mort \$5,500. Aug 3, 1 year, 6%. Aug 11, 1908. 11:3198. 500

Phelan, Wm S and Harry S Benline to LAWYERS TITLE INS AND TRUST CO. Vyse av, w s, 191.4 n Home st, four lots, each 18.9 x100. Four mortgages, each \$6,000. Aug 11, 5 years, 5 1/2%. Aug 12, 1908. 11:2986. 24,000

Phelon, Marie wife of and Sylvanus O to Fanny P Robertson. Trin- ity av, n w cor 158th st, 21.11x150x22.5x150. Prior mort \$6,500. Aug 12, 1908, 2 years, 5%. 10:2630. 850

Ryan, Thomas P to Lars Peterson. Valentine av, e s, 80.8 s e 201st st, 25x110. Prior mort \$3,200. Aug 6, due, &c, as per bond. Aug 7, 1908. 12:3303. 800

*Rommel, Anna to Gussie Weber. White Plains av, at intersec- tion of 223d st, runs e along st 80 x e 25 x n 100 to st, x w 25 to beginning (?) Should probably be 223d st, s s, 80 e White Plains road, 25x100. Aug 3, 3 years, 4%. Aug 7, 1908. 3,000

Rogers, Mark H to LAWYERS TITLE INS & TRUST CO. Free- man st, s s, 434.5 w Westchester av, runs s 100 x w 100 x n 89.4 x n e 14 to st, x e 99.11 to beginning. P M. Aug 10, 2 years, 6%. Aug 11, 1908. 11:3006. 4,200

Rohrig (Wm F) Co to Hyman Horwitz. Forest av, n w cor 158th st, 100x87.6. P M. Prior mort \$13,500. Aug 6, 1 year, 6%. Aug 10, 1908. 10:2647. 11,500

Reeve, Julia B to TITLE GUARANTEE AND TRUST CO. 163d st, No 370, s s, at s e s Courtlandt av, 90x50x115x56. P M. Aug 12, due, &c, as per bond. Aug 13, 1908. 9:2408. 30,000

Riche, Pasquale A to Ebling Brewing Co. 150th st, s e cor Morris av, 70.3x50, except part for av. Aug 12, demand, 5%. Aug 13, 1908. 9:2331. 11,000

*Robson, Wm H to Sarah A Briggs. Olinville (2d) av, w s, 200 n 216th st, 50x100. Aug 5, 3 years, 6%. Aug 13, 1908. 1,100

Reimer, Martin to Lambert S Quackenbush and ano. Clinton pl, s s, 366 w Grand av, 52.8 to Aqueduct av, x101.4x69.8x100. P M. Prior mort \$10,000. Aug 12, 1 year, 6%. Aug 13, 1908. 11:3207. 500

Rankin, Wm with John Yule. Morris av, e s, 137.6 n 164th st, 37.6x104.10. Extension mortgage. May 27. Aug 13, 1908. 9:-2432. nom

*Rouda, Louis M to Lampport Realty Co. Lampport av, s s, 100 w Fort Schuyler road, 50x100, Tremont Heights. P M. Aug 12, due July 1, 1913, 5%. Aug 13, 1908. 975

Sullivan, Timothy F to Eliz J Snell. Forest av, e s, 51.2 s 161st st, 25x100. Aug 7, due, &c, as per bond. Aug 13, 1908. 10:-2657. 7,000

*Serman, Angelo to Nellie V Donnelly. 214th st, late Av A, n s, 350 e Maple st and being lot 42 map Jerome av, 25x125. Aug 11, 3 years, 6%. Aug 12, 1908. 2,000

*Same to Francesca R Formica. Same property. Prior mort \$2,-000. Aug 11, 3 years, 6%. Aug 12, 1908. 1,000

Steinmetz, John A to LAWYERS TITLE INS AND TRUST CO. Daly av, s w cor 182d st, 101.1x29.3x106.8x30. Aug 11, 3 years, 5 1/2%. Aug 12, 1908. 11:3125. 10,000

*Scott, Thomas with Margt Elgar et al exrs, &c, James W Elgar. Plot begins 440 e White Plains road at point 575 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to begin- ning, with right of way over strip to Morris Park av. Subor- dination agreement. Aug 11. Aug 13, 1908. nom

Tesorro, Joseph to James G Wentz. 187th st, s e cor Hughes av, 50x100. Secures advances. Aug 11, demand, 6%. Aug 12, 1908. 11:3074. 28,000

GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.	ANNUAL CAPACITY 3,000,000 BBLs	<h1>ALSEN</h1> <p>"THE ABSOLUTELY SAFE CEMENT"</p>	This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.
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Vesell, Meyer with Edw L Coster committee John G Coster. Home st, Nos 859 and 861, on map No 855. Subordination agreement. Aug 5. Aug 7, 1908. 10:2694.

*Weed, Oscar D to Mary H Edwards. 221st (7th av), st, n e cor 4th av (4th st), 105x114, Wakefield. Aug 13, 1908, 3 years, 6%. 3,000

*Wojtusiak, Mary to Polonia Co-operative Savings and Loan Assoc. 221st st, —s, e 1/2 gore lot 78, map Wakefield, 25 in front and 114 on w s and 103.9 on e s. Aug 13, 1908, 1 year, 6%. 1,600

Weiss, Robt F, of Amityville, L I, to TITLE GUARANTEE & TRUST CO. Union av, No 1007, w s, 80 s 165th st, 20x75. Aug 6, due, &c, as per bond. Aug 7, 1908. 10:2669. 5,000

*Weisberger, Tillie to John O'Rourke. Lots 228 to 241 amended map No 1131, Adeo Park. P M. Prior mort \$6,000. Aug 6, 2 years, 6%. Aug 7, 1908. 2,180

*Same to same. Lots 250 to 263, same map. P M. Prior mort \$6,000. Aug 6, 3 years, 6%. Aug 7, 1908. 2,180

Wahlig & Sonsin Co to Norbert Stadtmueller. Intervale av, s e s, at e s Kelly st, 57.5x72.1x89.11x20.3. Aug 12, 1908, 3 years, 5 1/2%. 10:2706. 20,000

Same to same. Same property. Certificate as to above mort. Aug 12, 1908. 10:2706.

*Werk, Sigmund to Margt Elgar et al exrs, &c, Jas W Elgar. Lincoln st, w s, 575 n Morris Park av, as laid out prior to June 1, 1896, 35x100, with right of way over strip 50x600. Aug 5, 3 years, 6%. Aug 13, 1908. 3,500

Ward, Chas S with Edw B Teichman. Aqueduct av, s e cor Buchanan pl, 25.4x109.8x25x105.5. Extension mortgage. June 1. Aug 13, 1908. 11:3208. nom

Wallach, Rudolph to Felix Frank. Hughes av, No 2144, e s, 186.6 n 181st st, 16x90. Aug 8, 2 years, 5%. Aug 11, 1908. 11:3082. 2,500

Yule, John to Flora Harris. Morris av, e s, 137.6 n 164th st, 37.6x104.10. Prior mort \$25,000. Aug 7, due, &c, as per bond. Aug 13, 1908. 9:2432. 6,000

Zurnieden, Fanny to Bernhard Ulmann and ano. Bainbridge av, No 2845, n w s, 93.1 n e 198th st, 25.2x142.5x25x139.6 s s. Subordination agreement. Aug 8. Aug 13, 1908. 12:3296. nom

Zanmatti, Elise with Desiree Huttling. Vyse av, s w cor Jennings st, 75x100. Extension mort. July 27. Aug 13, 1908. 11:2987. nom

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 6.

Sherman av, w s, 175 n e Isham st, 125x59.6x140.11x124.7. Geo J Gould agt Emil Bloch; David H Taylor, att'y; Arthur D Truax, ref. (Amt due, \$18,378.45.)

Worth st, n e s, intersec w s Mulberry st, 41.4x33.8x24.5. Pennington Whitehead agt Peter P Acritelli; Duer, Strong & Whitehead, att'ys; Joseph T Brown, ref. (Amt due, \$18,510.)

172d st, s s, 125 w Amsterdam av, 75x95. Erastus B Treat agt Minnie A Blanchard; Frank L Mayham, att'y; Henry G Schackno, ref. (Amt due, \$14,630.)

3d av, e s, 75 s 171st st, 25x100. Athenia L Peabody agt Rebecca Boehm et al; Mornay Williams, att'y; Myron Sulzberger, ref. (Amt due, \$18,464.92.)

Aug. 7.

134th st, n s, 285 w 5th av, 25x99.11. Farmers & Trust Co agt Philip A Payton Jr et al; Turner, Rolston & Horan, att'ys; James T Brady, ref. (Amt due, \$21,038.89.)

14th st, s s, 419 e 1st av, 25x94.2x29.10x110.6. Benjamin Kaufman agt Frank B Dougherty; Frankenthaler & Sapinsky, att'ys; James M Sullivan, ref. (Amt due, \$11,178.66.)

Amsterdam av, n w cor 169th st, 101.7x100. Title Ins Co of N Y agt Myer Cohen et al; A Lincoln Wescott, att'y; W H Hirsh, ref. (Amt due, \$57,898.95.)

Aug. 8.

1st av, s e cor 95th st, —x103. Francis D Grant agt William McGowan; Wm C DeWitt, att'y; C B F Barra, ref. (Amt due, \$31,641.66.)

Aug. 10.

West Farms rd, s e s, adj lands of Angus Wilkie & Fox Estate, runs s 239.6 x e 23.6 x n 257.1 x w 27.6 to beg. Italian-American Trust Co of the City of N Y agt Abraham Greenberg; Ferdinand E M Bullowa, att'y; Warren Leslie, ref. (Amt due, \$2,151.39.)

Villa av, w s, 138.4 s Van Cortlandt av, 50x100. Allerman Co agt Agnese Pistone; Dulton & Kikheimer, att'ys; Leonard A Snitkin, ref. (Amt due, \$2,613.11.)

Aug. 11.

5th av, No 43. Robert Connor agt Wm E Finn; Stickney, Maclay & McBurney, att'ys; Alexander H Kaminsky, ref. (Amt due, \$95,120.)

Aug. 12.

No Judgments in Foreclosure filed this day.

LIS PENDENS.

August 8.

Washington av, No 1281. Jennie Reichman agt Abraham Emerling et al (action to enforce lien); att'y, J H Buck.

Av B, Nos 272 and 274. Hyman Horwitz agt Jacob Bluestein (specific performance); att'y, M D Steuer.

August 10.

14th st, n s, 734 w Av D, 70x320x irreg. Unionport. Mary G Staples et al agt John Schnackenberg et al (action to recover possession); att'ys, M S St John.

101st st, No 104 East. Ferdinand Schaad agt Emil Erber et al (action to recover possession, &c); att'ys, A & H Bloch.

August 11.

226th st, s s, 255 w Barnes av, 28.4x114. Frank Zanetti agt Lena Romeo et al (action to declare mechanics lien); att'y, A H Wadick.

42d st, No 204 West. Timothy F Paddell agt Amelia W Levison (specific performance); att'ys, Keith & Abbott.

Washington av, No 1281. Jennie Reichmann agt Abraham Emerling et al (specific performance); att'y, A Sonenthal.

Aug. 12.

Rivington st, No. 54. Jennie Goldstein agt Carl Liebowitz et al; action to recover possession; attorney, L H Levin.

8th av, No 281. Frank J Tyler agt Geo E Weeks; action to foreclose mechanics lien; att'y, J Mulholland.

Richardson av, n s, lot 91, map of Jacksonville Estate, Bronx, 50x100. Thomas Kelly agt Ellen Kelly et al; partition; att'y, A H Wadick.

125th st, No 76 West. Emma E Nestell agt Chas H Hart et al; action to declare trust; att'ys, Flannagan & Erskine.

Aug. 13.

Hamilton pl, e s, bounded on the north by n s 137th on the south by s s, 137th st, —x—. Daniel C Devlin et al agt Albert Meldon et al; amended partition; att'y, M E Haviland.

3d st, No 133 East. Benedick Bockar et al agt Otto Schroeder; action to enforce vendee's lien; att'y, J Gans.

King st, Nos 12 to 18. Nelson A Ranschoff agt Henry I Goodrich; notice of attachment; att'ys, L H Pollak.

Aug. 14.

West End av, e s, 35 s 99th st, 16x80. 21st st, No 461 West. John S Geagan agt Mary F McKenna et al; action to compel conveyance of 1/4 part, &c; att'y, J E Kelly.

32d st, s s, 258.8 w 5th av, 66.4x98.9. Achille Bataille et al agt Thirty-second Street Building Co; action to foreclose mechanics lien; att'y, H A View.

44th st, No 506 West. Catherine A Callahan agt Chas A Leed et al; amended partition; att'y, C D Donohue.

FORECLOSURE SUITS.

August 8.

Broadway, e s, —s Exchange pl, 81.11x—x80.2x—. New York Life Ins Co agt Broadway & New St Realty Co et al; att'y, G W Hubbell.

133d st, No 63 East. Mary Wulff agt Louis Benjamin et al; att'y, N H W Schutt.

101st st, n s, 193.4 w Columbus av, 31.8x100.11. Chas S Whitman agt Rebecca Gomberg et al; att'ys, Marks & Bleier.

Goerck st, Nos 109 & 111; two actions. George Koehler agt Mary Springer et al; att'y, A M Pariser.

Morris av, w s, 100.10 n 165th st, 25x102.3x25x102.4. Peter V Stockey agt Bronx Home Realty Co et al; att'ys, Guggenheimer, Untermyer & Marshall.

Park av, n e cor 86th st, 74.5x55. Samuel Shanker agt Albert Fries et al (action to foreclose mechanics lien); att'ys, L & J Weinberger.

10th st, No 404 East. George Ehret agt Geo L Fritzel et al; att'y, E M Burghard.

August 10.

178th st, n w cor Hughes av, 28x101.4. Northern Bank of N Y agt Samuel Boox et al; att'ys, Gifford, Hobbs & Beard.

166th st, n w cor Sherman av, 100x100. Northern Bank of N Y agt John Monaghan et al; att'ys, Gifford, Hobbs & Beard.

98th st, s w cor 1st av, 99.6x100.11x irreg. Bowery Savings Bank agt Francis A Clark et al; att'ys, Strong & Cadwalader.

172d st, Nos 511 and 513 West. John L Williams et al agt Amsterdam Holding Co et al; att'ys, Strauss & Anderson.

141st st, n s, 175 w 8th av, 25x99.11. August Kuhn agt Lina Krielsheimer et al; att'y, G Rudolph.

149th st, n e s, 105 s e Robbins av, old line, 50x125. Maurice Feist agt William B Brown et al; att'ys, Paskus, Cohen, Lavelle & Gordon.

Jackson av, w s, 253.2 n 165th st, 19.8x85. Jacob Maix agt Elizabeth Fritzel; att'y, L R Harris.

177th st, s s, 100 ft w Audubon av, 150x99.11. Knickerbocker Trust Co agt Hermann Strauss et al; att'y, A L Wescott.

August 11.

150th st, n s, 95.3 e Morris av, 75x118.5. Carlo F Tomasi agt Allegro & Spallone Construction Co et al; att'ys, Fraser & Oshlay.

Av A, e s, whole front between 1st & 2d sts, —x— Unionport. Northern Bank of N Y agt Stephen G Still et al; att'ys, Gifford, Hobbs & Beard.

White Plains rd, w s, lots 17, 44, 45. Gore lettered "B" and part of lot 18, map of Washingtonville, Bronx.

Lots 195 and 196, map of Village of Wakefield, Bronx. Wilhelmina Reinhardt agt Chas J Reinhardt; att'y, A H Wadick.

Beach st, No 10. Geo A Neumann agt Charlton Contract Co et al; att'ys, Bowers & Sands.

1st av, e s, 88.4 n 109th st, 37.6x95. State Bank agt Achille Ginzbourger et al; att'y, A W Glatzmayer.

16th st, No 512 East. Italian American Trust Co of N Y agt Pasquale Pati et al; att'ys, F E M Bullowa.

6th st, No 703 East. Northern Bank of N Y agt Joseph Wolkenberg et al; att'ys, Gifford, Hobbs & Beard.

Broome st, s w cor Norfolk st, 25x75. Wm L Cahn agt Maurice Frankel et al; att'ys, Leventritt, Cook & Nathan.

Aug. 12.

3d st, No 85 East. Heiman Glasser agt Gittel Feierstein et al; att'y, J L Bernstein.

Lots 318, 352, 360, 412, 413, 414, 433, 445, 446, 447 and 548, map of Arden property, Bronx. Sarah A Vaden agt Adelaide W Miller et al; att'ys, De La Mare & Morrison.

Av A, s w cor 67th st, 120.5x100. Louis White-stone agt Rachel Schweizer et al; att'ys, Feltenstein & Rosenstein.

102d st, Nos 313 and 315 East. Joseph L Buttenwieser agt Michael Rosenthal et al; att'ys, M S & I S Isaacs.

Delancey st, No 316. Waldron P Brown et al agt Ruth Cohen et al; att'ys, Harrison, Elliott & Byrd.

Aug. 13.

Evelyn pl, n w cor Davidson av, 25x100. Northern Bank of N Y agt Geo M Turner et al; att'ys, Gifford, Hobbs & Beard.

North st, s w cor Davidson av, 25x100. Same agt same; att'ys, Gifford, Hobbs & Beard.

Forest av, s e cor 168th st, runs e 31.10 x s 97.6 x e 30 x s 26.5 x w 57.1 x n 23.10 to beg. Ida Taylor agt Maurice Goldberg et al; att'ys, McLaughlin & Stern.

101st st, n s, 193.4 w Columbus av, 31.8x100.11. Chas S Whitman agt Rebecca Gomberg et al; att'ys, Marks & Bleier.

106th st, s s, 160.6 e 3d av, runs s 23.5 x w .06 x s 42.2 x e .06 x s 24 x w .06 x s 13.4 x e 27 x n 100.11 x w 26.6.

106th st, s s, 187 e 3d av, 27x100.11. Two actions. Adolph Gittler agt Jacob Cohen et al; amended; att'ys, Bandler & Haas.

Hoffman st, e s, 50 s College st, 16.8x100. Wm G Wood et al agt Realty & Commercial Co et al; att'y, J A Lane.

Webster av, e s, 50 s 203d st, 25x110. Seymour Mork agt Bernard Rush et al; att'y, A Wattenberg.

Jackson st, No 65. Barbara Mayer agt Elizabeth M Handy et al; att'ys, Parker & Ernst.

152d st, n s, 575 w Courtlandt av, 25x100. Northern Bank of N Y agt Frances Meiner et al; att'ys, Gifford, Hobbs & Beard.

Riverside Drive, e s, 44.1 s 76th st, 20.3x91. Catharine Galle agt Henrietta T Blatchford; att'ys, Simpson, Werner, Cardozo.

Aug. 14.

146th st, Nos 793 and 795 East. William Gratz et al agt Edward Greenberg et al; att'ys, Stroock & Stroock.

Willett st, e s, 62 n Grand st, 19x50. Israel Karp agt Harris Perelmutter et al; att'y, J L Bernstein.

West Farms rd, s s, intersec n e s St Peter's av, runs s e 373.4 x n e 336.10 x s e 25 x n e 50 to Overing av, x n w 106.6 x w 495.11 to beg. Elizabeth A Quackenbush agt Bronx Mortgage Co et al; att'y, A Gardner.

183d st, n s, lots 22, 23 and part of lot 25, map of property of Taylor & Peck, 61x150.3x irreg. The United States Savings Bank of the City of N Y agt Eugene J Quin et al; att'y, Merrill & Rogers.

Morningside av, No 16. Carl Fischer agt Arthur Price et al; att'y, R Dudensing, Jr.

102d st, No 311 East. Max Frankenheim agt Moritz Weisberger et al; att'ys, Kantrowitz & Esberg.

74th st, No 410 East. Jonas Fishel agt John J Jaffin et al; att'ys, Fleischman & Fox.

Courtlandt av, Nos 786 and 788. Louis Lese agt Nathan Navasky et al; att'ys, Lese & Connolly.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

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.

Aug.

10 Ackerman, Frederick—M Unger	51.72
10 Ambrosino, Maria—F Rameo	380.31
11 Applebaum, Jerome—M Spielman	86.91
12 Andrew, Peter et al—M W Tsucalas	45.45
14 Altieri Luigi—G Mangino	27.01
8 Brano, Joseph and Peter Caporale—People, &c.	300.00
8 Berg, Ben and Henry Rosenthal—M N Clement	1,000.00
8 Bernstein, Freeman—N Y Telephone Co.	545.07
8 Bromm, Gotthilf—J Jaburg et al	166.21
8 Brennan, Bernard—J Beck et al.	120.40
8 Bishop, Stephen R—B K Bloch	108.17
10 Barter, Benj D—City of N Y.	37.81
10 Burrows, Henry E—the same	57.03
10 Brous, Philip—H Lieb	162.15
10 Blaustein, Rebecca—O Englander	30.27
10 Brandt, Theo—L A Sable	74.41
10 Bondhus, Saml T—D Danckaert	219.30
10 the same—T Z Poley	532.25
10 Brown, Herbert H—S H Philan	785.93
10 Baldauf, Helen—Crandall & Godey Co.	755.35
10 Bernstein, Michael and Moxwell Gelberg—E Hutchinson	164.81
10 Bell, Bert C—H S Austin	54.67
10 Brill, Henry—N Y Tel Co.	86.07
10 Barnecott, Frank A—W H Payne & Son.	82.11
11 Byrne, John—City of N Y.	218.35
11 Bryant, Wm W—the same	403.00
11 Baker, Thomas H—the same	218.35
11 Batchis, Edward—the same	218.35
11 Baldwin, Bartholomew—the same	306.90
11 Bunn, Albert—the same	210.80
11 Bush, Paul R—A Dionysius	58.71
11 Brown, Geo T—E Early et al	240.41
11 Brody, Max—A Levy	28.56
11 Bornstein, Harry—A Rezzetti	526.39
11 Byrnes, Horace D—Eldorado Realty Co.	218.35
11 Begley, Walter C—Cahn	62.75
12 Burr, Franklin exr—City of N Y.	961.02
12 Blythe, William—the same	114.70
12 Brust, George—the same	218.35
12 Burke, William—the same	38.56
12 Baumann, Hans—J J Sills et al.	118.07
12 Benson, William—W E Smith	121.91
12 Backus, Chas W—G George	24.85
13 Beckelman, Harris & Maylich Breitbart—A Katz	320.75
13 Beckelman, Harry—M Breitbart	320.35
13 Bebbeler, Henry—City of N Y.	57.03
13 Bailly, Leon P—J Doernberg	131.81
13 Bishop, Horace E—H G Gabay	102.01
14 Beinfeld, Hyman—National Cigar Stands Co.	172.97
14 Bernhardt, Mabel—F W Schwiers	69.42
14 Baldwin, Ernest L—Acker, Merrill & Condit Co.	143.03
8 Collins, Thomas H—B A Buge	139.09
10 Cohen, Solomon—City N Y	210.80
10 Cairo Cigarette Co—the same	45.76
10 Cohen, Ellis—S Reichgott	274.18
10 Carroll, Catherine—Magee & Crosbie Co.	18.54
11 Clark, Bert S—City of N Y.	218.35
11 Comerford, James—the same	218.35
11 Cotter, John L—the same	76.25
11 Cohen, Jacob—the same	218.35
11 Connah, Douglas J—R H Post	601.89
11 Carty, Jerome and Mary S Appleton—F R Wood et al	97.75
11 Cohn, Abner—A Weill et al	53.11
11 Colwell, James M—F W Robertson	113.32
11 Crouch, Helen H—A J Kerwin, Jr.	125.67
11 Cohn, Lester and Anne and Lester Realty Co—Home Bank of Brooklyn	3,393.15
12 Coyle, Patrick—City of N Y.	218.35
12 Carolan, James J—the same	218.35
12 Crown, Charles—the same	218.35
12 Collins, John S—the same	218.35
12 Combs, Henry—the same	418.12
12 Collins, Chas W—the same	57.03
12 Cammann, John F—J Glackner	113.61
13 Cattalano, Vito—St George Vineyard Co.	65.25
13 Conger, Orlo R—F W Devoe & C T Raynolds Co.	75.52
14 Chanler, Robert W—E T Gerry	579.85
14 Cronnin, Mary—Daly & Schaefer	31.44
14 Cohen, Isaac—W R Beal	3,710.04
14 the same—the same	3,649.06
8 Duneier, Fanny guard—Frolichstein, Englander & Klein, Inc.	costs 32.65
8 Daviss, Edward and Henry Schneider—C F Fischer Lumber Co.	31.64
8 Dawson, William S—Baumoché et al.	42.70
8 De Acosta, Jose—A Shumway	375.57
8 Dempsey, James—Sullivan Machinery Co.	531.67
10 Donovan, Margaret M admrx—G D Russell et al	224.16
10 Daych, Abraham and Henry Wagness—N Cypress	63.51
11 Datwyler, Jacob—City of N Y	76.25
11 Donnellon, Herman—the same	218.35
11 Dreyfus, David—the same	37.81
11 Darcy, Philip J—the same	218.35

11 Domschke, Rudolph P—J E Domschke, Jr.	costs, 24.86
11 Dowdell, James—J McCunn et al.	178.83
11 Disbrow, Albert H—Scarsdale Pub Co, The Colonial Press.	402.67
12 Dean, Wm G—City of N Y.	218.35
12 De Vries, Maurice A—the same	37.81
12 Davis, Clarence L—the same	218.35
12 Darrenberg, George—the same	133.91
12 De Coursey, John M—the same	37.81
12 Durand, Wm J—E J Willis Co.	91.82
12 de Ambrade, Alfredo—J Chanian	150.55
13 Diffeley, Cecelia or Ceelia F exr—City of N Y	480.50
13 Dreyfach, Joseph—the same	37.81
13 Dunn, Harris A—the same	499.10
13 Domzalski, Joseph—B K Block	242.79
13 Donovan, Richard J—J Kortlang	222.69
13 Doggett, Wm H—the same	69.84
14 Demmerle, Theodore E—City of N Y.	306.90
14 Downey, Patrick—the same	210.80
14 Duncan, Robert H—the same	38.56
14 Dubernell James V—the same	218.35
14 Dowdell, John F—the same	218.35
14 Donovan, Patrick—the same	218.35
14 Douglas, Samuel—the same	418.12
14 Doorley, William—the same	218.35
14 Daubitz, Franz M—M B Baer et al.	6,724.09
8 Ehr Gott, Geo M—W S Scudder	87.63
10 Ezechel, Joseph B—City of N Y	37.81
10 Ehler, James F—A Powell et al	478.34
10 Engelman, Eugene M—C H May	44.91
11 Erlwein, George—City of N Y.	37.81
11 Etolson, Hyman—the same	403.00
11 Enteen, Louis—the same	37.81
11 Elwell, Frederick—the same	218.35
11 Elberger, Samuel—the same	210.80
11 Ehret, Anton—the same	37.81
11 Ehlers, Charles—the same	210.80
11 Englander, Bethoven—M Lipman et al.	1,520.86
11 Engel, John J—P Semmel et al	107.98
12 Eschwege, Simon—City of N Y.	86.43
12 Ebel, Martin E—the same	418.12
12 Epstein, Julius—the same	210.80
12 Edelhertz, Bernard—M Lefstein et al.	102.40
12 Erdreich, Samuel—G Quackenbush	426.96
12 Earl, Virginia—City of N Y.	218.35
13 Elmore, James H—the same	218.35
13 Emmens, Stephen H—the same	1,536.54
13 Engel, Martin & Morris Denbosky—F C Jerome	5,380.63
14 Earley, William—City of N Y.	218.35
14 Ehrhardt, Oscar—the same	43.57
14 Erskine, Archibald—the same	218.35
14 Epstein, Samuel—Ballou-Dickson Co.	45.66
8 Formigli, John—N Y Telephone Co	34.65
10 Fritzel, Geo L—B Bendheim	177.19
10 Friedenberg, Selma—S Paull	79.51
11 Fellermann, Abraham—A Rusch et al.	1,310.71
12 Frawley, Wm B—City of N Y.	114.70
14 Friedland, Anatol—M Schwartz	74.41
14 Fuller, James E—"Jacks"	35.46
12 Fuessel, Paul—the same	210.80
12 Fugazy, Louis W—the same	114.70
12 Funk, Gustave—the same	210.80
12 Flood, Timothy—P L Harnett	37.81
12 Feigensohn, Dr David—Twelfth Ward Bank of City of N Y.	547.44
10 Filamm, Isaac—S Steinfelder	18.54
13 Ficker, Charles—City of N Y.	210.80
13 Ferry, Fairchild N—the same	114.70
13 Frackman, Fannie—the same	306.90
13 Fried, Philip—the same	114.70
13 Finkenauer, Ferdinand—the same	114.70
13 Frank, Charles—the same	218.35
13 Freedman, Aaron—the same	210.80
13 Friedman, Morris—the same	210.80
13 Friedner, George—the same	210.80
13 Frary, Henry C—the same	218.35
13 Fogel, Aaron—the same	218.35
13 Forman, Schuyler B—the same	37.81
13 Ferguson, Alex—the same	210.80
13 Flatow, Isidor L—the same	114.70
13 Fallon, Francis X—the same	306.90
13 Fertig, Joseph—the same	210.80
13 Foth, Albert C—F Slater	124.17
14 Flynn, Michael—City of N Y.	218.35
14 Fielder, Wm J—the same	218.35
14 Fritzel, Geo L, Elizabeth & William—N Lobenstein	140.96
14 Falkenheim, Chas T—City of N Y.	38.56
14 Faulhaber, Casper—M J Dunker	346.41
14 Farror George—City of N Y.	218.35
14 Fuchs, Adolph—City of N Y.	218.35
14 Faust, George—the same	218.35
14 Fuller, Edgar C—City of N Y.	218.35
14 Fries, Michael C—the same	218.35
14 Flynn, John J—the same	210.87
14 Ferber, Nathan—the same	218.35
14 Farmer, James—J L Butterfield, cotrustee.	218.35
10 Giebler Mfg Co—City of N Y.	73.49
10 Garrison, G Blake—R Wardrop	558.59
10 Gutrie, Geo—D Barbaro	94.52
10 Gobler, Anna F—G F Cosland & Co.	148.65
10 Glasserman, John—H Heistein	71.90
10 Gibson, Ralph—D J Thow	111.94
10 Gilder, Dennis H—J R Smith	53.06
10 Green, Hans L—N Y Tel Co.	40.57
11 Ghick, Hyman and Samuel Allen—Lockwood Co.	463.19
11 Gregory, Lawrence—H L Rosen	128.52
11 Grinaldi, Michael—M A Caleca	44.17
11 Gallagher, Edw B—P Brady & Son Co.	197.87
11 Greff, Harry—J Levy	161.90
11 Grosner, Louis—H H Upham & Co.	34.41
12 Gleason, Michael—H G Kress	495.41
8 Gartland, Patrick—City of N Y.	206.63

8 Goldsmith, Samuel J and Benjamin R Halley—I Lewkowitz	507.46
8 Golding, Ed A—Lord & Taylor	36.63
12 Glaserman, Joseph—G M Fishel et al.	76.74
12 Gredinger, Samuel—M N Clement	1,819.47
12 Goodman, Frederick—J O'Connell	63.92
13 Gordon, Albert—A Meyer	369.30
13 Gobeler, Anna—J Samuels	190.13
13 Greene, Edwin S—Thomas Thedford & Son Inc.	32.65
14 Gonzales, William—C C Sinley et al.	248.19
14 Goldberg, Hyman B & Esther—G Hirsch's Sons	1,964.81
14 Grossman, Newman—J P Day	22.10
14 Gordon Minthorne T—H Boesch	193.91
14 Gibson, Ralph—W G Hitchcock	244.01
14 Goodfriend, Abram—H B Clafin Co.	33.74
8 Hamel, Louis J—Title Guarantee and Trust Co.	79.46
8 Hill, James A and The Globe Pub Co—Home Trust Co of N Y	1,759.49
8 Hammel, Lippman—City of N Y.	393.49
10 Hoffman, Edward J—P J Chase et al.	478.26
10 Herter, Maria H and Peter and Herter Realty Co—Met Life Ins Co.	3,870.45
10 Hapgood's—H B Bradbury	113.15
11 Hannes, Lazarus—T H Simonson & Son Co.	177.42
11 Herts, Bertha L—S Lefkowitz	65.41
11 Hotz, George—P C Larkin	22.81
11 Hagen, J Ben Ali—Sherry Casino Co.	394.70
13 Haskins, Wm R—G Cramer Dry Plate Co.	53.25
13 Hefferman, Michael—H Held	167.53
13 Hoffmann, Louise K—Grolier Society	321.91
13 Honnecker, Geo A—M Kennedy	471.06
13 Hayes, Nicholas J—Comm—H E Vineing.	costs, 149.71
13 Harnash, Abraham R & E J Galway Bldg Co—L A Kissling	164.99
10 Ingold, William F—C A Goff	157.26
8 Judson, Walter H—City of N Y.	580.95
11 Jensen, Christian and Wilhelmine—H R Meyer	117.53
8 Kells, William—City of N Y.	409.78
8 Knevals, Louis S—Lord & Taylor	142.93
8 Knight, Walter H—P de P Ricketts et al.	119.15
10 Knepper Realty Co—C Levy	21.39
10 Koster, John—C Boyce et al	90.81
10 Kennelly, William, Jr—N Y Tel Co.	64.57
11 Kutsukian, John—B Levy	29.40
11 Keary, Dennis—W J Coffey	140.27
11 Kressner, Michael—J S Moore	514.67
11 King, Samuel J—F R Wood et al.	80.03
11 Klute, Louis N—Central Cigar Mfg Co.	120.33
12 Kornbluth, David—H Holder	137.15
12 Keith, Edw A—J R Greason et al.	271.81
12 King, Vincent C—Brooks Bros.	81.33
12 Kleinberg, Theresa K—F W Seybel Co.	659.98
13 Kinzler, Frederick W S—C S Wehrle et al.	costs, 25.66
13 Kahn, Milton P—Lumen Bearing Co.	258.28
14 Klopfer, Ethel—I Stern et al.	931.18
14 Karlner, Bernard L—M Tomashoff	49.41
8 Lederer, Hugo and Abraham Friedman—People, &c.	100.00
8 Long, John J—Pietrowski & Konop Co.	25.07
10 Leo, Albert J—S Palmer	35.92
10 Lennon, Luke—D C Weeks & Son	costs 23.08
11 Laheney, Thomas F—O Hansen	46.40
11 Lyman, Joseph—R Hill	29.82
11 Lieder, Wm J A—H Deri et al	36.41
11 Levinson, Ira—E Birns et al.	69.98
13 Landers, Geo S—Bankers & Merchants Agency Co.	166.05
13 Levine, Benj A—M Levenson	costs, 34.08
13 Livingston, John H—D Roche	87.41
13 Lawford, Chas H—C Hirschhorn et al.	122.15
14 Lazarus, Henry L Jr—G Mayer et al.	157.65
14 Lubs, J Harry—R Gordon et al.	100.57
14 Lubs, J Henry—G J Eitz	110.91
14 Leone, Raminano—S Wolchok et al.	45.15
14 Langan, Patrick—L Barth et al.	131.65
14 Labriani, Silvio—M Zaturensky	99.90
8 Martin, John H—F Gross et al.	532.76
10 Mayer, Leopold D—Simpson-Crawford Co.	165.15
10 Myers, Bernard J—M N Clement, Comr.	1,819.47
10 Marrone, Joseph and Joseph Palladino—J M Hillery	11,249.29
10 Meyers, Simon—J Winkler, Jr, et al.	137.24
10 Moses, Arthur G—E W Browning	costs 28.44
11 Miller, Hugh G and Edna A—E T Platt	438.33
11 Morris, Joseph—M F Greenbaum et al.	375.31
11 Mardorf, Martin—R Hill	104.19
11 Moser, Joseph—C Vogt et al	519.41
11 MacMaster, Genevieve—A J Kirwin, Jr.	174.67
11 Metz, Isaac—R Gross	59.65
11 Miller, Fanny S—Majestic Hotel Co.	222.41
11 Muller, Mary G—W J Faith	102.60
11 Mills, Herbert E—H Fichter	105.06
11 Miller, Walter A—A Tingand	271.44
11 Margolies, Barnett—H Shulof	1,327.02
12 Mezger, Frank—Italian Savings Bank	4,947.45
12 Meylert, Chas A—Brooks Bros.	21.00
12 Marlow, Frank & Thomas J Clifford—J Sinnott	115.08
12 Mundy, Harry H—The Prest-Lite Co.	100.20
12 Mitchell, Wm R—E Julian	783.85
12 Mord, Alter—D Sachs	197.15
13 Miller, Edward Jr—F C White	17.35
13 Marx, John—B K Bloch	141.56
13 Marx, Magdalena—the same	29.25
13 Macquoid, Robert—The Four Realty Co.	costs, 24.08
13 Mervash, Louis—C Kreinberg	289.90
14 Mullane John—M N Clement	1,817.47

14 Mastropietro, Slavatore & Michael Martucci—People, &c.....	1,000.00
14 Mack, Herman—John Eichler Brewing Co.....	278.72
14 Manson, Morris, George Jacobson & Newman Dube—P Seip.....	2,345.58
14 Mainetty, Leon P—M C Schwartz.....	141.43
14 McDermott, John F—M Newmark.....	93.44
14 Nirenberg, Louis—J J Clark & Co.....	62.31
14 Oppenheim, Felix—B Lowenstein.....	44.31
10 Oppenheim, Samuel and Leopold Gutman—J Horowitz.....	61.31
11 O'Brien, John J—P Dolan.....	49.64
11 Ogilby, Mary—N Y & Richmond Gas Co.....	32.31
11 Ostreicher, Elise—M N Clement.....	80.97
11 Oechsner, George—A Danzig et al.....	216.02
13 O'Rourke, Patrick—J D Beals et al.....	87.08
13 Olds, Louis M—C Hirschhorn et al.....	256.85
14 Olds, Franklin M—A G Evans et al.....	254.83
10 Palladino, Joseph—J M Hillery.....	11,249.27
10 Pallesen, Chas J—Crandall & Godley Co.....	530.28
10 Pollock, Abraham—J H Meyer et al.....	16.76
11 Polumbig, Louis—J Epstein.....	26.65
12 Pennfeather, Richard J—J Sinnott.....	99.91
13 Palmer, Ebenezer—City of N Y.....	281.02
13 Pekelener, Samuel, Alex Stechler & Alfred Urbach—Mitchell-Mallon Co.....	219.65
14 Parsons, Frank V—Keller Bros.....	22.41
14 Park, Louis—Ballou-Dickson Co.....	162.62
14 Peel, Norman—Electric Carriage Call Co.....	274.75
14 Papazeau, Paul—Henry Von Glahn & Son.....	20.06
11 Quattrucci, Eugenio—M Fuchs.....	134.42
8 Rosenthal, Alex S and Henry A Steinback—N Y Telephone Co.....	52.19
8 Rosenthal—Alex A—the same.....	82.25
8 Rodman, Henry T—the same.....	254.08
8 Ross, Wm E—C Collins.....	194.18
10 Rishell, Alvin C—M O'Connor.....	65.07
10 Rubinroth, David—P H Brickelmaier et al.....	148.07
10 Russian-Am Commercial Co—Wall St Exchange Bldg Assoc.....	383.68
10 Reeber, Frank—R Cummings.....	191.91
11 Rosshelm, Louis—O J Ahlstrom.....	348.65
11 Rohinsky, Morris and Elias Brownda-Kurlandzik and Max Alpert—G F Moore, Inc.....	81.97
11 Ryan, Michael—L Barbey.....	29.31
11 Rosenblum, Fanny—R Hill.....	132.51
11 Rice, Geo W—Realty Transfer Co.....	79.41
11 Redlich, Abraham and David Sirota—A Wiener.....	54.17
11 Rubin, Max—G Scharnberger.....	173.03
12 Rodgers, Harry A—A De Laeb.....	217.76
12 Richman, Gustave A—T Adams.....	508.20
12 Ryttenberg, Clarkson P—F Burnham.....	747.81
12 Rosenberg, Jacob—G H Frary.....	166.81
12 Rutenberg, R David, Lewis Retzker & Harry Abrams—S S Goldwater.....	4,263.31
13 Rosenberg, Hyman—A Greenbaum.....	95.65
13 Russell, Dorothy—A Lind et al.....	160.56
13 Riger, Elias—P Bernstein.....	180.40
14 Rosenstock, Armin E—R H Comey Co.....	239.99
14 Rothenberg, Ettie—M M Goldschmidt.....	18.31
14 Roy, F St Omer & Roland Odifroy—A T Rutter et al.....	519.41
8 Sheehan, Winfried R—N Y Telephone Co.....	63.13
8 Silberman, Solomon—the same.....	29.31
8 Schlesinger, Emanuel—the same.....	26.22
8 Singer, Ernest—N Y Telephone Co.....	46.25
8 Spies, Abraham—the same.....	25.67
8 Shirley, John L and Justus W Smith—Title Guarantee and Trust Co.....	46.17
8 Sickels, Chas R—D M Swaney.....	2,588.85
10 Sire, Meyer L—Associated Merchants of N Y.....	125.43
10 Scott, Chas S—N Y Trans Co.....	210.50
10 Schwanfelder, John F—J J Kittle.....	114.90
10 Sykes, Thomas F—Army and Navy Life.....	114.15
10 Stickle, Royal M—A C Garvey.....	79.17
11 Samuels, Manuel—Eppens Smith Co.....	512.71
11 Scovdats, Joseph—M Brennan.....	69.72
11 Sondheim, Eugene—Baker, Voorhies & Co.....	51.16
11 Silverman, Harry and Mose—C Bettels.....	124.02
12 Suidam, Harry—Brooks Bros.....	37.22
12 Saunders, Frederick W—Associated Merchants of N Y.....	257.39
12 the same—the same.....	96.71
12 Seibert, Esther—S Reiner.....	44.65
12 Sokolow, Louis & Aaron Hindlemann—Nathan Stern et al.....	192.57
13 Schlesstein, Mortimer & Harry E Moss—Raisler Heating Co.....	1,275.15
13 the same—O Lowinson.....	1,814.85
13 the same—S Raisler.....	1,173.22
13 the same—M J Gordon et al.....	357.59
13 Selleck, Wesley T—C Bolger.....	121.64
13 Starr, David—B Lebovitz.....	27.76
13 Schnee, Bernhard—F Elfein, Sr, et al.....	82.91
13 Scharf, Jacob—W A Winter.....	28.79
13 Sherwood, Frederick M—Number One Hundred & Eleven Broadway.....	140.21
13 Schlesinger, Max—McDougall & Potter Co.....	277.37
13 Solomon, Meyer—J Roeber.....	1,686.92
13 Solomon, Meyer & Isidore—the same.....	1,481.79
14 Spier, O Agnew—National Drug Co.....	278.72
14 Seeley, Ellen A—A E Meyer.....	52.01
14 Sexton, John B—H Feinberg.....	154.41
14 Sichel, Maurice—A L Scheuer.....	369.82
14 Smeed, Horace F & Clarence F—J E Murray.....	126.03
14 the same—Shaw & Truesdell Co.....	402.29
14 Schmidt, Max—M Zimmerman Co.....	169.91
14 Siegel, Louis & Morris—Philadelphia Casualty Co.....	931.66
8 Thalman, Charles—City of N Y.....	206.04
11 Thompson, John M—E E Basca.....	543.23
11 Turner, Margaret—M C McLaughlin.....	131.81
11 Tholsen, George—P Hirsch.....	37.51
12 Tompros, Peter—P Lewinson.....	119.31
13 Towns, Christine—Citizens Trust Co of Brooklyn.....	2,569.72
13 Thayer, Horace H—T Sutro.....	9,886.85
14 Umansky, Abraham—F Dachs.....	162.20
11 Vanderpool, Eleanor—Realty Transfer Co.....	43.26
12 Vanosco, Jack—H Miller.....	126.11
12 Vigorito, Joe—S W Freedman.....	44.66
13 Vingut, Harry K—First Ntl Bank of Harrodsburg Ky.....	433.58

8 Winter, Ignatz—B Nichols et al.....	234.41
8 Warren, William—Ludwig Baumann Co.....	49.41
8 Wallace, Kitty—N Y Telephone Co.....	43.91
8 White, Wm H—City of N Y.....	413.60
10 Watson, Mary S—Simpson-Crawford Co.....	41.22
10 Whitlatch, R W Co—V Kofod.....	169.91
10 Woodruff, Joseph K—C A Jacob.....	264.41
10 Wollman, Helene—L Stern et al.....	279.34
10 Warrington, Leslie G—D S Morrison.....	59.06
10 Waterson, Henry, Henry R Law and James B Morris—N Y Tel Co.....	56.31
11 Wendig, Joseph—Michelin Tire Co.....	677.45
11 Weill, Edgar L—H Wurmser.....	42.04
11 Wilchinsky, Henry—D Berkman et al.....	3,382.00
11 White, Henry M—E Adams.....	104.26
11 Walters, John H, Jr—J Gattou.....	147.15
11 Weed, Annie M—A J Kirwin, Jr.....	308.87
12 Waller, Thomas H—New Amsterdam Casualty Co.....	366.52
12 Wolff, Jules & Edmund—A Smith.....	191.85
13 Walter, Wm T—N W Matthews et al.....	201.47
13 Walton, Lester R—E P Snyder.....	80.75
14 Wojcieszowski, Adam—B K Bloch.....	215.17
14 Walker, Joseph Jr & Mary R Washburn exrs—P J Michelbacher.....	1,645.93
8 Zapinkow, Leo—N Y Telephone Co.....	31.70

CORPORATIONS.

8 American Tissot Society—E Hudaverdi.....	31.08
8 H J Heinz Co—R Powell.....	costs 36.91
8 Sterling Jewelry Co—N Y Telephone Co.....	42.04
8 Trixent Tire Co—N Y Telephone Co.....	30.85
8 U S Importing Co—N Y Telephone Co.....	28.55
10 Ulida Copper Co—W B Harrison.....	147.78
10 N Y & Virginia Copper Co—City N Y.....	486.38
11 Adolph Schmidt Kloster Brewery—American Malting Co.....	1,001.11
11 Atlantic Trucking Co—City of N Y.....	62.95
11 Cooper & Cooper Co—City of N Y.....	114.70
11 Columbia Compressed Yeast Co—the same.....	146.97
11 Everet House Co—W G Murrell et al.....	146.17
11 Morning Journal Association and Star Co—F Gressman.....	111.92
12 Adolph Schmidt Kloster Brewery—J Werner et al.....	65.64
12 Consumers Coffee Co—City of N Y.....	37.33
12 Colonial Confectionery Mfg Co—the same.....	37.81
12 Crown Battery Co—Sherwin Williams Co.....	88.05
12 Hawley Mfg Co—C R Partridge.....	132.28
12 Jacob Lerner & Co—G W Martin et al.....	66.75
12 Mercantile Lumber Co—M Brett.....	815.73
12 H A Rost Printing & Pub Co—City of N Y.....	112.32
12 Globe Pub Co & James A Hill—West Winfield Natl Bank.....	2,304.51
12 Western Distillery Co, Inc—A Price.....	costs, 134.32
13 Bizwood Lunch Co—F C White.....	143.28
13 Fleischman Yeast Co—City of N Y.....	306.90
13 Globe Pub Co & James A Hill—Bronx Borough Bank.....	3,242.77
13 George Washington Stocking Co—A Ward.....	1,846.23
13 Royal Lamp Co—B Boyd.....	1,623.69
13 the same—the same.....	521.03
13 Star Roofing Co—Chesbrough Bldg Co.....	228.55
13 Sewell Island Box Board Co—Manhattan Paper Stock Co.....	93.37
13 The City of N Y—J Halstead.....	55.50
13 the same—the same.....	115.90
13 the same—the same.....	102.60
13 the same—the same.....	60.00
13 Industrial Law League Inc—A Ward.....	271.24
13 People of the State of N Y—J Snediker.....	costs, 110.21
13 Universal Building & Construction Co—S Karp.....	costs, 99.97
14 Bellows & Myers Co—National Lead Co.....	38.86
14 Columbus Circle Hotel Co—A L Fritschy et al.....	71.76
14 Chelsea Auto Storage Co—C O Snyder.....	24.41
14 Eastman Toilet Co—City of N Y.....	57.03
14 Ignatz Florio Co-operative Assn Among Corleonesi—O J Stephens, Inc.....	1,423.00
14 D F Blaney Co, Inc—J D Dailey et al.....	166.90
14 Kotzen Realty Co & Max Kotzen—State Bank.....	93.31
14 Kotzen Realty Co & Louis Kotzen—the same.....	116.31
14 Westminster Presbyterian Church of West Twenty-third Street—McCall Lanahan.....	821.61
14 the same—F O Wood.....	340.02

SATISFIED JUDGMENTS.

Aug. 8, 10, 11, 12, 13 and 14.

Arnold, Aaron, Raska Arnold and Louis Kooner—Chestnut Ridge White Brick Co.....	1908.....	305.00
Allen, James A—I C Bishop.....	1908.....	35.14
Berglas, Michael P—G Turon.....	1908.....	1,922.45
Barnes, Geo F—H M Israel.....	1906.....	41.51
Cozzens, Henry E—American General Trading Co.....	1908.....	49.38
Curran, Hugh G—A R Little.....	1908.....	564.00
Cohen, Samuel and Morris—People of the State of N Y.....	1908.....	200.00
Corbin, Floyd S—Spalding St Lawrence Boat Co.....	1905.....	105.63
Same—the same.....	1905.....	122.63
Carroll, Catherine—A C Dodge.....	1907.....	39.67
Corcoran, Robert E—J F Orr.....	1908.....	68.07
Dais, John—C E Dowdall.....	1908.....	22.31
Doty, Allen T—R E Wiesner.....	1907.....	47.81
Ehrgott, Geo H—National Cash Register Co.....	1908.....	432.83
Ewing, Wm B—L F Haffen.....	1907.....	16.85
Folger, Henry—Henry Lederer & Bro, Inc.....	1908.....	52.31
Same—George Becker & Co.....	1908.....	76.31
Same—B Friedlander et al.....	1908.....	110.50
Same—S Kohn et al.....	1908.....	118.20
Fuller, Leonce—Brooks Bros.....	1907.....	136.17
Gunst, Lee—W Hoffman et al.....	1908.....	448.57
Glick, Hyman & Samuel Allen—W Kingston.....	1908.....	157.50
Geer, Wm H—Times Square Automobile Co.....	1908.....	41.30
Goldsmith, Joseph—J Fried.....	1903.....	354.85
Grossner, Pauline, Isaac Josephs and Joseph Schwartz exrs—City of N Y.....	1908.....	265.17
Gladstein, Samuel—I Weisberger.....	1908.....	10.56

Hammerstein, Oscar—F J Lantry, comr.....	1908.....	57.00
Same—H Bonner, Comr.....	1908.....	57.00
Harney, Wm H—A Harney.....	1900.....	77.34
Hough, Mary—B Schuller.....	1908.....	139.31
Harlam, Moses—B B Mahoney.....	1904.....	991.17
Hahn, Henrietta—J J Fish.....	1907.....	88.78
Hahn, Henrietta—J J Fish.....	1907.....	950.20
Hyman, Sundel—E Lager.....	1908.....	237.41
Kovner, Louis, Benjamin Fishman & Wolf Levin—W G Clark et al.....	1908.....	461.94
Same—W G Clark.....	1908.....	2,184.66
Same—Clark & Miller.....	1908.....	164.23
Kohn, Nathan—I Fredel et al.....	1908.....	163.50
Littner, Rose by guard—Interurban St Ry Co.....	1907.....	costs 134.28
Same—the same.....	1906.....	124.38
Le Brantz, Sarah M admrx—J A Campbell.....	1908.....	1,132.62
Mooney, Thomas J—B Diehl et al.....	1907.....	88.92
Meagher, James A—Central Cigar Mfg Co.....	1908.....	343.16
Murphy, William M—B Goldsmith.....	1907.....	47.41
Merovitz, Abraham M, Harry P Merovitz and Samuel Teichman—H Gold.....	1908.....	115.24
Murphy, Robert P—Citizens Trust Co of Brooklyn.....	1908.....	1,327.64
Murphy, John W—J A Whitcomb.....	1908.....	33.58
Newman, Morris—E Monasch.....	1908.....	230.58
Norcross, Orlando W—C L Miller.....	1903.....	3,668.57
O'Hara, Richard & Ellen J—Willson & Adams Co.....	1908.....	772.89
O'Rourke, Timothy B—I Haft.....	1908.....	60.56
Oseroff, Isaac & Harry Wilsensky—W Bues.....	1907.....	318.40
Same—E H Ogden Lumber Co.....	1907.....	863.07
Same—Rider Ericsson Engine Co.....	1907.....	268.89
Price, Clara—W W Delsarte.....	1908.....	40.40
Phelan, William—G Laubheimer et al.....	1900.....	38.60
Phelan, William J—L Sanders et al.....	1902.....	35.12
Reinheimer, Herman & Louis—W Maier.....	1900.....	263.34
Rappaport, Max—S W Johnson.....	1908.....	91.75
Raiser, Elias and Peter Siafa—J S Sampson et al.....	1908.....	80.88
Rose, Jacob—H W Schyke.....	1908.....	66.02
Same—the same.....	1908.....	109.50
Saul, Geo W—Geo C Flint Co.....	1908.....	41.75
Schroeder, Frederick—C Borgbardt.....	1908.....	78.87
Sewall, Henry F—J G K Duer et al.....	1906.....	2,429.47
Silbergleet, Lazar—M Fine.....	1908.....	149.91
Schmitt, Philip—L C Raeger.....	1899.....	593.92
Sussman, Max—S Baumohl et al.....	1907.....	376.25
Scholler, Hugo—H Katz.....	1908.....	80.91
Strauss, Joseph—St Louis County Bank.....	1908.....	112.60
Tobias, David—L Leiner.....	1907.....	111.91
Tucci, Battista—G B Raymond.....	1908.....	192.89
Winter, Chas A—Stern Bros.....	1908.....	143.87
Weaver, Morris—A Lewis.....	1908.....	161.39
Wyckoff, Albert C—H Schwed.....	1908.....	37.17
Zsuly, Mallia—City of N Y.....	1905.....	59.91
Zempliner, Wm W—Tabard Inn Library.....	1908.....	60.00

CORPORATIONS.

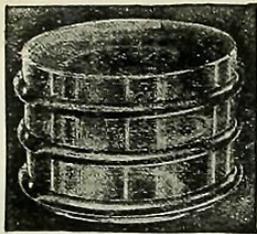
Turf News Pub Co—Press Pub Co.....	1908.....	130.11
Atlas Motor Co—W E Purden Hardware Co.....	1907.....	77.33
Alborak Auto Co—N Y Telephone Co.....	1908.....	101.01
S Osgood Pell & Co—H P Wheeler.....	1907.....	2,864.18
S P Pearson & Co—City of N Y.....	1908.....	93.58
Universal Building and Construction Co and Max Glassberg—E Guckenheimer.....	1903.....	269.25
Brass Specialties Co—National Folding Box & Paper Co.....	1908.....	202.37

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Aug. 8.

46—5th av, w s, whole front, between 110th and 111th sts, 201.11x100. James W Conlon agt Sam Trigger & Co and Pastime Amusement Co and Torkel Larsen.....	240.00
47—Essex st, No 45. Osias Pest et al agt Peter O'Neill, Hyman Blumenthal and Seider & Grossman.....	87.50
48—Bleecker st, Nos 213 to 219. Domenico Bravin agt Florence V C Parsons, Cortlandt F Bishop and David W Bishop exrs, &c, and Slate Supply Co.....	530.76
49—Tremont av, n w cor Park av, 100x100. Alice N Williams agt Aitkin Construction Co.....	601.20
50—125th st, Nos 543 West. John A McCarthy agt Catalina D V Potter and Greater New York Builders and Contract Co.....	142.20
Aug. 10.	
51—Wallace av, No 1836. Samuel Blum agt W Denker and Morris Tettelson.....	25.00
52—Satisfied.	
53—Clinton st, No 173. Edward Smolka & Co agt Etta Warsawski and Adolph Schwartz.....	690.80
54—101st st, No 220 West. Ross Lumber Co agt Franklin Building Co and Charles T Towett.....	119.63
55—227th st, n s, 155 e Barnes av, 25x114. Tremont Moulding Mill agt John Menke and Herman Masche (renewal).....	163.42
Aug. 11.	
56—230th st, s s, 381 e White Plains road, —x—. Richardson & Boynton Co agt Mrs Grace C Williamson and Fulton Heating & Plumbing Co.....	38.00
57—137th st, s s, 205.1 e St Anns av, 50x100. Hudson Mantel & Mirror Co agt Mary Altieri.....	46.25
58—Belmont av, n w cor 189th st, 15x87.6. Frank Colletta et al agt Louis Noschese.....	525.00
59—Delancey st, No 316. Samuel Tessler agt Joe Weiser and Sarah Connor.....	223.94
60—5th av, w s, whole front between 110th and 111th sts, 201x100. Edw G Van Glahn agt Samuel Trigger & Co and Torkel Larsen.....	72.32



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61-135th st, n s, 414 w Walnut av, 58.5x202.2 to 136th st, x63x—. Phoenix Towing & Transportation Co agt N Y, New Haven & Hartford R R and Allen & Savage.717.50

Aug. 12.

62-Bryant av, w s, 100 s 172d st, 150x100. Jacob Boyarsky agt Davis & Silverman and Jacob Lipkin64.36
63-115th st, No 321 East. Marcus Buda agt Antonio Capo and Philip Weinstein154.00
64-Tiebout av, w s, 37.1 n 182d st, 202.5x76.3 x irreg. Carter, Black & Ayers agt Wm P Hagemann and Hagemann Construction Co.148.75
65-Lyon av, s s, 52 w Parker av, 75x60. Zambette Bros agt Amalia Steinmetz, F Samuel and B Steinmetz1,155.60
66-Satisfied.

Aug. 13.

67-Bowery, Nos 46 and 48. Max Feldman agt David Kessler, Morris Saltzman & Aaron Autopolsky.165.50
68-Hughes av, No 2243. Adolph Liroff agt August Krabo and Frederick Cook.144.10
69-Central Park West, n w cor 75th st, 102.2x 123.9. Cassidy & Son Mfg Co agt Lenox Realty Co.9,150.00
70-Amsterdam av, Nos 1105 and 1107. Katz & Kanter agt Richard Vallender and Joseph Polstein, pres100.00
71-97th st, No 228 East. Morris Levin et al agt William Gerzog and Louis Multer.803.46

Aug. 14.

72-117th st, Nos 323 and 325 East. Pinkus Konsker agt David Rosing.156.98
73-Belmont av, Nos 2173 and 2175. Carl Marino agt — Knieper and James J Benson1,175.00
74-Garfield st, e s, 100 n Van Nest av, 30x100. Church E Gates & Co agt First Van Nest Hebrew Congregation and Leiman & Kaplan365.29
75-22d st, No 152 East. Bartolo Conti et al agt Samuel Davis40.00
76-Garfield st, e s, 100 n Van Nest av, 30x100. Leiman & Kaplan agt First Van Nest Hebrew Congregation3,000.00
77-Lyon av, s s, 52 w Parker av, 75x100. Zambetti Bros agt Joseph Newman and B Steinmetz1,155.60
78-Bryant av, w s, 100 s 172d st, 125x100. Max Lasberg agt Davis & Silverman.250.00
79-39th st, No 304 East. Geo H Flood agt McCauley Bros.120.47
80-5th av, No 500. Benjamin W Levitan agt Eva L Johnson, Marie V Sherman, Wm W Owens and L W Johnson1,100.00

BUILDING LOAN CONTRACTS.

Aug. 8.

6th av, n e cor 23d st, 98.9x141.
24th st, s s, 95 e 6th av, 89x98.9.
Bank for Savings in the City of New York loans Trustees of the Masonic Hall and Asylum Fund to erect two 18-sty office buildings; 6 payments1,800,000
113th st, n s, 150 w Amsterdam av, 75x100.11. Central Building Improvement & Investment Co loans Silverson & London Construction Co to erect a 6-sty apartment; 11 payments.60,000

Aug. 11.

Lind av, e s, — s, 168th st, 50x89.3. Jacob H Semel loans Henry Hensner to erect a 2-sty dwelling, stable, &c; — payments.10,000

Aug. 12.

Reservoir Oval, s e cor Reservoir pl, 101.1x42.1 x100x45.6. Frederick Meyer loans Joseph Poldow to erect two 2-family dwellings; 3 payments7,500
166th st, n s, 200 e Amsterdam av, 60x100. City Mortgage Co loans Trial Realty Co to erect two 5-sty flats; 5 payments45,000
Park av, n w cor 107th st, 100.11x81. Same loans Golde & Cohen to erect two 6-sty flats; 9 payments70,000
West Farms rd, s e s, 147.7 n e Hoe st, runs n e 100 x e 96.9 x s 96.9 to Westchester av, x s w 100 x n w 76.11 to beg. Lawyers Title Ins & Trust Co loans Martha Graham Construction Co to erect a — sty building; — payments.102,000
Riverside Drive, n e cor 127th st, 86.6x146.4x irreg. Chas M Rosenthal loans Riverside Viaduct Realty Co to erect a 6-sty building; 14 payments92,500

Aug. 13.

Hughes av, s w cor 182d st, 80x50. James G Wentz loans Marie Krabo and Henry A Schwicardi to erect a 4-sty apartment; 6 payments19,000
Wickham av, e s, 300 s Nereid av, 50x97. T Emory Clocke, atty, loans Edw J Cahill to erect a 2-sty dwelling; 4 payments5,800
Hughes av, n e cor 182d st, 45x72. James G Wentz loans Louise Budelman to erect a 4-sty apartment; 6 payments18,000

Aug. 14.

Ryer av, w s, 420.1 n Burnside av, 50x132.7x 50.9x141.6. Manhattan Mortgage Co loans Chas L Keil to erect a 2-sty dwelling; 6 payments10,000
Centre st, s w s, 132 n w Boston or Post rd, 83x90. Chelsea Realty Co loans August F Shwarzler to erect a — sty building; — payments.48,000
179th st, s s, 125 e St Nicholas av, 125x100. City Mortgage Co loans South Side Construction Co to erect three 5-sty flats; 8 payments95,000

SATISFIED MECHANICS' LIENS.

Aug. 10.

112th st, Nos 20 and 22 East. Abendroth Bros agt Samuel Michelson. (July 13, 1908.) (By bond).367.20

Aug. 11.

Villa av, e s, 150 s 204th st. Thomas B Bowne & Son Co agt Pasquale Tucci et al. (Feb 3, 1908).707.72
Bathgate av, s w cor 186th st. Anton Larsen agt Michael Redmond. (Dec 30, 1907).390.00
96th st, s s, 225 w West End av. United Metal Covered Door & Sash Co agt Arnold Realty Co et al. (May 8, 1908).375.00

Aug. 12.

West End av, s w cor 67th st. Simon Cohen agt Harry Willinsky et al. (June 24, 1907)16.35
Same property. Max Lent agt same. (Aug 19, 1907)823.23
Belmont st, s s, 140 e Jerome av. Houghtaling & Wittpen agt Wm J Hargrave et al. (Aug 5, 1908)68.00
96th st, No 44 West. Julius Glaser & Son agt Alice M Morrison et al. (June 22, 1908)280.00
1223d st, Nos 3911 to 3919 West. Harris Bilowitz et al agt Frank Boyle. (April 14, 1908).225.45

Villa av, e s, 576.8 n Southern Boulevard. C J Mitchell agt Battista Tucci et al. (May 16, 1908)335.00

Aug. 13.

West End av, s w cor 67th st. William Buess agt Oseroff & Wilinsky. (Sept 5, 1907).300.00
Same property. Rider-Ericsson Engine Co agt same. (July 19, 1907)250.00
Same property. H E Meyer Concrete Co agt same. (Oct 25, 1907)250.00
2d av, Nos 19 and 21. Hyman Shapiro agt Hirschhorn Bros. (Aug 12, 1908)126.00
2Av A, No 153. Jacob Levy agt Nathan Kohn. (Jan 8, 1908)343.40
2Same property. Rudolph Kohner agt same. (Jan 15, 1908)61.43
2Same property. David Schumer agt same. (Jan 15, 1908)32.00
2Same property. Potozky & Co agt same. (Jan 8, 1908)865.00
2Same property. Louis Goldstein agt same. (March 3, 1908)217.54
1Belmont st, s s, 140 w Jerome av. Henry Muskat agt Dora Schnapp et al. (Aug 10, 1908)25.00
234th st, n s, 105.6 e 2d st. Louis Janpol et al agt North Borough Home Co et al. (July 30, 1908)175.00
1Same property. S Lipshitz agt Max German-sky et al. (July 27, 1908)37.00
286th st, No 340 East. Adolph Weiss agt Joseph Manganaro. (June 13, 1908).24.25
1Prospect av, e s, 400 n 187th st. McMann & Taylor agt Geo C Turner et al. (Aug 4, 1908)64.63

Aug. 14.

West End av, s w cor 67th st. Hyman Fleischer agt Oseroff & Wilinsky. (July 15, 1908)465.00
3Tremont av, Nos 733 and 737. Louis Wiener agt Ignatz Modry et al. (Nov 7, 1907)495.00
3122d st, Nos 522 to 530 West. Colonial Chandler Works agt Harris Friedman et al. (Dec 24, 1907)400.00
234th st, n s, 100 e Carpenter av. Graff Furnace Co agt North Borough Home Co et al. (Aug 3, 1908)136.00

- 1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

Aug. 7.

Groll, Charles; United Dressed Beef Co; \$6,-307.70; Breed, Abbott & Morgan.
Dorr, Fred; Broadway Bank & Trust Co; \$15,-000; J Quinn.
Cuba Eastern R R; Wm B Hatch; \$533.32; Pavey, Moore & Harper.

CHATTEL MORTGAGES.

Aug. 7, 8, 10, 11, 12 and 13.

AFFECTING REAL ESTATE.

Levin & Levin Const Co. 49 W 45th. Otis E Co. Elevator. \$2,370
Resht, R Co. 1746 Anthony av. United States G F Co. Chandeliers. 130
Renz, Geo. E J Gillies & Co. Refrigerator. 125 W J Baldwin, Jr, H Co. 254-6 6th av. Gurney H Mfg Co. Boiler. 200
Same. 29 E 63d. same. Boiler. 250

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Alphabetical Index to Advertisers

For Buyer's Reference see page 14

Acme Metal Ceiling..... 4	Greene, Jr., Co., B. W..... Last Cover	Palmer, Edward D..... 7
Adams Audit Co., J. M..... Constr News p. 4	Grossman Brothers & Rosenbaum..... 13	Parish, Fisher & Co..... 1
Alexander & Reid Co..... 1		Payton, Jr., Philip A..... 7
Alsen's Am. Port. Cement Works. In Record pp.		Pearson & Co., S. P..... 13
American Luxfer Prism Co..... in Record pp.		Peck, N. & W. J..... Last Cover
Ames & Co..... 7		Perlman Iron Works, A..... 13
Amy & Co., A. V..... 1		Person & Co..... 5
Appell, Jacob..... 1		Pfotenhauer-Nesbit Co..... 1
Armstrong, John..... 7		Pfotenhauer-Nesbit Co..... 1
Ashforth, A. B..... 1		Pocher & Co..... 1
Associated Engineering Specialists..... 2		Polak, Edward..... 6
Atlantic Terra Cotta Co..... 5		Polizzi & Co..... 7
Atlas Port. Cement Co..... in Record pp.		Porter & Co..... 1
Automatic Mail Delivery Co..... 4		Price, George..... 6
Bach, Wm..... 5		Rapp, John W..... 2
Bachrach, W. & J..... 6		Rapp Construction Co..... 2
Bailey, F. S..... 7		Ravitch Brothers..... 13
Bataille & Co..... 13		Raymond Concrete Pile Co..... Constr. News p.
Beaver Construction Co..... 3		Read & Co., George R..... 1
Benjamin, Wm. M..... 8		Realty Records Co..... in Record pp.
Benvenue Granite Co..... 15		Reeber's Sons, J..... Last Cover
Berger Mfg. Co..... 4		Rheinfrank House Wrecking Co..... Last Cover
Bloodgood, F. P..... 2		Rhodes, Fred. Dana..... 2
Bolton, R. P..... 2		Rice's Roofing Process Co..... 4
Booth, F. A..... 7		Richtberg, William..... 7
Borkstrom, O. G..... 13		Rickert-Finlay Realty Co..... 8
Boyd, Jas. & Co..... 8		Ritch, Inc., William T..... 3
Boylan, J. J..... 7		Roof Maintenance Company..... 4
Bracco, A..... 7		Roome, William J..... 1
Brewer, W. H..... 4		Rooney, William P..... 7
Brooklyn Metal Ceiling Co..... 4		Rosehill Realty Corp..... 6
Brooklyn Vault Light Co..... 2		Rosenbaum Iron Works, The A..... 13
Brown & Co., J. Romaine..... 1		Rukenbrod & Burrell..... 2
Brown's Sons, R. I..... 6		Ruland & Whiting Co..... 1
Brussel, D. G..... in Record pp.		Russell, G. D..... Constr. News p.
Bryant Park Realty Co. p. preceding legal advs.		
Buermann & Co., Chas..... 7		
Building & Sanitary Inspection Co..... 8		
Burns Mantel & Tile Co..... 5		
Burwak Elevator Co..... 13		
Callan, Jas. E..... 6		Sanitary Fire-Proofing & Contracting Co..... 2
Cammann, Voorhees & Floyd..... 1		Sayre & Fisher Company..... 5
Candee, Smith & Howland Co..... Last Cover		Schmeidler & Bachrach..... 6
Canton Steel Ceiling Co..... 4		Schmidt Bindery, J. M..... Want and Offer
Carlson, J. A..... 7		Schopp, Adam A..... 7
Carpenter, Firm of L. J..... 1		Schrag, Louis..... 7
Carreau, C..... 1		Schuyler & Co., Charles E..... 8
Carter, Black & Ayers..... 5		Schwegler, George..... 7
Carvel Co., Richard..... 2		Seeligberg, William..... 4
City Investing Co..... 8		Seton, John..... 7
Cohen, D..... 6		Shanker, S..... 4
Cohn, F. W..... 5		Shatzkin & Sons, Inc..... 6
Cokely, Wm. A..... 6		Shelly, Oswin W..... Construction News p.
Collins, Wm..... 2		Shipway & Brother, J. H..... 1
Collins, Lavery & Co..... 15		Shuldiner, David..... 1
Columbia Fireproof Door & Trim Co..... 2		Simmons, E. de F..... 8
Commonwealth Roofing Co..... 4		Smith, Frank E..... 1
Connors, T. D..... 2		Smith, G. W..... 4
Conville, W. T..... 8		Smith & Dorsett Company..... 4
Corbit & Co., Jos..... 7		Smyth & Sons, Bernard..... 8
Cornell Co., J. B. & J. M..... 5		Soitmann..... 7
Cruikshank Co..... 1		Standard Concrete-Steel Co..... 2
Cruikshank's Sons, Wm..... 1		Starrett & Co., Theodore..... Constr. News p.
Cudner, R. E. Co., A. M..... 8		State Realty & Mortgage Company..... 8
Cutler Mfg. Co..... 4		Stedman, Robt. Livingston..... 7
		Stewart Realty Company..... 1
		Sullivan, J. T..... Last Cover
		Sumner, George..... 8
Davies, J. C..... 1		Taylor, Ronald..... 15
Davis, Benj..... 2		Thatcher Furnace Co..... Last Cover
Day, Joseph P..... p. preceding legal advs.		Theis Sons, Peter..... 15
Demarest, J. J..... 13		Thiele, E..... in Record pp.
Demarest Co., Inc., M..... 15		Thomas & Eckerson..... 1
Denison, W. S..... 8		Title Insurance Co. of New York, p. preceding Legal Advs.
De Walltears, S..... 7		Tripler & Sons..... Last Cover
Dike, O. D. & H. V..... 8		Truss Metal Lath Company..... 2
Dillman Fireproof Construction Co..... 2		Tuotl & Company, G..... 8
Diamond, Thos..... p. preceding legal advs.		Turner Construction Company, Construction News p.
Dodge Co., F. W..... 6, 15		Tyng, Jr., & Co., Stephen H..... 8
Donnelly, J..... 7		
Dowd, J. A..... 8		
Dowdall, C. E..... 13		
Doyle & Sons, J. F..... 1		
Duross, C. E..... 8		
Eagle Iron Works..... 13		Ullman, C. L..... 6
Eckhardt, P. C..... 1		Underwriters' Realty & Title Co..... 8
Edgar & Curtis..... 7		Union Tile Co..... 5
Electric Elevator & Machinery Maint. Co..... 5		Universal Register Co..... 5
Ely & Co., H. S..... 1		U. S. Mineral Wool Company..... 2
Empire Brick & Supply Co..... Last Cover		U. S. Plumbing & Contracting Co..... 5
Empire City Wood Working Co..... 15		Uris, Harris H..... in Record pp.
English, J. B..... 7		
Farley, P. P..... 2		Varlan, W. L..... 6
Feuerbach, F. J..... 7		Vernon, Frank..... in Constr. News p.
Finegan, A..... 1		Voigtmann & Company..... 2
Fischer, J. A..... 8		Volk, Jacob..... Last Cover
Fisher Co., Robt. C..... 1		Vulcanite Portland Cement Co..... 3
Fitzsimmons, T. P..... 1		
Fleck, M..... 8		
Foley, J. R. & O. L..... 13		
Fordham Stone Renov. Co..... Last Cover		
Fox & Co., F..... 8		
Fredenburg & Lounsbury..... Last Cover		
Frick Co., H. E..... in Constr. News p.		
Fuchs, Jos..... 8 & Last Cover		
Fuller Co., Geo. A..... 3		
Furlong & Furlong..... Constr. News p.		
Gass, Frank..... 6		Ware, William R..... 1
Gelser, C. J..... 15		Webb, James Nash..... 7
Geoghegan, P. A..... 8		Weber, Charles A..... 6
Gillman, Randall & Paterson..... 8		Weill, Henry M..... 7
Goldberg, H..... Last Cover		Weisberg-Mark Company..... 15
Golding, J. N..... 8		Wells Arch. Iron Co..... 13
Goodman, A..... 8		Wells' Sons, James N..... 1
Goodwin & Goodwin..... 7		Welsh Machine Works..... 13
		Whale Creek Iron Works..... 13
		White & Pierce..... 8
		White & Sons, Wm. A..... 8
		Whitney-Steen Co..... Constr. News p.
		Wilchinsky, H..... 4
		Wilcox & Shelton..... 1
		Willard & Company, E. S..... 1
		Wilson, E. A..... 8
		Wise Co., Nathaniel..... Last Cover
		Wissmann, F. DeR..... 1
		Wohlauer, Alfred A..... 2
		Wolfe, C. J..... 13
		Woodbury Granite Company..... 15
		Zack Expert House Wrecking Co..... Last Cover
		Zittel, Frederick..... 8