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IN THE FARTHEST CORNER OF MANHATTAN.

The Dyckman Tract Has Been a Seat of Recurrent Lot Booms, Which Are Now Giving Way to Public Improvements and Private Building Enterprises.

THROUGH a number of sales this week and last in the Dyckman section attention has again been called to a part of Manhattan that for a good many years has seldom remained long out of public notice. When the Dyckman tract is not furnishing diversion as the seat of a lot boom, it is quite apt to produce a sensation in the way of some historic find. One would hardly expect to come upon uncharted monuments in the borough of Manhattan within a few minutes' ride of populous residence neighborhoods. Yet the Dyckman tract is as primitive as any remote suburban corner of the city. Because of its accessibility it is a place of golden prospects to real estate operators and because its soil has been scarcely disturbed below the surface it is a fruitful field of exploration for prospectors after historic antiquities. Some of the most important recent discoveries of Indian remains have been made there.

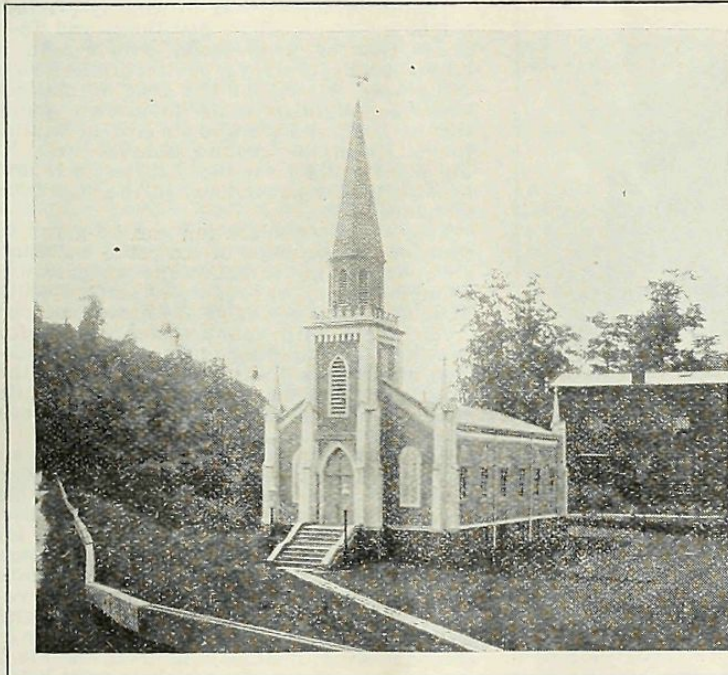
The chain of title by which the tract has descended from Colonial times helps to explain why this quarter of Manhattan remained farm land, while elsewhere villages grew up and were amalgamated with the expanding city. The first men-

until 1868, when the Dyckman heirs offered a part of the property at auction. The bidding was slow and the lots brought only a few hundred dollars apiece. Two other auction sales were held in 1870, and a fourth during the following year. At the time of the last sale the market was somewhat better, a few of the lots bringing as high as \$2,000 each.

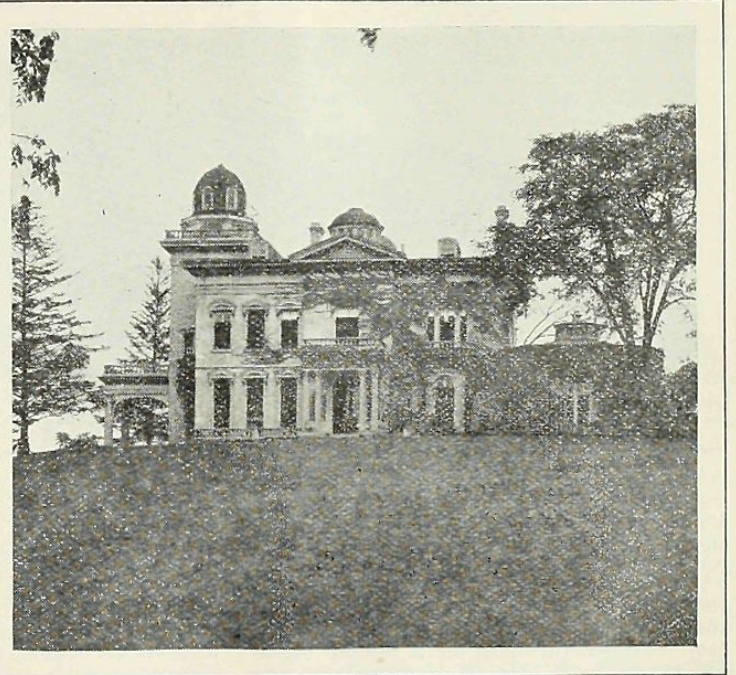
As this part of the island possessed no transit facilities of any kind, there was no further activity until about 1890, at which time transit expectations ran high. During the building of the subway a deal of trading took place, but no boom occurred until about 1904, when the rapid transit line was in operation. From then until now there has been a more or less steady increase in value, coupled with intermittent booms. However, until recently, there was almost no building activity. This is accounted for by the fact that the higher land of Washington Heights was preferred by builders and all of their efforts were concentrated in the building up of that district. In the last few years several apartment houses have been erect-

ably with the good stores of the middle West Side. A cross-town trolley runs on 207th street, from Broadway, over the Harlem River bridge, to the Bronx, and many of the residents of that borough are now coming to shop at these stores. As the district along the east bank of the Harlem is not very well supplied with good shops, it is likely that in time a considerable amount of Bronx business will come across the river, and this will undoubtedly create in the future a shopping district around the 207th street station, which will be similar to the one at St. Nicholas avenue and 181st street. This car line also affords an easy way for residents of the West Bronx to reach the subway, and quite a number of those whose business calls them downtown use this means of travel.

The rentals of 25-foot stores average \$1,500 to \$1,600 each. Apartments in walk-up houses rent for \$6 to \$6.50 a room. The Hensle Construction Company, which has been the leading firm of builders in the neighborhood, has recently completed a row of six-story elevator houses on 207th street, between Post and



CORNER OF RIVERSIDE DRIVE AND DYCKMAN STREET.



AN OLD DYCKMAN HOMESTEAD.

tion of a white man in connection with the ownership of the tract was recorded in 1640, when Tobias Teunissen, a Dutch squatter who had lived among the Indians, claimed title to the north half of it. After his death at the hands of the Indians, two other Dutchmen, Jansen and Aertsen, acquired the entire tract, holding it from 1647 to 1677.

In the latter year, Jan Dyckman and Jan Nagel obtained title to the land and settled on it. The tract was divided into two farms, the dividing line being about where 211th street now is. In course of time the two families intermarried, and the entire property passed into the possession of the Dyckman family.

The holdings of the members of this family comprised at one time about 400 acres and, including a part of Fort George Hill, ran northward to Spuyten Duyvil Creek. The ridge along the Hudson River was the western boundary; the Harlem River formed the easterly line. The original Dyckman and Nagel homes stood on either side of the boundary line and near the Harlem River. During the Revolution, the British were encamped there and on the heights above Broadway, Fort Tryon was built. After the war no change of ownership occurred

ed and at the present time there are about seventeen such operations under way. Several radical and excellent improvements have been made in the last years, and apparently the time is about ripe for an extensive building movement throughout the district.

As was to be expected, the present developments are taking place along the subway and near the various stations. The subway emerges from the ground on the northerly side of Fort George hill and from there on the line is an elevated road. The first station is at Dyckman street, which corresponds to 201st street. Around this station some houses have been built, but the principal activity is to be found at the next station, 207th street. This locality seems destined to become the center of the Dyckman district. For several blocks on either side of the station, Tenth avenue, is quite solidly built up with five-story walk-up apartments, and these houses are well tenanted. The ground floors of the buildings are taken up with large stores, averaging in size about 25x80 feet. Most of them are rented and the tenants are a good class of merchants. There are several grocery and butcher shops that compare favor-

Sherman avenues. These houses are well built and equipped, and contain apartments with suites of two to six rooms. Rents in the elevator houses average about \$7.50 a room.

On Tenth avenue, near the station, inside lots to-day are worth about \$15,000 each and corners are held at over \$20,000. A lot on Tenth avenue, between 206th and 207th streets, sold in 1904 for \$1,100. Last year the price paid for it was \$12,600. The corner of Post avenue and 207th street, a plot 100x100, sold in 1899 for \$4,000. It was resold in 1905 for \$47,500, and is now held at \$75,000. On 207th street the present price of lots is close to \$10,000. A plot of six lots on this street was sold a few weeks ago at the rate of \$9,000 a lot. In 1905 the same plot brought \$1,600 a lot.

Along Tenth avenue the improvements of the future will probably take the form of five-story apartments, but on the adjoining streets to the west it is likely that a considerable number of elevator houses will appear. Some few houses have already been erected near the Dyckman street station, and desirable lots in this vicinity are worth about \$10,000 each. A plot on Nagel avenue near the

station was sold this week and it is understood that there was a stipulation in the contract calling for the improvement of the property with six-story elevator houses.

The city has under way an extensive waterfront improvement which will no doubt greatly aid the neighborhood around the Dyckman street station and, indeed, benefit all of the eastern part of the tract. Old Sherman Creek, which lies between Dyckman and Academy streets, just east of Tenth avenue, is to be dredged to a depth sufficient to permit vessels of fairly large size to enter. A marginal street is to be built entirely around the creek and long interior piers are to be constructed. The entire shore line from this point to Broadway at the northerly end of the section is to be bulk-headed and two inshore basins, with marginal streets and center piers, are planned; one is to be located between 203d and 205th streets and the other between 207th and 209th streets. It is understood that the State Canal Commission is planning to use these basins as one of the terminals of the barge canal.

The construction of these piers and docks should tend to stimulate building throughout the entire section for the reason that builders will be able to have their material landed near at hand and the cost of transportation, which is a serious factor, will be greatly reduced. In addition to this, the establishment of any considerable number of piers will be followed by the construction of factories and tenement houses along the waterfront. In fact, this water-front development will have a decided effect on the character of the entire territory. On account of it, all the section east of Tenth avenue will, no doubt, be built up with tenements and manufacturing plants,

WHAT A BUILDING MANAGER SHOULD KNOW.

He Must Understand Operating Costs, Repairs and Renewals—Must be Above Petty Graft—His Most Valuable Asset Is Competent Assistants.

THE requirements of a building manager was the particular theme of the presidential address at the national convention of Building Managers at Cleveland. The address was delivered by the manager of the Metropolitan Life Building in New York, John C. Knight. The official report of the proceedings as found in "Building Management" for August quotes him as saying:

The building manager must be honest. In this line, as in all others, petty graft is placed in the way of all of us and there is no other line of work that requires its total elimination so much as ours. What we use in a building we use at home. See to it that every penny's worth is paid for. You must be considerate of the men from whom you are buying, and should use them fairly in order to get good results. I once knew a purchasing agent who would get six or eight salesmen to call on him and quote prices for one wheelbarrow, any one of whom would have been willing to give his concern the barrow to save their time; but if this purchasing agent wanted \$1,000 worth of tools, he would call up one concern on the telephone and give them the order.

THE BUILDING MANAGER MUST KNOW HIS BUILDING.

For appraisal purposes a building manager should know what was paid for the land on which the building stands and the dates of sales, and he should keep a record of sales of similar lands that are relevant for estimating the present and future values. He should divide the plot

ginning with the boilers, or even with the coal bins, and going from feed-water heaters and boiler accessories to electric light engines and dynamos, switchboard, elevator pumps, accumulator tanks, refrigeration and vacuum cleaning, all must be listed and considered individually.

For operating costs and for repairs and renewals, the building manager should know the number of trips of elevators, the number of feet traveled, the amount of water used, the number of gallons pumped, if hydraulic, and if electric, the k. w. hours, and its proportion of the whole load. He should be able to separate the elevator operator's cost from the electrician's cost on elevators, and the engine room costs on elevator.

I agree with a paper given at Washington that the cost should be considered as a whole, that it is impossible to separate one from the other under ordinary conditions. I would go farther and say that it would be ideal to absolutely know the relative value of each service, but inasmuch as this is not ordinarily possible, it is advisable to make as close estimates as possible of the value of the different services, using the same system and the same proportions each month, and thus arriving at figures which will at least show a comparative value.

The illustration of making the various products from crude oils is similar to the cost of the "Croquets," given last year. As an illustration: A few years ago from crude oil, with a given amount of heat, was obtained gasoline; with more, benzine; then with more heat, kerosene; and so on through the various products, including lubricating oils and cylinder oils, to a by-product, which was refined and made vaseline.

The discovery of wax in this by-product led to greater cost in distilling, and to a production of a material which paid a larger profit than all of its predecessors combined. Now, did the cost of making kerosene diminish with its known quantity of heat and its known cost of taking the oil from the ground because its selling price could be reduced, because it had become the by-product when the wax took its place?

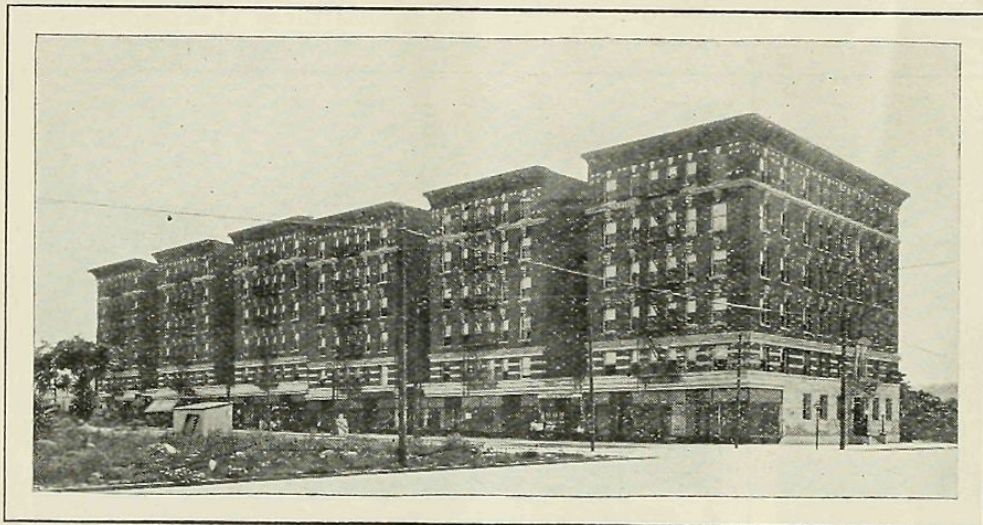
This same consideration can be given to each of the services of an office building, and you can try to figure out whether you should charge the janitor service with light and with power of the elevators, and credit them with exhaust steam used for heating the building, when janitor service alone uses the above services at the peak of the heating load. You may tie yourself into knots in many of the above ways.

The building manager is only human and his capacity for work and knowledge must be considered. His most valuable asset is to be able to choose assistants, and he should not load himself with a lot of reports that he has no time to digest. He should condense and have given him comparative lists of operations and repairs, data that will cover the above and a lot more, daily and monthly. I use a comparison of monthly figures for three years of same month which is very helpful to me.

The building manager's most valuable asset is to choose good assistants. His next is to keep them. Long service and that familiarity that is so gained gives to your assistants a knowledge of the building, a knowledge of your tenants, of their habits and traits.

A Portable Theatre.

Not long ago Charles Frohman lamented the falling off in attendance at the better sort of theatres. The loss, he said, was accounted for by the multiplication of picture shows. One remedy is to reduce the scale of prices in theatres. However, a serious obstacle to really popular prices would be the high cost of maintaining class buildings, among which theatres are to be numbered. A decidedly original mode of overcoming this difficulty will be tried in France by the director of the Theatre Antoine, M. Gemier, who has invented a portable theatre, which is to tour the French provinces. It is to be known as the Theatre National Ambulant. The theatre has been constructed at a cost of \$82,500. Its stage, thirty by fifty feet, is made of fireproof wood. The 1,650 seats in the auditorium are arranged on a sloping floor, the prices varying from twenty cents to one dollar. The rents, M. Gemier complains, are too dear on the road, and, besides, the portable theatre will insure good houses because of its novelty.



A ROW OF ELEVATOR APARTMENTS IN 207TH STREET.

while west of the subway the improvements will be apartment houses of a good type.

The present building operations in the district are all of a substantial character and the financing of these structures has been carried through on a sound basis. An example of this is furnished by the fact that no liens of any kind have been filed against any of the buildings now under way, and there seems to be a concerted effort on the part of the operators and brokers to keep out the builders who are willing to pay exorbitant figures for land in order to obtain abnormally large building loans. As this method of financing has nearly always been a common feature in the development of other sections of the city and has always been a menace to the substantial improvement of any area, this action on the part of those most interested argues well for the future of the Dyckman tract.

While the tract is lower than any other part of the West Side, the surrounding hills give the little valley a very attractive outlook and the high wooded ridge to the west makes an attractive park which appeals to home seekers. The recent gift to the city of a six-acre park by Mrs. Julia Isham Taylor on the crest of the hill at 214th street, is an important addition to the attractions of the neighborhood as a place of residence.

Besides the subway, which runs through the center of the tract, and the cross-town line to the Bronx, there is the Broadway surface line on the western border of the section. No new transit lines are planned at present, but the building of the Lexington avenue subway will help this part of the city by relieving the congestion on the West Side line and permitting the operation of more subway trains to Dyckman street and to Van Cortlandt Park.

into city lots and should know the value of the standard lots and of the corner and key lots and what should be added for plottages.

He should know the cubical contents of the building and the cost, and from this, a cost per cubic foot can be computed, compared with more modern and suitable depreciations can be estimated to bring it to a proper value. He should know the number of square feet of floor space and the size and make of all machinery, and the size of tanks. He should know the location of all pipes, their size and the locations of outlets.

As regards the heating system he should know the number of radiators, the number of square feet of radiating surface, the number and sizes of risers and returns, the number and sizes of pumps, etc.; of the electric light system, the number of outlets, the number of sockets, the miles of wire in mains and circuits, and the location and sizes of cut-out boxes, etc.

The same of telephone and call-box wires; of the plumbing system, the size and number of risers, the outlets used and unused, the soil and vent pipes, and the number of basins and their accessories, and the location and connections of toilets, etc. The refrigeration system, and the various pumps and other systems, such as fire, boiler feed, water, water filters and vacuum cleaning apparatus—make the same demands for knowledge, in the case of each in order, that proper allowance for depreciation may be made. The steel structure, and the finish of rooms, corridors, arcades and halls should each be treated individually. The roof and tank houses and elevator overhead work are places too often overlooked. The size, the rise, the capacity of elevators and the economy of operation, all enter into their value. The plant in the basement, be-

THE RELATION OF STREET WIDTHS AND LOT VALUES.

Wide Roadways Are a Main Cause of Tall Tenements—Incomes Relatively Better on Narrow Streets.

ALDERMAN W. THOMPSON, chairman of the National Housing Reform Council of England, in his valuable compilation, "Housing Up to Date," states that under modern conditions of subdivision the cost of roads, sewers, etc., reaches in some cases as high as £9 per room, or £45 per cottage, and that it averages £9 per cottage. This calculation is based on statistics covering thousands of cottage dwellings, and since the word "cottage" means in this connection houses built in continuous rows—that is, dwellings that occupy with their grounds a minimum street frontage—it reveals the effect on rents for even the cheapest homes. As to the more costly villa type of dwellings, the same authority notes that the English by-law requiring a paved or macadamized road surface of about 40 feet has made the cost of thoroughfares, in newly developed estates on the outskirts of towns, from £200 to £500 per acre—"or more than the land itself."

John S. Nettlefold, in his "Slum Reform and Town Planning," calculates that the interest on the expenditure for street work "comes to one shilling or more per week on a house rented for six shillings, if the number of houses is restricted to fifteen per acre." One must hear that statement twice to get its full significance, and must realize that the suggested restriction is not a low one. At Bournville, the houses are restricted to eleven to the acre, and at Hampstead Garden Suburb to only eight. Yet at fifteen to the acre, one-sixth or more is added to the weekly rent by the English by-law requirement of forty-foot streets.

Raymond Unwin puts the unreasonableness of the requirement in this striking way: "A mansion, such as Chatsworth or Blenheim, will be adequately served by a simple carriage drive from 13 to 20 feet wide. The population of such a building will be larger than that of a row or group of cottages, and the amount of wheel traffic to and from it many times as great; yet for the cottage road asphalt or concrete paved footpaths, granite curbs and channel, and granite macadamized surface, the whole from 40 to 50 feet wide, and costing, with the sewers, etc., from £5 to £8 a lineal yard, are required by the local authority, under our existing by-laws."

The burden of all this cost, to which is to be further added the value of the land thus withdrawn from productive use is borne by the occupants of the district, whether they be tenants or owners. Now, as the tenant, in choosing his house, theoretically chooses the best he can afford, it can be argued that the rent factors which are imposed by the community in its official capacity, and without his permission, really go far to fix the scale of his living. And this clearly is true, even when admitting that the normal tax rate has of itself—as economists now quite generally claim—little effect on rents. The importance of the subject thus becomes clear. If our present method of standardization is unduly extravagant, it should not be permitted to persist simply through inertia and because it saves trouble in surveying and thinking.

The new town planning act in England recognizes the condition by permitting English local authorities, in order to "secure proper sanitary conditions, amenity and convenience," to relax or modify former requirements, breaking away from the tradition that all streets should be of like width and like strength. Furthermore, the act itself recognizes three distinct grades of roads—main arterial, secondary and residential.

Further interesting testimony is given by the Germans, who in the earlier days of deliberate town planning were wont to construct very broad streets when developing outlying areas. For example, in the discussion which followed the presentation of my paper on this subject at the Town Planning Conference in London last October, Dr. Hegemann, of Berlin, traced the relation of cause and effect between the wide streets and the tenements with which those streets are lined in the more remote portions of the German capital; while Thomas Adams, of the town planning department of the Local Government Board, of England, said that after investigating conditions in Germany and Sweden, he had come to the conclusion that the system of high tenement block dwellings was as much the result of wide roads, as wide roads had been the result of the tenement system. The

one, he said, was complementary to the other. It was necessary that the owner extract from each yard of his frontage enough rent to pay its share of the costly street.

If the narrowing of minor residence streets tends to reduce rents, it does not follow that it tends to reduce property values. The latter are for the most part—as regards property of this character—the capitalization of net income, expected if not realized. A reduction in rents, which results from reduction in carrying charges, may leave net income unaffected.

But this does not mean that a method of street designing adjusted to street needs would not have any influence upon property values. Real estate would feel its influence in various ways.

In the first place, it would tend to create stability in values. This effect would be seen alike on the main thoroughfares and on the minor streets. The concentration of through travel upon certain streets would raise the value of the frontage on those streets for commercial purposes; while the assurance that intermediate streets would not be encroached upon for business purposes would not only settle definitely the business character of the chosen main highways, but would have a beneficial effect upon property on the intermediate streets. The reason for this is the certainty which would be then gained that they would be free from the danger of invasion by elements inconsistent, and out of harmony, with their present use. The more certain, it has been well said, a man can feel that the character of any given street is fixed, the more he is willing to pay for the privilege of having a lot on that street, if it is the kind of street he wants. He justifies this willingness from an economic standpoint by the argument that the property, for the use for which he desires it, will not decline in value.

Another effect of a more rational method of street planning would be, as already suggested, the opening of additional tracts for building purposes. This means that fewer persons owning property on the outskirts of cities need be "land poor." There would follow a greater equalization of values between adjoining properties.

Over against the possibly depressing effect upon values, which would be anticipated from a greater supply of available building lots, is to be put the increase in demand which may be expected to follow an enhancement in the attractiveness of small streets. It must be clear that streets which follow more nearly the topography, which make use of every natural advantage, which are narrow, grass bordered, quiet ways rather than broad and dusty highways that are hot in summer and cold in winter, would call men from the city streets with an even greater appeal than suburban tracts now call.

Though a good deal has been said about the cost of making needlessly wide streets, a factor of scarcely less weight is the cost of maintaining such thoroughfares once they are built. The man who held property on a small street would make a great saving in this respect. His saving would represent not only the economy of having to provide for the depreciation of a smaller area of street, but it would be the result of a much less rapid rate of deterioration. This is because there would be nothing but local travel to wear out the street.

It may be said that those who own property on the main traffic highways would be pretty hard hit by construction and maintenance charges if all through travel were concentrated upon their streets. This is true, but there are three answers to the objection: In the first place, their property would at once gain speculative value. It would have the commercial possibilities which are to be denied to the intermediate streets, and which pay such high returns.

In the second place, it would not be unfair, wherever it is demanded that wide streets be put through a residential estate for the convenience of communication between districts lying on either side of it, to require that the general body of taxpayers should pay the cost of street works in excess of what might reasonably be held to make for the convenience of the frontage and for the increase of its speculative value.

Third, it is probable that, taking the city or even the neighborhood as a whole,

the deterioration of pavement would be much less than under the present system. There would be a smaller street area to take care of, and some pavements, such as asphalt, deteriorates less rapidly if they carry a fairly heavy and constant stream of travel. At any rate, by concentrating the bulk of the traffic on a relatively small number of selected streets, these could be especially prepared for it, and given a width and style of pavement calculated to handle the business with the least delay and the smallest cost for operation and maintenance. Then each purely local street could be developed in the way that would best suit the needs, the means and the taste of the people it is designed to serve.—From a paper read by Charles Mulford Robinson at the National City Planning Conference in Philadelphia. The paper was a summary of two chapters of a forthcoming book by Mr. Robinson, entitled "The Width and Arrangement of Streets: A Study in Town Planning," which is to be published by the Engineering News Pub. Co.

Historic Names in the Chain of Title.

The Title Guarantee & Trust Company developed some interesting facts in connection with the examination of the title to 146 Broadway, on its purchase by the Guaranty Trust Company from the Mutual Life Insurance Company.

The tract of which the site at 146 Broadway forms a part, belonged early in its history to Major William Dyre, Mayor of the City and Collector of Customs. In the spring of 1681, Major Dyre was arrested at his own house, which stood on this very site, charged with imposing upon the citizens of New York unlawful customs and impositions on goods and merchandise. At the trial, Major Dyre contended that as his authority proceeded from the same source as that of the judges, both having a royal commission, they could not try him. He was, therefore, sent to London in the ship "Hope," to be proceeded against as his Majesty and the Council should direct. The prosecution failed and he was finally released without punishment.

Before 1750 the corner became vested in the wealthy Huguenot merchant, Stephen Delancey. At his death, one part went to his son, James Delancey, the Great Chief Justice and Governor General of the Province. Another portion went to his daughter Susannah, wife of the Admiral, Sir Peter Warren, and Commander in the British Navy.

Liberty street, before the Revolution, was known successively as Van Tienhoven, King and Crown street, in different portions of its short length, but at the time of the Revolution, all these names smacking of royalty were changed to the name of Liberty, and Cedar street, just below, which was known as Little Queens street, was given its present name.

The Liberty street corner later passed to Mary, the daughter of James Delancey, who married William Walton, the younger, probably one of the most distinguished of the early New Yorkers, one of the founders of the Chamber of Commerce in 1768 and its President in 1774. One of his sons, Jacob Walton, entered the British Navy and rose to the rank of Rear Admiral. Thus by a curious coincidence, the property has been possessed by two British Admirals. The alley in the rear of the Broadway lots had its origin as early as 1795, at the time of the sale of the property by the daughter of Sir Peter Warren. The Mutual Life Insurance Company occupied the building until the erection of its present one on Nassau street and the Title Guarantee and Trust Company had its offices there for a number of years, until it moved to its present new building at 176 Broadway in 1906.

Sale of a Fine Dyckman Plot.

The Dyckman Estates Company, Bradley Martin, Jr., president, has bought from Brown Bros., the Sutherland, a nine-story apartment house at the northeast corner of Riverside Drive and 158th street, on plot 75x100. In part payment the buyer gave a vacant plot 130x250 at the southwest corner of Nagel avenue and Arden street. It is probable that this property will be improved with six-story elevator apartment houses. Arnold, Byrne & Baumann were the brokers and the amount involved was about \$450,000.

More Business in 48th Street.

Pease & Elliman have leased for the estate of James Alexander Smith his late residence at the northwest corner of Madison avenue and 48th street, a four-story dwelling, on plot 27x100. The lease is for a term of twenty-one years, at an aggregate rental of \$200,000. The lessee will spend between \$20,000 and \$30,000 in altering the building for business purposes. A considerable amount of activity has taken place in this street recently, this being the tenth building between Fifth and Madison avenues to be used for business.

West End Avenue Corner Sold.

Franklin Pettit has sold the southeast corner of West End avenue and 86th street, five 4-story dwellings, on a plot 102x80. The lot at No. 528 has a depth of 100 feet. The buyer is a syndicate headed by Mulliken & Moeller, and the site will be improved with a tall apartment house. The price paid was \$280,000.

New Neighbor for Arena Building.

The County Holding Company (S. F. and W. C. Adams) has sold 25 to 29 West 31st street, between Fifth avenue and Broadway. The property, which fronts 58.4 feet and has a depth of 98.9, is covered by a four-story dwelling and a seven-story business building. The buyer is a Mr. Smith. He will erect a twelve-story loft building on the site.

The property is two doors east of the sixteen-story Arena Building, which was recently acquired by the Martin Holding Company from the Arena Construction Company.

The entire transaction is said to involve more than \$400,000.

A Brooklyn-Manhattan Trade.

The Colonial Holding Company has sold the Chesapeake and Snenandoah, two six-story elevator apartment houses covering the block front on the east side of Audubon avenue, between 172d and 173d streets. The houses occupy a plot 194.6x95, and were sold for about \$400,000. In part payment the buyer gave the two six-story elevator apartment houses at 15 and 17 Glenada place, Brooklyn, on plot 190x100x irregular. These properties were valued at \$350,000. The William Lemberg Co. negotiated the trade.

PRIVATE REALTY SALES.

South of 59th Street.

DEY ST.—William H. Whiting & Co., and Cornelius G. Koff, sold 83 Dey st, a 4-sty building on plot, 25.6x68x9.1x19.6x55.7x irreg.

MCDUGALL ST.—Charles Buermann & Co. sold 316 McDougall st, a 3-sty double flat, on lot 25x100.

10TH ST.—Jules Nehring and I. Dittenheimer & Co. sold 57 West 10th st, an 8-sty elevator studio apartment house, on a plot 22x94. The buyer gave in part payment eight lots at Harrington Park, N. J., and six and one-half acres at Rochelle Park, N. J. The transaction is said to have involved about \$100,000.

19TH ST.—Joseph Harbaten and Solomon Silk sold to Samuel Levy the new 6-sty tenement, at 340 and 342 West 19th st, on plot 50x92, between 8th and 9th avs. The house was erected last year by the sellers on a plot secured from Mandelbaum & Lewine.

2D AV.—Ennis & Sinnott bought through the Douglas Robinson, Charles S. Brown Company, 719 and 721 2d av, southwest corner of 39th st, two 5-sty flats with stores, on plot 49.5x83. The seller, Agnes L. M. Carey, of Boston, has owned the property for twenty-two years.

3D AV.—George H. Starr sold 983 3d av, a 4-sty tenement, with store, on lot 20x105, just south of 59th st, to Lewis Jacobs. The parcel, which is diagonally opposite Bloomingdales', has not changed hands for 22 years.

North of 59th Street.

HAWTHORNE ST.—M. Just resold for Sam Engel, the plot 160x100 on the north side of Hawthorne st, 100 ft e of Vermilyea av to the Hawthorne Construction Co. The buyer will build four 5-sty apartments on the site. On the same block the Vermilyea Realty Co, are erecting four 5-sty apartments for 60 families.

7TH ST.—Mrs. Lizzie Schoeffler sold to Mrs. Rachel Goodfriend 351 and 353 East 7th st, two 4-sty houses, on plot 40x20. H. Horenstein was the broker in the deal.

84TH ST.—Viola B. Browne has sold to J. L. Moore 155 West 84th st, a 5-sty flat on plot 25x102.2. 150 ft. east of Amsterdam av. The house adjoining to the west, No. 157, which is similar to the one just acquired by Mr. Moore, was sold by Mary E. Field last February, to Daniel Roth for \$32,000. Mr. Roth, it is said, has since refused \$35,000 for the property.

91ST ST.—Joseph C. Levi sold 50 West 91st st, a 4-story dwelling, on lot 18 x 100.8, between Central Park West and Columbus av.

100TH ST.—Heller & Sussman sold for Selma Alexander, 227 East 100th st, a 5-sty building, to an investor.

100TH ST.—William R. Ware sold for Mrs. M. A. Ludlam, 237 West 100th st, 4-sty dwelling on lot, 15x100.11.

131ST ST.—Porter & Co. and L. J. Greenberger, sold for Ella S. West the 3-sty dwelling at 115 West 131st st, on lot 18x100.

134TH ST.—J. G. Trusdell Moore sold the 5-sty building on plot 50x100, at 293 to 297 East 134th st, between Lincoln and Alexander av, for Fred E. Butters, who took in exchange the Charles A. Dickson country seat and farm near Chester, Morris county, N. J.

136TH ST.—Edward C. Williams & Co. sold for William H. Linton to Israel Lebowitz, 135 West 136th st, a 4-sty American basement dwelling, on lot 15.6x100.

141ST ST.—Thomas J. Meehan sold to Mrs. Frances Boulton, Wynham Court, a 6-sty elevator apartment on plot 49.8x99.11, at 239 to 241 West 141st st. This is the third sale of the property this year. A. S. Arnold was the broker.

147TH ST.—Daniel H. Renton & Co. sold for Mrs. S. Cassandra Peoli the 3-sty dwelling at 461 West 147th st, on lot 18.9x99.11.

152D ST.—David Stewart sold for Mrs. Coburn and Miss Lottie McKenney the plot, 100x99.11, with 2 and 3-sty brick dwellings, on the south side of West 152d st, 125 ft. east of Amsterdam av.

AUDUBON AV.—Robert M. Silverman sold the southeast corner of Audubon av and 170th st to the Morris Simon Construction Company. The site measures 75x95 and will be improved with a 6-sty elevator apartment house.

BROADWAY.—Isaac Brothers sold the new 6-sty elevator house, known as the Alexander Hamilton on plot, 99.11x100, at the northeast corner of Broadway and 161st st. The buyer is Maurice B. Menham, who gave in part payment a plot on Teasdale pl, near Cauldwell av, in the Bronx; a residence, with a garage, on plot 20x200, on Locust Hill av, running through to North Broadway, Yonkers, and a 5-sty flat in Brooklyn. The deal, which involves a total consideration of about \$400,000, was negotiated by Mrs. Lillian G. Johnson.

EDGEcombe AV.—The Brown Realty Company sold to F. A. Seitz 161 and 163 Edgecombe av, a 5-sty apartment house, on plot 40x100, about 160 ft. north of 142d st. John Sheridan negotiated the sale.

MADISON AV.—Arnold, Byrne & Baumann sold for Salo Cohn to a client for investment the northwest corner of Madison av and 119th st, a 5-sty apartment with stores, on plot, 26 x 100.

SENECA AV.—The Llewellyn Realty Company sold through Frankenthaler & Kaufmann, attorneys, 5 Seneca av, near Simpson st, a 6-sty apartment house, on plot 48x105, to the Larmay Realty Company. The buyer gave in part payment the Linusay cottage at Rockland, Me.; 30 lots at Tenafly, N. J., and the dwelling at 22 Chelsea pl, East Orange, N. J.

Bronx.

GILBERT PL.—Joseph Gans sold for Erich Van Eschwege, 1211 Gilbert pl, a 3-sty dwelling.

165TH ST.—Henry Hultz & Co. bought from Chas Veltz, a plot, 83x195, on the south side of 165th st, 218 ft west of Washington av. The buyers will build a large factory for the manufacture of lace and embroidery on the site. Ground will be broken next week.

180TH ST.—Hugh D. Smyth sold for a client the block front on the south side of 180th st, between Hughes and Belmont avs, with frontages of 161 ft. on 180th st, 122 ft. on Hughes av and 99 ft. on Belmont av. Four 5-sty houses with stores will be erected. The property was transferred a week ago by Leonard J. Obermeier to Minnie Schotz.

BRYANT AV.—M. Lopard sold for Catherine A. Lavelle 1548 and 1562 Bryant av two two-family brick houses.

CARPENTER AV.—John H. Behrmann sold six lots on the west side of Carpenter av, 200 ft. south of 239th st, to builders, who will erect two-family brick dwellings on the property.

GRAND CONCOURSE.—Edward C. Williams & Co. sold for Mrs. Anna Schoen to John H. Leith the plot, 50x80, on the west side of Grand Concourse, 282 ft. north of 184th st.

INTERVALE AV.—The Duross Co. sold, 1234 Intervale av, a 2-sty building on lot, 25x69.

LELAND AV.—Henry A. Sadtler, Jr., sold through Robert W. Hewson, another of the two family houses recently completed on Leland av near Tremont av.

MORRIS AV.—Emanuel Simon sold for Geo Rudd 1977 Morris av, a 3-sty dwelling, on lot 20x100, to Geo Mundorf.

TRINITY AV.—W. E. & W. I. Brown, Inc. sold for August Stecker the frame dwelling, at 812 Trinity av, on lot 25x100.

VALENTINE AV.—The Duross Company sold the new two family brick house at 2808 Valentine av, on lot 25x98, 165 ft. south of 199th st, for Stephen McBride to John F. Boyle, for occupancy. This is the last of a row of houses erected by Mr. McBride about a year ago.

Recent Buyers.

DR. L. G. WEBER is the buyer of 10 West 83d st, sold recently by Oakley Myers.

WILLIAM S. DEVERY, ex-Chief of Police, is the buyer of 316 West 82d st, sold recently by Mrs. F. Haas.

A. R. HOWLAND, of Tuxedo, is the buyer of the dwelling 237 West 109th st sold by George A. Niehmann.

MRS. C. R. RANDALL is the purchaser of the dwelling 29 Bradhurst av, sold recently by Emma E. Cattus. Mrs. Randall will occupy the house.

DR. WILLIAM E. CUFF is the purchaser of the dwelling 217 West 109th st, reported sold by Mrs. A. Ludlam. William R. Ware was the broker. Dr. Cuff will occupy the house. He recently sold his residence at 145 West 87th st.

A CORPORATION KNOWN as the "712-714 Washington Street Company" is the buyer of the property 78x irreg, at that location, sold recently by Marie Ackerman. The incorporators of the new company are J. Douglas Wetmore, Hattie Kasberg and Jeannette Wetmore.

THE BRICK PRESBYTERIAN CHURCH is the buyer of the 4-sty dwelling at 112 East 36th st, reported sold recently by the De Peyster estate. The property will be occupied by the Rev. Dr. William P. Merrill, pastor-elect, who is coming here from Chicago in October. The former parsonage, at 14 East 37th st, was recently sold to Haviland & Co.

Leases.

OGDEN & CLARKSON leased a loft in 15 and 17 West 26th st, to the Garment Buyers' Syndicate.

PETER ALTIN leased for William McDonald to N. Samaras the three upper floors in 677 6th av.

S. OSGOOD PELL & CO. leased for Thomas Diamond the store in 2231 Broadway to Elaine & Co., milliners.

J. K. VAN VRANKEN & CO. leased for the Midville Realty Company the fifth loft in 17 and 19 West 45th st to Ulrick Eck.

MCCARTHY & FELLOWS leased for Hedwig Beck the dwelling at 35 East 31st st to Miss Eva Vowcock for a term of three years.

THE BUSH TERMINAL CO. leased to Peck Bros. & Winch, London tea merchants, 22,000 sq. ft. in model loft No. 19 at 39th st and 2d av, South Brooklyn.

ROE & GOULD leased for William Henry Folsom, as agent, to the Grand Dress Company a loft in 130 West 26th st; also for Susan Turner to M. A. Volino the store in 49 Lexington av.

POCHER & CO. leased offices in the Heidelberg Building, 42d st and Broadway, to Hiram Walker & Son, also the building at 10-24th st, for the Security Mortgage Company for three years.

PEASE & ELLIMAN leased the 6-sty mercantile building at 55 Ludlow st, adjoining the corner of Grand st for a long term of years to Morris H. Bernstein, wholesale grocer, now at 61 Orchard st.

BRAINARD & ARMSTRONG, silk dealers, leased a floor in the Clarendon Building, at the southeast corner of Fourth av and 18th st for a long term of years. They are at present located at Broadway and 13th st.

HENRY BARNETT & CO. leased for the Kahn estate to the Colonial Restaurant for a term of years the store in 2311 3d av; also for the Adrian estate 2339 8th av to the Central Shoe Repairing Company for a term of years.

PEASE & ELLIMAN leased for a term of years for J. & C. Fischer to J. M. Goldstein, at an aggregate rental of \$86,000, the northwest corner of Madison av and 102d st; the plot, 50x95, will be improved with a fireproof building for theatrical purposes.

BARNETT & CO. leased for a term of years to the Deutsch Drug Company, 2139 Lexington av; also the upper store in 2 East 125th st, to the Huntington Advertising Company; also the 3-sty dwelling at 22 East 131st st, to School Commissioner Bunfield.

THE EXCHANGE BUFFET CORPORATION leased from Max Marx the store and basement in the 12-sty building at 625 Broadway extending through to 192 Mercer st, between Houston and Bleecker st. The lease is for a period of thirty years, and affects a floor area of about 13,500 sq. ft.

LOUIS SCHRAG leased for Edward Larsen a loft in 256 West 28th st, to Oestreicher Bros.; also for Jane E. Duffy a loft in 129 West 31st st to the Peroxide Product Company, and for Elizabeth C. Brown, with Hollman & Co., a loft in 131 West 24th st, to the Imperial Paper Box Company.

BENJAMIN ENGLANDER leased for the Twenty-second Street Holding Company to the Reliance Waist Company the eleventh loft in 20 to 26 West 22d st; also for the A. & S. Construction Company to Dicker & Ginsberg the ninth loft in the new building at 142 and 144 West 26th st.

THE CROSS & BROWN CO. leased for the Princess Realty Company the store in 1203 Broadway to the Seligman Frame Company; also the store in 1928 Broadway to the Bergdoll Motor Car Company; also the eighth floor in 113 and 115 University pl to James W. Carroll.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for the Improved Property Holding Company the store in 1171 Broadway to Truly Warner, at an aggregate rental of more than \$75,000. Upon completion of extensive alterations the lessee will open his eleventh store in New York City.

INNES & CENTER leased for the Rhineland estate the two houses at 111 and 113 East 19th st for a term of five years each to separate clients for dwelling purposes; also for Dr. H. G. MacKaye, of Newport, the dwelling at 114 East 19th st and for the Coe estate the residence at 152 East 56th st.

Queens.

JUDSON A. HARRINGTON sold for Jacob Hunter the northeast corner of William and Henry sts, Long Island City, consisting of three lots. This plot is located 170 feet from the Queensboro Bridge plaza, and has been held by the Hunter family since 1833. The same broker has sold to a Mr. Bangs the

northwest corner of Crescent st and Harri's av, a plot 50x86, with two frame houses, about 600 feet from the Queensboro Bridge plaza; also the northwest corner of Wilbur and Ely avs to a Mr. Stell.

CHARLES LANE POOR, representing a syndicate, has bought the Manhasset Hotel property at Shelter Island for \$85,000. Mr. Poor is a member of the New York Yacht Club, which has a station opposite the property on the east side of Deering's Harbor, and it is said that the club may make use of the property, which consists of 180 acres of land, with one of the finest shore fronts on the coast.

Richmond.

THE CUOZZO & GAGLIANO CO. sold for the St. George Realty & Construction Co., to Harry E. and Amelia R. Gibbs, lots 40-41-23-24 and 25, block 6, on the Fingerboard Road, Fingerboard Terrace, Grasmere. The buyers will build a dwelling on the site.

S. OSGOOD PELL & CO. sold for the Wam-page Realty Co. a tract of land with a house and outbuildings on Richmond terrace, New Brighton, to a client who will improve the property for his own occupancy.

Suburban.

J. STERLING DRAKE sold to Stephen R. Christopher, one of the old homestead farms in the Rondout Valley, Kingston, comprising 90 acres, a residence, barns and orchards.

CLARENCE E. BRECKENRIDGE sold his country seat at Maywood, N. J., to Patrick Kiernan. The property consists of thirty acres, a large mansion, cottages, garage and outbuildings, and is situated at the intersection of Maywood av and Passaic st.

Real Estate Notes.

TUCKER, SPEYERS & CO., have been appointed agents of the 12-story building, at 151 and 153 West 19th st.

ALLEN J. C. SCHMUCK and De Walltearss & Hull sold a co-operative apartment in the Gramercy Park Club House to Mrs. William Cumming Story.

THE DUFF & BROWN CO. has been appointed agent of the Highland apartments, at 519 and 521 West 152d st, and the Ascot apartments, at 570 and 572 West 180th st.

THE LEWIS H. MAY CO. has opened an uptown branch office at the southeast corner of Broadway and 98th st in the new "Borchardt" apartment house and has been appointed renting agent of the building.

H. J. SCHUM has opened offices at 161 Columbus av for the conduct of a general real estate and insurance business.

PEASE & ELLMAN have been appointed agents for the new 16-story building to be erected for the Aeolian Company at 27 West 42d st, through to 32 West 43d st. The first five stories will be occupied by the Aeolian Company as show rooms and offices. The same brokers have been appointed agents for the sub-leasing of the present Aeolian Hall at 362 Fifth av. The Aeolian Company has a lease on the property for about eleven years.

DAVID HOYT MEADE, a member of the firm of H. S. Ely & Co., real estate brokers of this city, died on Wednesday at his home in Orange, N. J. Mr. Meade was born in Bridgeport, Conn., eighty-one years ago.

THE CROSS & BROWN CO. has been appointed rental agent and manager of the United States Rubber Co. building, now in course of construction at the southeast corner of Broadway and 58th st.

JOHN FINCK has placed the following loans: For the Kramer Construction Co., \$200,000 on the "Atlantic Garden," on the Bowery, 50 ft. south of Canal st., for the erection of an 8-story theatre and loft; for Harris H. Uris, \$48,000, at 4½%, on 515 to 519 West 26th st and for Alois Habisreitering, \$50,000, at 4½% on 24 West 20th st.

MUNICIPAL FORECAST.

Hearings for the Coming Week at the Bureau of Street Openings 90-92 West Broadway.

Monday, August 14.

BRONXWOOD AV.—Opening, etc., from Burke av to Gun Hill rd. BARNES AV, from Williamsbridge rd to Tilden st, and WALLACE AV, from Williamsbridge rd, to Gun Hill rd. 10 a. m.

Tuesday, August 15.

GRAND BOULEVARD, opening from 158th st to 164th st. 2 p. m.

ZEREGA AV, opening from Castle Hill av near Hart's st to Castle Hill av at or near West Farms rd. 1 p. m.

A Double Deck Street

The Chicago Plan Commission has been considering means for relieving congestion of traffic in Michigan avenue from Randolph street across the river to Ohio street, a stretch of about seven blocks north from Grant park. Of two plans proposed the one providing a boulevard 216 feet wide was finally abandoned and it was decided to adopt a plan for double decking the street; one of the reasons for this decision being that it was estimated that the cost would be two million dollars

less. This plan calls for the construction of an elevated viaduct which will be used exclusively for light traffic, all heavy traffic being required to use the street level roadway. As the district adjacent to the river is largely given up to wholesale houses and most of the teams having business with these would come under the heavy traffic class, the fact that there is no direct communication between the elevated viaduct and the buildings would involve little if any inconvenience. The plan includes a double deck bascule bridge over the river. At the end of each approach to the viaduct it is proposed to build a plaza 222 feet square.—Municipal Journal.

Saving the Chestnut Tree.

The commonwealth of Meadville, Pa., following the blight which has pursued the chestnut tree in the Eastern States in recent years, has begun a vigorous fight against the blight of the chestnut tree. Already good work has been accomplished. An act signed by Governor Tener proposes to fight the disease somewhat after the method of fighting a forest fire, by establishing a zone across which it is not permitted to go. All infected trees in that zone are destroyed, and even sound trees so far as necessary. The Commission appointed to do this work has authority to enter on any land within the zone and do what is necessary to stop this deadly disease from passing over it to destroy the trees beyond.

The spread and progress of this disease have been announced by the publications of the United States Department of Agriculture for several years past. The Department has suggested means for grappling with it and has held it in check in the District of Columbia, but State co-operation and activity are needed and this Pennsylvania supplies for its own area. Secretary Wilson notes with warm approval the passage of the Pennsylvania chestnut blight act.

The chestnut is one of Pennsylvania's most valued trees, and it grows here in luxurious abundance. It sprouts up from the stumps in lusty second growth after the land has been thoroughly cut over, and is not easily destroyed utterly, even by forest fires. The chestnut bark disease is now threatening all trees of this species. An expert has characterized it as the "most calamitous tree disease that was ever imported into this country."

He says the most of the lumbermen, foresters and owners of woodland who have examined the appalling results of the disease in the district centering around New York City "have been driven to the desperate and disheartening conclusion that all the chestnut timber in the United States would succumb and the species become extinct." The tree experts at Washington take a different view and in accordance with their recommendations Pennsylvania proposes to fight the disease in this State. It can surely be suppressed here by sufficiently heroic remedies as it has been checked in the vicinity of the National Capital.

It seems that the disease spreads rapidly, being aided by birds and insects and human activities. The remedy is to locate the spores in advance of infection, destroy the trees and stamp out the disease. Private owners of trees may in their shortsightedness object to this, but it is necessary. Courageous back-firing is often the surest way to stop a forest fire. All quarantine measures seem hard to those who do not understand them, but they are required in the interest of the public.—"New York Lumber Trade Journal."

Trucking an Important Item in Transportation Cost.

Transportation begins at home, right in the factory. A net saving of \$500 a year in handling in the shop and of \$1,000 a year in trucking is equivalent to 6 per cent. dividends on \$25,000; this saving has not been difficult to affect in several cases. The most surprising case that has come to the attention of this journal was at a great steel industry employing about 6,000 men, where a substantial increase in wages two years ago was offset by reduced transportation charges in the mills.

In this particular case part of the saving was made by the apparently impossible method of handling a large quantity of freight between two plants by heavy motor trucks instead of by cars switched over a local railroad at a pretty high charge. These trucks used the city streets which, in the manufacturing district, have always had fair granite pavements. This indicates the third essential for low transportation charges, streets laid out and paved for trucking purposes.

The annual toll paid to inefficiency produced by poor trucking pavements is pretty high. It will remain high until people realize that there should be trucking streets just as there are residence streets and shopping streets. The transportation problem is just as much municipal as it is railroad, and depends just as much on the merchant and manufacturer as on the vice-president in charge of freight service or the councilmanic committee on pavements.—"Engineering Record."

Country Roads of Concrete.

It is becoming more and more evident to farmers and those interested in good country roads that a more lasting material than earth or the ordinary macadam must be used. Near Coshocton, Ohio, two concrete roads have been built which have successfully withstood one severe winter and show no wear from traffic or injury from weather. The first, an 18-foot strip the full width of the road; the second, a 10-foot strip laid on the old roadbed. The former joints a macadam road which is deeply worn and rutted. Concrete in the latter case, replaced a block stone road, which had given away under heavy floods and travel, and the other, a limestone macadam road, whose life was only one year, due to heavy traffic. At present the 18-foot road carries all travel from the other concrete road and also from another brick road and shows no sign of wear. George J. Bach & Son, contractors of Coshocton, have constructed these sections of road at cost, in order to introduce them for general county construction. River gravel is used with a 1:2:4 mixture 5 inches deep and a 1:2 mortar wearing surface 1 inch thick. A country road which cannot become muddy, which will give at all times a secure footing for horses and which will need little or no repairs, would be the greatest improvement in farm conditions that has been made in recent years. Concrete seems to be the only material combining these qualities with low cost. A decade from now, our country roads of concrete may equal our city pavements in serviceability under all conditions of weather.—"Monthly Bulletin" of the Universal Portland Cement Company.

LAW DEPARTMENT

AGENT'S COMMISSION AND DUTY.

Editor of the RECORD AND GUIDE:

Please advise us through your Law Department the right thing to be done in the following case:

A broker leases a dwelling on a lease for three years, and collects the regular renting commission of 1 per cent. on the gross rent. After commission has been paid, said broker solicits and receives charge of the property; i. e., the collecting of the monthly rent and charge of repairs, etc., for which he is paid 3 per cent. The time now comes to renew the lease formerly made. Is the broker entitled to a commission of 1 per cent. on the gross rent outside of the regular commission of 3 per cent. he receives for taking charge of the property?

Answer.—No. Once having changed his status from broker to managing agent his business is to obtain new tenants without other than regular commission on collections. He may make any special arrangements, however, that are mutually satisfactory and agreed to.—Editor.

IN CASE OF FIRE.

Editor of the RECORD AND GUIDE:

A dwelling house owner contracts to sell and a buyer contracts to buy the property. The sum of five hundred dollars is put up to bind the bargain and the balance is to be paid on passing of title one month later. The contract is in the usual form and stipulates that the seller assumes all risk of fire until delivery of deed. The house itself, without the land, represents over half of the value of the property and is seriously damaged by fire just before the month has expired, so that on the day title is to pass, house is in ruins. Can the buyer cancel the contract and get his money back?

Answer.—With a form of contract such as you describe the buyer may refuse to complete, and is entitled to the return of his binding money.

Whether such a clause be in the contract or not, the buyer should always be released in case of a fire, at his election, in our judgment, as the parties by an event beyond control are prevented from carrying out as contemplated a future contract. But the courts by many refinements of logic have generally held this view not to be law.—Editor.



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Fortunately, there is not a very large amount of work to be tied up by the marble workers' strike. On some accounts it is a good time to have a strike when there is little doing.

Among the newly appointed deputy tax commissioners is a young man of the name of Harry G. Wilson. Mr. Wilson was a \$600-a-year clerk when he passed the civil service examination last spring with the highest percentage on the Manhattan list. His present salary is \$2,400.

We haven't had time to investigate the motives of the Interborough in offering free transportation to inmates of orphan asylums and to indigent mothers and their children for the purpose of visiting the Bronx parks. However, we are bound to admit that the offer has an engaging appearance of philanthropy.

The law providing that all legal sales of property in the Bronx must be held in that borough goes into effect on September 1. All foreclosure and other court sales must be advertised for three weeks prior to the date of sale. Any such Bronx sales scheduled for September 1 or later will take place at 3156 Third avenue.

The brick interests once held a seemingly unassailable position in the New York building field. There was no substitute for the products of the Hudson River claybanks. To-day they are not so certain of their position. A council of Hudson River brick manufacturers recently acknowledged that henceforth they would be compelled to fight in order to hold their supremacy.

Are there two Mayors of this town? Surely the Mayor Gaynor who was acclaimed the other day at the City Hall hasn't even the resemblance of a twin brother to that Mayor Gaynor who, some of our friends inform us, is plotting foul treachery under the pretense of reforming the city charter and was only recently shown to be in a villainous conspiracy with the transit monopoly.

Hudson River steamboat architecture has undergone a marked change in type within ten years. Steel construction, doing wonders on the river as well as on the land, has evolved larger, swifter and more graceful steamers than were possible with wood construction only. The next steamer for the Day line, the "Washington Irving," will not only be the largest ever launched but also the first to be built in a large degree of fireproof material.

The city of New York has been treated handsomely in the allotment of space at the International Municipal Congress and Exposition, which is to be held in Chicago September 18 to 30. It will have at its disposal 10,000 square feet of space, an area equal to an entire floor in some of our big department stores. Morton L. Fouquet, of the Brooklyn Borough President's office, has been appointed to go to Chicago to look after the installation of the New York exhibit, in which all the important city departments will be represented. A special car will leave here, loaded with charts, diagrams and models explanatory of the municipal activities of the city, on September 16. The Budget Exhibit Committee has general charge of the preparations.

The Charter and the Property Owner.

It is stated on good authority that the probable increase in the payroll of the city under the proposed new Charter will amount to several million dollars. If this estimate should be confirmed, not an instant should be lost by taxpayers in organizing against its adoption. The burdens which will be imposed upon real estate by the official policy of subway construction and by other contemplated improvements will be enormous; and if any additional unnecessary burdens are added thereto, the result will be intolerable.

We do not believe that the taxpayers of New York begin to realize what they have to expect during the next few years in the way of increased taxes. The economies introduced by the new administration have not made any showing at all against the tide of increased expenses; and the budgetary reform, from which so much was expected, has not, to say the least, realized the published anticipations of its promoters. Moreover, besides the increasing tide of local expenses, the State has returned to a policy of obtaining part of its income from real estate taxes; and in a few years the State will need so much money to pay the interest on the new bonds which it is issuing that a heavy additional burden will be imposed upon New York real estate from this cause. The outlook is really threatening, and the sooner the taxpayers realize it the better.

Taxation Without Representation.

The absence of any effective organization, particularly of Manhattan taxpayers, is severely felt whenever any question arises which demands on their part united and authoritative action. Undoubtedly the opinions of the men who pay the bulk of the taxes of New York have no influence upon the government corresponding to the importance of the interests represented by them. This fact was exhibited in the most striking way during the recent subway negotiations. The opinions and the legitimate interests of the Manhattan taxpayers were ignored in the policy which was finally adopted.

An enormous burden was imposed upon Manhattan real estate; and this burden was imposed for the purpose of bringing about a redistribution of population, which while beneficial to the city as a whole, was harmful to Manhattan. This policy of making the owners of Manhattan residential real estate pay by increased taxes for their losses in rents was completed by conferring on Manhattan a local subway system which absolutely neglects one important section of the borough, and which imposes chiefly upon Manhattan residents the burden of two fares for traveling certain short and necessary routes. This preposterous "solution" could never have been adopted in case Manhattan property owners had possessed any organization adequate for the protection or the proper advancement of their own interests.

Such an organization is all the more necessary because there are so few Manhattan taxpayers, compared to the population of the borough. In the other boroughs real estate is owned to a much larger extent by its occupiers, and it is possible to create a public opinion which extorts recognition from the officials. Hence the fact that the cream of the subway system went to Brooklyn and Queens, and the skimmed milk to Manhattan and the Bronx. It looks as if any protests against the new Charter might for analogous reasons be similarly ineffective.

Private Dwellings in Manhattan.

In the news columns of the Record and Guide last week it was pointed out that the "private-house district" of Manhattan was still being contracted, and that the Lexington avenue subway would accelerate the process. The description is unquestionably true. Every year makes it more certain that eventually none but extremely rich people will occupy private residences in Manhattan. On the West Side the private houses are being replaced by apartments as quickly as such a necessarily slow process of substitution can take place. On the East Side, the process of converting the old high-stoop brownstone residences into American basement houses, while it still continues, has been decidedly checked. Many of the families who, eight years ago, were making such substitutions are now renting or buying apartments on Park avenue. The co-operative apartment house has done much to diminish the demand for private houses. It looks as if on the crosstown streets of the East Side, wherever the old brownstone houses still re-

main, there would be built in their place not modern private residences, but nine-story apartment houses. Such apartment houses will probably be confined to the streets east of Park avenue, because property to the west thereof is too valuable; but the failure of values east of Park avenue to keep on increasing during the last few years indicates that the type of private house on which the earlier increase in values was based is no longer popular. All but the very richest people (and many of them) will be content with apartments. No new fashionable residential district will grow up in any other borough; not, at least, during the next twenty-five years. When in New York, well-to-do people want to be near the center of amusement, and they spend more and more of their time on their country places.

Tax Dates Under the New Law.

The new law which provides for the semi-annual collection of taxes necessitates a revision of the tax calendar. Here is a summary of the changes with respect to prescribed dates. The deputy tax commissioners will begin to assess real estate on the 1st day of April, instead of on the 1st Tuesday in September; the assessment books will be open for public inspection, examination and correction from Oct. 1 to Nov. 16, instead of from the 2d Monday in January to April 1; applications for correction of assessments will be acted upon, applicants examined under oath and other testimony taken from Nov. 15 to Jan. 31, instead of from April 1 to May 31; decisions must be rendered on all applications for revision, reduction or cancellation not later than Feb. 1, instead of June 1; the certified tax rolls must be delivered to the Board of Aldermen on the 1st day of March, instead of on the 1st Monday of July; one-half of all taxes on real estate are due and payable on the 1st day of May and the rest on the last day of November. The second half of the tax on real estate may be paid on the 1st day of May or at any time thereafter, provided the first half has been paid or is paid at the same time. On such payments of the second half as may be made in such manner prior to November 1, a discount shall be allowed from the date of payment to November 1 at the rate of 4 per centum per annum.

The Land Value Maps of Greater New York for 1911, showing the assessed valuation per front foot of inside lots on each side of every block and giving the acreage valuation where the land has not been sub-divided, will be published by the Record and Guide as a separate section of its issue of September 9. Under the new law, while the assessment values for 1912 must be opened for public inspection by October 1, 1911, the maps containing the 1912 figures will not be ready for publication before next June. As the fixing of the assessed valuations for 1912 will follow so closely upon the confirmation of those for 1911, one may venture to predict that there will not be a great deal of variation between the assessed values for the two years.

The Land Value Map section of the Record and Guide will contain 140 maps, besides an index and an introduction and a key to their use, and these maps should be of great assistance to owners, brokers, operators and appraisers in computing values. As each map shows the value of property over a large area, it affords an excellent opportunity to compare values of adjoining or adjacent properties.

The Week in Real Estate.

There was a very small volume of rather commonplace trading in Manhattan real estate this week. A few sales were reported from the lower part of Manhattan; the rest were mostly from the West Side and Washington Heights. The East Side, above 59th street, was almost entirely unrepresented. The low-water mark for summer trading seems to have been reached and brokers appear to have little expectation of any returning activity until after the first of September.

Two fair sized exchanges were effected on Washington Heights, one of which is rather interesting in that it will probably involve the improvement of another large plot in the Dyckman section, which is displaying at present a moderate degree of building activity. In this transaction Bradley Martin, Jr., who has been prominent as a land owner in the Dyckman section, acquired from Brown Bros. the Sutherland, a modern elevator apartment house at Riverside Drive and 158th street, giving in part payment a plot of twelve lots at the corner of Nagel avenue and 158th street. Nearly half a million dollars was involved in the deal. The only other large transaction was the sale of

the Shenandoah and Chesapeake apartments, occupying a block front on Audubon avenue, between 172d and 173d streets. In this case improved Brooklyn property was given in part payment.

The efforts of the city to concentrate its various departments in one locality were shown by the recorded lease of the new eight-story building at the southwest corner of Walker and Centre streets. The building will be occupied by the Board of Health, which now has its headquarters at Sixth avenue and 55th street.

Another of the old Bowery landmarks, the Atlantic Garden, is soon to be removed. Plans have been approved and a loan obtained for the erection of an eight-story combination theatre and loft building.

The transfers this week revealed an interesting transaction involving waterfront properties on the middle West Side. The Baltimore & Ohio Railroad, which has long occupied the block bounded by 25th and 26th streets, Eleventh and Thirteenth avenues, under a lease, has now acquired the fee and it is not unlikely that a substantial improvement will follow. Several years ago there was a project on foot to build a storage warehouse on the Eleventh avenue frontage, with the railroad tracks running into the building, on the ground floor, but the plan was finally abandoned. The road is now said to be considering a similar improvement.

Unless an adjustment of interests is arranged in the near future it is probable that the twenty-story building, which the Hub Building Company contracted to erect at the northeast corner of Broadway and 42d street, will be constructed by the several surety companies which issued bonds to the owners guaranteeing the erection of the building. The property, which has a frontage of 104 feet on Broadway, was leased for a term of 105 years in 1909, from the trustees of the Astor estate, by the United Merchants Realty and Improvement Co. The lease was afterwards assigned to the Hub Building Company, which was incorporated with a capital of \$2,000,000.

A report was circulated during the week that the New York Theatre property had passed into other hands and that a tall hotel was to replace the present structure. Negotiations for the sale of the property are undoubtedly under way, but the parties in interest deny that any transaction has been completed. The property is in the market and it is more than likely that the site will eventually be improved with a more productive building than the present one. This and the old Brewster carriage factory at 48th street, are the only block fronts available in the neighborhood, and the rapid increase of business in Long Acre Square is quite sure to tempt some one before long to build substantial structures on both these sites.

Trading in the Bronx was extremely dull and commonplace, the only promising feature being the announcement that a large mercantile building, to cost \$200,000, is to be erected at the southeast corner of Tremont and Arthur avenues. The owner is William C. Bergen, formerly a police officer. By acquiring vacant and apparently valueless land before the boom in that borough, he succeeded in amassing a comfortable fortune, and is now known as a very successful operator.

The only lease of any importance was that involving the northwest corner of Madison avenue and 102d street. A fire-proof theatrical building is planned for the site.

Hearings on the Charter.

The Charter hearings by the Cities Committee of the Senate and Assembly, which will begin on August 21, will be held in the Aldermanic Chamber of the City Hall. The sessions will open at 10.30 in the forenoon. Those who wish to be heard must make application in advance to Assemblyman Foley, of 261 Broadway, Manhattan, or to Senator Cullen, of 256 President street, Brooklyn, stating the subjects on which they desire to be heard. In case changes are recommended in the Charter, six copies of the proposed amendments and of any appended briefs or memoranda must be filed. Here is the order in which the contents of the Charter will be taken up: Monday—Mayor, the Board of Estimate, the Board of Aldermen, the Borough Presidents and the Commissioners of Accounts; Tuesday—Department of Finance, the City Treasury and the Law Department; Wednesday—the Tenement House, Building, Engineering, Architecture, Health, Police, Fire, Charities, Hospitals and Corrections departments; Thursday—the Department of Education; Friday—the Civil Service Commission, city officers and employees, Department of Licenses and miscellaneous subjects not previously covered.

The Value of Corner Lots.

Editor of the RECORD AND GUIDE:

Would you kindly give me the following information: In New York City, I believe, additional value per front foot or per square foot is allowed in the appraisal of large parcels which come under the classification of "plottage." Corners, I am informed, are estimated to be worth about 50 per cent. more than inside lots. We have a property 60 foot front, running through to another street. We should appreciate it very much if you would let us know how much more this property is worth than a 25-foot front with only an ordinary city lot depth.

WM. C. FIEDLER.

Newark, N. J. Aug. 1.

[Probably no two appraisers from different neighborhoods would give the same answer to any one of the questions asked by Mr. Fiedler. The fact is, there is no mathematical formula by which plottage values or corner values can be computed. Such values are dependent upon a variety of factors. Some of these are purely artificial, the result of legislation. Thus, in tenement neighborhoods the excess value of plottage over inside lots is to a large extent traceable to the Tenement House Law. So long as 25-foot tenements were legally practicable and were economically profitable, there was no excess value on 50-foot tenement sites. Even where such value now exists, namely, in built-up sections that are in a state of transition from small to large ownerships, it fluctuates according to the degree of profit which is expected from replacing the existing old, narrow houses with new-law houses. Reference has been made to the influence of the Tenement House Law merely by way of illustrating how impossible it is to lay down any general rules when questions of value are concerned. Whatever rules are employed by appraisers must differ with different classes of property and the special influences affecting each class in given neighborhoods; and any rule is at best a rough guess. Hence, a formula used in New York is hardly applicable in Newark. Assuming, however, that Mr. Fiedler has in mind a site in a mercantile neighborhood, it may be said that in Manhattan it is customary to add up the values of the individual lots and to allow 10 per cent. of the resulting sum for plottage.

With respect to corner lots, rules are practically worthless. Even in the case of Manhattan business sites the excess value may be anything from 20 per cent. to 100 per cent. or more. Thus, corner lots in the new manufacturing district on the lower West Side are frequently rated at 20 to 25 per cent. in excess of inside lots. In the retail section of Fifth avenue the average excess is perhaps 50 per cent. and in the fashionable apartment house section of Park avenue, 75 per cent. To these figures relating to corner lots we shall be glad to add any others furnished by readers of the Record and Guide for typical neighborhoods or classes of property.—Ed.]

The New Brooklyn Model Homes Colony.

Editor of the RECORD AND GUIDE:

In a recent article on the Metropolitan Life Insurance Company's mortgage loans on a proposed model homes building operation in Brooklyn, you state that the operation will be conducted by an intermediary company.

In order to correct the impression that the Metropolitan is to be directly interested in the erection of the houses, I wish to explain in detail the financial arrangement on the part of the Metropolitan Life Insurance Company.

The Metropolitan Life Insurance Company is about to undertake the lending of small sums of money on a large number of houses to be sold for \$5,500 or less, on a plan that, it is hoped, will be of aid to persons of small means in the purchase of homes. The payment of the principal sums of the mortgages, as well as the interest, will be made in semi-annual installments. These loans will be made to building firms, who erect the buildings according to plans and specifications which have been submitted to and passed upon by the architect of the Metropolitan Life, and the houses are erected under the constant supervision of the Metropolitan Life Insurance Company's architect, so that a better grade of construction and finish is thereby insured.

These mortgages are made to run for twenty years with interest at 6 per cent. payable semi-annually. The semi-annual payments are \$43.26 on each thousand dollars of the mortgage, making a total of \$86.52 per annum per thousand. On the houses in question in South Brooklyn, the payments are \$141.60 each six months, the mortgages being \$3,250 each. The in-

stallments paid semi-annually for twenty-years will pay the interest on the mortgage and the principal sum of the mortgage.

The Life insurance Company has arranged with the builders of the houses that, if the purchasers of the houses desire, the company will issue and the builder will pay for what is called a single payment decreasing term insurance policy. This policy diminishes each six months during the twenty years, there always being enough, however, of the policy remaining to pay what remains unpaid of the mortgage, so that in case of the death of the owner before twenty years the payment of the mortgage is secured by the outstanding amount of life insurance. This insurance is not obligatory. The purchaser of the house may take it or not as he pleases. He must pass the physical examination. In case he does not pass, some other member of his family may be insured, but the question of insurance is purely optional on the part of the buyer. If he does not want the insurance or cannot obtain it, the price of the house is diminished by a material amount and the mortgage is reduced by the same amount.

The building operation referred to in your article is to be carried on by the Van Cleave Construction Company of Philadelphia, who have purchased the land from the Realty Trust, 60-64 Liberty street, New York, and will build the houses. The 198 loans before mentioned are made by us to the Van Cleave Construction Company, according to the methods usual in building loan mortgages.

It is expected that the Realty Trust will take back from the purchasers second mortgages, payable in installments, in, say, from five to ten years. The initial payment on account of the purchase of the house will in no case be less than 10 per cent. It is believed that the above method will encourage people of small means to buy homes in the outskirts and in the less congested portions of the city at payments very little larger than would be paid for rent.

The operation now being financed by the Metropolitan Life is in South Brooklyn, on 198 small dwellings on lots each about 24 ft in width by 100 ft. in depth, the improvements being semi-detached two-story and cellar dwellings, 20 ft. in width by 26 in depth. The plan of the house is for seven rooms and bath. The finish is not expensive, but good and substantial. The property has all the necessary improvements of sewer, water, gas, electric light, paved streets and communication with the City Hall in Manhattan for five cents.

It is hoped that this and similar schemes will aid materially in relieving the congestion now existing in most parts of the greater city.

The Realty Trust will act as the financial and selling agent for the Van Cleave Construction Company.

WALTER STABLER.

New York, Aug. 10.

Effect of "Free Rent" on Property Values

Editor of the RECORD AND GUIDE:

The growth of the practice of making concessions, or of giving the use of part of the building free of rental, has become so widespread in New York City as to affect the capital values of a very large proportion of commercial and, particularly, of residential properties. Commencing with a moderate degree of allowance upon rentals as an inducement to incoming tenants, the system has grown by reason of the communication of such practices between tenants to an attitude of positive demand on the part of a large number of prospective occupants, which is establishing an unfortunate condition for the tenant, as well as for the owner of property. Tenants are no longer ashamed to demand concessions in advance of their leases, but many, using the threat of vacating their premises, force thereby from the owner or his agent some release of their agreed obligation, a process practically equivalent to the methods of the highwayman. Such practices do not appear to affect the normal responsibility of many tenants, a result perhaps due in part to the meekness with which such demands are received and conceded.

A suggestion is made that these developments lower the moral character of tenants as much as they lower materially the value of the property they affect. Since the value of all property is established by the gross returns reduced by expenditures, it follows that any undue reduction of rentals acts directly on the value of the property, and may thereby extend so far as to depreciate not only the value of that property, but of its neighborhood.

If renting agents and owners should determine to refuse concessions and free

rentals to any extent exceeding a moderate percentage of the total, some relief would follow to all, and values of property, particularly of apartment house property, would be greatly strengthened. If, on the other hand, the present practices are permitted to extend, then no rentals can be regarded as determinable, and the ultimate values of such properties must be at the mercy of the prevailing methods.

It is not understood by tenants, and should be made plain to them, that every dollar conceded from a fair rental to a tenant, is equivalent to a deduction of ten dollars from the value of the property, and that this reduction affects the value of the land, as well as that of the building. Such concessions are really little better than charity, and the recipient is thereby placed in a false position, unworthy of self-respecting people.

REGINALD PELHAM BOLTON.
New York, Aug. 9.

The Fire Hazard at Yonkers.

There is a severe conflagration hazard in Yonkers, according to a report of the engineers of the National Board of Fire Underwriters, due to poor construction in the mercantile district and an undermanned fire department. Discussing the conflagration hazard the engineers say: "The weak construction of nearly all buildings, the frequent high winds, narrow streets, and unreliable fire alarm system and an undermanned although efficient fire department make the conflagration hazard severe in many parts of the principal mercantile district, but areas are small and there are several open spaces, so that in this district other than serious group fires are improbable under normal conditions. The larger manufacturing establishments have much private protection and only group fires are probable. The residential districts present the usual flying-brand hazard in the closely built sections, containing flats and minor mercantiles: the hazard of a sweeping fire is high, especially where the hydrant pressures are low."

Pennsylvania Railroad Work.

Extended descriptions of the tunnels, terminal structures, tracks, yards, etc., of the Pennsylvania Railroad in New York City, comprise two valuable papers published in the "Proceedings of the American Society of Civil Engineers" for May. The first article, which covers the tunnels and terminal structures, includes reference to a great deal of concrete work, and is accompanied by illustrations and drawings showing detail. The two papers comprise nearly 300 pages.

Why Large Bricks Were Used in London.

Something less than a century ago there used to be a tax on building bricks in England, and in order to evade it the bricks were made of larger and larger sizes. These were used for cellars and other concealed places. To stop this fraud, an act was passed in the reign of George III. fixing the legal size of bricks. Early in Queen Victoria's reign the tax was taken off, and bricks may now be legally made of any size whatever. But any change from the standard size would bring about great inconvenience. All calculations are made for building on this standard size, and the London building acts have practically fixed it at 9 by 4½ by 3 for all time.—"London Standard."

New York is a city of changes. Buildings intended for ages last only a generation. Then they are sent to the scrap heap. The Mutual Life Building, erected in 1864, and the Barge Office at the Battery, which was completed twenty-nine years ago, are cases in point. They have outlived their economic usefulness and are to be taken down. Over one thousand buildings were displaced last year on Manhattan Island. Modern steel skeleton construction is steadily displacing old-style masonry. What will displace steel construction, and when?

A new fire-alarm signal device has been installed in the Fire Department. The first alarm calls out those engines that are to go to the fire, and notifies those that are to hold themselves in readiness for a second alarm. At the second alarm from the same box, the second detachment of engines is called out and the third is notified. By the old device, all the engines on any one of the six circuits into which the fire-alarm system is divided would be notified, and would be hitched up, when perhaps only several would be called out.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, Brooklyn and Queens for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN

CONVEYANCES

	1911 Aug. 4 to 10	1910 Aug. 5 to 11
Total No.....	140	123
Assessed value.....	\$8,307,325	\$ 5,426,200
No. with consideration..	10	7
Consideration.....	\$888,625	\$235,200
Assessed value.....	\$506,875	\$248,000

	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
Total No.....	6,180	6,879
Assessed value.....	\$350,048,625	\$409,332,130
No. with consideration..	545	639
Consideration.....	\$33,342,713	\$36,964,730
Assessed value.....	\$30,042,575	\$31,479,500

MORTGAGES

	Aug. 4 to 10	Aug. 5 to 11
Total No.....	104	93
Amount.....	\$4,007,388	\$3,106,147
To Banks & Ins. Cos....	23	26
Amount.....	\$2,480,000	\$1,222,500
No. at 6%.....	42	38
Amount.....	\$574,533	\$ 812,847
No. at 5½%.....	4	1
Amount.....	\$923,000	\$16,000
No. at 5%.....	19	27
Amount.....	\$392,000	\$1,257,300
No. at 4½%.....	10	9
Amount.....	\$389,500	\$563,500
No. at 4%.....	1	.....
Amount.....	\$300	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	28	18
Amount.....	\$1,728,055	\$456,500

	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
Total No.....	4,928	5,681
Amount.....	\$174,148,706	\$213,665,317
To Bank & Ins. Cos....	1,101	.....
Amount.....	\$81,255,394	.....

MORTGAGES EXTENSIONS

	Aug. 4 to 10	Aug. 5 to 11
Total No.....	34	41
Amount.....	\$1,570,250	\$1,361,915
To Banks & Ins. Cos....	9	16
Amount.....	\$287,000	\$909,500

	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
Total No.....	1,528	1,569
Amount.....	\$59,716,676	\$67,883,959
To Banks & Ins. Cos....	532	.....
Amount.....	\$33,361,705	.....

BUILDING PERMITS

	Aug. 5 to 11	Aug. 6 to 12
New buildings.....	9	9
Cost.....	\$1,840,300	\$1,460,700
Alterations.....	\$152,300	\$143,897

	Jan. 1 to Aug. 11	Jan. 1 to Aug. 12
New buildings.....	567	582
Cost.....	\$63,827,900	\$72,305,320
Alterations.....	\$8,197,295	.....

BRONX

CONVEYANCES

	Aug. 4 to 10	Aug. 5 to 11
Total No.....	109	111
No. with consideration..	5	8
Consideration.....	\$39,836	\$72,795

	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
Total No.....	4,527	4,448
No. with consideration..	318	.....
Consideration.....	\$3,160,930	\$3,799,716

MORTGAGES

	Aug. 4 to 10	Aug. 5 to 11
Total No.....	141	110
Amount.....	\$767,078	\$855,624
To Banks & Ins. Cos....	14	19
Amount.....	\$122,250	\$270,600
No. at 6%.....	81	44
Amount.....	\$383,575	\$270,294
No. at 5½%.....	13	3
Amount.....	\$69,404	\$10,900
No. at 5%.....	17	38
Amount.....	\$123,400	\$453,900
Unusual rates.....	.....	1
Amount.....	.....	\$14,000
Interest not given.....	30	24
Amount.....	\$190,699	\$106,530

	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
Total No.....	3,962	4,405
Amount.....	\$36,321,247	\$42,364,008
To Banks & Ins. Cos....	468	.....
Amount.....	\$8,314,150	.....

MORTGAGES EXTENSIONS

	Aug. 4 to 10	Aug. 5 to 11
Total No.....	7	12
Amount.....	\$130,250	\$145,500
To Banks & Ins. Cos....	2	1
Amount.....	\$47,500	\$36,000

	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
Total No.....	388	406
Amount.....	\$5,668,044	\$5,309,340
To Banks & Ins. Cos....	75	.....
Amount.....	\$2,256,850	.....

BUILDING PERMITS

	Aug. 5 to 11	Aug. 6 to 12
New buildings.....	31	15
Cost.....	\$346,300	\$194,000
Alterations.....	\$15,325	\$14,300

	Jan. 1 to Aug. 11	Jan. 1 to Aug. 12
New buildings.....	848	1,200
Cost.....	\$14,612,285	\$25,431,420
Alterations.....	\$869,007	.....

BROOKLYN

CONVEYANCES

	1911 Aug. 3 to 9	1910 Aug. 4 to 10
Total No.....	440	460
No. with consideration..	24	20
Consideration.....	\$338,994	\$180,445

	Jan. 1 to Aug. 9	Jan. 1 to Aug. 10
Total No.....	15,828	17,118
No. with Consideration..	1,005	.....
Consideration.....	\$5,520,187	\$9,896,611

MORTGAGES

	Aug. 3 to 9	Aug. 4 to 10
Total No.....	404	413
Amount.....	\$1,317,737	\$1,622,854
To Banks & Ins. Cos....	102	.....
Amount.....	\$618,860	.....
No. at 6%.....	220	224
Amount.....	\$526,666	\$762,673
No. at 5½%.....	69	85
Amount.....	\$238,180	\$246,505
No. at 5%.....	89	88
Amount.....	\$468,075	\$568,275
Unusual rates.....	3	.....
Amount.....	\$13,000	.....
Interest not given.....	23	16
Amount.....	\$71,816	\$45,401

	Jan. 1 to Aug. 9	Jan. 1 to Aug. 10
Total No.....	13,975	16,248
Amount.....	\$63,455,288	\$78,093,313

BUILDING PERMITS

	July 1 to Aug. 9
To Banks & Ins. Cos....	645
Amount.....	\$3,630,987

BUILDING PERMITS

	Aug. 3 to 9	Aug. 4 to 10
New buildings.....	69	80
Cost.....	\$330,597	\$288,085
Alterations.....	\$67,110	\$50,483

	Jan. 1 to Aug. 9	Jan. 1 to Aug. 10
New buildings.....	3,173	3,980
Cost.....	\$20,443,968	\$23,830,792
Alterations.....	\$3,355,917	\$3,001,312

QUEENS

BUILDING PERMITS

	Aug. 4 to 10	Aug. 5 to 11
New buildings.....	126	58
Cost.....	\$801,962	\$385,835
Alterations.....	\$9,195	\$9,725

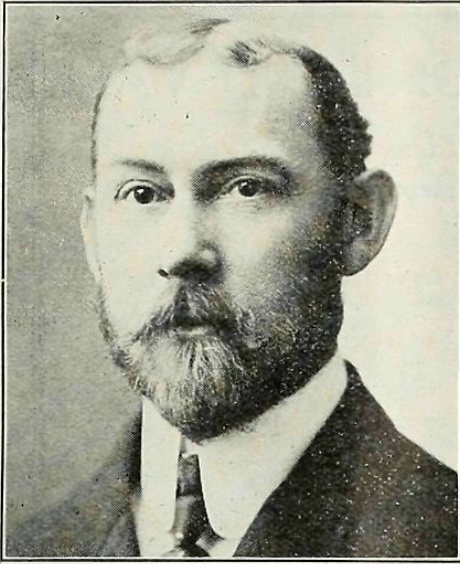
	Jan. 1 to Aug. 10	Jan. 1 to Aug. 11
New buildings.....	3,693	2,598
Cost.....	\$15,771,163	\$9,562,635
Alterations.....	\$528,779	\$472,151

An attachment of \$8,000 has been placed on the property of Miss Lotta Crabtree, one of Boston's largest taxpayers, in an action of contract brought by William A. Delano and Chester H. Aldrich, of New York, members of the firm of Delano & Aldrich, architects. The New York firm will attempt to recover payments amounting to the sum mentioned in the attachment for work said to have been done on the property of Miss Crabtree in New York.

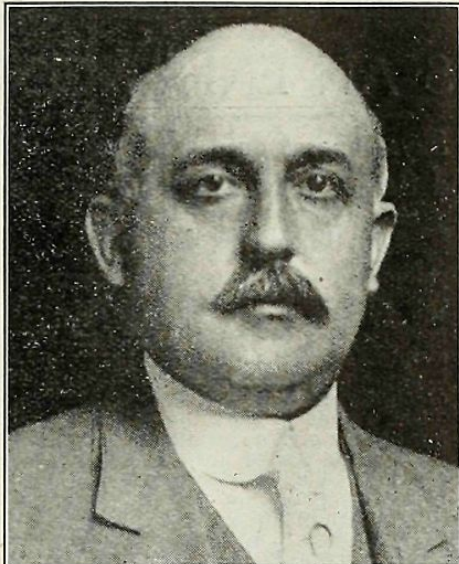
The complaints assert that when Miss Crabtree was sent an itemized bill for services rendered her by the architects she disputed the charges. Delano & Aldrich have asked that an attachment be brought against Miss Crabtree's property in Boston, where she owns the Park Theatre, valued at \$592,000; the Hotel Cecil, listed at \$379,000, and the Hotel Brewster, which the assessor put in as \$367,000.

The building manager must be able to turn from his study of operating costs, no matter how tired and disgruntled, and greet his best tenant, talk to a prospective one, or settle a dispute among his coal passers or scrub women with that grace that will keep every one happy and will end in the resolve that they will never leave his building or employ. You must handle each in that firm manner that they will appreciate that you know your business and convince them that your brains are at work for their best interests. You must use all on an equal basis and must be able to greet with a smile the oil salesman and the man with the disinfectant, and hear his story and be interested, and have him leave your office as happy as though he had an order.

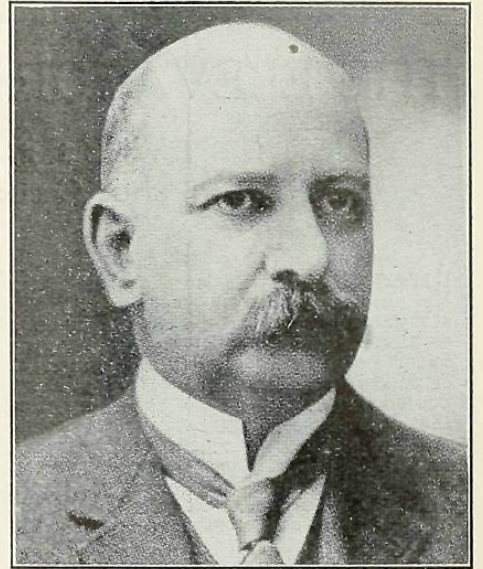
NOTABILITIES IN THE CURRENT NEWS



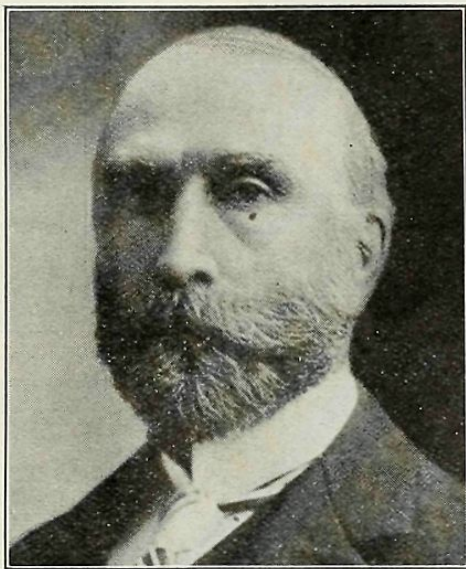
WM. G. MORRISSEY.



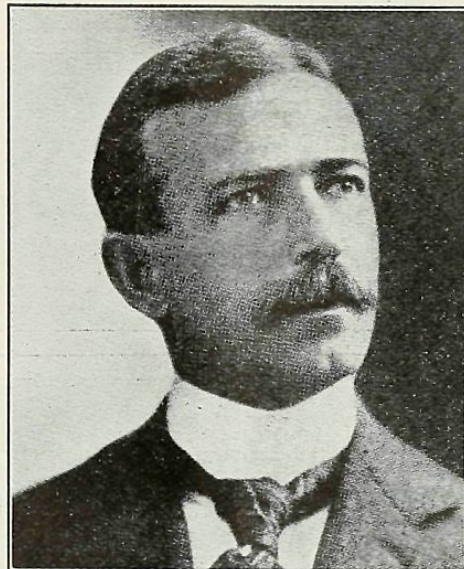
FRANK H. TYLER.



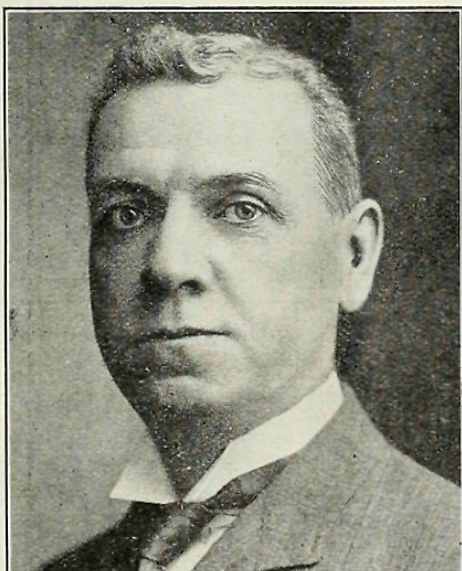
E. J. GRANT.



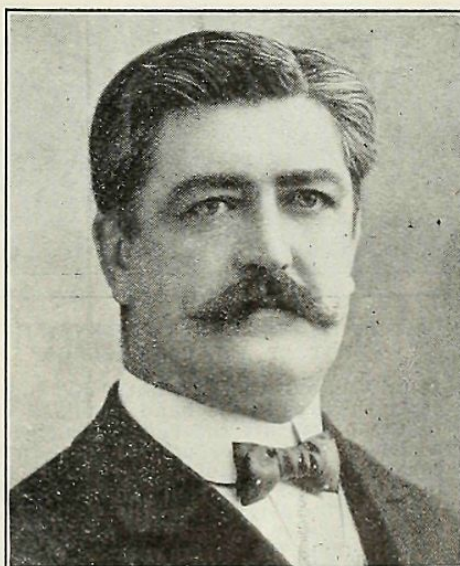
ISAAC H. CARY.



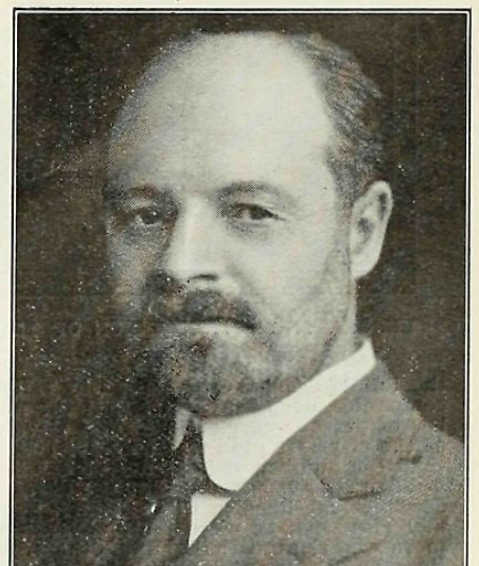
HOWARD C. PYLE.



WM. H. SMITH.



A. J. WALDRON.



DAVID PORTER.

Officers of the Brooklyn Board of Brokers

The Brooklyn Board of Real Estate Brokers, includes in its membership most of the prominent brokers and agents in that borough. The board constitutes a centre for organized efforts in the protection of Brooklyn realty interests. The organization has been a powerful factor in building up the outlying territories as well as in aiding the full development of the borough's mercantile centers. It has lent its efforts to securing good legislation and has strongly urged many municipal improvements.

BUILDING SECTION

THE ELEVATOR AS AN ENHANCER OF LAND VALUES.

Without it, the Skyscraper Could Not Exist—New Ideas in Automatic Control and Safety Devices—The Emergency Repair Service.

By ALLEN E. BEALS.

IMAGINE New York or any other great American metropolis as a city of six-story buildings, and it affords some conception of the value of the passenger elevator as an enhancer of land values. Consensus of opinion immediately places this device in the front rank as a contributing factor to the development of the skyscraper. The elevator has been and is primarily responsible for most of the congestion about which so much is heard to-day and also for the fact that the area of this great city is only 326 square miles for its 4,000,000 inhabitants instead of London's 749 square miles for a population of only 2,000,000 more.

There are more lineal miles of vertical transportation in Manhattan than there are of street surface railways, yet the percentage of accidents to passengers travelling in elevators is about one-sixteenth of the total annually reported to

development of this type of transportation invention sought to outstrip the speed of the subway train, but wise legislation here stepped in and decreed that 600 feet a minute was sufficient where no intermediate stops are made within a distance of eighty feet.

The result is that the revenue producing ability of land in all parts of Manhattan has advanced until to-day the actual tenancy value of a square foot of land in certain sections of lower Manhattan is greater than in any other part of the world. Even in residential sections of the city the twelve-story dweller enjoys light and air by the grace of the elevator, and through the same principle even the pedestrian may soon walk as fast as a street car now travels when the moving sidewalk is installed in various parts of the city.

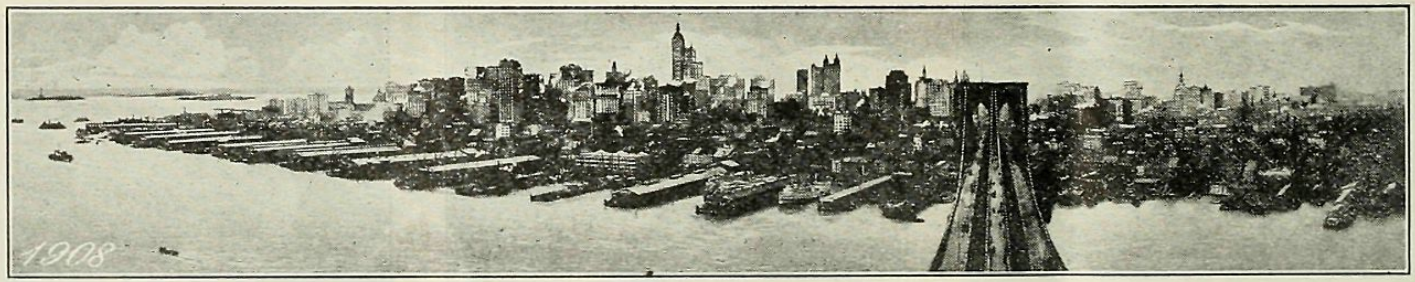
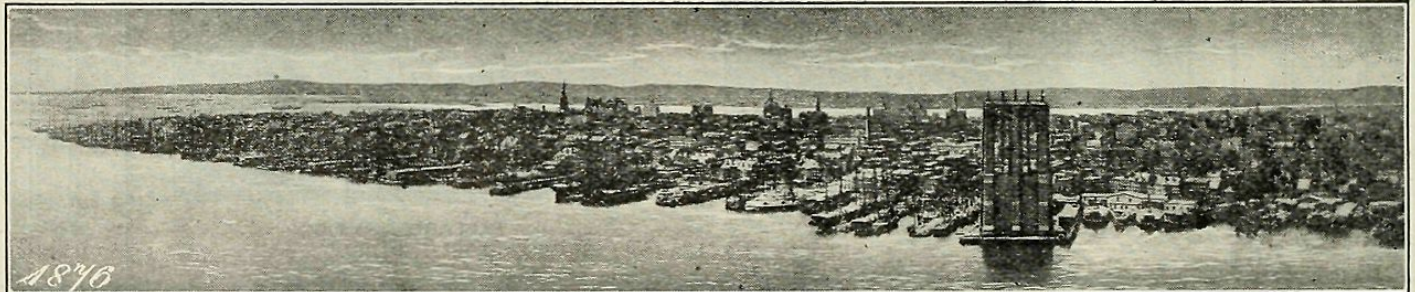
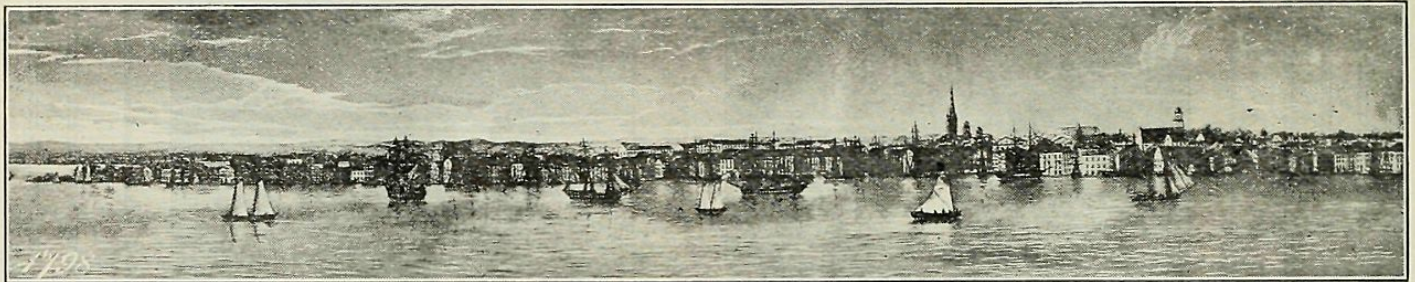
The evolution of the elevator has been

make the 1,000-ft. building either impossible or impracticable.

"If we can run a car fifty stories without stop," said an official of an elevator company, "we certainly can operate it to 1,000 feet."

The traction and plunger types of elevators are to-day's standards. While the traction type of cars derives its name from the fact that the lifting cables are looped in a wheeled counterweight which runs up and down at the side of the shaft, the manufacturers of plunger elevators declare that it is also practicable to sink plunger wells into the earth much farther than they are now driven, which is 400 feet for the West street building.

Among the very first improvements and refinements to be made in the hydraulic elevator was one in connection with the operating valve. This was formerly a



BEFORE THE INTRODUCTION OF THE ELEVATOR, CHANGES IN THE SKYLINE OF DOWNTOWN MANHATTAN WERE SLOW AND NOT AT ALL CONSPICUOUS.

the Public Service Commission by railway companies, despite the fact that the number of persons carried in all the elevators of the city last year was only 100,000 less than the number of fares on the car lines.

When it is considered that the operators of street car lines in this city are, generally speaking, of more mature years and more experienced in handling the travelling public than are the operators of mechanical passenger lifts, it would seem to indicate that the perfection of the elevator has been more rapid than has been that of the street vehicles, in spite of the fact that gravity, the most dangerous of all elements in the problem of transportation of every kind, had to be mastered. The tenant of a building would not countenance a laborious, time-consuming hoist into his lofty suite of offices, after being whisked from his uptown apartments in a subway at express train speed. The demand was for speed and safety from street to skyscraper dome. In the de-

velopment of this type of transportation invention sought to outstrip the speed of the subway train, but wise legislation here stepped in and decreed that 600 feet a minute was sufficient where no intermediate stops are made within a distance of eighty feet.

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The evolution of the elevator has been

from the old rope freight hoist in the early thirties, to the hand windlass, then to the power lift through the agency of a donkey engine or other motive power conveyed by means of leather belting, then the hydraulic, or ram elevator, upon which principle one of the fastest and safest types of elevators in use to-day is based; then the steam power propelled drum about which was wound the lifting cables; then the electrically propelled drum and, finally, the highest type of elevator construction, the electric traction type of car, which came in with the introduction of the thirty, forty, and fifty story building.

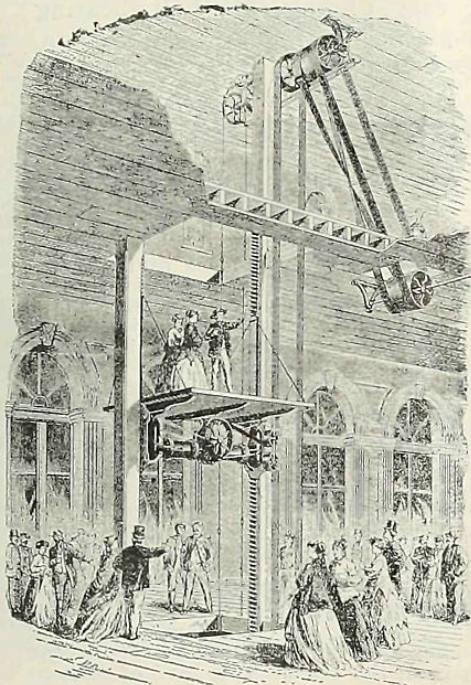
Elevator manufacturers declare that there is no limit to the height to which a traction car can rise, and when it was announced recently that plans were being drawn in this city for a 100-story business structure, the elevator men were unanimous in stating that so far as the elevator was concerned there was nothing to

noisy arrangement. The hiss of water at starting and stopping was both disconcerting and annoying to the passenger, who did not understand what caused it. To-day this type of car operates as noiselessly as any other. The elevator experts who were working on the problem of correcting this trouble found the difficulty in the valves.

Described in non-technical language, the control of the water was governed both at the top and bottom of the pressure cylinder, into which the water is forced to raise the plunger or shaft, and when the operator wished to stop his car, the turn of his lever closed both "ports" or points of intake, thus serving as a check to prevent rapid descent should the car be overloaded.

When speeds were increased to accommodate the higher rises, the problem of automatic stopping at top and bottom limits required attention. It might be said in passing that one of the dangers in vertical

transportation, before the perfection of various safeties, was in the car running into the supporting beams at the top of the shaft, or not stopping, when heavily loaded, at the bottom in time to prevent serious bumping at the bottom of the run. It was found unsatisfactory to run against a stop-ball on the hand rope at either top or bottom of the shaft while running at high speed, and other means was sought for accomplishing a reliable and satisfactory stop. Among the devices designed was a series of levers attached to an extension on the so-called rack of the operating valve, located near the source of power. A rod reached from the last lever above the top of the pressure cylinder and an arm or tappet was clamped to one of the piston rods and traveled along



THE FIRST PASSENGER ELEVATOR IN NEW YORK.

this rod, striking a collar, or circular projection, at the limits of travel.

There is no record of how successful this device was, but it had the alleged disadvantage of not being independent of the operating valve, and evidently was not generally used.

In 1890 what is known as the inside apron automatic stop was introduced and was the standard for six or seven years, but, like all similar apparatus, it underwent many modifications to adapt it to various circumstances. It was made applicable to both top and bottom pistons and for use with and without cylinder weights. There are many of these still in use, although no new machines have been equipped with them for thirteen years.

Long before the advent of this automatic safety, the operating valve was the subject of much experimenting, and the differential and pilot valves of to-day are the result of this work. They are designed for high speed elevators and are operated by a lever device in the car.

This is only one perfection of a great many, but it suffices to show the progress of nearly all elevator appliances within recent years.

In installing elevators each operation presents peculiar conditions and problems. In the case of the Whitehall Building extensions, where twenty-nine elevators were installed, all the old cars were removed and new ones installed without depriving the occupants of the building of service for a single hour, yet it became necessary to hurry the installation of a new steam and electrical plant in the new part of the building and operate the cars in the old part from this source, while the boilers in the original building were being taken out and new caissons sunk under the shafts in which the old cars were being operated.

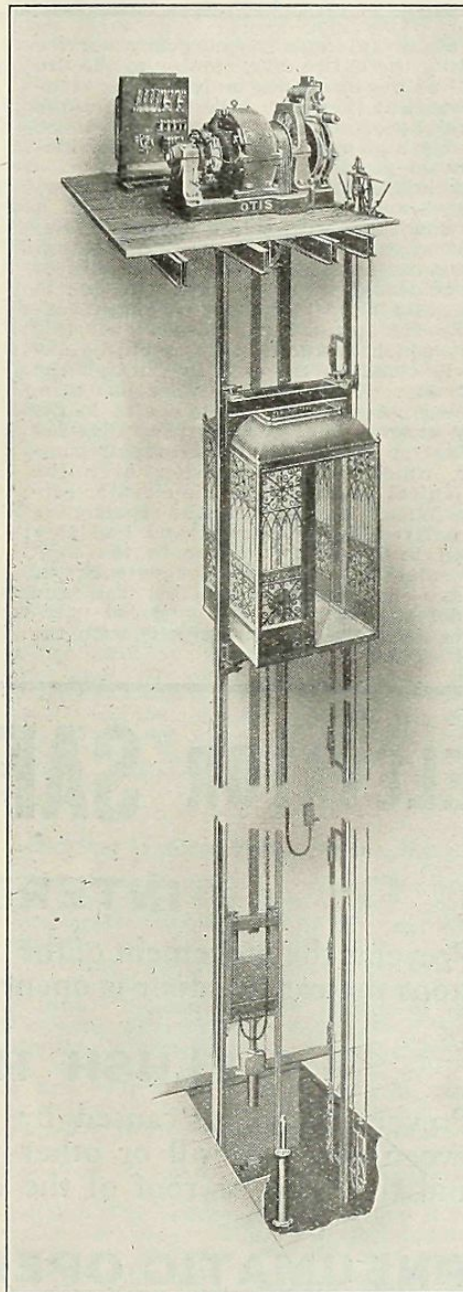
The Singer tower presented an entirely new problem in vertical transportation, because one shaft had a rise higher than any elevator engineer had ever dreamed of. In the Metropolitan Building even a more difficult problem was encountered, for here the height of a single elevator shaft was more than 650 feet, but the difficulties were overcome, and there has not been a single accident due to faulty construction or any defect in the mechanical equipment in that tower since the installation three years ago.

In that case, consulting engineers were engaged by the architect and general contractors, and actual tests of the operation of the running gear, cars and safety devices were made in an especially constructed shaft building at the works of an

elevator company. Since that time many of the cars sold by this concern undergo the same rest.

At that plant, which covers several acres, all kinds of cars are manufactured, from dumbwaiters, which are miniature elevators, operated either by electricity or counterweights plus hand power, and restricted in size for such characterization by the Bureau of Buildings to four feet in height and with an inside dimension not exceeding nine square feet; to cars with a passenger capacity of 5,000 pounds, and garage elevators with a capacity up to 20,000 pounds.

The cost of each installation varies with the engineering difficulties involved, but an idea of what a large battery of lifts costs may be gathered from the cost of installing thirty-three elevators in the new Municipal Building, which, by the way, will be tested exactly as was the equipment for the Metropolitan Building. The bid of one company was for \$582,000, which is about \$12,000 lower than the engineer's estimates for that item. This represents a cost of approximately \$18,000 each.

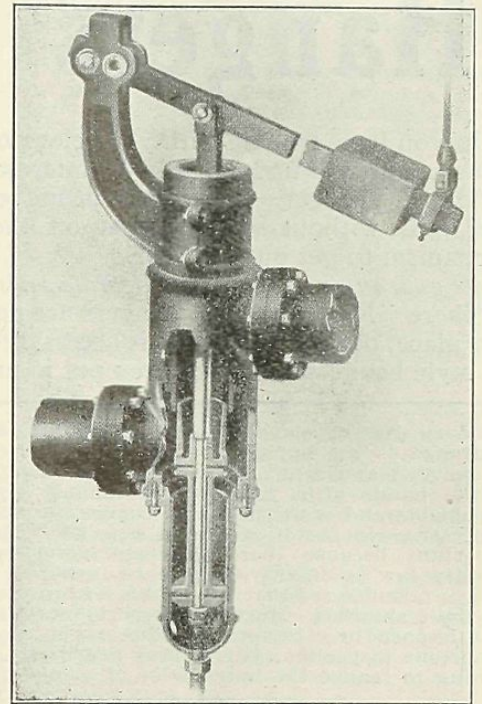


THE TRACTION ELEVATOR.

Where a large number of elevators are in operation in a building, and traffic is heavy, it is necessary to have harmony of operation. For that reason many buildings having two or more elevators in operation employ starters at the ground floor who are charged with the duty of always having a car ready to take on passengers and to see that conductors obey signals from the various floors. These men are in constant touch with the cars by means of indices and telephones, which are used for giving instructions to operators at any point in their trip up or down the shaft. In this way the management of the building sees to it that the greatest possible efficiency is obtained from each car.

But to obtain this efficiency it is essential that the equipment be easily operated and at the same time insure to both passenger and prospective passenger absolute safety. It is apparent, therefore, that no more time must be consumed in starting

or stopping than is absolutely necessary. Many building managers cannot obtain this proficiency on the part of their elevator men because the elevator doors are heavy, or the latching device is defective, or the bearings of an inferior grade. If the signal system is defective there are unnecessary halts and returns to floors already passed. Here, then, is seen the



AUTOMATIC "CUT-OFF" FOR LIMITING CAR TRAVEL AT TOP AND BOTTOM OF SHAFTS.

importance of improvements in equipment.

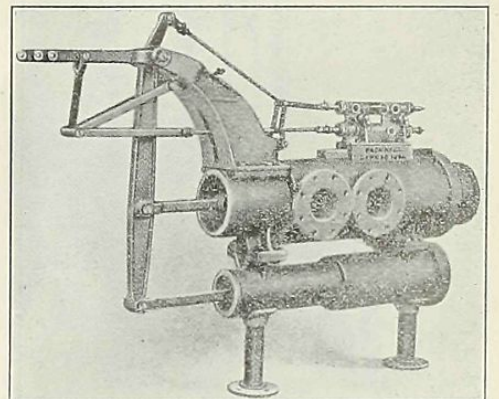
Within recent years many devices have been perfected for meeting these requirements. Conspicuous among these is a new type of roller door hanger, which is not only silent, but latches automatically. These are practically non-breakable and are long lived. If any one has stood in the upper story of a tall building and heard the ceaseless jumble and rattle of elevator doors in a battery of shafts, he cannot help but be impressed with the fact that there is actually on the market a silent door hanger and latch.

An illustration of the annoyance caused by slow operation of cars due to doors that operate stiffly, and slipshod control of cars, is shown by the story of an old man and his wife, just in from the country, who called at a downtown office building to see his son-in-law. One elevator was placarded "not running." The indicator over the other door showed the car was at the fifth floor.

"Won't be down before five o'clock," said the old man to his wife. "It's half-past four now. That's too long to wait. Guess we might walk up."

The staircase was handy and before the indicator began to move the pair of innocents were plodding up to the second floor.

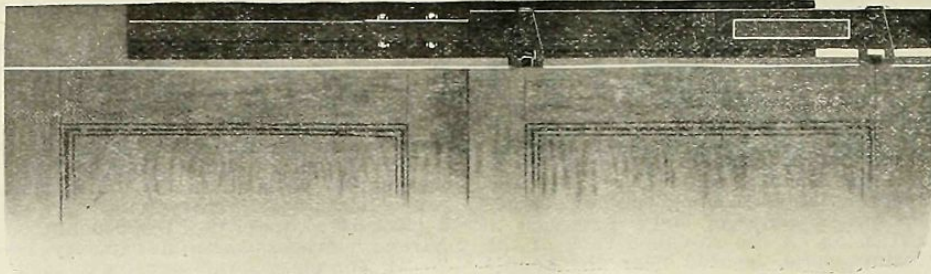
There are indicators and indicators. Many of them convey accurate informa-



IMPROVED "PILOT" VALVE, The Heart of the Plunger Elevator.

tion, but there are others that stand still while the car runs. The latest of these is an electrical device that flashes out the floor numbers as the car passes. Another company has an automatic lighting device that illuminates the floor of the car and the level of the floor at which he is alighting, to avoid tripping should the car not be exactly flush with the hall floor.

"Reliance" Hangers



Do you have trouble with your elevator doors?
If so, you will undoubtedly be interested in the "RELIANCE" hanger—a hanger that moves absolutely on steel balls, without wheels to get off the track, or any mechanism to get out of order.

We guarantee them to give absolute satisfaction.

Where "RELIANCE" hangers are not put in, in the first place, owners often find it necessary to take out the old style hangers that *have* been put in and install ours.

The subject of elevator inspection and insurance is an important one and the necessity is apparent of having this work in the hands of a company thoroughly responsible and which employs competent inspectors. In factories this is especially important because there the employers' liability law is effective and care is not always taken to see that the load is within the limit specified. Most of the accidents that happen in elevators are due to incompetent inspection, but owners are beginning to realize the importance of plac-

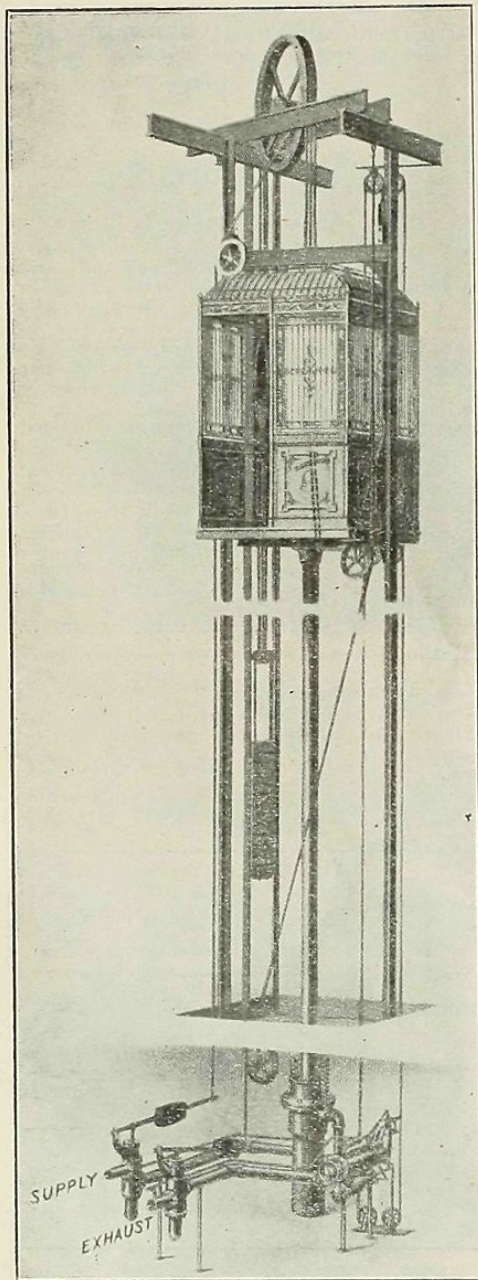
and night automobile emergency service covering the entire city, similar to the fire patrol of the insurance underwriting companies. But there are others which make a specialty of not only repairing elevators, both day and night, but of caring for elevators on yearly contracts.

An illustration of the value of the services of such a company is shown in a case where an elevator in a large hotel became caught between floors one evening. Among the passengers was a promoter of a large business project that was due to leave this city on a fast midnight express. He stormed and fussed over this delay, which meant that he would be unable to close up the deal in Chicago the next day. His worries were in vain, however. As soon as the indicator in the lobby showed that the car was disabled the starter telephoned to the repair company which had supervision over the mechanical equipment of the elevator service. Within half an hour the repair gang had arrived by automobile and had succeeded in lowering the car to the next floor exit below. The passenger with the Chicago engagement caught his train and the defective gearing was replaced without causing serious interference with the hotel service.

The elevator of to-day is one of the safest of the various modes of transportation. The chances of injury in an elevator are fewer than in street car, train, boat or cab; but the end is not yet.

New systems are constantly being introduced to make it even more safe and inventors are bringing out new ideas that in time will make the elevator conductor superfluous.

One inventor is now working out a plan to have one man operate a battery of elevators from a central station, much as the switchman in the railroad tower now controls the dispatching and arrival of trains in a great terminal. Passengers upon entering a car will press a button indicating on a board before the operator which floor he wishes to alight at. This will electrically set a combination of switches and, by the simple act of turning on power, the car with its load of passengers will stop automatically, flush with the designated floor levels. The doors, opened by the alighting passengers, will close and lock automatically, whereupon the car will start on its way. Signals made by prospective passengers will effect similar stops on the return trip by the same means.



THE PLUNGER TYPE OF ELEVATOR.

ing this kind of insurance in reliable hands.

The subject of elevator repair is one of great importance to all owners and managers of buildings. There are many concerns that make a specialty of this kind of work, and some of their records for making repairs and restoring to service disabled cars is truly marvelous. One manufacturing company maintains a day

ELEVATOR SAFETY DEVICES

INTERLOCKS

Prevents the movement of the car while any door is open and stops the car if a door is opened while the car is in motion.

FLUSH HATCHES

Prevents accidents caused by passengers being caught between the door sill or other projections on the enclosure and the floor or roof of the car.

PNEUMATIC OPERATING DEVICES

Operates the enclosure doors quickly and noiselessly. Cushions on air, both opening and closing.

BURDETT-ROWNTREE MFG. CO.

50 Church Street
NEW YORK CITY

515 Laflin Street
CHICAGO

Tel. 3774 Cortlandt—Day and Night

Elevator Repair & Supply Corporation

Construction and Repairs
Inspection a Specialty Parts—Supplies
137 CEDAR ST., NEW YORK

ACIE ELEVATOR CO.

Electric and Hand Power Grip Machines
Motors and Hand Hoists
IMPROVED SPEED GOVERNORS
SPECIAL EQUIPPED REPAIR SHOP
Tel. 834 Franklin 196 W. Broadway, Manhattan

NEW EASY PAYMENT PLAN FOR HOME SEEKERS

The Realty Trust Introduces a 20-Year Mortgage With Semi-Annual Payments—
House Buyer Gets a Paid Up 20-Year Policy, Written by the Metropolitan Life.

An announcement of interest to real estate men and to the general public was made yesterday by Wm. C. Demarest, president of the Realty Trust. The company has inaugurated the most radical selling plan for houses and lots that has ever been tried in this country. Up to a few months ago, the longest term mortgage on which houses were sold, was three or possibly five years. Lately, however, a title company has been offering to take mortgages running for a period of ten years. Longer term mortgages have been in usage abroad, but not here. Now for the first time, the Realty Trust announces that it will sell new houses with a first mortgage running twenty years and with an additional second mortgage running ten years.

To this long term mortgage feature the company combined an insurance plan by which the purchaser is absolutely guaranteed that, in the event of death, his family will be protected in the property. As soon as the deed of sale is signed the purchaser is given a paid-up 20-year policy, written by the Metropolitan Life Insurance company, for the full amount of the 20-year first mortgage. This policy is automatically reduced with the mortgage, so that when, at the expiration of twenty years, the mortgage is fully paid off, the policy lapses.

The first lot of houses that the Realty Trust will market under this plan are located in Brooklyn, close to the 20th and 22d avenue stations of the B. R. T., on the Sea Beach line "L," about 30 minutes from the City Hall in Manhattan, with a five-cent fare. Construction is semi-detached one-family, all brick and all modern improvements. The plots are about 24x100 ft. These houses will be priced approximately at \$5,500. A very small cash payment will put the purchaser in possession.

The first mortgage will cover about \$3,250, the balance and the second mortgage will cover the remainder.

Never in the history of real estate has a plan so comprehensive in all its details for the protection of the purchaser of moderate means and for making it as easy as possible for the average man to own a house, been perfected. With the payments on the houses extending over a period of twenty years, it would be almost impossible to find any man who cannot afford to purchase one of these houses and to pay the sum required in this space of time. The terms are made to suit the purchaser. While this twenty-year mortgage opens a new era in real estate transactions in New York and is of an importance which will undoubtedly have a far-reaching effect, the insurance plan in conjunction with it is fully as important. Insurance policies have been given to purchasers before, but they were for two or three years only. These policies are for the full length of the first mortgage—twenty years.

Before this, the great fear a man of moderate means has had in buying a house on the part payment plan, has been that in the event of his death his investment would be lost and his family would reap no benefit from it. The policy issued by the Metropolitan Life Insurance Company which the Realty Trust gives makes this fear groundless. If a man were to purchase one of these houses tomorrow and should die the day after, or the year after, or five years after, or nineteen years after, his widow or his family would own the house absolutely free and clear of any first mortgage incumbrance. The insurance policy would wipe out the unpaid amount covered by that mortgage any time within the twenty years, and leave the home free and clear.

STRIKE IN THE MARBLE INDUSTRY.

Demands Refused and the Strikers' Places To Be Filled by New Men.

For three years the marble industry in the metropolitan district has been dull. Such construction work as there has been has not in nature and quantity been sufficient to keep marble cutters, polishers and rubbers normally active. It was consequently a matter of some surprise to the public to hear that a strike for higher wages had been ordered against the members of the Marble Industry Employers' Association.

The president of the association is John Eisele of Batterson & Eisele. William K. Fertig is secretary and W. W. Klaber is treasurer. Benjamin D. Traitel, president of the Building Trades Employers' Association, is an employer in the marble industry. At a meeting of the board of governors of the B. T. E. A. on Wednesday night the marble industry employers were ordered to man their contracts without regard to whether the new workmen are unionists or not. Beginning next Monday the new men will be put at work as fast as they arrive.

The employes in the marble industry are organized into the Whitestone Association of marble polishers, rubbers and sawyers and the Reliance Labor Club of marble cutters and carvers. It is the Whitestone men who are on strike. The Reliance men have not taken this action as yet, but the Whitestone men say that if non-union polishers, rubbers and sawyers are set to work, the Reliance men will refuse to work with them.

The men demand, besides an increase, the institution of certain new trade rules one of these is to the effect that the superintendents of work must be union men, and another is that in cases where charges are made against employers of not living up to the trade agreement, the employers may be the judges in the first case, but in all subsequent cases the unions will decide. The wages paid in the trade range from \$3 to \$5.50 a day, according as the men are helpers or mechanics and according to the branch of work they are engaged at.

President Traitel says the demand that the superintendents of work must be members of the union is preposterous, seeing that the superintendents are the representatives of the employers.

"If we acceded to this we might as well put our contracts in charge of the union. The control of the work by the union would be complete if we also agreed to the demand that they should be the ar-

biters of all charges against employers after the first charge.

"We have kept the men in work and paid the highest wages for the sake of harmony during years of the severest depression in the trade, have always lived up to our agreements. The wages of one branch paid by us were \$4 a day, yet some men are doing the same work for independent firms for \$2.75. I believe we can get all the men we want to man our jobs. I do not know what the outcome of this fight may be, but we shall have no more conferences with the men on strike."

Building Returns From Other Cities.

Returns to Bradstreet's on building permits, covering the month of July, show considerable recession from the activity indicated by the figures for June. Reports from 112 cities show a decrease of 29.5 per cent. from the figures registered in June. Incidentally the volume of expenditures involved in the building permits last month suggests about the quietest conditions witnessed since February of this year. Yet it is noteworthy that expenditures in July of this year increased 12.6 per cent. over the corresponding month last year. Of the 112 cities reporting, 59 show increases as compared with July, 1910, while 53 contribute decreases. The estimated cost of new work totals for July \$69,762,683, as against \$78,089,912 in June. For the first seven months of the year building permits call for an expenditure of \$476,770,697, a decrease of over \$29,000,000, or 5.7 per cent., from the corresponding time in 1910.

Subway Digging in Earnest.

Actual digging for the new Lexington avenue subway began at the corner of 62d street on Tuesday of this week. The Bradley Contracting Company had not expected to get steel for the working platform until a later day, but it was delivered late Monday afternoon. There are to be two shafts at 62d street, with two power cranes, one for each shaft, to raise the excavated material and lower materials for the construction. The clear headway under the working platform is fourteen feet.

Tunnel Work in Madison Square.

An enclosure with frame shanties for machinery has been erected in Madison Square, at Fifth avenue and 25th street. Within the enclosure a shaft is being sunk which will be used in the construction of the new high-pressure water tunnel. Excavating will proceed in two directions from this shaft.

FIRE HOUSE CONSTRUCTION.

Brick and Steel to be Used in the 21 New Buildings—Plans Being Revised.

When bids for the twenty-one new fire houses to be built by the Fire Department are advertised for again, the plans and specifications will in all probability call for brick and steel construction. Deputy Fire Commissioner Farley, of Brooklyn, to whom the whole matter has been referred by Fire Commissioner Johnson, was not prepared, this week, to confirm this report, but he admitted that the plans and specifications were being revised in that direction.

It is understood that the buildings will be planned with brick walls, steel beams and girders and concrete floor construction. Commissioner Farley gave a hearing to the brick interests, but has not yet promulgated his decision. Frank M. Patterson, of 27 William street, who has been retained as counsel for the new Hudson River Brick Manufacturers' Association, was one of the spokesmen at the hearing. The concrete interests were not represented.

Alexander Stevens, formerly superintendent of buildings in the Fire Department; James P. Whiskeman, formerly chief engineer in the Manhattan Bureau of Buildings; and John Gill, representing the executive committee of the bricklayers' union, favored brick construction for the new buildings.

When the revised plans and specifications are complete, they will be submitted to the corporation counsel to pass on matters of law, and to Fire Commissioner Johnson for final approval.

The New Day Line Steamer.

Frank E. Kirby, of Detroit, and J. W. Millard, of New York City, associated naval architects, have completed plans for the construction of a steamer for the Hudson River Day Line, to be named the "Washington Irving." Several firms of shipbuilders have been invited to submit proposals, but no contract has yet been awarded. The steamer "Hendrick Hudson," a sister steamer, was launched at Newburgh and finished at Hoboken. The "Robert Fulton" was launched on the Delaware.

The "Washington Irving" will be 420 feet long, nearly 100 feet wide, and will have five decks, with a carrying capacity of 6,000 persons. The height from the keel to the top of the pilot house will be 61 feet.

Eight boilers, with forced draft, will supply steam at 170 pounds pressure to three compound engines. The hull, bulkheads, beams, girders and stanchions will be of steel. The fire rooms and smokestacks will be enclosed by steel walls extending the full height of the vessel, and into this part of the vessel there will be but one entrance.

Asbestolith will be largely used in the trim, and as little unprotected wood as possible. An officer of the company said that if there was any way of fireproofing the pine decks it would be adopted.

Tallest of Loft Buildings.

The new importance of 36th street as an industrial center is typified by the fact that the tallest loft building in the city is being erected in that thoroughfare. This is the 22-story Browning Building, 60x100 ft. at Nos. 141-5, west of Broadway. The facade of this building is composed of white terra cotta. Within two years no less than eight loft or office buildings have been erected or are now in course of construction in 36th street, besides two smaller business buildings. Three 12-story loft buildings have appeared in 37th street in the same time.

An interesting feature of the Browning Building consists in the exterior fire-escape, extending from the ground to the roof at the rear. It is not an enclosed fire tower but a steel stairway, having two flights of steps for each story, with a handrailing for protection. While this form of fire-escape is an improvement over the old-fashioned iron ladders, still it is not an equivalent for the fire towers recommended by the Board of Underwriters.

Vessels to Carry Cement.

The contract for furnishing ships to carry Atlas cement from New York to the Panama Canal, in addition to that carried by the "Ancon" and "Cristobal," has been let to the Munson Steamship Company for \$1.84 per gross ton, as compared with \$1.70 per gross ton under the former contract. Three bids were received, the other two being \$1.87 and \$2, respectively. The new agreement is for three or six months, at the option of the Commission.

THE NEW BUREAU OF FIRE PREVENTION.

A Large Force of Inspectors to Visit Buildings Other Than Tenements and Enforce All the Laws and Ordinances of Fire Protection—New Powers of the Fire Commissioner.

UNDER the act of the Legislature creating a bureau of fire prevention, when the bill shall be signed by the Governor the Fire Commissioner will have power to establish a governmental branch of formidable size, and apparently with no limit to the number of men that it may employ. The act divides the Fire Department into two parts, one to be called the "Fire Bureau" and have charge of extinguishing fires, and the other to be the "Fire Prevention Bureau," which will have to do with preventing them.

At the outset the organization for the Fire Prevention Bureau, divided among inspectors and clerks, will be drawn mainly from the uniformed force of firemen. Ultimately the bureau may employ as many men as the Tenement House Department, which it will resemble. The inspectors from the new bureau will visit every building in the city not classed as a tenement house and will report upon everything they find in violation of any law or ordinance in respect to fires or the prevention of fires—except the Tenement House law.

Commissioner Johnson has appointed a board of officers, headed by Captain Doonin, to study the requirements of the new law and suggest a plan of organization. In advance of any official determination, it is the opinion at headquarters that the new bureau will be established in the building in 68th street, where the Fire Marshal's office now is. The chief of the bureau will no doubt be selected from the uniformed force, which has already in its bureau of fire appliances for buildings the nucleus of an organization for the new bureau, with which the Fire Marshal's office and the Bureau of Combustibles will also be consolidated.

DUTIES OF THE NEW BUREAU.

The Fire Commissioner, acting through the Fire Prevention Bureau and its inspectors, is empowered by the act of the Legislature to order in writing the remedying of any condition found to exist in or about any building contrary to the fire laws, and to require the installation, as prescribed by any law or ordinance, of an automatic or other fire alarm system, fire-extinguishing equipment, or the construction of adequate and safe means of exit.

The Fire Commissioner is also to have authority to order a building vacated, and he may condemn a building as a public nuisance and cause its removal. Certain building interests, including the mason builders, consider that this is too much authority to place in the hands of any one man, and on that account they entered a protest to the Mayor against the enactment of this new law, which protest the Mayor overruled when he approved of the act.

In one sense, another building department is created by the new measure. The existing building bureaus being in charge of the construction of buildings, and the Tenement House Department being charged with the inspection of tenement houses, the Fire Prevention Bureau is charged with the duty of inspecting all classes of buildings except tenements.

Eventually the force of men employed in the new bureau may reach one thousand in number and receive the salaries prevailing in the Fire Department. The data collected by the inspectors will be recorded by clerks in a card index system. There are three hundred thousand existing buildings to be inspected as the first work of the bureau. A large amount of alteration work and consequent expense to owners and lessees is certain to result. The Underwriters and the Superintendents of Buildings in the various boroughs will be able to assist the firemen in obtaining a list of buildings.

NATURE OF AN NUISANCE.

Under the new act, any building where the fire hazard is perilous is a nuisance. The hazard may consist in the nature or condition of the contents of the building, or in the use to which the building is put, or in overcrowding it with people. The hazard may also be due to defects of construction or to deficiencies in the fire-fighting equipment provided for the building. The act empowers and directs the Fire Commissioner to cause any such nuisance to be abated.

If a person who has been served with an order shall immediately agree in writing to comply within a reasonable time, the Commissioner will be satisfied; but if

a person refuse or neglect to comply with the order, the Fire Department may execute the order with its own employees and equipment. The department cannot supply any deficiency in a building's fire equipment, but may prevent the occupation of the premises until the order is complied with.

RIGHT OF SURVEY.

The owner, lessee or occupant of any building may make a written demand upon the Commissioner for a survey of a building to determine whether or not the order is valid. This is to be one means of protection or defense for an owner. But the demand must be made within forty-eight hours after the service of the order, Sundays and holidays excluded. Upon the receipt of a demand for a survey the Commissioner is to immediately name three persons to act as surveyors, one of whom is to be an officer of the Bureau of Fire Protection or a member of the Municipal Explosives Commission, another shall be an architect or builder of at least ten years' experience, and the third a person to be chosen from a list to be furnished by the Board of Fire Underwriters.

The date and hour when the survey will be made having been fixed by the Commissioner, twenty-four hours' notice will be given the person demanding the survey, and he is to have the right to be present and be heard, in person or through an agent or attorney.

The surveyors are to meet at the time and place prescribed in the order of their appointment, and will survey the building and also consider the merits of the order of the Commissioner. After such survey and consideration the surveyors will prepare and sign a report of their proceedings and determination, which shall be filed in the department, and a copy given to the person demanding such survey, upon his application therefor. The determination of the surveyors will be final

and conclusive, subject to review by certiorari by the Supreme Court, application for which must be made within four days after the filing of the report. No order made by the Supreme Court in a proceeding to review the report of a survey shall be appealable.

In case the demand for a survey is made by a lessee or occupant, the commissioner may require as a condition precedent to the ordering of the survey that such lessee or occupant shall deposit with the department the sum of one hundred dollars, to indemnify the city for the expenses of the survey, in the event the surveyors confirm the order of the department. The sum will be returned to the depositor if the surveyors report the order invalid.

Should an order from the Commissioner not be complied with, he may direct that the premises or a part thereof be vacated. Whenever an order to vacate is not obeyed, the Commissioner is to apply to the Supreme Court, without notice, for authority to take such measures as may be required.

INVESTIGATION OF FIRES.

The Commissioner of the Fire Department, through the chief of the Bureau of Fire Prevention, a fire marshal or other officer of the department, is empowered to administer oaths and take testimony in investigating the origin of fires, particularly in all cases of supposed arson.

The Municipal Explosives Commission is continued and its members are to hold office during the pleasure of the Mayor. All regulations of this commission when approved by the Fire Commissioner, except such as relate exclusively to its organization, are to constitute a chapter of the code of ordinances of the city, and be subject to amendment or repeal by the Board of Aldermen.

"Queering" the Architect.

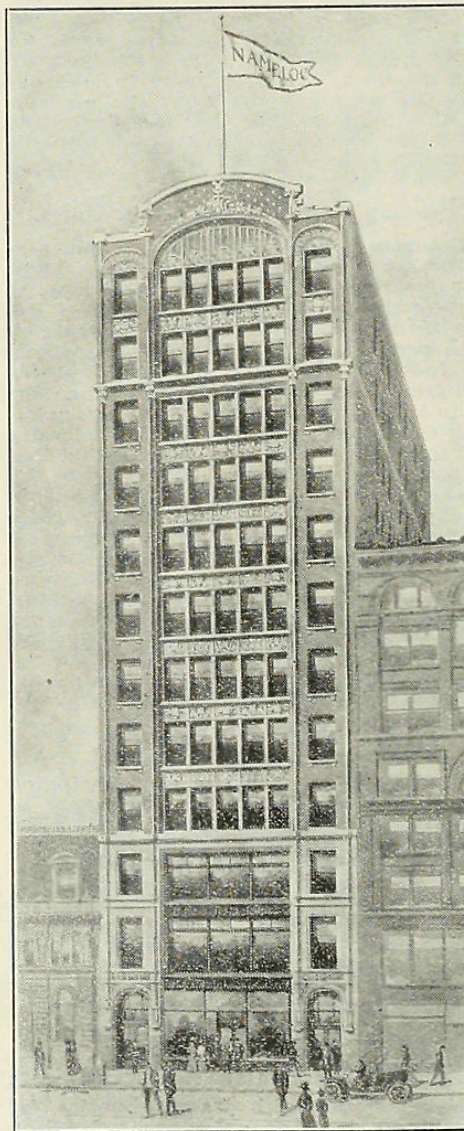
It is well known that the great eighteenth century architects insisted upon designing the furniture as well as the house. In the present-day revival of good taste in furniture, the architect's personal influence on his client is again playing an important part. There is an ever increasing willingness among the latter to be persuaded that the man who designs the home may be safely entrusted to either design, or at least select, the furniture that goes into it. For the relation between the architecture of any period and its furniture is a close one; and those ignorant of it have, over and over, converted an interior (so far as movable decorations go) into a travesty of the architect's intention. He, therefore, is justified in playing the dictator in this matter. This does not mean to the extent to which the late Stanford White played the role when, calling for an axe, he broke irreparably a wretched, over-ornamented chandelier that had been purchased and hung without his approval in a room of his designing; but it does mean that the architect is quite right in representing to his clients how unfair it is to him to "queer" the result of his best efforts in their behalf by that heterogeneous accumulation of furniture, draperies, and pictures with which families who have been in comfortable circumstances for the last quarter of a century are apt to be afflicted.—"House Beautiful."

Children's Playground at Bush Terminal

President Irving T. Bush of the Bush Terminal Company has thrown open to the children of South Brooklyn a plot 200 by 100 feet, part greensward and part solid soil, for use as a playground. There are on the plot all the implements of play, such as swings, "horses" and little chairs and teachers from the Parks and Playground Association guard the youngsters from harm.

While the Parks and Playground Association is ostensibly in charge of the new South Brooklyn playground, both the land and half of the required money were donated by Mr. Bush. It is his intention to make welfare work among the employees of his plant and those of the tenements in the vicinity of his model loft buildings a part of the daily routine of the vast enterprise. Both employees of the plant and outsiders will be welcomed.

—Anybody can cut prices, but it takes brains to make a better article.—Andrew Carnegie.



Schwartz & Gross, Architects.
THE NAMELOC BUILDING.

To be erected on the site of the former Schermerhorn mansion at 49-51 West 23d street.

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Gajlan Ajello, 1 West 34th st, has been selected architect to prepare plans for the two 16-sty elevator apartment houses which Joseph Paterno is to erect on the block front covering the west side of Broadway, between 115th and 116th sts, to cost approximately \$2,000,000.

127TH ST.—J. C. Cocker, architect, 2017 5th av, will have plans ready in about two weeks for five 5-sty flat houses, (2) 62x100 ft., (3) 44x100 ft., for the Schuck Realty & Const. Co., of 718 West 178th st to be erected in the north side of 127th st, from St. Nicholas Terrace to Convent av, at a total cost of about \$300,000. The owner will handle the general contract and require estimates on the following: Concrete floors and sidewalks, hardware, dumbwaiters, plate glass, granite, structural steel, ornamental iron, architectural terra cotta, marble, tile, patent store front, metal ceilings, hardwood trim, telephone system, parquet floors, lighting fixtures.

PARK AV.—Albert Joseph Bodker, 25 West 32d st, has plans ready for the 12-sty apartment house, 75.1x69.9 ft., which the Montana Realty Co., 135 Broadway, will erect at 383-387 Park av, at a cost of \$350,000. E. C. Potter, 328 West 86th st, is president and Wm. Cheseborough, 135 Broadway, vice-president. No contracts have yet been issued.

NAGLE AV.—Brown Bros., Inc., 33 East 20th st, owners of the twelve lots at the southwest corner of Nagle av and Arden st, have no plans yet for improving the site. There is some possibility of erecting several flat buildings.

116TH ST.—L. E. Denslow, architect, 44 West 18th st, has prepared plans for alterations to the 7-sty apartment house, 73 West 116th st, for Sophie Rothschild, 116 East 79th st, owner.

40TH ST.—Wm. Bryan, architect, 250 West 47th st, has prepared plans for alterations to the 5-sty tenement, 326 West 40th st, for the Ellis Farms Boys Training School, of 17 West 42d st.

35TH ST.—Denby & Nute, architects, 333 4th av, have completed plans for the 9-sty apartment house, 44.3x82.6 ft., to be erected at 150 East 35th st, to cost \$125,000. The J. J. Hearn Const. Co., 505 5th av, is the owner.

106TH ST.—Clara L. Eakins, 157-159 West 105th st, owner, will erect a 6-sty tenement, 41.9xirregular, at 150-152 West 106th st, to cost \$85,000. Townsend, Steinle & Haskell, Broadway and 34th st, have completed plans.

5TH ST.—Conrad Schmitt, 72 Av B, owner, will make alterations to the 5-sty tenement 548 East 5th st, from plans by Henry Regelman, 133 7th st.

36TH ST.—F. H. Friend, 148 Alexander av, is preparing plans for alterations to the 5-sty tenement, 214 East 36th st, for J. M. Fitzsimons, 125 West 122d st, owner.

RIDGE ST.—The Ridge Holding Co., 80 5th av, will soon place all sub-contracts for three 6-sty tenements with stores to be erected in the east side of Ridge st, 206 ft. north of Delancey st, to cost \$145,000. C. B. Meyers, 1 Union sq, has completed plans.

BROADWAY.—The McMorrow Engineering Co., 3785 Broadway, is taking bids for the 10-sty apartment house to be erected at the southwest corner of Broadway and 143d st, from plans by Neville & Bagge, 217 West 125th st. Estimated cost is \$475,000.

DWELLINGS.

LEXINGTON AV.—N. Serracino, architect, 1170 Broadway, has plans ready for the 5-sty rectory, 69.8x102.2 ft., which Eglise St. Jean Baptiste, of 185 East 76th st, will erect at 1067 Lexington av and 170-190 East 76th st, at a cost of \$80,000. No contract has yet been issued.

HOTELS.

MADISON AV.—Contracts will soon be placed for the new addition to the Ritz-Carlton Hotel at Madison av and 46th st, plans for which are being completed by Warren & Wetmore, of 3 East 33d st. M. Reid & Co., 114 West 39th st, has the general contract.

10TH AV.—McBreen Brothers, owners, are ready for bids on the general contract for an addition to the 4-sty brick hotel, 576 10th av. J. C. Cocker, 2017 5th av, has prepared plans. The estimated cost is \$10,000.

BROADWAY.—So far as could be learned no plans have been prepared or an architect selected for the proposed 22-sty hotel, rumored during the week, to be erected on the eastside of Broadway between 44th and 45th sts. The plot has a frontage of 203 ft. on Broadway, 102 ft in 44th st, 154.8 ft in 45th st, and is covered at present by the New York and Criterion Theatres. The New York Theatre Co. (Klaw & Erlanger) own the property. Martin Vogel, of Vogel & Vogel, lawyers of 15 Broad st, who is said to represent the parties negotiating for the site, stated on Friday that he had no statement to make on the subject.

MUNICIPAL WORK.

PAVING.—Estimates will be received by the Park Board until Thursday, Aug. 17, for setting and resetting curbstones, paving with asphaltic mixture the roadway, and with rock asphalt mastic the sidewalks, repairing the

drainage and otherwise improving the Transverse Road No. 2, crossing Central Park from 79th st on the east to 81st st on the west.

PAVING.—Estimates will be received by the President of the Borough of Manhattan until Monday, Aug. 28, for widening the roadway and repaving with special improved granite block pavement on a concrete foundation the roadway of Lafayette st, from the south side of Great Jones st to the south side of Astor place.

BUILDING.—The Board of Health will open bids on Tuesday, Aug. 22, for labor and materials necessary or required for the erection and completion of a measles pavilion, together with all necessary alterations and other work incidental thereto, as indicated by the specifications, on the grounds of the Willard Parker Hospital, at the foot of East 16th st, Manhattan.

PLAYGROUNDS.—Bids will be received by the Park Board until Thursday, Aug. 17, for improving the playground located under the Queensboro Bridge, in the block west of Sutton pl, between 59th and 60th sts.

SIDEWALKS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Tuesday, Aug. 15, for furnishing materials, repairing and restoring artificial stone sidewalks.

STABLES AND GARAGES.

17TH ST.—Geo. M. McCabe, architect, 96 5th av, has plans and will soon take estimates for \$10,000 worth of changes to the 6-sty stable and loft building, 219 West 17th st, for Thomas Monahan, of 61 Greenwich av.

STORES, OFFICES AND LOFTS.

BROOME ST.—Charles W. Hall, architect, 140 Nassau st, is taking bids on the general contract for alterations to the 7-sty store and loft building, 508-510 Broome st, for Walter B. Horn, 1 Broad st.

CANAL ST.—Schwartz & Gross, 347 5th av, are ready for estimates on separate contracts for installing fireproof stairway and new fire-escapes on the 6-sty loft building, 198-200 Canal st, for the Brevoort Const. Co., 2-6 West 45th st, owner.

38TH ST.—Rouse & Goldstone, 38 West 32d st, have plans ready for the 12-sty store and loft building, 50x85 ft., which the Harvard Realty Const. Co., 31 East 22d st, will erect at 22-24 West 38th st, to cost \$180,000. Joseph E. Goldberg is president and Louis Kramer, secretary and treasurer.

25TH ST.—Richard Berger, 309 Broadway, has plans for a 12-sty loft building, 120x95 ft., for the Graphic Arts Realty Co., to be erected at 207 to 217 West 25th st, to cost about \$400,000. No contract has yet been awarded. W. S. Timmis, 47 West 34th st, will be the engineer.

17TH ST.—No contracts have yet been issued for improvements to the loft building 107-109 East 17th st, which will be made by the Henry Reuben Co., of 107 East 17th st. Richard Berger, 309 Broadway, has plans. Estimated cost is \$20,000.

34TH ST.—The property recently purchased by the Troy Realty Co., of 137 5th av, at Nos. 314-316 West 34th st, will not be improved for the present.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5-sty tenement, 50x98 ft., for the Steinmetz Const Co, 1416 Glover st, to be erected in the east side of Tiffany st, 273 ft. south of 163d st, to cost \$50,000.

DWELLINGS.

WELLMAN AV.—M. W. Del Gaudio, architect, 1910 Webster st, is preparing plans for a 2-sty and basement dwelling, 20x30 ft., on the south side of Wellman av, 125 ft east of Mayflower av, for A. Juvaro, of 1632 Neville av. Estimated cost is \$4,500.

FACTORIES AND WAREHOUSES.

165TH ST.—Henry Hultz & Co, 57 Hope st, Brooklyn, have purchased a plot, 83x195 ft, on the south side of 165th st, 218 ft west of Washington av, for improvement with a large factory for the manufacture of lace and embroidery. Ground will be broken at once.

HOSPITALS AND ASYLUMS.

GUN HILL RD.—Buchman & Fox, 11 East 59th st, and Arnold W. Brunner, 320 5th av, associate architects, are taking bids until Aug. 28, for the erection of the new Invalids Home on Gun Hill rd, Woodlawn rd, Rochambeau av and 210th st, for the Montefiore Home for Chronic Invalids. A. M. Feldman, 120 Liberty st, is consulting engineer. Estimated cost is \$1,000,000.

MUNICIPAL WORK.

HEATING AND VENTILATING.—Estimates will be received by the Superintendent of School Buildings until Monday, Aug. 14, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulations, in additions to and alterations in Public School 40, Prospect av, Jennings st and Ritter pl, The Bronx.

BUILDING.—The School Board will open bids Aug. 14 for the general construction, etc., of additions to and alterations in Public School 20, on the southerly side of 167th st, between Fox and Barretto sts, The Bronx.

STORES, OFFICES AND LOFTS.

TREMONT AV.—William C. Bergen, builder, of 180th st and Andrews av, has had plans prepared by Charles S. Clark, 441 Tremont av, for a 7-sty fireproof office building, 68x135 ft., to be erected at the southeast corner of Tremont and Andrews avs, to cost about \$200,000. The contract has not yet been issued.

THEATRES.

TREMONT AV.—Hunt & Wiseman, architects, 104 West 42d st, are preparing plans and will be ready for estimates on the general contract the latter part of Sept., for a 5-sty theatre and office building to be erected by the Tarbox Estate, of 4190 Park av, on the south side of Tremont av, 151 ft. east of Park av, which will form an "L" around the corner of Park av. The building will include offices, rathskeller, restaurant, and assembly hall. The cost is estimated at \$300,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEPTUNE AV.—R. Caporale, 1926 63d st, Brooklyn, has plans for three 3-sty brick tenements, 26x90 ft., for Marie Bonnacci, of 672 DeGraw st, to be erected in the north side of Neptune av, 20 ft. west of 17th st, to cost \$10,000.

17TH ST.—M. Bonnacci, 672 Degraw st, Brooklyn, will erect a 3-sty tenement with store, 30x90 ft., at the northeast corner of 17th st and Neptune av, to cost \$15,000. R. Caporale, 1926 63d st, Brooklyn, is preparing plans. Owner builds.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, Bklyn, are preparing plans for two high-class apartment buildings to be erected on plot 100x100 ft, at the northwest corner of Bedford av and Sterling st, Brooklyn, for the G. & M. Improvement Co., as owners.

BANKS

NOSTRAND AV.—The People's Trust Co., 181 Montague st, is taking bids for the 2-sty bank building, to be erected at the southwest corner of Nostrand av and Herkimer st. Dennison & Hiron, 475 5th av, N. Y. C., are the architects.

DWELLINGS.

WILLIAMS AV.—A. Segalowitz, 476 Malta st, Brooklyn, owner, is ready for bids on sub-contracts for two dwellings, 2-stys, brick, 20x54 ft., to be erected on the east side of Williams av, 240 ft. north of New Lots av, to cost \$6,000 each. Cohn Bros., 361 Stone av, prepared these plans.

62D ST.—The Van Cleave Const Co., of Philadelphia, Pa., is having plans prepared by J. E. R. Carpenter, 1 Madison av, N. Y. C., for the erection of a large number of 2-sty brick dwellings in 62d and 67th sts, 19th and 22d avs, Brooklyn, to cost in the neighborhood of \$600,000.

15TH ST.—Max Hirsch, 26 Court st, is preparing plans for a frame 2½-sty residence, 22 x50 ft., in the west side of East 15th st, 160 ft. north of Av J, to cost \$5,000. Gennaro Grognano, 63 Withers st, is owner. The owner builds.

THEATRES.

BROADWAY.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a fireproof theatre to be erected at the northwest corner of Broadway and Varet st, Brooklyn, for M. Gold of Arverne, L. I., owner.

Queens,

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have prepared plans for a 4-sty brick tenement and store, 21x90 ft, for Ring & Gibson Co. (builders), of Hughes st, Ridgewood, to be erected at the southeast corner of Fresh Pond rd and Hughes st, to cost \$15,000.

CHURCHES.

FLUSHING, L. I.—A. E. Richardson, architect, 100 Amity st, Flushing, has plans in progress for a chapel and office, brick and stone veneer, to be erected here for the Flushing Cemetery Association.

DWELLINGS.

WINFIELD, L. I.—C. L. Varrone, architect, of Corona av, Corona, has completed plans for a \$4,000 residence for Anna M. McMahon, 54 Burroughs st, to be erected on the east side of Boune av, 153 ft south of Woodside av.

COLLEGE POINT, L. I.—P. Schreiner, architect of this place, has taken bids for a 2½-sty residence, 23x36 ft, for Chas. Gaus, of 5th st and 2nd av, College Point, to be erected here. Estimated cost is \$6,000.

WOODHAVEN, L. I.—Michael Zummo, 6 Haven pl, Woodhaven, owner, will erect three 2-sty dwellings, 19x54 ft, on Woodland av, east side, 160 ft south of Ashland pl, to cost \$7,500. Samuel Guilfooy, 4 Shipley st, Woodhaven, is architect.

WINFIELD, L. I.—C. Infanger, 2634 Atlantic av, Brooklyn, has plans for three brick dwellings, 19x60 ft, for M. Bezanski, Arlington av and Hull av, Brooklyn, to be erected at the northwest corner of Fiske av and Chestnut st, to cost \$4,000 each.

JAMAICA, L. I.—At Jamaica, Edward H. Matting, representing a syndicate, will immediately develop a tract of 148 lots and erect dwellings.

JAMAICA, L. I.—Ole Harrison, architect, Fulton st., has completed plans for two dwellings, 2½ stories, 16x24 ft., to be erected on Shore av., this place, for Max Cross, of Lincoln av.

JAMAICA, L. I.—C. A. King, owner, of this place, will erect two frame residences, 22x33 ft., in King st., west of Warwick av., to cost \$4,000 each.

MASPETH, L. I.—F. Quirin, of this place, has plans for a 2-sty residence, 18x44 ft., to be erected on Jay av., costing \$3,500. E. Rose & Son, of Elmhurst, L. I., prepared the plans.

CORONA, L. I.—N. McIntyre, of this place, has completed plans for two frame dwellings, 17x40 ft., for Joseph DeBouis, 64 Railroad av., Corona, to cost \$4,000 each.

PORT JEFFERSON, L. I.—Slee & Bryson, 153 Montague st., Brooklyn, have taken bids on a 2-sty frame bungalow, 44x48 ft., for C. G. Street, to be erected on Bell Terrace Estate, Port Jefferson.

HALLS AND CLUBS.

LONG ISLAND CITY.—The Long Island City Aerie 1509 of the Fraternal Order of Eagles, appointed the following committee, known as the Home Fund Committee: J. Martin Paaren, Chairman; Henry R. Springer, August Rocker, William H. Reiss, Henry Damm, Joseph Hermann, Jr., Fred. G. Speyer and J. H. Greatfield. The erection of a new building is contemplated.

MUNICIPAL WORK.

BUILDING.—The School Board, 500 Park av., N. Y. C., will open bids Aug. 14 for the general construction, etc., of portable school buildings, at annex to Public School 32, on the southwest corner of Prospect av and Poplar st., Douglaston Heights, and annex to Public School 46, westerly side of Lefferts av., 100 ft south of Hawtree av., Glen Morris, Borough of Queens.

STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—The N. Y. & Queens Electric Light & Power Co., 244 Jackson av., L. I. C., has taken bids for the addition to its sub-station in Lawrence st., Flushing, to cost about \$15,000. A. E. Richardson, 100 Amity st., prepared these plans.

Richmond.

MUNICIPAL WORK.

BUILDING.—Bids will be received by the Department of Public Charities until Tuesday, Aug. 15, for labor and materials necessary or required for certain excavation, masonry, steel and iron work, painting, plumbing work, power work and machinery, refrigerating work, electric work, and all other works for the completion of an administration building, a surgical pavilion, a storage kitchen and dining hall building, a service tunnel and covered corridor connecting buildings, and a power house, ambulance and laundry building, and also the power work and machinery, and the like, for six ward pavilions (now under contract) for the Sea View Hospital, situated on the property of the Department of Public Charities, Borough of Richmond.

CHIMNEY.—The President of the Borough of Richmond will open bids Tuesday, Aug. 15, for all labor and materials required for the construction of a radial brick chimney at the Clifton destructor, Borough of Richmond.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

BELLEVILLE, N. J.—The Lackawanna Real Estate Co., of Newark, owner and builder, will erect a row of apartments with stores, 4 stories, at Belleville av and Broad st., covering a frontage of 450 ft.

TARRYTOWN, N. Y.—Architect Thomas Doyle is drawing plans for a store and apartment house for Pollock & Sussman, to be erected on their property at the corner of Beekman and Lawrence avs.

BANKS.

POUGHKEEPSIE, N. Y.—The Poughkeepsie Savings Bank building in Market st., is being torn down and the bank has opened temporary quarters. A new building is to be erected in Market st.

DENVER, COLO.—Mowbray & Uffinger, 56 Liberty st., N. Y. C., have completed plans and bids have been taken for a 4-sty bank and office building to be erected here for the International Trust Co. Estimated cost is \$300,000.

CHURCHES.

YONKERS, N. Y.—The Congregation Staff of Aaron, will erect a brick synagogue on Hamillon av between Morris and Post sts., to cost about \$40,000. Rev. Samuel J. Levinson is Rabbi.

CORTLAND, N. Y.—The building fund for the new edifice for the Homer av. M. E. society is increasing and may now allow an early beginning of construction. A. H. Watkins is treasurer. Rev. W. S. Lyon, pastor.

SYRACUSE, N. Y.—The First Baptist Church Society has awarded a contract for the building of the new church, which will cost about \$250,000. Robert Montgomery, of this city, will do the carpenter work, and O'Connor Brothers the mason work.

POUGHKEEPSIE, N. Y.—Ground was broken this week by the O'Donnell Construction Co. for the new Tabernacle Baptist Church to be erected on upper Main st., opposite the car barns. The church is 50x60 ft. It is expected that work will be completed by fall.

MATTEAWAN, N. J.—The contract for extensive alterations and an addition to the Pilgrim Baptist Church, in Matteawan, has been awarded to John P. Convery's Sons, of Newburgh, N. Y.

GENEVA, N. Y.—James Stryker, of Auburn, N. Y., has secured the contract for building the new First Methodist Episcopal church in Geneva.

Work was begun this week. The church will be one of the most beautiful in Central New York when completed.

STAMFORD, CONN.—Rev. L. F. Berry, chairman of the building committee, will receive bids until Sept 15 for the erection of a church at Bedford Park, for the First Congregational Society. The plans are by G. F. Newton, architect, of 6 Beacon st., Boston, Mass. The cost will be about \$60,000.

NEW BEDFORD, MASS.—The Immaculate Conception Parish contemplates the erection of a church and rectory. Murphy, Hindle & Wright, 146 Westminster st., Providence, are the architects.

DWELLINGS.

WESTOVER, N. J.—Garrett H. Stryker, of Caldwell, N. J., has purchased four lots in Ravine st., Westover, upon which he intends to build this autumn.

CALDWELL, N. J.—Jacob H. Coddington, of Caldwell, is preparing to build a house in Orchard st.

NEW BRUNSWICK, N. J.—Alex. W. Quackenboss, of this place, has decided to erect a home on Adelaide av., Highland Park. Plans have been prepared by Architect William H. Boylan, and the general contract awarded to Abram Voorhees, of this city.

TARRYTOWN, N. Y.—Bids will be received by Benton S. Russell, of Tarrytown, for a residence, to be erected here for R. A. Paterson, from plans by J. F. Bacon, of N. Y. C.

SUMMIT, N. J.—Jardine, Kent & Hill, 3 West 29th st., N. Y. C., have prepared plans for a residence for W. S. Porter, to be erected here.

WOODCLIFF, N. J.—C. P. Johnson, 8 East 42d st., N. Y. C., has prepared plans for a 2-family dwelling at Woodcliff, for Gerald Cahill, to cost about \$6,000.

NYACK, N. Y.—Van Vleck & Goldsmith, architects, 111 5th av., N. Y. C., have completed plans for a residence here for M. Whitaker.

ARDSLEY, N. Y.—John S. Spraker, of this place, has purchased a tract of over two acres on Washington av in Ardsley Park, Ardsley-on-Hudson. Mr. Spraker intends to erect a residence on the property.

WOODRIDGE, N. J.—Neil P. Duripe of this place has sold 22 lots to a Mr. Matier, a builder, who is planning to erect several houses on the property.

FACTORIES AND WAREHOUSES.

EDGEWATER, N. J.—The Linseed Oil Co., of Minneapolis, Minn., E. C. Warner, president, has purchased a building site at Edgewater, opposite the 110th st ferry, for future improvement, probably with a business building, for its own occupancy. So far as can be learned no plans or architect has yet been selected.

BUFFALO, N. Y.—Morris & Allan, 20 Builders Exchange, Buffalo, have received the general contract for erecting an addition to the manufacturing plant of the Beaver Co., corner of Beaver and Military roads, to cost \$35,000.

BAYONNE, N. J.—The three acres of land purchased at Bayonne, which was reported last week, is intended for a large plant to be erected by the Lackawanna Steel Co. for the American Radiator Co., of Chicago, Ill. At first a structure 270x287 ft. will be erected on the site at a cost of \$200,000, and later on more buildings will be erected. The American Radiator Co. now controls a large plant in Jersey City.

BAYONNE, N. J.—The American Cotton Oil Co., 27 Beaver st., N. Y. C., has bought a large tract of land at Bayonne, where a large plant is to be built for the manufacture of cotton oil products.

PHILLIPSBURG, N. J.—At a conference between a special committee of the Board of Trade, the members of the Sewer Committee and Mayor Firth, of the town, and Superintendent G. R. Elder, of the Ingersoll-Rand Co., and the Cameron Pump Co., Mr. Elder stated that a \$4,000,000 plant would be erected on the fifteen-acre site, which adjoins the local Ingersoll-Rand plant in which to operate the Cameron Pump Works, to be moved here from New York.

CAMBRIDGE, MASS.—Monks & Johnson, 7 Water st., Boston, are preparing plans for a 3-sty concrete building to be erected by the Cambridge Factory Trust at Massachusetts Ave., Front and Windsor Sts., for A. B. Smith Co., Cigar Mfrs.; cost, \$60,000.

POUGHKEEPSIE, N. Y.—Preliminary work has been begun at the Adriance, Platt & Co. factory of Poughkeepsie for the erection of a new factory building to cost between \$75,000 and \$80,000, brick, 4-sty, 60x260 ft. The new building is to be completed before the end of the year and will greatly increase the output of the plant. The Flint Construction Co., of Palmer, Mass., has the contract.

POUGHKEEPSIE, N. Y.—The new buildings for the Delephenna Co., which will soon be erected on the Gill property on the South Road, will cost \$125,000. Plans have now been completed and work will soon be begun.

YONKERS, N. Y.—The Mosler Safe Co. has applied for a permit to erect a 2-sty building at Wakefield Park, 147x89 ft. As soon as the shop building is under way, it is understood the company, of which A. R. Mosler is head, will erect several small cottages for the employees.

ROCHESTER, N. Y.—The Stecher Lithographic Co., North Goodman St., will erect a factory addition, 368x85 ft., to cost \$85,000. George C. Wright, of this city, is engineer.

GREENFIELD, MASS.—The Farley Paper Co. contemplates the erection of two buildings at their plant. One will be 320x36 ft., the other 40x94 ft.

ALBANY, N. Y.—The General Carbonic Co., of Elizabeth, N. J., will erect a factory for the manufacture of carbonic acid gas. The cost is about \$100,000.

PAWTUCKET, R. I.—The Crown Mfg. Co. will put up a factory here for the manufacture of cotton goods. The estimated cost is \$100,000. There will be a main building, 138 x340 ft., and power house, 40x56 ft.

WATERTOWN, N. Y.—Plans are being prepared by the Stebbins Engineering Co., Watertown, N. Y., for a 1-story pulp mill, 60x100 ft., for Martin Bros.

MONTGOMERY, N. Y.—The Security Reliner Co. is reported to have decided to erect a factory here for manufacturing automobile tires. Elmer I. Emerson, Cashier of the First National Bank, is president of the concern.

BOSTON, MASS.—At the annual conference of the Rambler Automobile sales and service organization held during the past week at the factory of The Thomas B. Jeffrey Co., announcement was made by President Charles T. Jeffery of plans for the erection of large service buildings and the establishment of the most complete sales and service facilities in some of the largest cities of the country. Boston will have a big building on Commonwealth av., the New York headquarters will probably be located on Broadway; and Chicago will have a new building rivaling anything of its kind in the country, while San Francisco's new sales and service headquarters are to be located on Geary and Mission sts.

FIRE HOUSES.

ELIZABETH, N. J.—Bids will be received until Aug. 15 by the City Council for erecting a 3-sty fire house, 50x75 ft., in this city, to cost about \$20,000. Louis Quien, Jr., 257 Elizabeth av., is the architect.

SARANAC LAKE, N. Y.—The new fire house on Broadway will be built by McCormick & Duffin; the plumbing and heating will be installed by Annot & Donohue and the wiring by John K. Beardsley. The village board voted to award these contracts at the last meeting.

MAMARONECK, N. Y.—The site for the new fire house has been selected on Palmer av. A committee was authorized to employ an architect and have plans prepared. Address town clerk for particulars.

YONKERS, N. Y.—William P. Katz, of this city, will prepare plans for the new fire house in South Yonkers, cost not to exceed \$40,000.

HALLS AND CLUBS.

NEW BRITAIN, CONN.—Plans have been received by the New Britain Lodge of Elks from architects, Walter P. Crabtree and Unklebach & Perry, for the new home to be erected in Washington st., 100x50 ft., of brick construction, to cost \$40,000.

LYNN, MASS.—A clubhouse is planned by the de la Salle Club Catholic Order of Foresters on Boston st. Frank L. Burns is chairman of the building committee.

BATAVIA, N. J.—The Y. M. C. A. contemplates the erection of a new association building; \$25,000 is being raised. Address the secretary for particulars.

ALBANY, N. Y.—George Addington, chairman of the building committee, will take bids for erecting a building for Lodge No. 49 B. P. O. Elks. M. L. & H. G. Emery, 12 Drislane Bldg., Albany, are the architects.

PITTSFIELD, MASS.—The Pittsfield Masonic Association have called for plans in competition for a 3-sty temple to be erected here at a cost of \$65,000.

SCHENECTADY, N. Y.—A new home for the Edison club on the site of the present building, No. 50 Washington av., will be erected in the fall at a cost of about \$75,000. The General Electric Co. will finance the project, it is said. There will be an auditorium, bowling alley, gymnasium and billiard rooms, lounging rooms, library and parlors, with dining rooms, grill rooms and a kitchen and serving rooms.

HOSPITALS AND ASYLUMS.

NIAGARA FALLS, N. Y.—Bids will be received about Sept. 1 for the erection of an addition to Mount St. Mary's Hospital, Ferry av and Sixth st. The estimated cost exceeds \$50,000.

HOLYOKE, MASS.—William F. and Samuel R. Whiting have donated funds for an addition to the city hospital which will be known as the Whiting Administration Building. It will be about 50x135 ft., of brick, 4-stys.

LOCKPORT, N. Y.—The Board of Trade has approved the proposition of the Lockport tuberculosis Committee and Lockport Academy of Medicine favoring the selection of a 96-acre site east of Lockport for the location of a new tuberculosis hospital at a cost of \$120,000.

ITHACA, N. Y.—The work of preparing for the construction of the new hospital building is well under way. President Randolph Horton has appointed the following as a building committee: Jacob Rothschild, chairman; Emmons L. Williams, Dr. Abram T. Kerr, James Lynch, Professor Charles H. Hull, George Livermore and E. Fleet Morse. It is expected that work on the new site will be commenced before winter. Estimated cost is \$130,000.

YONKERS, N. Y.—G. Howard Chamberlin of 18 South Broadway, Yonkers, is taking bids this week for the erection of the new Municipal Hospital for tuberculosis patients.

HOTELS.

SAVANNAH, GA.—W. L. Stoddart, architect, 30 West 38th st., N. Y. C., is taking estimates for the erection of the 10-sty hotel for the Savannah Company, to be erected in that city at a cost of about \$200,000.

ROXBURY, MASS.—A hotel building to cost \$40,000 is about to be erected at Washington st and Adam pl., Roxbury. It will be of brick and concrete construction, 3-stys, 48x115 ft. The Associated Trust, 141 Milk st., Boston, is the owner and R. J. Culbert of Boston, is architect.

LIBRARIES.

BEVERLY, MASS.—Cass Gilbert, 11 East 24th st., N. Y. C., has plans for a public library building to be erected here at a cost of \$100,000. No contract has yet been issued.

RYE, N. Y.—Upjohn & Conable, 96 5th av, N. Y. C., are preparing sketches for a 2-sty brick library for the town of Rye, to cost about \$30,000. Samuel Thorne, is chairman of the building committee.

MUNICIPAL WORK.

DELHI, N. Y.—The Hobart Board of Trustees have engaged O. A. Miller, City Engineer of Oneonta, to prepare maps and blue prints for a village sewer system; also to estimate the cost. The cost is placed at about \$25,000.

ONEIDA, N. Y.—The Board of Public Works, Albert Morris, Chairman, will receive bids until Sept. 15 for lighting the streets and public places for a period of 1, 3 and 5 years. Bids are to be on 92 enclosed arc lamps of 5 amp, 350 watts, to burn all night every night.

WATERVLIET, N. Y.—About \$200,000 will be expended for new sewers. Wm. B. Daubrey is City Clerk, and Frank J. Kies, Broadway, Watervliet, is Engineer.

CAMDEN, N. J.—The Board of Freeholders will open bids Aug. 16 at Camden for building a gravel road from Gibbsboro to Berlin, a distance of 2.92 miles. J. J. Albertson, Camden, is engineer.

SKILLMAN, N. J.—D. F. Weeks, M. D., of the New Jersey State Village for Epileptics, will take bids until Aug. 21 for constructing about two miles of vitrified pipe sewers, and a sewage disposal works, including piping, grading, etc., and for repairs to existing sewers. Clyde Potts, 30 Church st, N. Y. C., is engineer.

FAIRPORT, N. Y.—E. R. Bowerman, of Fairport, is preparing plans for sewers on High and East sts, having a total length of 4,200 ft, of which about 3,200 ft will probably be constructed this summer.

IRVINGTON, N. Y.—Bids will be received until Aug. 15 by James G. Orton, clerk, for furnishing and laying about 12,000 ft. of 12-in. cast-iron water pipe.

GENEVA, N. Y.—The Board of Public Works, C. T. Church, clerk, will open bids Aug. 15 for constructing a slow sand filter and a concrete reservoir, Wm. S. Johnson, 101 Tremont st, Boston, Mass., is engineer.

NEWBURGH, N. Y.—The Common Council has awarded the contract for paving Colden and Water sts with Mack brick to the Jersey Paving Corporation, of Newark, N. J., for \$23,138.

MT. VERNON, N. Y.—The Town Council has provided for plans and specifications for the paving of East Lincoln av from Columbus av to the city line; also constructing a receiving basin at corner of 5th st and Sixth av. Bids are to be submitted before 8 p. m., August 22. East Fourth st from Fourth av to city line is to be brick paved.

NEW ROCHELLE, N. Y.—From the recent \$58,000 bond issue the Council of New Rochelle has appropriated various amounts to be expended as follows: Macadamizing certain streets, \$48,200, under direction of superintendent of streets; draining River st and grading others, \$9,800, under direction of board of public works; for sidewalks, \$2,400. Council authorized a bond issue of over \$15,000 for sewers in Mayflower av, Neptune Terrace and North av. The sum of \$2,400 was appropriated for sidewalks in the vicinity of Pelham rd and Drake av, under direction of Board of Public Works.

SCHOOLS AND COLLEGES.

SWAMPSCOTT, MASS.—The Board of Education will erect a 16-room school house in Reddington st to cost about \$88,000. W. H. Bates is chairman building committee.

PEARL RIVER, N. Y.—The taxpayers have authorized the school trustees to secure plans for a new school building to cost about \$50,000. Address chairman of the school board.

TORRINGTON, CONN.—The Board of Education is considering the erection of a new high school to cost \$350,000. Address chairman of the building committee.

WAVERLY, N. Y.—Bids close Aug. 15, for the erection of the new high school here. H. W. Knapp is secretary; Wm. T. J. Towner, 320 5th av, N. Y. C., is architect.

NEWARK, N. J.—The Cleveland st school is to be enlarged, and a normal and training school erected to cost \$300,000. This amount has just been appropriated by the Board.

ATLANTIC HIGHLANDS, N. J.—The school board here has voted to erect a new public school, 12 rooms, to cost about \$65,000. Address Chairman Board of Education.

BAYONNE, N. J.—Bids received for repairs and renewals to heating and ventilating plants in the schools were rejected and new proposals will be taken at the meeting to be held Aug. 31 at 8 p. m. Address Board of Education.

STANFORD, N. Y.—By the sale of 173 acres of land in the town of Stanford, probably \$200,000 will be spent for buildings to house the Irish Christian Brothers' Academy, at present located on 124th st, New York City. The land was presented to the school by Recorder Goff, Charles S. Campbell and Francis W. Pollock, all of New York.

CANANDAIGUA, N. Y.—Plans for the changes in the high school building have been approved by the State Education Department, and it is reported are to be submitted to contractors for bids.

BOSTON, MASS.—Several school buildings are contemplated here in the near future, one on Magnolia st, Dorchester, another in the Phillips Brooks District; also a high school of practical arts, an addition to the girls high school, and an annex to the Roxbury high school. Chas Logue is chairman of the School Board.

STATIONS.

CHICAGO, ILL.—Announcement was made at Chicago, on Wednesday of plans for a new union railway station for this city, to cost \$20,000,000, and to be used by the Pennsylvania lines, Chicago, Burlington and Quincy Railroad, and the Chicago, Milwaukee and St. Paul Railway. Work on the new structure will be begun on January 1, and it is expected the terminal will be ready

for use by January 1, 1913. The building will be erected on the present site of the union station, extending from Adams to Jackson sts, and from Canal st to the Chicago River. The terminal tracks are to be depressed, and the station built at the street level. A holding company to erect the station has been organized.

STORES, OFFICES AND LOFTS.

MONROE, N. Y.—W. H. Fowler, merchant, will erect a 3-sty brick building, 40x100 ft, for his grocery business. Chas. N. Walton, of Monroe, has received the general contract. All modern improvements, including an electric elevator, will be installed.

CINCINNATI, OHIO.—Cass Gilbert, architect, 11 East 24th st, N. Y. C., has just been commissioned to design plans for a 20-sty office building for the Union Central Life Insurance Co., to be erected at 4th and Vine sts, this city, to cost about \$1,000,000. The structure will be 100x150 ft., and there will be included store-rooms, club rooms, and a stock exchange. The sketches are only prepared, the working drawings have not been started. J. R. Clark, of this city, is president and chairman of the building committee.

PEEKSKILL, N. Y.—Bids are asked until Aug. 23, for repairs and alterations to the U. S. post-office. Plans may be obtained at the post-office, Peekskill or from the supervising architect, James K. Taylor, Washington, D. C.

PLEASANTVILLE, N. Y.—The New York Telephone Co., 15 Dey st, N. Y. C., is planning the erection of a new Phone Exchange in Pleasantville. The building will be located immediately opposite Schmelke's grocery store.

NEW HAVEN, CONN.—Philip Sellers, architect, 756 Chapel st, is preparing plans for a 3-sty building, 40x140 ft., of brick and steel to be erected on Chapel st for S. S. Kresage & Co., of New York.

ANSONIA, CONN.—Johnson & Burns, Inc., architects, 26 State st, Hartford, Conn., are preparing plans for an office building to be erected on Main st for the Farrel Foundry & Machine Co.

THEATRES.

NORTHAMPTON, MASS.—E. H. Seabury, architect, of Springfield, Mass., has completed plans for a theatre for John T. Dewey. It will be of red brick, 65x80 ft., and have a seating capacity of 1,100.

MOUNT VERNON, N. Y.—Plans for the immediate enlargement of the Jackson Casino at Westchester and Forest avs have been approved by the Jackson Amusement Co., of which Edward Freund is President. The cost will be \$170,000. The Casino will have a seating capacity of 2,000.

GENEVA, N. Y.—Wm. H. Frantz of this place has received the general contract to erect the new theatre in Exchange st for the Pierce Nagle Amusement Co., to cost about \$25,000.

NEWARK, N. J.—A. C. Johnson, architect, of Toledo, Ohio, has completed plans for a theatre, to be erected in Bijou Park, Market st, Newark, for F. F. Proctor, and within two months it is expected that work will be begun on the erection of the new playhouse. The contract for construction has not yet been given out. The structure will cover the large tract on the south side of Market st, west of Halsey st.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—M. Levine, 1238 3d av has received the contract for changes to the 6-sty store and tenement, 3512 Broadway, for Arthur Bookman, 137 West 58th st. Plans are by Frank Straub, 18 East 42d st.

RIVERSIDE DRIVE.—Thomas T. Hopper Co., 47 West 34th st, has received the contract for interior changes to the 11-sty apartment house northeast corner of Riverside Drive and 91st st, for the Townsend Realty Co., 1328 Broadway.

53D ST.—P. J. Exner Co., 55 East 20th st, has received the contract for \$7,000 worth of interior changes to the 4-sty apartment building, 148 East 53d st, for Robert Linder, of 123 West 30th st. Mortensen & Co., 114 East 28th st, prepared these plans.

PARK AV.—The National Fireproofing Co., Broadway and 23d st, has received the fireproofing; the New Jersey Terra Cotta Co. terra cotta and the Hedden Iron Works the structural steel work on the 12-sty apartment house at the northwest corner Park av and 82d st, for the Fullerton Weaver Co., of 106 East 82d st. D. E. Waid & J. E. R. Carpenter, 1 Madison av, are associate architects.

40TH ST.—McDermott & Hanigan, 31 West 42d st, have received the general contract for changing the 6-sty dwelling, 36 East 40th st, into bachelor apartments, from plans by Woodruff Leeming, 20 Broad st.

CHURCHES.

138TH ST.—Wakeham & Miller, 103 Park av, have received the general contract to erect the new edifice, brick and limestone, 50x100 ft., in the south side of 138th st, near Lenox av, for the West Memorial Church, to cost about \$40,000. Tandy & Foster, 1931 Broadway, are the architects. Rev. J. H. McMullen, is pastor.

CHURCH ST.—Isaac A. Hopper, Inc., 231 West 125th st, has just received the general contract to erect the new edifice for the Church of the Mediator, 3055 Kingsbridge av, on the west side of Church st, about 400 ft. north of 230th st, from plans by Henry Vaughan, 20 Pemberton sq, Boston, Mass. Brick, stone and stucco, 1-sty, 46x100 ft.

54TH ST.—Thomas McKeown, Inc., 103 Park av, has received the general contract and Lindsay, Klappert & Lovell, 103 Park av, the masonry for the church, school and rectory, 4-stys, brick, stone and terra cotta, 89x97 ft., to be erected at 545 West 54th st, for St. Ambrose Church. J. V. Van Pelt, 381 4th av, is architect.

DWELLINGS.

51ST ST.—Johnson & Morris, 538 West 23d st, have received the heating, Lasette & Murphy, 2255 Broadway, plumbing, Oberg Blumberg & Bleyer, 112 West 42d st, wiring, and J. G. Deisler, 105 West 40th st, mason work, on the residence, No. 50 West 51st st, for Mary E. Coleman, 54 West 38th st, owner. Schwartz & Gross, 347 5th av, are the architects.

5TH AV.—The Cauldwell-Wingate Co., 381 4th av, has received the general contract for \$25,000 worth of changes to the residence of W. Seward Webb, 680 5th av, from plans by J. B. Snook's Sons, 73 Nassau st. Estimated cost is \$25,000.

TUCKAHOE, N. Y.—W. A. Taylor, of Kingsbridge, has received the contract to erect ten houses on Lake av in Lake Avenue Park. They will be of hollow tile construction with stucco finish.

TARRYTOWN, N. Y.—The contract for the new residence on Broadway for A. L. Gifford, has been let to George H. Anglis, of White Plains, to cost about \$15,000.

BROOKLYN.—John Kennedy & Son, 103 Park av, N. Y. C., have received the general contract to erect the 3-sty parish house in Carroll st, for St. Paul's Church. Kirby & Petit, 103 Park av, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

NEWTOWN, L. I.—John Deeves & Bro., 103 Park av, N. Y. C., have received the general contract to erect the 1-sty brick factory, 106x73 ft., at the southeast corner of Whitlock av and Grieffenberg st, this place, to cost \$40,000. The Brooklyn Union Gas Co., 180 Remsen st, Brooklyn, is owner.

LONG ISLAND CITY.—The J. A. Blanchard Co. has awarded to T. A. Clark Co., 26 Court st, Brooklyn, the general contract to erect the 4-sty brick factory, 50x50 ft., at this place to cost \$15,000.

HALLS AND CLUBS.

44TH ST.—James McWalters & Son, 2434 Broadway, have received the contract for alterations to the club and assembly hall, 27-29 West 44th st, for the Harvard Club, on premises, from plans by McKim, Mead & White, 160 5th av.

MISCELLANEOUS.

NORTH RIVER.—Raymond M. Booth, Albany Trust Building, Albany, N. Y., has received the general contract to erect the reinforced-concrete coal pocket at the North River and 96th st, for Curtis Blaisdell Co., on premises. The cost is estimated at \$75,000.

MUNICIPAL WORK.

CATSKILL, N. Y.—McLinden & Brown, of Poughkeepsie, have been awarded the contract to build a concrete dam, 354 ft long, to cross a stream in the Catskill mountains.

ALBANY, N. Y.—The contract for rebuilding wrecked portions of the Capitol has been awarded by the Trustees of Public Buildings to Callanan & Prescott, of this city. The bids were on a percentage basis, Callanan & Prescott agreeing to do it for 7 1/2 per cent. profit. The work will cost \$200,000.

MAMARONECK, N. Y.—M. Decicco, of Larchmont, has received the contract for macadamizing Murray av; bid was \$9,839.15.

NEW HAVEN, CONN.—The United States Wood Preserving Co., 165 Broadway, N. Y. C., has received the contract for paving Church st, from Chapel to Elm sts, with creosoted wood blocks, at \$7,704.

BLACKWELL'S ISLAND.—The Osborne Rea Co., 241 West 41st st, N. Y. C., at \$12,521, has received the contract for furnishing and installing boilers at the power house, Metropolitan Hospital, Blackwell's Island.

SCRANTON, PA.—The Macdonald Contracting Co., 146 Broadway, N. Y. C., has received the contract for making changes in the course of the Lackawanna River, near the Mulberry st viaduct here.

CAPE COD.—The contract has been awarded by the Cape Cod Construction Co. to the American Locomotive Co., 30 Church st, N. Y. C., for constructing two dredges, to be used by the company on the Cape Cod Canal work.

BELVIDERE, N. J.—P. A. Hennessy, of Mt. Vernon, N. Y., has received the contract from the Bridge Committee of the Warren County Board of Freeholders to erect a steel and concrete bridge over the Pequest Creek, at Hardwick st, Belvidere.

BRONX.—A. L. Guidone Co., 162 East 23d st, has received the general contract to erect the retaining and foundation walls on the southern end of the Jerome Park Reservoir for the city of New York Armory Board.

PUBLIC BUILDINGS.

ASBURY PARK, N. J.—The contract for installing heating apparatus in the U. S. public building at Asbury Park, has been awarded to John F. Dalton, 1745 Amsterdam av, N. Y. C.

CORDELE, GA.—The contract for the construction of the U. S. public building at Cordele, Ga., has been awarded to Ambrose B. Stannard, St. James Building, N. Y. C., for \$54,500. The work is to be completed June 15, 1912.

GETTSBURG, PA.—The contract for the construction of the U. S. public building at Gettysburg, Pa., has been awarded to Ambrose B. Stannard, St. James Building, N. Y. C., at \$97,000.

SCHOOLS AND COLLEGES.

SEA CLIFF, L. I.—The T. J. Buckley Const. Co., 103 Park av, N. Y. C., has received the general contract to erect the 2-sty school for the Board of Education, to cost \$60,000.

STABLES AND GARAGES.

BROOKLYN.—Simonelli & Di Micca, Driggs av and 7th st, Brooklyn, have received the general contract to construct the stable and factory building, 2-stys, 75x75 ft., and 25x100 ft., in east side of Oakland st, 150 ft. north of Calyer

st, for the Wyne Produce Co., of 181 Meserole av, Brooklyn, to cost \$10,000. P. Tillion & Son, 957 Broadway, Brooklyn, architects.

SCHENECTADY, N. Y.—Howard Bennett, of this city, has secured the general contract to erect a terra cotta block stable in this city for the General Electric Co., here to cost about \$25,000. Somer & Parsons, 101 Tremont st, Boston, Mass., prepared plans.

LEXINGTON AV.—The Standard Utility Co., 225 Lexington av, has received the contract for enlarging the 2-sty stable and loft, 225 Lexington av, for the Lewhenwil Co., 51 Bond st.

STORES, OFFICES AND LOFTS.

BLEECKER ST.—William Somerville, 317 West 122d st, has received the contract for alterations to the 5-sty loft building, 159 Bleecker st, for Michael Coleman, 120 Broadway. B. & J. P. Walther, 147 East 125th st, architects.

6TH AV.—Frank C. Schaeffler, Bible House, has received the general contract for \$10,000 worth of changes to the 5-sty store building, 259-261 6th av, for George H. and Sophie Dressler, and Emma W. Schachtel, 149 Broadway, from plans by Adolph Mertin, 34 West 28th st.

16TH ST.—John McKeefrey, 1416 Broadway, has received the general contract to erect the 12-sty addition to the store and loft building, in the south side of 16th st, 123 ft. west of Irving pl, for Kops Bros., of 4th av and 12th st, to cost \$50,000. George Dress, 1436 Lexington av, is architect. Otto A. Goldsmith, 30 West 35th st is steam and electrical engineer.

8TH AV.—J. C. Lyons Sons, 4 East 42d st, have received the general contract to erect the loft and store building, 3-stys, 25x100 ft., at the southeast corner of 8th av and 18th st, for Peter Doelger, of 407 East 55th st, to cost \$20,000. Chas. Stegmayer, 168 East 91st st, is architect.

8TH AV.—Peter Doelger, of 407 East 55th st, owner, has awarded to J. C. Lyons Sons, 4 East 42d st, the general contract to erect the 3-sty loft and store building at the northeast corner of 8th av and 17th st, to cost \$20,000.

LOS ANGELES, CAL.—Morgan, Walls & Morgan, architects, have awarded to the Otis Elevator Co., 17 Battery pl, N. Y. C., the contract for furnishing and installing six passenger elevators, one drum-type electric freight elevator, one electric automatic elevator for banking room and two sidewalk elevators in the 11-sty and basement building, corner Seventh and Spring sts, at \$48,345.

6TH AV.—Jacob Fröhlich Cabinet Works, Whitlock & Leggett avs, has received the contract for interior changes and erecting a marquis to the 6-sty loft building northeast corner of 6th av and 42d st, for the Hoffman estate.

MADISON AV.—F. D. Gheen & Co., 1123 Broadway, have received the general contract for changing the residence 178 Madison av for store and office purposes for Mrs. Edith L. Bailey, of Katonah, N. Y., to cost \$10,000. La Farge & Morris, 25 Madison sq. north, prepared these plans.

5TH AV.—C. E. Cowen & Co., 1123 Broadway, have received the general contract to erect the 11-sty and basement office and loft building at the southeast corner of 5th av and 53d st, for Edward Holbrook, president of the Gorham Co. The estimated cost is \$300,000. There will be stores on the ground floor.

150TH ST.—The Star Fireproof Door & Sash Co., of 2650 Park av, has received the contract to supply all fireproofing and kalamein work and copper store fronts for the L. M. Elumstein dry goods building in course of construction in the north side of 150th st, from Melrose to 3d avs, Bronx. John T. Brady of 103 Park av, is general contractor. Michael J. Garvin, 3307 3d av, architect.

BROOKLYN.—The Turner Const. Co., 11 Broadway, N. Y. C., has received the general contract to erect a reinforced concrete hay storage building, 72x120 ft., at North 10th st and Kent av, for the Brooklyn Eastern District Terminal Company. Cross & Cross are the architects. Work will be undertaken at once.

EXTERIOR ST.—The Commencement Const Co., 516 East 72d st, has the general contract to erect the 10-sty loft building, 209x140 ft, at the southeast corner of Exterior and 73d sts, for G. Knoche, architect and owner. The cost is \$350,000.

LAFAYETTE PLACE.—Erskine Van Houten, 1181 3d av, has received the contract for alterations to the 6-sty store and loft building, 376-380 Lafayette pl, for the estate of Wm C Schermerhorn, 25 Liberty st, to cost \$5,000. H. J. Hardenbergh, 47 West 34th st, is architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV, Nos. 383-387, 12-sty brick and stone apartment house, 75.1x69.9, tile, copper and slag roof; cost, \$350,000; owner, The Montana Realty Co., 135 Broadway; architect, Albert Joseph Bodker, 25 West 32d st. Plan No. 525. Not let. E. C. Potter, 328 West 86th st, Pres.; Wm. Cheseborough, 135 Broadway, Vice-Pres.

WEST END AV, s w cor 78th st, 12-sty brick & stone elevator apartment house, 75x90; plastic slate roof; cost, \$350,000; owner, Cambridge Constn Co, 2228 Bway; architects, Schwartz & Gross, 347 5th av. Plan No. 521.

FACTORIES AND WAREHOUSES.

50TH ST, Nos 109-113 E, 7-sty brick and stone stock house, 77.2x100.5, tar and gravel roof; cost, \$135,000; owner, F. & M. Schaefer Brewing Co., 112 E 51st st; architect, A. G. Koenig, 114 E 28th st. Plan No. 523.

MISCELLANEOUS.

LEXINGTON AV, No. 1067; 76th st, Nos. 170-190 East, 5-sty brick and stone rectory, 69.8x102.2, tile roof; cost, \$80,000; owner, Eglise St. Jean Baptiste, 185 East 76th st; architect, N. Serracino, 1170 Broadway. Plan No. 524. Rev. A. Letellier, rector. Not let.

STORES AND TENEMENTS.

RIDGE ST, e s, 206 n Delancy st, three 6-sty brick tenements and stores, tin roofs, 48x87; total cost, \$145,000; owner, Ridge Holding Co., 80 5th st; architect, C. B. Meyers, 1 Union sq. Plan No. 526. Owner builds.

STORES, OFFICES AND LOFTS.

38TH ST, Nos. 22-24 West, 12-sty brick and stone store and loft, 50x85, slag roof; cost, \$180,000; owner, Harvard Realty Const. Co., 31 East 22d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 527. Joseph E. Goldberg, pres.; Louis Kramer, secretary and treasurer.

EXTERIOR ST, s e cor 73d st, 10-sty & stone loft, 209x140, slag roof; cost, \$350,000; owner & architect, G Knoche, 516 E 72d st. Plan No. 528. Commencement Constn Co, 516 E 72d st, has contract.

THEATRES.

44TH ST, Nos 216-232 W, 2-sty brick & stone music hall, 159.3x87.5, tar & gravel roof; cost, \$250,000; owner, Shubert Realty Co., 1416 Bway; architect, W. A. Swasey, 47 West 34th st. Plan No. 520.

115TH ST, n s, 100 w 8th av, open air moving picture theatre, 80x100; cost, \$300; owner, Weissmann & Steinberg, 2135 8th av; architects, Ebele & Demmer, 1269 Broadway. Plan No. 522.

Bronx.

DWELLINGS.

LONGFELLOW AV, w s, 425 n Seneca av, two 2-sty brick dwellings, 20x55, tin roof; total cost, \$17,000; owner, Chester Const. Co., F. W. Davis, 1220 Leland av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 606.

ELLIS AV, n s, 60.8 e 177th st, three 2-sty brick dwellings, tin roof, 20x55; total cost, \$18,000; owner E C Fonda 1419 Parker av; architect, H G Steinmetz, 1007 E 180th st. Plan No. 607.

BURKE AV, n s, 60.8 e 177th st, four 2-sty brick dwellings, tin roof, 22x54; total cost, \$18,000; owners Madison Const Co; Thos Rugiero, 132 Nassau st, Pres; architect, O. Reissmann, 30 1st st. Plan No. 609.

DELAVILLE AV, w s, 150 n Hollis av, 2-sty brick dwelling, 21x48.9; cost, \$4,000; owners, Platania & Restiro, 312 E 108th st; architect, Jas E Casale, 1892 Daly av. Plan No. 610.

HOFFMAN ST, e s, 275.84 n 184th st, 2-sty stone dwelling, slag roof, 27x50; cost, \$3,000; owner, Jos Borello, 2365 Hoffman st; architect, R F Knochenhauer, Tremont & Bathgate avs. Plan No. 611.

GRAND CONCOURSE, n e cor 182d st, 2½-sty brick dwelling, tile roof, 52.6x35; cost, \$25,000; owner, Alexander Wilson, 441 Tremont av; architect, Fredk Jaeger, 441 Tremont av. Plan No. 596.

ROMBOUT AV, e s, 79.9 s Boston Post rd, 2-sty and attic, frame dwelling, shingle roof, 20x50; cost \$3,000; owner, Domenico Rizzo, 291 Pleasant av; architect, Carl P Johnson, 8 E 42d st. Plan No. 598.

TYNDALL AV, junction Mosholu av, 2-sty and attic frame dwelling, shingle roof, 21.10x56.6; cost, \$4,000; owner, Mrs. Walter Kelly, Mosholu & Riverside avs; architect, Jas H Walsh, 260th st and Riverdale av. Plan No. 599.

168TH ST, s s, 91.1 w Washington av, two 2-sty brick dwellings, tin roof, 25x37.7; total cost, \$17,000; owners, Taxpayers Realty Co, 1203 Franklin av, Philip Wattenburg, 1203 Franklin av, Pres.; architect, M W Del Gaudio, 401 Tremont av. Plan No. 612.

WILLMAN AV, s s, 125 e Mayflower av, 2-sty frame dwelling, tin roof, 20x50; cost \$4,500; owner, Antony Juvaro, 1632 Melville av; architect, M W Del Gaudio, 401 Tremont av. Plan No. 613.

FACTORIES AND WAREHOUSES.

DECATUR AV, s e cor Oliver pl, 1-sty frame storage, 16x23; cost, \$400; owners, Thos A Edison, Inc, on premises; architect, J. J. McMillan, 237 E 198th st. Plan No. 593.

MOTT HAVEN R R Yard, 190 n 150th st, & 30 w Spencer pl, 1-sty frame storage shed, 62x26; cost, \$100; owners, N Y & H R R Co, 45th st & Lexington av; architect, J C Bailey, Goldens Bridge, N. Y. Plan No. 608.

WILLIAMSBRIDGE R R Yard, 768 s Gun Hill rd & 95 e Station pl, 1-sty frame freight house, 30x16; cost, \$750; owners N Y C & H R R Co, 45th st & Lexington av; architect, J C Bailey, Goldens Bridge. Plan No. 600.

MISCELLANEOUS.

WASHINGTON AV, w s, 100.37 n 182d st, 1-sty frame shed, 103x40; cost, \$100; owners, Bennite Vetter, 302 E 143d st; architect M J Garvin, 3307 3d av. Plan No. 604.

SO BOULEVARD, e s, 250 s St Josephs st, 1-sty frame tool house, 18x20; cost, \$100; owner Fay Hunt, 755 E 149th st; architect Wm McDermott, 656 So Boulevard. Plan No. 602.

STABLES AND GARAGES.

182D ST, n s, 88.10% e Grand Concourse, 2-sty brick garage, tin roof, 22.8x23; cost, \$3,000; owner, Alexander Wilson, 441 Tremont av; architect, Fredk Jaeger, 441 Tremont av. Plan No. 597.

WILDER AV, e s, 125 s Kingsland rd, 2½-sty frame stable rubberoid roof, 20x50; cost, \$1,500; owner, Geo Valentine, 4523 White Plains av; architect, Wm Thos Mapes, 4740 White Plains av. Plan No. 595.

TREMONT AV, n w cor Bronx st, 1½-sty frame stable & shed, 18.6x14.4; cost \$350; owners, City & County Contr Co, Grand Central Terminal; architect, B Ebeling, 1136 Walker av. Plan No. 603.

STORES, OFFICES AND LOFTS.

WHITE PLAINS AV, e s, 77.3 n 243d st, 2-sty brick stores & dwelling, tin roof, 25.8½x47.5; cost \$5,000; owner, Jacob Brandon, 842 Columbus av; architect, Wm Thos Mapes, 4740 White Plains av. Plan No. 594.

LAFAYETTE AV, s w cor Hunts Point & Coster st, 1-sty frame store, slag roof, 21x45.6; cost, \$2,000; owner, Jno D Crammins, 624 Madison av; architect, Jno H Friend, 148 Alexander av. Plan No. 591.

BOSTON RD, n w cor 178th st, 1-sty brick stores, slag roof, 31.68x98.13; cost, \$9,000; owner, Isiah Honigman, 213 W 78th st; architect, Geo. A. Sumner, 989 So Boulevard. Plan No. 592.

TREMONT AV, s e cor Arthur av, 7-sty brick offices, slag roof, 74.10x135; cost, \$200,000; owner Wm C Bergen, 180th st & Andrews av; architect, Chas S Clark, 441 Tremont av. Plan No. 605.

WILKINS AV, w s, 244 n 170th st, 1-sty brick stores, slag roof, 100x60; cost, \$10,000; owners, H & R Constn Co, Frank Mipzel, 1330 Wilkins av, Pres; architects, Kreymborg Architectural Co, 1330 Wilkins av. Plan No. 601.

161ST ST, s s, 22 w Tinton av, 1-sty brick store, tin roof, 8.9½x19.4; cost, \$550; owner, Adam Mandler, 772 E 161st st; architect, Chris F Lohse, 598 St Anns av. Plan No. 614.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BROOME ST, No. 263, toilets, stairs, windows, to 5-sty brick store and apartment; cost, \$1,000; owner, London & Bros., 263 Broome st; architect, H. L. Young, 62 West 125th st. Plan No. 2167.

BROOME ST, n e cor Suffolk st, store fronts, steel beams, to 6-sty brick tenement and store; cost, \$1,200; owner, Wolf Nadler, 230 Grand st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2157.

BLEECKER ST, No. 159, galvanized iron cornice, girders, to 5-sty brick lofts; cost, \$500; owner, Michael Coleman, 120 Broadway; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 2143. William Somerville, 317 West 122d st, has contract.

CORTLANDT ST, Nos. 48-50, new store fronts to 4-sty brick store and loft; cost, \$1,500; owner, Francis Guerlich, 59 West 87th st; architect, W. S. Boyd, 561 Hudson st. Plan No. 2142.

CLINTON ST, No 174, toilets, partitions, windows to 6-sty brk store & ten; cost, \$2,000; owner, Abraham Rosenblum, 442 E 58th st; architect, Chas M Straub, 147 4th av. Plan No. 2168.

CHATHAM SQ, Nos 7-8, new chimneys to 8-sty brick store & loft; cost \$1,000; owner, Minal Realty Co, 119 W 75th st; architect, E. Rutzler Co, 404 E 49th st. Plan No. 2122.

DIVISION ST, No. 20, 1-sty brick rear extension, 12.6x67.6, steel beams, to 4-sty brick dwelling and store; cost, \$1,200; owner, J. Katz, 88 Division st; architect, O. Reissmann, 30 1st st. Plan No. 2161.

HENRY ST, No 260, partitions, windows to 3-sty brick dwelling; cost, \$50; owner, Walter I Aims, 45 Bway; architect, M. Muller, 115 Nassau st. Plan No. 2129.

LAFAYETTE PL, Nos 376-380, fireproof stairs, change vault to 6-sty brk stores & lofts; cost, \$5,000; owner, Estate of Wm C Schermerhorn, 25 Liberty st; architect, H. J. Hardenbergh, 47 W 34th st. Plan No. 2171. Erskine Van Houten, 1181 3d av, has contract.

NASSAU ST, No. 31, stairs, partitions, to 18-sty brick and stone office building; cost, \$1,500; owner, National Bank of Commerce, 31 Nassau st; architect, Matthew J. McQuillan, 100 William st. Plan No. 2160.

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OLIVER ST, No. 45, partitions, toilets, to 5-sty brick tenement and store; cost, \$300; owner, B. Friend, 1771 Madison av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2159.

PIKE ST, No. 148, partitions, stairs, to 3-sty brick store, synagogue and dwelling; cost, \$800; owner, Louis Marks, 148 Ridge st; architect, Max Muller, 115 Nassau st. Plan No. 2153.

WOOSTER ST, Nos. 80-82, brick fire walls, doors, to 7-sty brick loft; cost, \$1,000; owner, The Postal Life Ins Co., 56 Liberty st; architect, C. J. Jeppesen, 118 East 28th st. Plan No. 2162.

9TH ST, No. 224, 1-sty brick rear extension, 20x7, stairs to 2-sty brick stable; cost, \$2,500; owner, Max Steinhardt, 52 Wall st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2118.

17TH ST, No. 337 E, partitions, windows to 2-sty brick church; cost, \$50; owner, N. Y. C. Church Extension & Missionary Soc., 150 5th av; architect, Cuno Muller, 881 6th av. Plan No. 2134.

20TH ST, Nos. 28-30 West; 19th st, Nos. 31-33 West, change stairs, partitions, to 6-sty brick store and loft; cost, \$800; owner, Bertfield Realty Co., 38 3d st, Brooklyn; architect, John H. Hilliker, 20 West 104th st. Plan No. 2152.

20TH ST, No. 201 East, partitions, windows, to 5-sty brick tenement; cost, \$650; owner, Mary O'Bierne, 201 East 20th st; architects, E. W. Berger & Son, Bible House. Plan No. 2154.

28TH ST, No. 52 W, 1-sty brick rear extension, 20x9, partitions, steel columns, girders to 4-sty brick tenement & store; cost, \$3,000; owner, Jennie Lydie, 52 W 28th st; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 2115.

40TH ST, No. 36 E, partition, light shaft, skylights, ash lift, new entrance; cost, \$10,000; owner, Union Mortgage Co 128 Bway; architect, W. Leeming, 20 Broad st. Plan No. 2123.

43D ST, s s, 390 w 6th av; 42d st, n s, 376 w 6th av, fireproofing to 4 and 8-sty brick warehouse; cost, \$800; owner, Acker, Merrill & Condit Co., 135 West 42d st; architects, Buchanan & Fox, 11 East 59th st. Plan No. 2137.

48TH ST, No. 120 W, 1-sty brk rear extension, 16x47 to 3-sty brick dwelling; cost, \$3,000; owner, Mrs. Stapleton, 373 Lexington av; architect, Chas E. Miller, 111 Nassau st. Plan No. 2128. James F. Egan, 5 E 42d st, has contract.

56TH ST, Nos 109-121 W, stairway, to 12-sty brick hotel; cost, \$500; owner, M. Coleman, 120 Bway; architects, Barnard & Wilder, 46 Lawton st, New Rochelle, N. Y. Plan No. 2131.

65TH ST, No. 16 E, change dumb waiter, new skylights to 4-sty brick dwelling; cost, \$1,100; owner, O. F. Lyford, Jr, 10 Bridge st; architect, J. Odell Whitenack, 231 W 18th st. Plan No. 2132.

74TH ST, No. 125 E, 3-sty brick front extension, 17x5; partitions, chimney, stairs, new front to 3-sty brick dwelling; cost, \$3,000; owner and architect, Donn Barber, 25 E 26th st. Plan No. 2116.

85TH ST, No. 145 W, dormer windows to 4-sty brick dwelling; cost, \$500; owner M. D. Rothschild, 145 W 85th st; architect, C. A. Hutchings Co, 569 5th av. Plan No. 2117.

102D ST, Nos. 306-308 East, store fronts, columns, steel beams, to two 5-sty brick tenements; cost, \$3,500; owner, Arnold Brudner, 230 Grand st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2156.

105TH ST, No. 174 East, 1-sty brick rear extension, 19.8x41, new partitions, floor beams, to 2-sty brick stable; cost, \$600; owner, Philip Englander, 174 East 105th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2145.

128TH ST, Nos 61-64 W, add 3-stys to 2-sty brick storage; cost, \$60,000; owner, Bernheimer & Schwartz, 128th st & Ams av; architect, Louis Oberlein, 128th st & Ams av. Plan No. 2127. Not let.

AV A, No. 1530, 1-sty brick rear extension, 23x25, toilets, partitions, skylights, to 4-sty brick tenement and store; cost, \$1,200; owner, John H. Patjens, 106 East 82d st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2148.

BROADWAY, No. 3512, partitions, steps, to 6-sty brick store and tenement; cost, \$500; owner, Arthur Bookman, 137 West 58th st; architect, Frank Straub, 18 East 42d st. Plan No. 2139. M. Levin, 1238 3d av, has contract.

BROADWAY, No. 3476, rear extension to 4-sty brick dwelling; cost, \$250; owner, Frederick Rabbe, 3476 Broadway; architect, John Boese, 280 Broadway. Plan No. 2151.

BROADWAY, Nos. 2243-2245, change partitions, to two 3-sty brick stores and offices; cost, \$100; owner, Mrs. Julia Schwartz, 271 West 125th st; architect, Henry Andersen, 1181 Broadway. Plan No. 2163.

BROADWAY, n e cor 101st st, toilets, showers, windows, to 10-sty brick apartment; cost, \$6,000; owner, Philip Livingston, 1 East 60th st; architects, Schwartz & Gross, 347 5th av. Plan No. 2158.

BROADWAY, No 1122, change doors, windows to 6-sty brick store & office; cost, \$400; owner, Geo G Stephenson, 199 Jefferson av; Bklyn; architect, Jos Mitchell, 332 W 24th st. Plan No. 2120.

COLUMBUS AV, No. 144, partitions, windows to 4-sty brk restaurant; cost, \$3,000; owner, Thomas Healy, premises; architect, Wm H Gompert, 2102 Bway. Plan No. 2155.

LEXINGTON AV, No. 609, partitions; show-case to 3-sty brick dwelling; cost, \$1,000; owner, M. F. Morgan, premises; architect, Otto L. Spannake, 233 E 78th st. Plan No. 2126.

LEXINGTON AV, No. 225, add 1-sty to 2-sty brick stable and loft; cost, \$1,100; owner, Lewhenwil Co., 51 Bond st; architect, Max V. Epstein, 225 Lexington av. Plan No. 2150. Standard Utility Co., 225 Lexington av, has contract.

LEXINGTON AV, No. 771, change partitions, vent duck, steel girders, skylights, new front, to 2-sty brick store and dwelling; cost, \$1,200; owner, Henry F. Deane, 689 Madison av; architect, J. Ph. Voelker, 979 3d av. Plan No. 2165.

MADISON AV, e s, 58th to 59th sts, new entrance to 2 and 3-sty brick theatre and store; cost, \$500; owner, John D. Crimmins, Madison av and 59th st; architect, E. Schoen, 25 West 42d st. Plan No. 2149.

MADISON AV, n w cor 130th st, partitions, plumbing fixtures, to 5-sty brick residence; cost, \$1,400; owner, Mrs. H. F. Dimock, 25 East 60th st; architect, J. M. A. Darrach, 10 East 33d st. Plan No. 2164.

MADISON AV, s e cor 130th st, toilets, partitions, to 4-sty brick school; cost, \$2,200; owner, All Saints R. C. Church, 47 East 129th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2140.

MADISON AV, n e c 120th st, 1-sty brk rear extension, 17.9x22, partitions, stairs, windows to 3-sty brick dwelling & store; cost, \$3,000; owner, Jacob Potsdam, 1839 Madison av; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2119.

MADISON AV, No. 127, partitions to 6-sty brick loft; cost, \$400; owner, Woodbury Langdon, 320 Bway; architect, W. C. Reid, 1023 Summit av, Bronx. Plan No. 2121.

PARK ROW, Nos 1-3, change stairs, show windows, to 8-story brick store and office; cost, \$2,500; owner, Press Publishing Co., World Bldg.; architect, Ferdinand Muller, Jr., Southern Boulevard, Bronx. Plan No. 2166.

RIVERSIDE DRIVE, n e cor 91st st, partitions, windows, to 11-sty brick apartment house; cost, \$400; owner, Townsend Realty Co., 1328 Broadway; architects, Townsend, Steidle & Haskell, 1328 Broadway. Plan No. 2136. Thomas T. Hopper Co., 47 West 34th st, has contract.

1ST AV, No 1550, partitions to 5-sty brick tenement; cost, \$400; owner, Kraus & Rosenberg, 1500 1st av; architect, Otto L. Spannake, 233 E 78th st. Plan No. 2125.

1ST AV, No 1312, partitions, store fronts to 4-sty brk ten; cost, \$700; owner, Anna Ceyka, 314 E 72d st; architect, James Roe, 223 E 21st st. Plan No. 2170.

2D AV, s w cor 43d st, plumbing to 5-sty brick tenement; cost \$1,000; owner, Arthur B. Kelly, 42 W 106th st; architect, J. H. Knubel, 318 W 42d st. Plan No. 2130.

2D AV, No 1567, dumb waiter shaft, partitions to 4-sty brick restaurant and dwelling; cost, \$1,000; owner, S. Fulop, 1567 2d av; architect, Otto L. Spannake, 233 E 78th st. Plan No. 2124.

2D AV, No. 531, 4-sty brick rear extension, 6.6x7, iron columns, girders, windows, to 4-sty brick tenement; cost, \$3,000; owner, Mary Finley, 529 2d av; architect J. W. Rofrano, 11 Oliver st. Plan No. 2138.

3D AV, No. 206, 1-sty brick rear extension, 28.4x23.6, galvanized iron cornices, to 3-sty brick store and dwelling; cost, \$2,000; owner, Mary Carey Owens, 189 Montague st, Brooklyn; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2141.

3D AV, No 797, new front, walls, to 2-sty moving picture show and loft; cost \$400; owner, J. Cassidy, 100 William st; architect, Horenburger & Bardes, 122 Bowery. Plan No. 2133.

5TH AV, No 302, cut windows to 4-sty brick store; cost, \$300; owner, Duveen Bros, 302 5th av; architect, Horace Trumbauer, 200 5th av. Plan No. 2135.

5TH AV, s w cor 14th st, partitions to 16-sty brk office & str; cost, \$300; owner, Van Schaick Realty Co, 100 Bway; architects, Buchanan & Fox, 11 E 59th st. Plan No. 2169.

6TH AV, Nos. 259-261, elevator shaft, columns, beams, to 5-sty brick store; cost, \$10,000; owner, Geo H. & Sophie Dressler, 149 Broadway, and Emma W. Schachtel, 149 Broadway; architect, Adolph Mertin, 34 West 28th st. Plan No. 2144. Frank C. Schaeffler, Bible House, has contract.

6TH AV, n e cor 42d st, partitions, change store front, marquise to 6-sty brick loft; cost, \$600; owner, Hoffman Estate; architects, B. W. Berger & Son, Bible House. Plan No. 2147.

8TH AV, No. 490, change seats to 2-sty moving picture theatre and office; cost, \$400; owner, Howard Howser, Produce Exchange Bldg.; architect H. L. Young 67 West 125th st. Plan No. 2146.

Bronx.

138TH ST, No 426, new stairs to 5-story brick tenement; cost, \$250; owner, Oscar Ballschust on premises; architect, Nast & Springsteen, 21 W 45th st. Plan No. 356.

155TH ST, n s, 200 w Melrose av, 2-story frame extension, 10x7 to 2-story frame tenement; cost, \$1,000; owner, Dr. Louis Kobel, 379 E 155th st; architect, Robt Glenn, 363 E 149th st. Plan No. 357.

187TH ST, No 655, new partitions to 4-story brick store & tenement; cost, \$250; owner, Criscuolo & Cavalieri, 659 E 188th st; architect, M W Del Gaudio, 401 Tremont av. Plan No. 363.

260TH ST, n w cor Tyndall av, new partitions, etc to 1 1/2-story frame dwelling; cost, \$500; owner, Jas P Morrison, 260th st; architect, A J Donaldson, Bailey av. Plan No. 361.

BOSTON RD, n s, 32 w Merritt av, move, 2 1/2-story frame store & dwelling; cost, \$500; owners, Estate of John Ruser, 4189 White Plains rd; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 358.

CRUGER AV, w s, 206.6 s Bear Swamp rd, 1-story frame extension, 2 1/2x17 1/2 to 2-story frame dwelling; cost, \$1,500; owner, Louis C Rose, on premises; architect, J J Vreeland, 2019 Jerome av. Plan No. 362.

PARK AV, e s, 56.6 n 153d st, new bake oven, new partitions to 2-sty frame store & dwelling; cost, \$500; owner, Jno Di Camillie, 2974 Park av; architect, Robt Glenn, 363 E 149th st. Plan No. 366.

STEBBINS AV, No 1048, new partitions new windows, etc, to 2-sty frame dwelling; cost, \$500; owner, Johanna Voigtlander, 105 E 81st st; architect, Chas Stegmayer, 168 E 91st st. Plan No. 354.

UNIONPORT RD, w s, 50 n Van Nest av, 2-story frame extension, 25x7.6 to 2-story frame dwelling; cost, \$500; owner, Saml Schwartz, 1707 Unionport rd; architect, Henry Nordheim, 1087 Tremont av. Plan No. 359.

WEST FARMS RD, n s, 27.299 w Fink av, 1-story brick extension, 27.61x90, 1-story brick store; cost, \$4,500; owner, Jas Butler, Inc, 390 Washington st; architect, Wm H Gompert, 2102 Bway. Plan No. 364.

WASHINGTON AV, No 1927, 1-story frame extension, 30x32.6 to 3-sty frame store & dwelling; cost, \$2,500; owner, Clement H. Smith, 460 Tremont av; architect, Wm H. Meyer, 1861 Carter av. Plan No. 353.

WEBSTER AV, e s, 575 n Woodhaven rd, new windows, new partitions to 1-story frame dwelling; cost, \$275; owner, Wm D Hyam, 401 E 242d st; architect, Albert Swanson Sherwood Park, Yonkers. Plan No. 360.

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WASHINGTON AV, No 1683, new show windows, new columns to 4-story brick store & tenement; cost, \$1,000; owner, Jonas Weil, 5 Beekman st.; architects, Gross & Kleinberger, Bible House. Plan No. 355.

3D AV, Nos 4217 to 5221, raise to grade & new store front to 1-sty frame stores; cost, \$1,500; owner, L Napoleon Levy, 27 Pine st.; architect, Wm H Meyer, 1861 Carter av. Plan No. 367.

MOTT HAVEN R R Yard, 180 n 150th st, 40 w Spencer pl, 1-story frame extension, 9.10x3.4 to 1-story frame office; cost, \$50; owners, N Y & H R R Co, 45th st & Lexington av; architect, J C Bailey av, Goldens Bridge. Plan No. 365.

Government Work

WASHINGTON, D. C.—Sealed proposals will be received until Aug. 18 for constructing a boiler house at the War College, Washington Barracks, D. C. Address H. L. Pettus, Major and Quartermaster.

MANHATTAN.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until Aug. 26, for dredging and removal of about 125,000 cubic yards of Cob Dock at the navy yard, New York, N. Y. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Holliday, Chief of Bureau.

CHICAGO, ILL.—Bids were received by the Supervising Architect, Treasury Department, Washington, D. C., for the construction, complete, of the U. S. public building at Chicago Heights, Ill.: King Lumber Co., Charlottesville, Va., limestone, \$48,750; sandstone, \$50,250, low bidder. Other bidders were: Barnes Bros., Logansport, Ind., limestone, \$61,470; sandstone, \$64,470. Kris Kanzler & Sons, Evansville, Ind., limestone, \$76,065; sandstone, \$77,195.

PONTIAC, ILL.—Sealed proposals will be received by the supervising architect, James Knox Taylor, until September 8, for the construction (including plumbing, gas piping, heating apparatus, and electric conduits and wiring, and interior lighting fixtures) of the U. S. post-office at Pontiac, Ill., in accordance with drawings and specification, copies of which may be had from the Custodian of Site at Pontiac, Ill., or at this office at the discretion of the Supervising Architect, James Knox Taylor.

ENSLEY, ALABAMA.—Sealed proposals will be received by the supervising architect, at Washington, D. C., until September 7, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures of the U. S. post-office at Ensley, Alabama, in accordance with drawings and specification, copies of which may be obtained from the Custodian of site at Ensley, Ala., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

HURON, S. D.—Bids were received by the Supervising Architect, Treasury Department, Washington, D. C., for the construction com-

plete, of the U. S. public building at Huron, S. D.: J. W. Miller, St. Paul, Minn. (limestone), \$104,200; submitted the lowest bid. Other bidders were: Dieter & Wenzel Construction Co., Wichita, Kan., limestone, \$104,353; sandstone, \$107,353. Interstate Construction Co., Saginaw, Mich., limestone, \$106,975; sandstone, \$106,975. King Lumber Co., Charlottesville, Va., limestone, \$104,400; sandstone, \$108,400.

GREAT BEND, KAN.—Bids were received by the Supervising Architect, Treasury Department, Washington, D. C., for the construction of the U. S. post office at Great Bend, Kan. The lowest bid was put in by Latimer & Benning, of Kansas City, Mo. (limestone), \$54,840. Other bidders were: Interstate Construction Co., Saginaw, Mich., \$58,900 for limestone and sandstone. Harmon Brothers, Williamsport, Pa., limestone, \$56,550; sandstone, \$58,900. Dieter & Wenzel Construction Co., Wichita, Kan., limestone, \$57,913; sandstone, \$59,990.

Personal and Trade Notes.

WALTER HAEFELI, architect, formerly office manager of J. Stewart Barney, has opened an office at 17 Madison sq.

ROBINSON & KNUST, architects, have dissolved partnership and Leo F. Knust, will continue the business, with offices at 105 West 40th st.

JOHN W. GATES, long identified with the steel and wire industry, and a director of the U. S. Realty and Improvement Company, died in Paris on Tuesday.

ZIMMERMAN BROS. & BAIDER, manufacturers of store and office fixtures, 614 Grand st, announce that owing to the recent enlargement of their factory they are now equipped to handle all contracts in the most expedient manner. Telephone 5554 Orchard.

CHARLES DOWNING LAY has been appointed landscape architect to the Board of Park Commissioners. He will give particular attention to the improvement of the parks of Manhattan. Mr. Lay was born at Newburgh in 1877, studied architecture at Columbia and landscape architecture under Frederick Law Olmsted at Harvard.

LEONARD D. HOSFORD, formerly of 70 Fulton st, N. Y. C., and W. J. McDermott, of 93 Lexington av, both of whom are well known in building trade circles, have just formed a copartnership under the firm name of Hosford, McDermott & Co., with offices at 93 Lexington av. They will conduct a general plumbing and heating business.

COL. EDWIN A. STEVENS, Commissioner of Public Roads of the State of New Jersey, has been made secretary of the recently organized State Highway Commission. Governor Woodrow Wilson is president of the commission, and the other members are Mr. Ernest R. Ackerman, president of the State Senate and Mr. Edward Kenny, speaker of the House of Representatives.

The L'Enfant Memorial.

The monument over the grave of Maj. Peter Charles L'Enfant, to whose prophetic vision the city of Washington owes its broad avenues and its symmetry of design, which was unveiled at Arlington on the Potomac recently was designed by W. W. Bosworth, of New York City.

The society of the graduates in the United States of the Beaux Arts School of Paris offered to make the design for the memorial free of charge, and held a competition for that purpose, subject to the approval of President Cass Gilbert and Secretary Glenn Brown, of the American Institute of Architects. The design of Mr. Bosworth was selected by this process.

The design of the memorial is of the old colonial type. On the flat surface of the stone between balusters the military sword of that period is carved in bold relief with a wreath of laurel entwined around the hilt. On the top of the capstone is a faithful reproduction of the map of Washington as originally drawn up by Maj. L'Enfant, together with brief commemorative inscription. A noteworthy feature of the monument is the size of the base stone—eleven feet long, seven and a half feet wide.

Will Use Same Building.

The Cement Products Exhibition Company, Chicago, has assured the prospective exhibitors at the New York Cement Show that the sale of Madison Square Garden will not affect the holding of the New York exhibition in this building. While most of the reports which have been circulated during the last three years that Madison Square Garden was to be demolished seem to be untrue, it is a fact that a new York syndicate has now arranged to purchase the building with the intention of erecting a big office building in its place.

The contract for the purchase of the property, however, will not become operative until about March 1, 1912, which is several weeks after the dates set for the New York exhibition. The coming show will be the last time the cement gathering will be held in the celebrated old structure on Madison avenue and 27th street.

THE BUILDING MATERIAL MARKET.

An Advance in Hudson River Brick Quotations Expected Next Week.

General Tone of Business in Building Trades Improves as the Season Advances—More Cement Moving in Eastern Territory—An End to Price Shading in Steel—Statistics of Materials Shipped to This Market.

As the season advances and the number of new operations of note increases the material markets feel a corresponding elevation. Each week sees many new excavations and the older jobs taking on more men and calling for more material. Nearly all the work in hand being new, in the sense of having been started this year, the material market is bound to steadily expand. Brick dealers are anticipating an advance of manufacturers' quotations, and price shading in steel to fabricators is reported to have ceased. Bricklayers are better employed than for some years, though not to an entirely satisfactory extent, and carpenters, painters and tilayers are also well employed. Some other trades are still slack, as the marble industry.

Advices received by the Building Trades Council from correspondents in Italy state that misleading circulars and reports are being circulated in that country among the laboring classes to the effect that great numbers of workmen are needed here for subway construction. The officers of the Council have their own suspicions as to the corporations and interests which are responsible for the efforts to accelerate emigration in this direction. When the present subway was constructed none but union men were employed, which was in accordance with an understanding had with the general contractor, the late John B. McDonald. No understanding has yet been reached with the Public Service Commission in regard to whether New York union men or foreigners are to have the new subway work, but it is expected that this question will come up in due time.

AMOUNT OF MATERIALS SHIPPED HERE.

The Public Service Commission has recently been engaged in gathering statistics of the amount of freight shipped to this center for local consumption from domestic points, including figures that will represent the total quantities of building materials. The figures are in part estimated from the best obtainable information. They represent the quantities shipped here in average years:

Common brick	1,200,000,000
Front brick	30,000,000
Cement (bbbls.)	4,273,000
Lumber (ft.)	1,800,000,000
Structural steel (tons).....	275,000
Hollow tile (tons)	150,000
Lime (bbbls.)	2,000,000
Sand (cu. yds.).....	3,280,000
Granite (tons).....	375,000

BRICK IN GOOD DEMAND.

The market for common brick has been fairly good this week, though not equal to last week's business. A rumor that prices will be advanced 25 cents a thousand on or about the 15th inst. is believed to have inspired the dealers to stock up. Reports from brick-building trades are to the effect that business is improving gradually. Bricklayers are better employed than for some time, but this is in part owing to suburban work. Current quotations to dealers for Hudson River common hards range from \$5.62½ to \$6 per M.

Left over July 29: 28 cargoes.

	Arrivals.	Sales.
Monday, July 31.....	16	5
Tuesday	6	8
Wednesday	6	6
Thursday	10	6
Friday	3	11
Saturday	11	8
Totals	52	44

Left over August 5: 36. Sales in corresponding week last year, 72. Prices a years ago, \$5.25 to \$5.50. Current quotations for Hudson River common hards, \$5.62½ to \$6.

LARGER OUTGO OF CEMENT.

The Portland cement market may be said to present two aspects, according as we view simply the city demand or that larger field comprising what is called the "Eastern territory." The latter gives evidence of an improvement which has not yet been felt in the city trade alone. Local distributors have not seen much change in a rather dragging market since last

June. The prevailing quotations for cargo lots, to dealers, at the wharf, is \$1.84. Compared with last summer's business, this year's call for cement does not seem so large.

There is this to be said, however, in favor of the present situation, that a year ago we had a declining market and at the present time a rising one. Building operations came to a standstill last winter. Rarely was there ever before so complete a suspension of work. There were comparatively few hold-over jobs when the present season began. Work has steadily been gathering force and will continue to do so. All reports are to this effect. Many large jobs, still in the excavating stage, are yet to call for cement. The new subways and the water tunnel are cases in point.

Albert Moyer, manager of the sales department of the Vulcanite Portland Cement Company, whose main sales office is in the Fifth Avenue Building, said in reference to the cement trade throughout the Eastern territory that there has been a marked improvement in the volume of shipments during the past fortnight.

"There has been not only an overproduction of Portland cement," remarked Mr. Moyer, "but there has been an overproduction of that in which Portland cement is used. The overproduction is due to the manufacturers all attempting to run full. Like many others in this country, they are not able to understand, as do the older countries, that 'competition is the death of trade.' Most of them seem to have felt that they could take away enough business from their competitors to enable them to run full and that the competitor would be kind enough to hold the umbrella for them.

"The overproduction of that in which Portland cement is used is largely that of building construction in the various towns and cities and industrials which have found business dull. There, however, is no overproduction in farm improvements in the East and no overproduction in railroad construction, which seems to be held in abeyance at the present time. Should

the farmers in the East use cement in proportion to the farmers in the West in permanent and economical improvements on the farm, there would be a very much larger demand. This source of consumption, together with the railroads, who use cement for culverts, bridges, retaining walls, etc., would create a demand which would take up nearly all of the productive capacity of the Eastern mills.

"We can reasonably look forward to prosperous times as the farmer is awakening, the railroads are getting ready to make improvements and the necessity for rapid transit in New York and proper water supply will create increased demand, and with increased demand better prices."

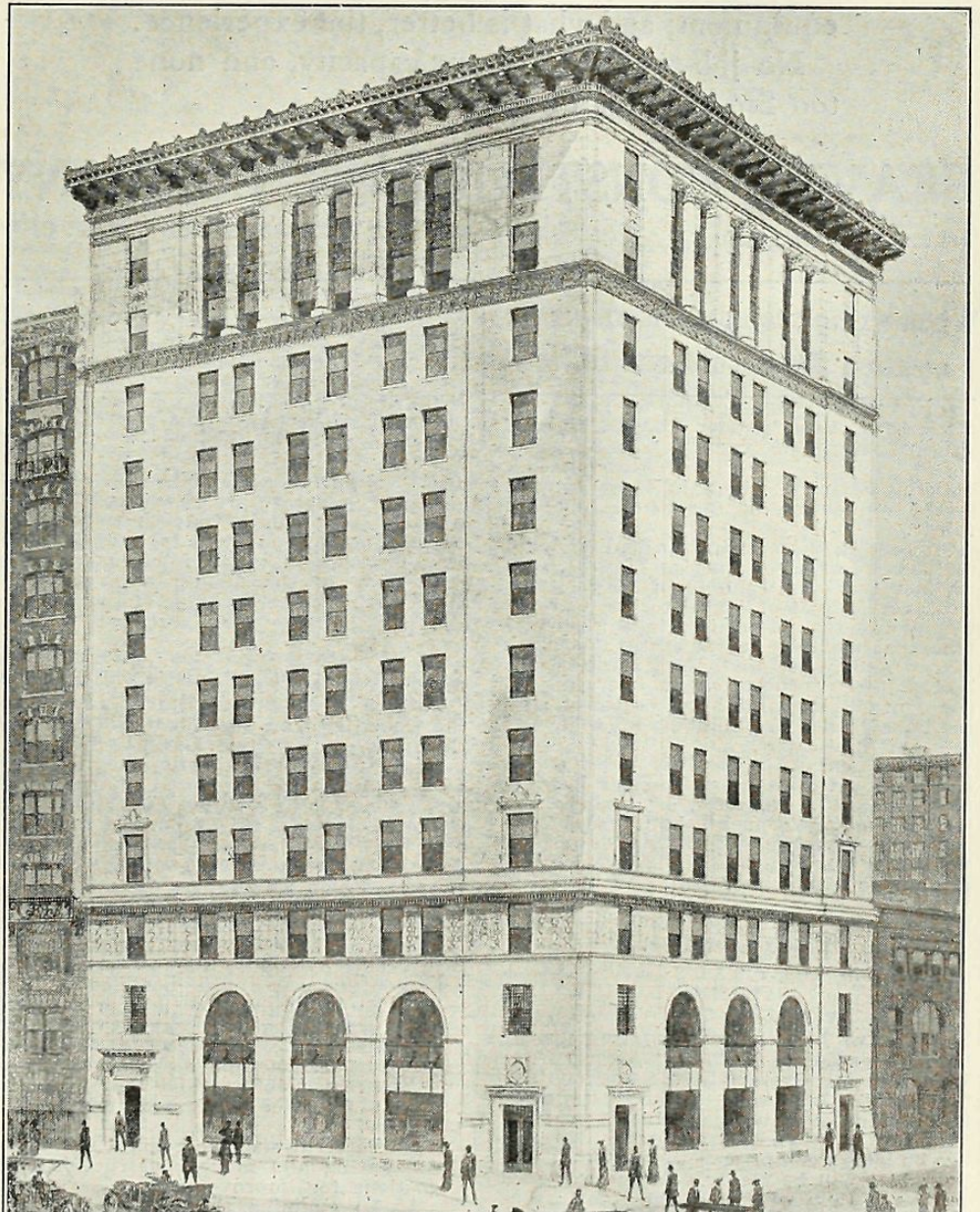
REVISED INSPECTION RULES FOR NORTH CAROLINA PINE.

The North Carolina Pine Association has adopted revised rules for the inspection of North Carolina Pine both rough and dressed. The rules will become effective Sept. 1. The grades have not been changed appreciably but an effort has been made to make the rules more intelligible. Copies can be obtained on application to the office of the association at Norfolk, Va.

The suburban demand for lumber and trim under present circumstances offers some encouragement to the wholesale lumber market, but with the dullness prevailing in Manhattan, Brooklyn and the Bronx the local yards and mills are not particularly interested in that fact. Reports of plans filed from other cities are showing on the whole an average gain over the corresponding period last year, but here in the city the three principal boroughs are all short of last year's record so far in this particular.

MARKED IMPROVEMENT IN STEEL.

The statement of unfilled orders from the United States Steel Corporation, being the best showing in a year, was a cause of encouragement not only to the local steel trade but to all lines of business. More orders for steel means more



Wallis & Goodwillie, Architects.

NEW BUSINESS BUILDING FOR MADISON AVENUE.

The plot formerly occupied by four brownstone residences at the northeast corner of Madison Avenue and 32d street has been excavated and will be the site of a twelve-story mercantile structure, illustrated above, to be erected by the Empire Holding Company at a cost of \$400,000.



WANTS AND OFFERS



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building activity, which in large centers is the foundation of the whole business fabric.

On July 31, the corporation had on hand unfilled orders amounting to 3,584,085 tons, an increase over June 30 of 223,000 tons, and over May 31 of 471,000 tons. Current business of the corporation is in good volume, particularly in structural material, plates and wire, and the inquiries are large. The Corporation is operating 77 per cent. of its total ingot capacity, and the subsidiaries are running up to 70 per cent. of full capacity.

With sales of fabricated material increasing, price shading in steel has almost ceased. Pig iron is maintaining its recent improvement, both as to volume of orders and firmness of prices. The sheet and tin plate mills are operating up to eighty per cent. of capacity.

Trade Literature.

BOSTON HOSPITAL'S HEATING SYSTEM.

Warren Webster & Co., of Camden, N. J., have just issued an extremely attractive pamphlet, entitled "Webster Vacuum Heating System in the Boston City Hospital." It describes the installation in the face of unusual obstacles of their "Hy-Lo" or "Type D" system in twenty-six buildings comprising the hospital. The pamphlet will be gladly sent to interested parties if they will write the company at Camden, N. J.

BOSTON CONGRESS OF TECHNOLOGY PROCEEDINGS.

It is announced that the proceedings of the Congress of Technology, held in Boston in April, will be published. The

single volume of about 500 pages will be sold at a moderate price, will contain the seventy-odd technical papers relating to many fields of industry, including building construction, which were read at the celebration of the fiftieth anniversary of the granting of the charter of the Massachusetts Institute of Technology.

A MUNICIPAL EFFICIENCY BUREAU.

This is a bound statement issued by the Committee on Municipal Finance and Taxation of the Civic League, St. Louis, last month. To those interested in matters relating to municipal management and efficiency in various departments of the civil service, this report is most interesting. The scope of the work is shown in a statement of the objects of the bureau, which follows:

1. To ascertain the powers and limitations of each city official; to eliminate conflicts of power and administrative jurisdiction, and to suggest methods of preventing waste and inefficiency.
2. To aid public officials in securing the information necessary to effective administration; to preserve such evidence of transactions as is necessary to locate responsibility, and to inform the public of service performed and the cost thereof.
3. To scrutinize the general system of accounting and make constructive suggestions for improvement.
4. To examine the methods of purchasing materials and supplies and the letting of contracts.
5. To improve budgetary proceedings and assist those who make appropriations in securing that classified and exact knowledge which is necessary to

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Architect and Building Superintendent would connect with Realty or any company doing its own building; formerly with Geo. A. Fuller and Thompson-Starrett Co. Box 35, Record and Guide.

A DOWNTOWN real estate firm about to open an office in mid-town section, require thoroughly experienced renting man; only men who are now successful in this line need apply. Address "BUSINESS PROPERTY," Box 320, Herald, DOWNTOWN.

prevent carelessness and waste in appropriating the public funds.

6. To furnish the public with exact knowledge regarding public revenues and expenditures and thereby promote efficiency and economy in public service.

Copies may be obtained by addressing the Committee on Municipal Finance and Taxation of the Civic League of St. Louis, Mo.

GENERAL ELECTRIC BULLETINS.

The General Electric Company, Schenectady, N. Y., has recently issued the following bulletins: No. 4,846, containing such information as will enable the prospective customer to select intelligently the switchboard panels best suited to his needs. No. 4,818, describing flange couplings and flexible couplings. No. 4,832, describing commuting pole generators built for moderate speeds, ranging in capacity from 20 to 150 kilowatts, wound for 125, 250 and 575 volts. No. 4,852, describing standard 50-ton electric locomotives for interurban cars. No. 4,829, describing electric locomotives for industrial railways. The advantages claimed for the electric equipment are: That the locomotive consumes power only when in operation; an engine can be operated by one man of ordinary intelligence; it is ready at all times; has large momentary overload capacity; possesses an easy and perfect system of control; has few wearing parts, and consequently has a low maintenance cost; requires attention only when in use; the locomotive can be run in buildings and other localities where the smoke and risk of a steam locomotive would forbid its use.

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, August 12, 1911

(85) No. 2265

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

48-4-5	887-8	1309-20	1698-5 & 44	1980-8
103-17	905-28	1359-2	1717-5	1987-15
119-9	906-28	1361-12	1735-32-64	2002-40-41
164-31	913-44-46	1381-4	1740-69	2012-23 & 33
273-3	921-56	1397-7 & 63	1748-74	2014-8-10
277-38	1000-48	1432-42½	1808-33	2025-4
283-79	1023-49-49½	1446-52	1860-52½-56	2028-53
299-20	1027-23	1453-24	1870-pt lot 20	2039-3 & 64
325-15	1066-16-17	1508-2-2½	1875-58½	2051-83
380-39	1090-20	1513-13	1908-17-17½	2066-59-62
406-54	1141-31	1535-16	1915-14½, 40 & 46	2093-40
480-4	1148-55½	1541-9	1917-64	2126-34
501-15	1149-36	1542-20	1919-59	2133-40 & 54
543-44	1161-29	1543-23-24	1921-17½ & 24½	2141-49-50
553-9	1166-35	1550-22	1928-49½	2152-50
633-24	1208-61½	1595-69-71	1938-21½	2175-6
671-1 & 24	1229-61	1605-38	1939-15	2176-100
690-54	1244-34	1607-27	1942-56½ & 60	2191-17
757-46-47	1263-47	1624-50	1943-19	2199-22
773-42	1277-65-66	1631-4-7	1950-59	2226-45-47
775-28-33	1283-60	1645-24	1954-26-27	2228-7
876-45	1295-11	1647-43	1958-47-48	2242-41-42 & 55-58
880-87	1300-45	1649-34	1964-47	2248-61

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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.

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.

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.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

A \$20,000-\$30,000 indicates the as-

essed 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 1910.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
adm—administrator
admtrx—Administratrix
agmt—Agreement.
A—assessed value
adj—adjoining
apt—apartment
assign—assignment
agt—against
atty—attorney

bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
P M—Purchase Money Mortgage.
Q C—Quit Claim
R T & I—Right, Title & Interest
rd—road
re mtg—release mtg
ref—referee
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
T S—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100
&—and
&c— and so forth
%—per cent.

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Real Estate
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ADVERTISED LEGAL SALES.

AUG. 12.

No Legal Sales advertised for this day.

AUG. 14.

Broadway, 810, es, 291.6 n 10th, 23.8x 115x23.7x114.9, 8 & 9-sty bk loft & str bldg; Bertha R Fox agt Seleg Freedman et al; Eisman, Levy, Corn & Lewine, attys, 135 Bway; Edw D Dowling, ref. (Amt due, \$47,370.35; taxes, &c, \$—.) Mtg recorded Dec20'07. By Joseph P Day.

AUG. 15.

17TH st, 112-4 E, ss, 250 e 4 av, 50x92, 6-sty bk tnt; Sheriff's sale of all right, title, &c, which Acme Building Co had on June6'11, or since; Wm C Arnold, atty, 120 Bway; Jno S Shea, sheriff. By Daniel Greenwald.

102D st, 119-21 E, ns, 227.6 e Park av, 50 x100.11, 6-sty bk tnt & str; Freehold Construction Co et al agt Theresa Palumbo et al; Shapiro & Levy, attys, 119 Nassau; Francis V S Oliver, ref. (Amt due, \$14,944.93; taxes, &c, \$1,800.) Mtg recorded April1'08. By Saml Marx.

110TH st, 161-71 E, ns, 100 w 3 av, 150 x100.11, six 4-sty bk tnts & str; Julius Levy agt Adolph Hollander Realty Co et al; Morris Cooper, atty, 20 Vesey st; Robt C Ten Eyck, ref. (Amt due, \$47,506.81; taxes, &c, \$342.20; sub to six first mtgs aggregating \$36,000.) Mtg recorded July 25'07. By Jas L Wells.

122D st, 306 E, ss, 100 e 2 av, 18.4x100.11, 4-sty bk tnt; Jas E Garner agt Benj F Thomas; Jas L Curtis, atty, 5 Beekman; Seymour Mork, recvr. (Receiver's sale.) By Samuel Marx.

173D st, 452-4, ss, 100 e Park av, 50x100, 2-sty fr dwg & 2-sty bk stable. Louis E Kleban agt Minnie Levy et al; Merrill & Rogers, attys, 128 Bway; Harry M Steinhart, ref. (Amt due, \$3,583.05; taxes, &c, \$8; sub to a first mtg of \$9,000.) Mtg recorded Dec27'10. By Joseph P Day.

178TH st, 776, see 3 av, 4249-51.

De Rienier av, es, 375.1 n Edenwald av, 25x100, Edenwald Louise A Balsler extrx, &c, agt Francesca Colletti et al; Frank L Entwisle, atty, 44 Court, Brooklyn; Louis Wendel, Jr, ref. (Amt due, \$3,340.22; taxes, &c, \$135.53.) Mtg recorded Mar9'08. By Saml Marx.

Intervale av, ws, 341.11 s 167th, 50x 95.2x50.6x88.1, vacant; Charlotte Blumenthal agt Leo Levinson et al; Lachman & Goldsmith, attys, 35 Nassau; Edgar A Meyer, ref. (Amt due, \$9,214; taxes, &c, \$—.) Mtg recorded Apr22'10. By Daniel Greenwald.

3D av, 4249-51, swc 178th (No 776) 43x 78.11x42.10x79.2, two 3-sty fr tnts & str; Henry Beste et al agt Wm G Mulligan et al; W B & G F Chamberlin, attys, 31 Nassau st; Abraham H Brill, ref. (Amt due, \$26,762; taxes, &c, \$630.60.) By Bryan L Kennelly.

AUG. 16.

105TH st, 169 E; ns, 175 w 3 av, 25x 100.11, 5-sty stn tnt; Jno F Ambrose agt Julia Swartz et al; Butts & Vining, attys, 51 Chambers st; Maurice J McCarthy, ref. (Amt due, \$21,140.73; taxes, &c, \$550.51.) Mtg recorded Aug4'08. By Joseph P Day.

105TH st, 143 W, ns, 415.5 e Ams av, 33.5 x134.10, 5-sty bk tnt; Loretta E Cosgrove et al agt Julia Swartz et al; Wm F Clare, atty, 135 Bway; Arthur L Fullman, ref. (Amt due, \$25,673.77; taxes, &c, \$588.36.) By Joseph P Day.

124TH st, 401 W; see Morningside av E, 120-2.

151ST st, 243, ns, 250 w Morris av, 25x 100, 3-sty bk loft & str bldg; Cristoforo Cuzzolino agt Thos Bodger et al; Harry N Selva, atty, 16 Nassau; J Cotter Connell, ref. (Amt due, \$7,991.25; taxes, &c, \$—; sub to a first mtg of \$6,500.) Mtg recorded Jan25'11. By Joseph P Day.

Morningside av E, 120-2, nwc 124th, (No 401), 50.5x100, 5-sty by bldg & str; Cornelia G Chapin agt Olive A Fitzgerald et al; Jno H Judge, atty, 261 Bway; Chas D Donohue, ref. (Amt due, \$51,714.99; taxes, &c, \$1,895.63.) Mtg recorded Nov 13, 1908. By Joseph P Day.

Tinton av, 975, ws, 378.10 s 165th, 18.10 x135, 2-sty & b fr dwg; Agnes E Luz agt Lauritz Jacobsen et al; Paul Englander, atty, 302 Bway; Chas L Hoffman, ref. (Partition.) By Samuel Marx.

AUG. 17.

74TH st, 219 E, ss, 135 e 3 av, 25x102.2, 4-sty bk tnt & str & 3-sty bk tnt in rear; Katherine W A Shraday agt Wm J Suhr et al; Butts & Vining, attys, 51 Chambers st; Henry J Goldsmith, ref. (Amt due, \$11,873.36; taxes, &c, \$370.) Mtg recorded Mar 8'01. By Joseph P Day.

College av, 1023, ws, 22 n 165th, 20.3x 84.9, 3-sty bk dwg; Sheriff's sale of all right, title, &c, which Herbert T Jennings had on Apr27'11, or since; Heyn & Covington, atty, 60 Wall; John S Shea, sheriff. By Daniel Greenwald.

AUG. 18.

Gold st, 78, ss, 82 w Ferry, 15.3x78, part 3-sty bk loft & str bldg; Thos P McKenna agt Ada E Carter et al; Thos P McKenna, atty, 41 Wall; Jas Oliver, ref. (Amt due, \$1,766.50; taxes, &c, \$3.60; sub to a pr mtg of \$3,000.) Mtg recorded Oct5'09. By Herbert A Sherman.

Garden st, nec Crotona av (No 2250) 49.2x79.5x44.1x70.3, 4-sty bk tnt; Theodore Wentz agt Yarmouth Construction Co et al; Boothby, Baldwin & Hardy, attys, 71 Bway; Wm F Wund, ref. (Amt due, \$10,106.14; taxes, &c, \$132.33.) Mtg recorded Jan1'11. By Joseph P Day.

110TH st, 336 E, ss, 200 w 1 av, 25x 100.11, 6-sty bk tnt & str; Francesca Stropoli agt Mendel Tamor et al; Jno L Bernstein, atty, 5 Beekman; Adam Wiener, ref. (Amt due, \$10,730.19; taxes, &c, \$719.97 sub to a first mtg of \$19,000.) By J H Mayers.

2D av, 808, es, 25.2 n 43d, 25.2x92, 5-sty bk tnt & str; also 2D AV, 851, ws, 75.5 s 46th, 25x100, 4-sty bk tnt & str; Amelia E Arndt et al agt Marie L Kern et al; Ferriss, Rooser & Storek, attys, 165 Bway; Richard M Henry, ref. (Partition.) By Joseph P Day.

2D av, 851, see 2d av, 808.

Crotona av, 2250, see Garden, nec Crotona av.

Cauldwell av, 758-64, es, 168.7 n 156th, 78.7x100, two 5-sty bk tnts; Herbt Baum agt Cauldwell Avenue Co et al; Moss, Laimbeer, Marcus & Wels, attys, 295 Bway; Jno F Cowan, ref. (Amt due, \$4,359.21; taxes, &c, \$1,470.25; Nos 758 & 760 sub to a mtg of \$30,000, and Nos 762 & 764 to a mtg of \$30,000.) Mtg recorded May17'07. By Joseph P Day.

Washington av, 1985, ws, 242 n 178th, 53.10x146x53.10x146.3, 5-sty bk tnt; Ernest Kast et al agt Jas Frank et al; Ferdinand W Pinner, atty, 43 Cedar; Jno F Couch, ref. (Amt due, \$14,072.08; taxes, &c, \$—; sub to first mtg \$48,000.) Mtg recorded Nov13'07. By Joseph P Day.

AUG. 19.

No Legal Sales advertised for this day.

AUG. 21.

184TH st, 509, ns, 100 w Ams av, 50x 90.11, 5-sty bk tnt; Chas Kreienberg agt Van Orden Construction Co et al; Chas T Krouse, atty, 150 Nassau; Jno S Shea, sheriff. (Sheriff's sale of all right, title, &c, which Van Orden Construction Co had on May 16'11, or since. By Daniel Greenwald.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 11, 1911, 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.

***4TH st, 377-83 E**, (*) ns, 172.7 e Av D, 67.10x96, two 4-sty bk tnts & str & two 4-sty bk tnts & str & two 4-sty bk tnts in rear. (Amt due, \$5,456.37; taxes, &c, \$949.26; sub to prior mtg of \$48,000.) Jos Kopperl. \$ 48,766

***43D st, 6-8 E**, ss, 158 e 5 av, 41x100.5, one 4 and one 5-sty stn dwgs with 2-sty bk stable in rear No 4. (Amt due, \$198,116.33; taxes, &c, \$5,963.36.) Withdrawn.

***45TH st, 536 W** (*) ss, 275 e 11 av, 25x100.5, 5-sty bk tnt. (Amt due, \$4,690.74; taxes, &c, \$43.70; sub to a first mtg of \$16,000.) Pasquale Clemente. 16,922

***109TH st, 64 E**, (*) ss, 204 w Park av, 17x100.11, 4-sty stn tnt. (Amt due, \$3,527.12; taxes, &c, \$—; sub to a mtg of \$7,500.) McConihe Realty Co. 9,613

***138TH st, 593**, ns, 242.10 e St Anns av, 39.3x100, 6-sty bk tnt & str. (Amt due, \$9,840.55; taxes, &c, \$858.60; sub to prior mtg of \$35,000.) Paramount Realty Co. 46,250

***147TH st**, (*) swc Concord av, 100x150, vacant. (Amt due, \$5,963.44; taxes, &c, \$6,072.74.) Albt N Crow. 10,000

***236TH st, nec Richardson av**, see Richardson av, nec 236th.

Concord av, swc 147th, see 147th, swc Concord av.

***Richardson av, nec 236th**, 130x120x125x 120, Wakefield. (Amt due, \$2,296.96; taxes, &c, \$726.15; sub to prior mtgs of \$5,000.) Mrs Anna Guidera. 8,550

***Webster av, 3343**, (*) ws, 351.11 s Gun Hill rd, 25x110, 3-sty fr tnt. (Amt due, \$6,914.40; taxes, &c, \$—.) Geo Hill. 5,600

***Washington av, 1991-1993**, (*) ws, 295.10 n 178th, 53.10x145.9x53.8x146, 5-sty bk tnt; (Amt due, \$15,071.18; taxes, &c, \$376.) Superior Corp. 48,964

BRYAN L. KENNELLY.

***Wales av, 560**, (*) es, 124.3 n 149th, 25.9x100, 3-sty fr tnt & str. (Amt due, \$7,110.63; taxes, &c, \$233.48.) Anthony McOwen. 5,000

CHARLES A. BERRIAN.

***Varick st, 65**, ws, 63 s Vestry, 22x62.3, 4-sty bk loft & str bldg. (Amt due, \$20,271.33; taxes, &c, \$—.) Adj to Aug 29.

Total	\$199,665
Corresponding week, 1910...	193,906
Jan. 1st, 1911, to date.....	31,863,638
Corresponding period, 1910..	39,699,616

CONVEYANCES

Borough of Manhattan.

AUG. 4, 5, 7, 8, 9 & 10.

Beekman pl, 2, (5:1361-12) nwc Mitchell pl (49th), 19x80, 4-sty & b stn tnt; Hy J Lippe to Vincent S Lippe, 560 W 165 & Jos F Lippe, 1352 St Nicholas av, TRUSTEES John B Radley; Mtg \$9,500 & AL; July17; Aug9'11; A\$9,000-13,000. 500

Cooper st, es, 100 s Isham; see Bway, ns 151 w Isham.

Delancey st, ss, 99.8 e Mulberry; see Mulberry, 186-8.

Division st, 139, (1:283-79) ss, abt 42 w Canal, 25x65, 5-sty bk tnt & str; Geo F Roesch (ref) to Nathan Horwitz, 221 East Bway; Mtg \$5,000; PARTITION; July11, July31, Aug5'11; A\$18,000-26,000. 28,850

Duane st, 1, (1:119-9) nec Rose, 33.4x 34x47.4 to Rose, x5.3, 4-sty bk tnt & str; Hy C Jurgens to Carrie Jurgens, both at 1 Duane; AT; Aug8'11; A\$8,500-10,500. nom

Exterior st, sec 19th, see 19th, 540 W.

Frankfort st, 35-7, (1:103-17) ss, 118.1 w Gold, 59x107x46.6x111.4, 5 & 6-sty bk loft & str bldg; 35 & 37 Frankfort St Co to Morris Gray, Newton, Mass; Augustus Hemenway, Canton, Mass; John C Gray, 176 Beacon st, Boston, Mass, as TRUSTEES Augustus Hemenway, B&S; AL; Aug3; Aug10'11; A\$56,400-99,000. 100

Greenwich st, 738, (2:633-24) nwc Perry (No 123), 25x63x41.6x47, 3-sty bk tnt & str; Jno Reid, Jr to Alex B Halliday, at Yonkers, NY; Mtg \$15,000; Oct4'06; Aug 8'11; A\$13,000-20,000. nom

Houston st, 497-501 E (2:325-15) ss, 80 80 Mangin, 40x75, 7-sty bk loft & str bldg; Herman Baum to Ceres Realty Co, 132 Nassau; B&S; Mtg \$27,500 & AL; July19; Aug8'11; A\$18,500-45,000. O C & 100

Hester st, 70, (1:299-20) ss, 25 w Orchard, 25x75, 3-sty bk synagogue & str; Frank E Rosen to Mary Goldstein, 5521 Irving, Phila, Pa; 1-5 pt; B&S; AL; July 21, Aug7'11; A\$20,000-25,000. O C & 100

Henry st, 38 & 40, (1:277-38) ss, abt 275 e Catharine, 53.6x100, bk synagogue; Congregation Chaari Zedek to Congregation Mishkan Israel Anshe Suwalker, 38-40 Henry; Mtg \$46,000; Aug9'11; A exempt-exempt. 60,000

Hawthorne st, (8:2226-45-7) nes, 100 nw Sherman av, 100x100, vacant; Bertha Delaney to Hawthorne Constn Co, 530 W 207; Mtg \$15,000; Aug3; Aug9'11; A\$14,000-14,000. O C & 100

Isham st, nes, at nws Vermilyea av; see Vermilyea av, nws at nes Isham.

Liberty st, 66-8; see Bway, 140-6.

Mott st, 41 (39), (1:164-31), ws, abt 200 s Bayard, 25x93.6x25x94, ns, 5-sty bk tnt & str & 3-sty bk tnt in rear; Margery Blyth to Kunigunda Goetz, 27 E 10th, BKlyn; Mtg \$19,028.40; Apr15; Aug9'11; A \$13,500-20,000. nom

Marginal st, sec 19th, see 19th, 540 W.

Mitchell pl, nwc Beekman pl, see Beekman pl, 2.

Mulberry st, (2:480) es, which lies n of line 131.2 n Broome, runs e along n wall of No 182 Mulberry, 72.2, boundary line agmt, etc; Party 1st part releases & QC, land n of above & party 2d part releases & QC land s of above line Alessandro Delli Paoli with Michl Brigante Co; Aug 5'11. 100

Madison st, 163 (1:273-3) ns, abt 90 e Pike, 25x100, 5-sty bk tnt & str; Jonas Weil et al to Alter Krainowsky, 236 Madison; Mtg \$25,650; Aug1, Aug5'11; A\$24,000-38,000. O C & 100

Madison st, 163 (1:273-3) ns, abt 90 e Pike, 25x100, 5-sty bk tnt & str; Alter Krainowsky to Celia Edzant, 253 Madison; Mtg \$33,000; Aug4, Aug7'11; A\$24,000-38,000. 100

Mulberry st, 186-S, (2:480-4) es, 131.4 n Broome, runs e 72.1xn0.7xe27.1xn25.11x w0.4xn9.6 to s s Delancey st, now Kenmare as extended xw99.8 to Mulberry, xs 48.5 to beg, 6-sty bk tnt & str; Michl Brigante Co to Thos Farese, 2004 Washington av; Mtg \$100,500; July1, Aug5'11; A\$19,500-36,000. nom

Prince st, 136, (2:501-15) ss, 75 e West Bway, 25x101; 6-sty bk loft & str bldg; Elkan Deiches to Saul Deiches, 1845 7 av; 1/2 of AT; AL; May21'10, Aug5'11; A\$25,000-40,000. nom

Perry st, 123; see Greenwich, 738.
Rose st, nec Duane; see Duane 1.
Water st, 445 (1:249-38) ss, 126 e Market sl, 20x80, 5-sty bk loft bldg; Re Mtg; Edwin J Keane to Francis & Harmon W Hendricks, 10 E 44, EXRS Edmund Hendricks; Aug 7, Aug 8 '11; A\$4,000-10,000, 6,004.50
4TH st, 146 W, (2:543-44) ss, 242 w Macdougall, 21.7x109, 4-sty bk tnt; Mtg \$13,000; A\$14,500-17,000; also LEXINGTON AV, 1501, (6:1624-50) see 97th, (No 142) 25.11x76, 5-sty stn tnt & str; Mtg \$25,000; A\$17,500-28,000; Clarence Realty & Constn Co to Chas Rosenberg, 304 Richmond Terrace, New Brighton, SI; Aug 3, Aug 4 '11.
11TH st, 732-6 E, (2:380-39) ss, 125 w Av D, runs s89.11xw38xs0.1xw34.4xn90 to st x72.4 to beg, 4 & 5-sty bk iron works; Frank & Mary Maibach to Edw Ehlers at Rockaway, NJ; B&S; Mtg \$24,000; Mar 18, Aug 4 '11; A\$18,000-22,000.
12TH st, 521 E, (2:406-54) ns, 271 e Av A, 25x103.3, with AT to strip 0.2 1/2 x—, 5-sty bk tnt & str; Abr Halprin to Abr J Rongy, 154 Henry; Mtg \$26,000; Aug 2, Aug 4 '11; A\$17,000-31,400.
15TH st, 314 E, (3:921-56) ss, 167 e 2 av, 26x103.3, 4-sty & b stn dwg; Patk Kenney to Franklin Square Realty Co, 302 Bway; AL; May 9; Aug 9 '11; A\$18,000-27,000.
19TH st, 540 W, (3:690-54), see Exterior or Marginal st, runs e20.2x85.24xnw56.2 to beg, gore, 2-sty bk hotel; Henry Bottjer to Minnie Bottjer, 429 W 24; Aug 4; Aug 9 '11; A\$2,000-\$.
25TH st, 601 W, see 11th av, 221.
25TH st, 207-17 W, (3:775-28-33) ns, 102 w 7 av, 126x98.9, 6 3-sty bk dwgs; City Real Estate Co to Graphic Arts Realty Co, 23 Barclay; B&S; AL; July 31, Aug 5 '11; A\$66,000-84,000.
25TH st, 106 E (3:880-87) ss, 120.3 e 4 av, 19.10x98.8, 3-sty & b stn dwg; Cath W Sandford to Birchwood Realty Co, 114 Liberty; July 6, Aug 4 '11; A\$20,000-25,000.
25TH st, 106 E; Ellen A Sandford to same; AT; QC; July 27, Aug 4 '11.
26TH st, swc 11av, see 11 av, swc 26th.
31ST st, 109 E, (3:887-8) ns, 122 e 4 av, 22x98.9, 4-sty & b stn dwg; Wm H L Edwards to Realty Holding Co, 907 Bway; Mtg \$30,000; July 25, Aug 4 '11; A\$24,300-28,500.
33D st, 234-8 E, (3:913-44-6) ss, 181.3 w 2 av, 75x98.9, 3 5-sty bk tnts; Patk Kenney to Franklin Square Realty Co, 302 Bway; AL; May 9; Aug 9 '11; A\$34,500-81,000.
34TH st, 314-6 W, (3:757-46-7) ss, 225 w 8 av, 33.4x98.9, 2 4-sty stn dwgs; Troy Realty Co to John S Buskey, Jr, 1 W 30; Mtg \$56,000; Aug 8; Aug 9 '11; A\$30,000-36,000.
40TH st, 117 E, (5:1295-11) ns, 236.3 e Park av, 18.9x98.9, 3-sty & b bk dwg; Thos J Harris to Richd Croker, Jr, at Port Chester, NY; Mtg \$20,000; Aug 4, Aug 5 '11; A\$26,000-31,000.
42D st, 625 W, (4:1090-20) ns, 300 w 11 av, 25x100.5, 4-sty bk tnt & str & 3-sty bk tnt in rear; Eugene C Ludin, 2d, to Cornelia E Scott, 142 Cottage av, Mt Vernon; Mtg \$7,000; Aug 1; Aug 10 '11; A\$12,500-14,000.
43D st, 6-8 E, (5:1277-65-6) ss, 158 e 5 av, 41x100.5, 4-sty & b stn dwg & 5-sty stn office bldg; Lena K Hoag to Jno B Riley, 17 Broad, Plattsburg, NY & Jno H Booth, 7 Cumberland av, Plattsburg, NY; Mtg \$220,000; July 27, Aug 8 '11; A\$144,000-158,000.
46TH st, 154 E, (5:1300-45) ss, 215 e Lex av, 17x100.5, 4-sty & b stn dwg; Joanna E Barker to Prelate D Barker, both at Mobile, Ala; Mtg \$12,000; July 15 '01, Aug 8 '11; A\$11,000-16,000.
48TH st, 18 E, (5:1283-60) ss, 94.9 w Mad av, 25.3x100.5, 4-sty & b stn dwg; Saml K Jacobs to Alfred C Bachman, 265 W 121; B&S; Aug 3, Aug 4 '11; A\$76,000-85,000.
48TH st, 18 E; Alfred C Bachman to City Real Estate Co, 176 Bway; B&S & C A G; Mtg \$110,000; Aug 3, Aug 4 '11.
48TH st, 14 W, (5:1263-47) ss, 225 w 5 av, 25x100.5, 4-sty & b stn dwg; Louis F Cerlian to Reginald H Sayre, 9 E 45; Mtg \$75,600; Aug 4, Aug 5 '11; A\$78,000-88,000.
48TH st, 136 W, (4:1000-48) ss, 385 w 6 av, 20x100.4, 4-sty stn dwg; Henrietta P Barton to Sweetland Realty Co, 239 W 39; July 19; Aug 10 '11; A\$32,000-33,000.
49TH st, nwc Beekman pl, see Beekman pl, 2.
52D st, 230-2 W, (4:1023-49-49 1/2) ss, 370 e 8 av, runs s118xe60xn17.7xw30xn 100.5 to st, xw30 to beg, 2 4-sty stn dwgs; Josephine E Lester to Leon Alland, 202 Riverside Drive & Maurice Alland, 112 W 47; Mtg \$40,000 & AL; Aug 1, Aug 4 '11; A\$46,000-54,000.
56TH st, see Bway; see Bway, 1744-8.
56TH st, 427-9 W, (4:1066-16-7) ns, 375 w 9 av, 50x138.8x50.5x132.2, 2 5-sty stn tnts; Chas Gronich to Abe Baer, 2 W 89; Mtg \$40,000; Aug 1, Aug 4 '11; A\$30,750-46,750.
62D st, 117 E, (5:1397-7) ns, 143 e Park av, 16x68.8x16x67.10, 4-sty stn dwg; Wm H Davidge to Edw A Hannan, 345 E 17; Aug 3; Aug 5 '11; A\$15,000-24,000.
62D st, 117 E, (5:1397-7) ns, 143 e Park av, 16x68.8x16x67.10, 4-sty & b stn dwg; Edw A Hannan to Eliz R Hadfield, 117 E 62; Aug 4, Aug 8 '11; A\$15,000-24,000.
63D st, 120-2 E, (5:1397-63) ss, 200 e Park av, 50x127x50.1x129.9, 3-sty bk stable; Jno M Farley, Archbishop of NY to Jas C McGuire & Co, 50 Church; Mtg \$50,000; Aug 9; Aug 10 '11; A\$50,000-60,000.
69TH st, 103 W, (4:1141-31) ns, 25 w Col av, 18x100.5, 4-sty & b stn dwg; Bes-sie H Merrihue to Robt H Sayer, 2308 3 av; Mtg \$18,000 & AL; July 25; Aug 9 '11; A \$12,500-23,000.
69TH st, 201-3 W, see Ams av, 200.
75TH st, 200-16 W, see Bway, 2132-4.
77TH st, 158 W, (4:1148-55 1/2) ss, 220 e Ams av, 19x102.2, 4-sty & b stn dwg; B H Weisker, Jr, Jos B Butler & Jno A Thompson as commissioners in partition (by order of court) to Lillie L Hearne, 620 W 115; July 28, Aug 8 '11; A\$13,000-24,000.
78TH st, 100 W; see Columbus, 376.
78TH st, 212 E, (5:1432-42 1/2) ss, 145 e 3 av, 13.4x102.2, 3-sty & b bk dwg; Ida Haas daughter & heir Rosalie Haas to Abr Haas, 331 E 79; AT; B&S; AL; Sept 12 '10, Aug 4 '11; A\$5,500-6,500.
79TH st, 103-5 E, (5:1508-2-2 1/2) ns, 25 e Park av, 40x102.2, 2 3-sty & b stn dwgs; Charter Constn Co to Akron Bldg Co, 505 5 av; Mtg \$75,000; Aug 3, Aug 4 '11; A\$48,000-58,000.
79TH st, 335 E, (5:1542-20) ns, 154.10 w 1 av, 26.11x102.2, 4-sty stn tnt; Bertha Stern ADMRX Yetta Kahn to Leo & Abr Frank, 1512 1 av; Mtg \$16,000; Aug 7 '11; A\$10,500-21,000.
80TH st, nwc 1 av; see 1 av, 1533-5.
80TH st, 323 W, (4:1244-34) ns, 241 w West End av, runs n49.6xw1.6xs3.6xw16.6 xs13.8xw5xs32.4 to st, x43 to beg, 5-sty bk dwg; Chas H Davis to H Everett Russell, 257 W 73; AL; July 31, Aug 8 '11; A\$19,000-37,000.
82D st, sec West End av; see West End av, 450.
84TH st, 127 E, (5:1513-13) ns, 296.10 e Park av, 20.5x102.2, 3-sty & b stn dwg; Margt T Murphy to Ellen Murphy, 127 E 84; Mtg \$6,000; May 9, Aug 8 '11; A \$12,000-14,500.
87TH st, 353 E, (5:1550-22) ns, 100 w 1 av, 25x100.8, 5-sty bk tnt; Eugene F Kratkie to Mary Dolan, 344 E 87; Aug 1, Aug 5 '11; A\$9,500-19,000.
89TH st, 225 E, (5:1535-16) ns, 200 w 2 av, 25x100.8, 5-sty bk tnt; Benj Jacobs et al to Llewellyn Realty Co, 35 Nassau; Mtg \$18,000; July 11, Aug 4 '11; A\$10,000-22,000.
95TH st, 70 W, (4:1208-61 1/2) ss, 80 e Col av, 20x100.8, 5-sty stn tnt; Siefried Blumenkrohn to Emma S Blumenkrohn his wife, 2001 Creston av; Mtg \$24,000; Aug 5 '11; A\$11,000-21,000.
95TH st, 213 E, (5:1541-9) ns, 206 e 3 av, 27x100.8, 5-sty bk tnt; Emma J wife Jos Frank to Louis Oppenheim, 13 W 88 & Milton I & Isabella Hessberg, 311 W 138; QC; July 31, Aug 4 '11; A\$9,500-23,000.
97TH st, 142 E; see 4th, 146 W.
98TH st, 207 W, (7:1870-part lot 20) ns, 136.9 w Ams av, 33.2x100.11x46.11x97.4, 8-sty bk tnt; Michl L Bird to Jos Gordon, 208 W 86; Mtg \$90,000; Aug 2, Aug 4 '11; A\$—\$.
98TH st, 206 E, (6:1647-43) ss, 135 e 3 av, 25x100.5, 4-sty bk tnt & str; Leon A Carley to Hortense N Carley his wife at Caldwell, NJ; Mtg \$18,500; July 12, Aug 4 '11; A\$9,000-16,000.
98TH st, 207 W, (7:1870-part lot 20) ns, 155 e Bway, 33.2 to e 1 old Bloomingdale rd x101.11x47.3x100.11, 8-sty bk tnt; re mtg; City Mtg Co to T J McLaughlin's Sons, 207 W 98; Aug 1; Aug 10 '11; A\$—\$.
98TH st, 207 W, (7:1870-part lot 20), ns, 136.9 w Ams av, 33.2x100.11x46.11x97.4, 8-sty bk tnt; Jos Gordon to T J McLaughlin's Sons, 207 W 98; Mtg \$90,000; Aug 8; Aug 10 '11; A\$—\$.
100TH st, 222 E (6:1649-34) ss, 230 w 2 av, 25x100.11, 5-sty bk tnt & str; Herman Weissberger to Union Realty Selling Corp, 189 2 av; Mtg \$17,650; July 28, Aug 5 '11; A\$9,000-22,000.
101ST st, 61 E, (6:1607-27) ns, 200 w Park av, 25x100.11, 5-sty bk tnt; Louis Biegeleisen to Louis Biegeleisen Co, 1820 Lex av; AL; Aug 3, Aug 5 '11; A\$10,000-20,000.
103D st, 111-9 E, (6:1631-4 to 7) ns, 80 e Park av, 75x100.11, 5 3-sty & b stn dwgs; Ottilie Block to Leah Cohn, at Cedarhurst, LI; AL; Mar 23; Aug 10 '11; A\$30,000-35,000.
104TH st, 248 W, (7:1875-58 1/2) ss, 137 e West End av, 19x100.11, 3-sty & b stn dwg; Alma C Stem to Bloomingdale Constn Co, 160 Bway; Mtg \$20,000; July 10, Aug 7 '11; A\$11,400-19,000.
104TH st, 405-17 E, (6:1698-5 & 44) ns, 100 e 1 av, 163x201.10 to st 105th, 1-sty bk & fr bldgs of stone yard; John Gaylor to Henry, Theo J & Caroline Hanlein, all at 122 E 92; Mtg \$65,000; Aug 8; Aug 9 '11; A \$81,000-97,500.
105TH st, ss, 100 e 1 av, see 104th, 405-17 E.
106TH st, 150 on map 152 W, (7:1860-52 1/2-6) ss, 195 e Ams av, runs s100.11xe 131.1 to ws old Croton Aqueduct, xnw— to st xw 41.9, 3-sty fr dwg & vacant; Chas C McMann heir & Amenda McMann to Clara L Eakins heir & Amenda McMann; 1/2 part; B&S; Mtg \$10,000; May 5 '10; Re-recorded from May 6 '10, Aug 4 '11; A\$36,300-39,500.
112TH st, 56 W; see Lenox av, 26.

117TH st, 153 E, (6:1645-24) ns, 313.8 w 3 av 16.8x100.11 3-sty & b bk dwg; Thos M Fanning to Dwight C Harris 37 5 av; Mtg \$6,000; Aug 4, Aug 5 '11; A\$6,500-8,000.
118TH st, S3 W (6:1717-5) ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Llewellyn Realty Co to Benj Jacobs, 543 W 146 & Philip Ritter, 540 W 144; Mtg \$14,000 & AL; June 26, Aug 4 '11; A\$11,000-15,000.
121ST st, 440 E (6:1808-33) ss, 150 w Pleasant av, 25x100.11, 6-sty bk tnt & str; Fannie Strauss to Cecelia Abrams, 368 W 50; July 13, Aug 4 '11; A\$6,000-26,000.
123D st, 131 W, (7:1908-17 1/2) ns, 345 w Lenox av, 15x100.11, 3-sty & b stn dwg; Henry C Smith to Sarah A Bishop, 807 N 63d, Phila, Pa; QC; July 6, Aug 7 '11; A \$7,800-12,000.
123D st, 133 W (7:1908-17) ns, 360 w Lenox av, 15x100.11, 3-sty & b stn dwg; Sarah A Bishop to Lillian K Leggett, 133 W 123; QC; Aug 5, Aug 7 '11; A\$7,800-12,000.
123D st, 238 W, (7:1928-49 1/2) ss, 369.7 e 8 av, 13.10x100.11, 3-sty & b stn dwg; Jas T Williamson (ref) to Wm H Schmohl, 1457 Lex av; FORECLOS, Aug 2, Aug 4, Aug 5 '11; A\$7,100-10,000.
124TH st, 420 W, (7:1964-47) ss, 350 w Col av or Morningside av E, 25x100.11, 5-sty bk tnt; Emma J wife Jos Frank to Eliz wife Abr Frank, 313 E 57; QC; July 31, Aug 4 '11; A\$11,000-24,000.
124TH st, 354 W, (7:1950-59) ss, 115.10 e Col av or Morningside av, 27.4x100.11, 5-sty bk tnt; Josephine E Stone to Chas H Davis, 323 W 80; Mtg \$22,000; July 28; Aug 9 '11; A\$13,000-26,000.
124TH st, sec Madison av, see Madison av, 1929.
125TH st, 545 W (7:1980-8) ns 150 e Bway 25x99.11, 5-sty bk tnt & str; Elsie V F Koch to Harris Schwartz, 5 E 106; Mtg \$20,000; Aug 2, Aug 4 '11; A\$11,000-23,000.
127TH st, 305-7 W, (7:1954-26-7) ns, 109.6 w 8 av, 50.6x99.11, 2 5-sty bk tnts & str; Rachel Newman to Ellis Getzler, 1740 Dawson; Mtg \$19,500; Aug 7; Aug 9 '11; A \$22,000-44,000.
130TH st, 137 W, (7:1915-14 1/2) ns, 312.6 e 7 av, 19x99.11, 3-sty & b stn dwg; Jno W Comey to Ensign Realty Co, 156 Bway; Aug 7, Aug 8 '11; A\$8,300-13,000.
131ST st, 110 W, (7:1915-40) ss, 157.6 w Lenox av, 17.6x99.11, 3-sty & b stn dwg; Jno W Comey to Ensign Realty Co, 156 Bway; Mtg 8,000; Aug 7 '11; A\$7,700-11,500.
131ST st, 126 W, (7:1915-46) ss, 430 e 7 av, 20x99.11, 3-sty & b stn dwg; Marion Levy to Bertel Realty Co, 170 Bway; Mtg \$12,000; July 25; Aug 10 '11; A\$8,800-15,000.
132D st, 227 W, (7:1938-21 1/2) ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Anna Oppermann to Neil P Duross, 583 Riverside Dr; Mtg \$8,500; July 19, Aug 8 '11; A \$6,600-9,000.
133D st, 237 W, (7:1939-15) ns, 400 w 7 av, 25x99.11, 5-sty bk tnt; Helen Piasecki to Mammie Kalter, 555 W 151; Mtg \$27,000; Aug 8; Aug 9 '11; A\$11,000-24,000, 28,250
133D st, 537-9 W, (7:1987-15) ns, 400 w Ams av, 50x99.11, 6-sty bk tnt; Judith E Nelson to Anna K De Comas, 500 W 122; AL; July 20, Aug 8 '11; A\$17,000-60,000, nom
135TH st, 186-8 W, (7:1919-59) ss, 75 e 7 av, 50x99.11, 2 5-sty bk tnts; Max Marx to Emma S Truckenbrodt, 159 E 178; Mtg \$40,000; Aug 10 '11; A\$26,000-55,000, 100
136TH st, 113 W, (7:1921-24 1/2) ns, 175 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Morris J Levi to Rachel Levi, 9 Urban, Mt Vernon, NY; Mtg \$11,000; Aug 8; Aug 10 '11; A\$7,300-12,000.
136TH st, 607-13 W, (7:2002-40-1) ns, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts; Troy Realty Co to John S Buskey, Jr, 1 W 30; Mtg \$130,000; Aug 8; Aug 9 '11; A\$52,200-126,000.
136TH st, 170-4 W (7:1920; Cancellation of assmt of rents; Irving Simon to Geo W Weill, 365 W 118; July 31, Aug 4 '11, nom
136TH st, 135 W (7:1921-17 1/2) ns, 384 e 7th av, 15.6x99.11, 4-sty bk dwg, 1-sty ext; Wm H Linson et al to Israel Lebo-witz, 854 West End av; Mtg \$10,000; Aug 2, Aug 4 '11; A\$6,800-11,000.
137TH st, 284 W, (7:1942-56 1/2) ss, 181.6 e 8 av, 15.6x99.11, 4-sty bk dwg with 3-sty ext; Emma J wife Jos Frank to Effie M Barry, 284 W 137; QC; July 31, Aug 4 '11; A\$6,800-13,000.
137TH st, 294 W, (7:1942-60) ss, 104 e 8 av, 15.6x99.11, 4-sty bk dwg; Emma J wife Jos Frank to Arthur A Alexander, 203 W 117; QC; July 31, Aug 4 '11; A\$6,800-13,000.
138TH st, W, (6:1735-63-4) ss, 175 e Lenox av, 50x99.11, vacant; John R Glead to African Methodist Episcopal Church of Harlem (Little Zion), 236 E 117; Mtg \$15,000; Aug 8; Aug 9 '11; A18,000-18,000.
138TH st, W, (6:1735-63-4) ss, 175 e Lenox av, 50x99.11, 1-sty fr shed & vacant; Geo Schweppenhauser to Jno R Glead or Glud, 172 W 133; Mtg \$10,000; July 27; Aug 7 '11; A\$18,000-18,000.
139TH st, 261, on map 255 W, (7:2025-4) ns, 139 e 8 av, 19.6x99.6, 4-sty bk dwg; Eliz A Dodge to Forrest C Hiramman, 182 Alex av; Mtg \$14,000; Apr 11; Aug 9 '11; A \$6,800-13,000.
143D st, 111-3 W, (7:2012-23) ns, 183.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; Florentine M Fuld to Leonhard Realty Co, 130 E 110; Mtgs \$50,250; Aug 4, Aug 8 '11; A\$16,500-48,000, 500

143D st, 111-3 W, (7:2012-23) ns, 183.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; Florentine M Fuld to Leonhard Realty Co, 130 E 110; Mtgs \$50,250; Aug 4, Aug 8 '11; A\$16,500-48,000, 500

143D st, see Lenox av; see Lenox av, 654.

143D st, 252 W, (7:2028-53) ss, 275 e 8 av, 25x99.11, 4-sty bk tnt; Le Grand L Clark to Robt D Rosling, 83 Gates av, Bklyn; Mtg \$10,000; June 27; Aug 9 '11; A \$8,500-12,000. O C & 100

145TH st, 155-61 W, (7:2014-8-10) ns, 140 e 7 av, 80x99.11, 2 6-sty bk tnts & str; Martha L Berliner to Jos Goldsmith, 2216 Eutaw pl, Baltimore, Md; QC; July 28; Aug 10 '11; A \$40,000-106,000. O C & 100

147TH st, 618 W, (7:2093-40) ss, 150.6 w Bway, 24x99.11, 3-sty & b bk dwg; Edw H Davis, ref to E Edw Rothchild, 9 W 90; Mtg \$12,000; FORECLOS, July 31; Aug 4 '11; A \$8,000-16,000. 4,000

152D st, 474-6 W, (7:2066-59 to 62) ss, 125 e Ams av, 100x99.11, 2 3-sty & b bk dwgs & vacant; Susie J Coburn & ano to Margt C Brown, 87 Hamilton pl; Mtg \$30,000; Aug 9; Aug 10 '11; A \$28,000-37,000. O C & 100

170TH st, see Audubon av, see Audubon av, see 170th.

172D st W, (8:2141-49-50) ns, 100 w St Nicholas av, 50x94.6, vacant; Edica Realty Trading Co to Ashby L Bielder, 97 Cedar; Mtg \$13,000; July 5; Aug 9 '11; A \$10,000-10,000. nom

176TH st, ns, 100 e St Nich av; see 177th, ss 100 e St Nich av.

177TH st W, (8:2133-40 & 54) ss, 100 e St Nicholas av, 150x199.10 to ns 176th, vacant; Strauss Bldg & Realty Co, 73 E 90 to City of NY; May 23, Aug 8 '11; A \$60,000-60,000. 86,000

180TH st, see Fort Wash av; see Ft Wash av, see 180.

203D st, sive 9th av, see 9 av, sive 203d.

211TH st W, (8:2191-17) ss, 275 e 9 av, 25x88.2x25x86.5, vacant; Corn Exchange Realty Co to Lydia A Reynolds, 2767 Decatur av; Mtg \$2,500; July 31, Aug 8 '11. A \$2,260-2,200. nom

211TH st, svs at nws Vermilyea av; see Vermilyea av, nws at nes Isham.

Amsterdam av, 312-4, see Bway, 2132-4.

Amsterdam av, (8:2152-50) ws, 75 n 179th, 25x100, vacant; Anna Sands to Max Marx, 419 Convent av; B&S; Mtg \$7,500; July 29, Aug 8 '11; A \$12,000-12,000. O C & 100

Amsterdam av, 200, (4:1161-29) nwc 69th, (Nos 201-3) 20.5x65, 4-sty bk tnt & str; Martin E J Tighe to Emma Tighe Gerlach his mother; AT; B&S; Mtg \$20,000; July 5 '07; Aug 10 '11; A \$23,000-37,000. nom

Amsterdam av, 200; Jas C Tighe to same; AT; Mtg \$20,000; Sept 22 '08; Aug 10 '11. nom

Audubon av, (8:2126-34) sec 170th, 25x 95, vacant; Tomahawk Realty Co to Morris Simon Constn Co, 141 Bway; Mtg \$10,000; Aug 7; Aug 10 '11; A \$12,000-12,000. O C & 100

Broadway, (8:2180) ws, 125 n line bet lands of Chittenden & Potter, 50x200 to es of Bennett av, being lots 11 to 14 map (No 716) of Lucius Chittenden; Kath L Naumann to Max Marx, 419 Convent av; Mtg \$53,500 & AL; Aug 10 '11. O C & 100

Broadway, 2132-4, (4:1166-35) sec 75th, (Nos 200-16), 52.2x196.9 to ws Ams av, (Nos 312-4), x50x212, 3-sty bk stable; Crawford Bradley Co to Frank Bradley, 303 W 75; Mtg \$235,000; July 12; Aug 7 '11; A \$210,000-235,000. O C & 1,000

Broadway, 140-6, (1:48-4-5) sec Liberty, (Nos 66-8), runs e135.4xs82.1xw77.7xne0.10 xnw58 to Bway xne78.2 to beg, with right of way from No 140 Bway through alley to Cedar, 7 & 8-sty stn office bldg & 4-sty stn office bldg; Mutual Life Ins Co of N Y to Guaranty Trust Co of N Y, 28 Nassau; C a G; July 26; Aug 7 '11; A \$1,604,500-1,895,000. O C & 100

Broadway, 1744-8, (4:1027-23) sec 56th, 131.9x90.2x120.2x122.7, 7-sty bk tnt; Jacob Hirsh to Edmund L Mooney, 11 W 44 & Andrew J Shipman, 636 W 158; 1-16 pt; B&S; AL; Aug 8 '11; A \$500,000-615,000. O C & 100

Bway, nws, 100.8 sw Isham; see Bway, ns, 151 w Isham.

Broadway, (8:2242-57-8) ns, 151 w Isham, 50.4x159x50x164.4, vacant; Mtg \$10,000; A \$13,000-13,000; also BROADWAY (8:2242-41-2 & 55-6) nws, 100.8 sw Isham, 50.4x264.4 to es Cooper, x50x269.8, vacant; Mtg \$15,000; A \$18,000-18,000; Jas Alexander to Edw J McGuire, 36 E 81; Aug 4, Aug 8 '11. O C & 100

Broadway, (8:2175-6) es, abt 1,139 s Dyckman, 50x220.5x53.3x202, vacant; Ensign Realty Co to John W Corney, 52 W 54; Mtg \$9,600; Aug 7; Aug 8 '11; A \$17,000-17,000. O C & 100

Columbus av, 376, (4:1149-36) sive 78th (No 100), 25.8x105.5x25.8x106.6, 5-sty bk tnt & str; 376 Col Av Co to Addie R Altman, 4-5 parts, & Isabel R Wallach, 1-5 part, both at 375 Central Park W; AL; Aug 4 '11; A \$45,000-66,000. O C & 100

Edgecombe av, 165-7, (7:2051-83) ws, 515 s 145th, 40x100, 5-sty bk tnt; Abr Mann to Irene M Brobst, 940 New York av, Bklyn; Mtg \$37,000; July 29; Aug 4 '11; A \$10,500-38,500. O C & 100

Fort Washington av, (8:2176-100) nec 180th, runs e144.5x110xw40x10xw100 to es of av, xs100.1 to beg, 6-sty bk tnt; Maxwell Davidson ref to Holland Holding Co, 11 Pine; Mtg \$210,000; FORECLOS, Aug 4; Aug 7, Aug 8 '11; A \$58,000-P118,000. 33,000

Lexington av, 645, (5:1309-20) es, 75.5 n 54th, 25x100, 5-sty bk tnt & str with 2-sty ext; Llewellyn Realty Co to Benj Jacobs, 543 W 146, & Philip Ritter, 540 W 144; Mtg \$30,000; June 26; Aug 4 '11; A \$20,000-35,000. nom

Lexington av, 1501, see 4th, 146 W.

Lenox av, 26, (6:1595-69-71) sec 112th, (No 56), 100.11x100, 2 7-sty bk tnts; Isaac Harris et al to Triangle Waist Co, 79 5th av; Mtg \$202,500; Aug 1; Aug 7 '11; A \$96,500-225,000. 72,500

Lenox av, 654, (6:1740-69) sec 143d, 24.11 x85, 1-sty bk bldg; Corn Exchange Realty Co to Lydia A Reynolds, 2767 Decatur av; AL; Aug 1, Aug 8 '11; A \$21,000-21,000. nom

Lenox av, 673-5, (7:2012-33) ws, 79.11 s 144th, 40x100, 6-sty bk tnt & str; Emanuel Strauss to Dean Holding Co, 378 Grand; Mtg \$35,000; July 28; Aug 9 '11; A \$25,500-56,000. nom

Lenox av, 673-5; Dean Holding Co to St Marks Methodist Episcopal Church, 231-37 W 53; Mtg \$35,000; Aug 1; Aug 9 '11. 54,000

Manhattan av, 386, (7:1943-19) es, 27.11 n 116th, 36.3x82, 5-sty bk tnt; Charlotte E Jones to Ellen Sullivan, 386 Manhattan av; Mtg \$30,000; Aug 3; Aug 5 '11; A \$18,000-28,000. O C & 100

Madison av, 1929, (6:1748-74) sec 124th, 20.6x80, 3-sty stn tnt & str; Algernon S Norton (Ref) to Edw Lemberger, 871 Home; PARTITION; June 8; Aug 8; Aug 9 '11; A \$20,000-24,000. 24,500

Madison av, 1929; Edw Lemberger to Simeon M Barber, 137 E 55; Mtg \$18,000; Aug 8; Aug 9 '11. nom

Northern av, (8:2179) es, 449.5 n 181st, —x—; agmt as to boundary line; Paterno Constn Co, 440 Riverside Dr, owner of land n of above, with Fred A Stone, Eau Claire, Wis, owner of land s of above; QC; Mar 20; Aug 7 '11. nom

Old Croton Aqueduct, ws, at ss 106th, see 106th, 150 W.

Park av, 1312, (6:1605-38) ws, 50.11 s 100th, 25x73.3, 5-sty bk tnt & str; Bertha Sommer to Max Sommer & Bertha his wife as joint tenants, 1226 Park av; Mtg \$10,000; Aug 5; Aug 7 '11; A \$7,000-14,000. O C & 100

Prescott av, (8:2248-61) ses, abt 1,455 n e Dyckman, 75.11x202.2x151.9x141.4, 2-sty fr dwg; City Real Estate Co to Geo W Elder, Sr, 2465 Bway; B&S; July 26; Aug 5 '11; A \$4,000-6,000. nom

St Nicholas av, 444-6 (419-21), (7:1958-47-8) es, 149.11 s 133d, 40.7x135.4x40x142.1, 2 5-sty bk tnts; Jas Henry to Alfred E Jackson, 442 St Nicholas av; Mtg \$35,000; Aug 4; Aug 7 '11; A \$22,900-36,000. O C & 100

Vermilyea av, (8:2228-7) nws at nes Isham, 148.2 to 211th, x91.6x— to Isham, 75, vacant; Corn Exchange Realty Co to Jno P Everett, 32 Liberty; ½ pt; Mtg \$25,000; Mar 1 '10; Aug 8 '11; A \$16,000-16,000. nom

Vermilyea av, (8:2228); same prop; same to Lydia A Reynolds, 2767 Decatur av; ½ pt; AL; July 31 '11, Aug 8 '11. O C & 100

West End av, 450, (4:1229-61) sec 82d, 102.2x100, 6-sty bk tnt; Maria De Witt Jesup to Leicestershire Realty Co, 2 Wall; May 31; Aug 4 '11; A \$95,000-215,000. O C & 100

1ST av, 1537, see 1st av, 1533.5.

1ST av, 846, (5:1359-2) es, 26 n 47th, 24.10x80, 5-sty bk tnt & str; Emilie L Goldey to Aug Collet, 1064 Morris av; Mtg \$18,500; Mar 1; Aug 4 '11; A \$10,500-20,000. O C & 100

1ST av, 1499, (5:1453-24) ws, 158.3 s 79th, 20.6x101.7x38.6x100, 1-sty bk theatre; J Sidney Bernstein, ref, to Eliz C Toal, 222 E 49; Mtg \$14,000 & AL; FORECLOS, July 20; Aug 3; Aug 4 '11; A \$15,000-16,500. 1,100

1ST av, 1533-5, (5:1543-23-23½) nwc 80th, 33.3x80, 4-sty stn tnt & str; also 1ST AV, 1537, (5:1543-24) ws, 33.3 n 80th, 16.6x80, 4-sty stn tnt & str; Spencer S Roche et al, EXRS Jno A Roche, to Olin S & Sallie A Roche, 346 W 20; AL; July 7; Aug 4 '11; A \$25,000-48,000. nom

2D av, 449-51, (3:906-28) ws, 74 s 26th, 31.2x100, 4-sty bk tnt & str; Francis J Callaghan et al, HEIRS Francis Callaghan, decd, to Geo W Jarchow; QC; Feb 28 '09; Aug 7 '11; A \$24,000-32,000. nom

2D av, 425, (3:905-28) ws, 48 n 24th, 24x 97.7, 3-sty bk tnt & str; Josephine R Killen to Rosehill Realty Corp, 35 Nassau; Aug 3; Aug 4 '11; A \$17,500-18,500. O C & 100

2D av, 1390, (5:1446-52) es, 70.6 s 72d, runs e60xn0.6xe40xs32.2xw100 to av xn31.8 to beg, 5-sty bk tnt & str; F Dornberger Realty Co to Wm G Moir, 501 W 176; ½ of R, T & I; Mtg \$28,000; Aug 8; Aug 9 '11; A \$18,000-34,000. O C & 100

4TH av, 257-9, (3:876-4-5) es, 69 s 21st, 46x90, 2 4-sty bk dwgs; Saml L Marcus to Ella L Murphy, 19 W 26, Bayonne, NJ; Mtg on No 257, \$50,000; Aug 8; Aug 9 '11; A \$19,000-130,000. O C & 100

4TH av, 257-9; Ella L Murphy to J H & C K Eagle, Inc, a corp, 454 Broome; Mtgs \$120,000; Aug 8; Aug 9 '11. O C & 100

5TH av, 853, (5:1381-4) es, 75.5 n 66th, 25x100, 4-sty & b stn dwg with a 2-sty ext; Anna E Kidd to Horace Havemeyer, at Islip, LI; B&S; July 15; Aug 4 '11; A \$175,000-210,000. O C & 100

6TH av, 92, (2:553-9) es, 22.9 s 8th, 22.9x 80, 3-sty bk tnt & str; Jos Reiss to Jno J Tully, 803 Elmsere pl; Mtg \$30,000; July 29; Aug 5 '11; A \$18,000-20,000. nom

7TH av, (7:1920) sec 136th; asn rents; Irving Simon to Harry L Goldin, at Shendoah, Pa; Aug 1; Aug 4 '11. nom

7TH av, 228, (3:773-42) ws, 49.4 n 23d, 19.8x80, 4-sty bk tnt & str; Gussie Levy to Annie Bland at Hartford, Conn; Mtg \$20,100; Aug 7, Aug 8 '11; A \$19,000-21,500. 100

7TH av, 2253, (7:1917-64) es, 74.11 s 133d 25x100, 5-sty bk tnt & str; Hy N Steinert, ref to Wm M Knoepke, 801 Lex av; FORECLOS, Aug 3; Aug 7; Aug 10 '11; A \$16,000-30,000. 28,000

STH av, 2894-2900, (7:2039-3 & 64 es, 40 n 153d, 79.11x100, 2 6-sty bk tnts & str; Helen Handman to Annie Evens, 196 Vernon av, Bklyn; AL; July 31, Aug 8 '11; A \$26,000-92,000. nom

STH av, 2898-2900, (7:2039-64) es, 79.11 n 153d, 39.11x100, 6-sty bk tnt & str; Beulah wife Paul H Sheridan to Morris B Evens, 196 Vernon av, Bklyn; QC; Aug 1; Aug 4 '11; A \$13,000-46,000. nom

STH av, 2898-2900; Morris B Evens to Helen Handman, 285 Brook av; AL; July 31; Aug 4 '11. nom

9TH av, (8:2199-22) sive 203d, 99.11x100, vacant; Harriet A Chittick to Dyckman Tract Realty Co, 45 Bway; AL; Jan 18 '10; Aug 4 '11; A \$18,000-18,000. nom

9TH av, (8:2199); same prop; re dower; Eliza J Chittick, wid to same; Aug 3; Aug 4 '11. nom

9TH av, (8:2199); same prop; Dyckman Tract Realty Co to Bernhard Frankfelder, 562 W 113; Aug 3; Aug 4 '11. nom

11TH av, 221, (3:671-1) nwc 25th (No 601), 98.9x570.7 to es 13 av (No 180) x 101.4x548, 1 3 & 4-sty bk freight house; Henry A Gildersleeve, ref (in matter of application of Eliz H Williams for sale of above) to Real Estate & Impt Co of Baltimore City, cor Charles & Baltimore, Baltimore, Md; B&S; Aug 9 '11; A \$240,000-255,000. 550,000

11TH av, (3:671-24) sive 26th, 98.9x570.7 to es 13 av x101.4x593.3, tracks of railroad; Melissa E Smith et al to same; July 29; Aug 9 '11; A \$250,000-250,000. O C & 100

13TH av, see 26th, see 11 av, sive 26th.

13TH av, 180, see 11 av, 221.

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Assignment of all title in property of the Bedell Leaf Tobacco Co, etc; Julius Schuknecht to Abr A Greenwald, 1329 53d, Bklyn; Aug 9 '11. nom

Oaths of Commissioners of Appraisal appointed to appraise land in Nassau Co for water supply purposes; Franklin A Coles & Edw S Fowler to whom it may concern; Aug 1; Aug 4 '11. nom

Oaths of Commissioners of Appraisal in matter of application & petition of Chas Strauss et al, constituting the Board of Water Supply, &c, to acquire real estate for the City of NY in Counties of NY & Kings for purposes of supplying water, &c; Chas L Hoffman, Chas J Leslie & Edw M Cox as Commissioners; Aug 7 '11; 9:2537, 2527, 2539, 2533 & 2530 & 4:1002 & 1:246.

Power of attorney; Ethel T Pike to Emory J Pike, her husband, War Dept, Washington, D C; June 3; Aug 7 '11.

Power of attorney; Sarah M Hough to Lester W Hough, of Andover, Mass; July 18; Aug 4 '11.

Power of attorney; Edw Y Stimpson to Hilah Reeder, 19 W 31; Aug 3; Aug 4 '11.

Power of attorney; Ellis Getzler to Herman H Oppenheimer, 170 Bway; Feb 10, Aug 9 '11.

CONVEYANCES

Borough of the Bronx.

Butler pl, (*) nws, lots 139-40, etc, see Westchester av, (*) ses, lots 136-8, Cebrie Park.

Burnet (143th st), 774, (10:2737) ss, 350 e Barry l ate Leggett av, 14.11x—x65.3 x100, 2-sty fr dwg; Jos A Hamilton et al HEIRS, &c, Susan Hamilton to Edw F & Martha M McDonald, 1176 Burnet pl; Mtg \$2,000 & AL; Aug 5; Aug 8 '11. 100

Fox st, 868, (10:2722); also TIFFANY ST, 881, (10:2722); asn rents to secure \$1,300; Knox Constn Co to Philip H Kramer; July 13; Aug 4 '11. nom

Fox st, 980, (10:2724) es, 420.6 n 163d, 40x107.11x40x108.4, 5-sty bk tnt; Wm C Oesting Co to Jakobina Ramsperger, 980 Fox; Mtg \$24,000; Aug 1; Aug 10 '11. O C & 100

Garden st, (11:3100) ns, 10.8 e Prospect av, 50x100, vacant; Jacob Cohen to Jacob Cohen Constn Co, 1126 Walker av; Mtg \$2,200 & AL; Aug 8, Aug 9 '11. 100

Home st, 791, (10:2672) ns, 149.1 w Union av, 17x122.6x17x121.6, 2-sty fr dwg; Bessie Bellinger to Lillian C Sullivan, 3608 3d av; AT; AL; Oct 4 '10; Aug 4 '11. nom

Hancock (*) es, 150 s Morris Park av; 25x100; Albert Naumann to Geo C Naumann, 1746 Melville; B&S & C a G; Aug 4, Aug 7 '11. nom

Hancock st (*) es, 150 s Col av, 25x100; Augusta Gustavson wid to Jno B Dosso, 1742 Adams; Aug 3, Aug 4 '11. O C & 100

Herschell st, (*) es, abt 377 s Westchester av, —x—, being lot 16 map Cebrie Park; re mts; Sarah C Buckenham to Baxter Howell Bldg Co, 2283 Westchester av, & Chas R Baxter, 3099 Middletown rd; Aug 9; Aug 10 '11. 500

Herschell st, (*) es, abt 377 s Westchester av, —x—, & being lot 16 map (No 426) of Cebrie Park; Baxter Howell Bldg Co to Eugene A Peniston, 501 E 162; Mtg \$4,800; Aug 8; Aug 10 '11. O C & 100

Hoffman st, (11:3067) ws, 80.4 s Pelham av, 121x100.6, vacant; Rudolph Simon & Annie S Martus to Pinnacle Realty Co, 564 Pelham av; AT; July 27; Aug 10 '11. nom

- Kelly st, 74S**, (10:2708) es, 325 n 156th, 25x100; 3-sty bk dwg; Geo A Molleson to Stanley H Molleson, both at 227 W 131; Mtg \$8,500; May 16, Aug 9'11. nom
- Kelly st, 74S (48)**, (10:2708) es, 325 n 156th, 25x100, 3-sty bk dwg; Stanley H Molleson to Julius Weiss, 91 Attorney; Mtg \$8,500; Aug 9; Aug 10'11. O C & 100
- Lorillard pl**, (11:3054), es, 271.7 n 3 av, 50x100, vacant; Jno J Tully to Jos Reiss, 1509 Bryant av; Aug 1; Aug 5'11. O C & 100
- Mt Hope pl, 25**, (11:2852) ns, 165 w Walton av, 25x125, 2-sty bk dwg; Colebrook Co to Geo Reinl, 148 E 53; Mtg \$7,000; Aug 4; Aug 5'11. nom
- St Paul's pl**, (11:2926) ss, 141.1 e 3 av, 47x98.10, 5-sty bk tnt & str; Fanny Gruen to Jonas Weil, at Lake Placid, NY, & Bernhard Mayer, 41 E 72; Mtg \$34,000; Aug 7; Aug 8'11. O C & 100
- St Pauls pl**, (11:2926) ss, 141.1 e 3d av, 47x98.10, 5-sty bk tnt & str; Jonas Weil et al to Fanny Gruen, 401 E 52; AL; Aug 7'11. O C & 100
- St Pauls pl, see Brook av**; see Brook av, 1420.
- Schuyler st**, (*) ss, 100 w Crosby av, 25 x78.10x25.2x76.4; Gennaro Breggia to Demetrio Pensante, 1210 Fort Schuyler rd; Aug 7; Aug 8'11. O C & 100
- Tiffany st**, (10:2716) ws, 266.8 s 167th 42x100, 5-sty bk tnt; Edw J Farrell & Jas S Cully to J S Cully & Co, 223 E 149; Mtg \$30,000; Aug 9'11. O C & 100
- Tiffany st, 1089**, (10:2716) ws, at ses, 167th, 94.5x38.6x75x69.1, 5-sty bk tnt & str; Kitchen Impt Co to Benj Benenson, 407 E 153; Mtg \$49,800; Aug 8; Aug 9'11. O C & 100
- Tiffany st, 1089**; Benj Benenson to Simon Ellinger, 322 E 50; ¼ pt; Pauline Levy, 166 W 129; ½ pt; & Chas Seligman, 338 E 50; ¼ pt; Mtg \$49,800; Aug 8; Aug 9'11. O C & 100
- Tiffany, 881**, see Fox 868.
- Tiffany, 1089**, (10:2716) ws, at ses 167th, 94.5x38.6x75x69.1, 5-sty bk tnt & str; Anna N Rogers to Jane Kitchen, 2009 Bronxdale av; QC & confirmation deed; Aug 5; Aug 7'11. nom
- Whittier st**, (10:2762) ws, 250 s Garrison av, 50x100; Thornton Brothers Co to Annie D Wallace, 7 St Lukes pl, Matteawan, NY; Aug 4; Aug 8'11. O C & 100
- 12TH st** (*), ns, at line bet lots 325 & 326 & being part lot 325 map Unionport, 25x108; Longin Mang to Frank Antes, 2115 Gleason av; Mtg \$500; Aug 3; Aug 4'11. O C & 100
- 132D st, ns, 310 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 132D st**, (10:2584-92) ns, 162.9 e Willow av, runs nel13.4&109.5 to ss 133d xse20.7 to land of H R & P R R Co, xsw222.5 to 132d st, xnw22 to beg; also 132D ST, ns, 310 w Walnut av, runs nw51.1 to es said R R xn218.1 to ss133d, xse50.11xs185.5 to beg; also 133D ST, ns, 249.2 e Willow av, runs ne208.11 to ss 134th, xse2.8&20.10 to ws said R R xsw169.11&36 to 133d, xnw 20.2 to beg; also 134TH ST, ns, 295.5 e Willow av, runs ne203.1 to ss 135th, xse 20.2 to ws said R R xsw206.1 to 134th, xn w20 to beg; also 135TH ST, ns, 275 w Walnut av, 47.5 to es said R R x202.10 to ss 136th; also 136TH ST, ns, 372.11 e Willow av, 20.2 to ws said R R x202.2 to ss 137th; also 136TH ST, ns, 275 w Walnut av, 47.5 to es said R R x202.10 to ss 137th; also 137TH ST, ns, 410.4 e Willow av, 20.2 to ws said R R x202.2 to ss 138th; also 138TH ST, ns, 736.10 e Southern Blvd, 20.2 to ws said R R x202.2 to ss 139th; also 138TH ST, ns, 275 w Walnut av, 47.5 to es said R R x214.11 to ss 139th, x47.11 x221.11; also 139TH ST, ns, 624.9 e So Boulevard, 20.2 to ws said R R x202.2 to ss 140th; also 139TH ST, ns, 283.7 w Walnut av, 39.5 to es said R R x202.2 to ss 140th; also 141ST ST, ns, 388.6 e So Boulevard, 20 to ws said R R x221.3 to ss 140th, x20.2x224.3; also 140TH ST, ns, 278.10 w Walnut av, 44.5 to es said R R x206.6 to ss 141st, x44x200, vacant; Stuyvesant Real Estate Co to New York Connecting R R Co at Penn Station, 7 av bet 31st to 33d; Aug 1; Aug 9'11. nom
- 133D st, ss, 162.9 e Willow av**; see 132d ns, 162.9 e Willow av.
- 133D st, ss, 310 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 133D st, ns, 249.2 e Willow av**; see 132d ns, 162.9 e Willow av.
- 134TH st, ss, 249.2 e Willow av**; see 132d ns, 162.9 e Willow av.
- 134TH st, ns, 295.5 e Willow av**; see 132d, ns, 162.9 e Willow av.
- 135TH st, ns, 275 w Walnut av**; see 132d ns, 162.9 e Willow av.
- 135TH st, 283 (527) E**, (9:2311) ns, 100 e Lincoln av, 25x100, 5-sty bk tnt; Hy A Friedman, ref to Jno Bozzuffi, 339 E 62; Aug 3; Aug 4'11. 13.450
- 136TH st, ns, 372.11 e Willow av**; see 132d, ns, 162.9 e Willow av.
- 136TH st, ns, 275 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 136TH st, 721-3**, (10:2565) ns, 246.1 e So Boulevard, 50x100, 1 & 2-sty bk bakery; Consumers Baking Co of the Bronx to Dillman Baking Co, 15 Poplar, Bklyn Hills, B of Q; Mtg \$8,000; Aug 1; Aug 10'11. O C & 100
- 137TH st, ss, 275 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 137TH st, ns, 410.4 e Willow av**; see 132d, ns, 162.9 e Willow av.
- 138TH st, ns, 736.10 e So Boulevard**; see 132d, ns, 162.9 e Willow av.
- 138TH st, ns, 275 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 139TH st, ss, 275 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 139TH st, ns, 624.9 e So Boulevard**; see 132d, ns, 162.9 e Willow av.
- 139TH st, ns, 283.0 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 140TH st, ns, 388.6 e So Boulevard**; see 132d, ns, 162.9 e Willow av.
- 140TH st, ns, 278.10 w Walnut av**; see 132d, ns, 162.9 e Willow av.
- 141ST ST, ss, 388.6 e So Boulevard**; see 132d, ns, 162.9 e Willow av.
- 142D st, 425**, (9:2287) ns, 250 e Willis av, old line, 25x100, 4-sty bk tnt; Jakob Schmitt to Emma Schmitt, 236 E 10; ½ R, T & I; Mtg \$2,500; July 28; Aug 4'11. O C & 100
- 147TH ST, 548**; see St Anns av, 481.
- 149TH st**, (9:2328) ns, 150 e Courtlandt av, 25x100, except part for st, vacant; Thos J Quinn to Richd J McGowan, Trste, 213 W 138; Mtg \$50,000 on this & other property; Aug 2; Aug 4'11. 100
- 150TH st, 237-9, old 459-61**, (9:2440) ns, 250 w Morris av, 50x118.5, 5-sty bk tnt & str; Giuseppe Porcelli to Maria wife Giuseppe Porcelli, 2837 8th av; correction deed; 1st Mtg \$32,500; 2d Mtg \$—; July 26; Aug 7'11. nom
- 157TH st, 319-21 E (old 575-77 E)**, (9:2417) ns, abt 165 w Courtlandt av, 33.4x 100; also STRIP bet old ns Prospect st & new ns 157th, —, 2-3 sty fr tnts; Geo Dumrauf to Helene Wegner, 887 Jackson av, & Maria Wegner, 416 E 156; Mtg \$12,000; Aug 1; Aug 10'11. O C & 100
- 162D st**, (9:2408) ns, 139.11 e Courtlandt av, 50x100, vacant; Clyde M Slater to Benj Benenson, 407 E 153d; B&S; Aug 4'11. nom
- 165TH st, 876**, (10:2698) ss, 60 e Stebbins av, 20x77.8, 3-sty fr dwg; Mathilda Neumann to Christine Neumann, 876 E 165; ½ part; AT; AL; Aug 4; Aug 5'11. O C & 100
- 165TH st, 659 (853) E**, (10:2633) ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & str; Annie D Wallace to Thornton Bros Co, 1320 Clay av; Mtg \$34,000; Aug 3; Aug 7'11. O C & 100
- 167TH st, 833 E**, (10:2680) nwc Prospect av, (Nos 1131-5), 100x50, 6-sty bk tnt & str; Isaac Brown to Louis Warady, 449 S Broad, Trenton, NJ; Mtgs \$70,000 & AL; July 22; Aug 5'11. nom
- 167TH st, ses at ws Tiffany**; see Tiffany, 1089.
- 171ST st**, (11:2912) ns, 100.1 w 3 av, runs n130.6xw10xn100xw65xs100.9xe37.7 xsl131.10 to st xe25 to beg, 2-sty bk factory; re mtg; N Y Savgs Bank to Ferdinand Hecht, 313 W 110; Aug 3; Aug 4'11. 5,043.03
- 176TH st, swc Clinton av**; see Clinton av, swc 176.
- 179TH st, swc Lafontaine av**, see Lafontaine av, swc 179.
- 187TH st, nwc So Boulevard**, see So Boulevard, nwc 187.
- 217TH st** (*) ns, 80 e Paulding av, 20x 95; Agmt as to Re of mtg, etc, Unionport Lumber & Mfg Co with Fredrico Silvestri, 1009 E 217; July 26, Aug 8'11. nom
- 222D st (Stb st)**, (*) ns, 305 e Barnes av, 50x114, Wakefield; Bernard J Beyersdorfer to Amelia Schimmel, 168 W 128; July 14; Aug 8'11. O C & 100
- 222D st** (*), ns, 305 e Barnes av, 50x114, Wakefield, except part for st; Amelia Schimmel to Brill Contracting Co, 346 E 229; Mtg \$1,700 & AL; Aug 7; Aug 10'11. O C & 100
- 229TH st** (*), ns, 155.9 e Bronxwood av, 25x114, Wakefield; Claudio Turco to Melrose Realty Co, 4380 3 av; Mtg \$500; Aug 8; Aug 10'11. O C & 100
- 230TH st** (*) ss, 380 w Laconia av, 25x 114.6; Geo C Naumann to Albert Naumann & Alwine M his wife, 1746 Melville; B&S & C a G; Aug 7'11. nom
- 231ST st** (*), ns, 281.6 e White Plains rd, 100.6x229 to ss 232d, Wakefield; Eliz A Diller et al, HEIRS, & C, Francis & Margt Crawford to Erastus B Treat, 942 St Nicholas av; AL; June 30; Aug 4'11. nom
- 231ST st** (*), ns, 281.6 e White Plains rd, see 232d st (*), ss, 281.6 e White Plains rd.
- 231ST st** (*), ns, 195 w Laconia av, 50 x114.10 Monatiquot Real Estate Co to Jno J & Josephine B McGurk, 26 W 98; AL; Feb 14, Aug 7'11. nom
- 236TH st (Opdyke av)**, (12:3377) ns, 350 w Katonah av, 25x100, 2-sty fr dwg; Elvina Eberhard to Chas W Eberhard, 257 E 236; Mtg \$2,000; Aug 5; Aug 7'11. O C & 100
- 237TH st** (*), ss, 125 e Byron, 23x—, & being lot 12 blk 10 map of Whitehall Realty Co on White Plains av; Richd Condon to Michl S Gleason, 4339 Barnes av; Aug 2; Aug 5'11. 100
- 238TH st**, (12:3391) ss, 325 e Martha av, 25x100, vacant; Wesley Consn Co to Wm E Dodge, 2027 Webster av; Mtg \$3,500; July 27; Aug 4'11. 100
- Albany rd**, (12:3262) es, 552.1 n from ws Hutton late Bailey av, 52.3x78.7x54.5x63.1, vacant; Chas B Meyer to Francesco Ventarola, 5761 Bway; July 31; Aug 5'11. O C & 100
- Albany rd**, (12:3262); same prop; Francesco Ventarola to Filomena Ventarola his wife, 5761 Bway; Mtg \$4,100; Aug 4; Aug 5'11. O C & 100
- Av St John, 1020**, (10:2683) ws, 50 n So Boulevard, 55x100, 5-sty bk tnt; Emily M Roemer to Marion Levy, 69 W 83; Mtg \$45,000; July 27; Aug 10'11. O C & 100
- Broadway** (*), ns, abt 375 n Tremont rd, see Edison av (*), es, 375 n Tremont rd.
- Bryant av, 1482**, (11:3000) es, 295 s 172d, 20x100, 3-sty bk dwg; Esther Bellows to Max Hirsch, 210 W 140; B&S; AL; July 31; Aug 4'11. nom
- Bathgate av**, (11:2913) ws, 310.3 s 172d, 25x114.5, vacant; Thos K Hand et al Heirs Thos Hand to Jacob Wolfe, 316 E 3, & Herman Nathan, 405 Wendover av; July 26; Aug 4'11. nom
- Blackrock av, 2117** (*) ns, 150 e Av D, 25x108; Edwin C Jones to Fred Bach, 1847 Victor; Mtg \$4,500; July 1; Aug 4'11. O C & 100
- Balcom av**, (*) es, 75 s Edwards av; see Ft Schuyler rd (*) ws, 60 n Marvin.
- Baychester av** (*) ws, 175 s Randall av, 50x75; Harriet L Chidsey to Chas M Hartmann, 9 N 9 av; Mt Vernon, NY; C a G; Mtg \$800 & AL; Aug 3, Aug 9'11. nom
- Balcom av**, (*) es, 184 s Edwards av; see Ft Schuyler rd (*) ws, 425.4 n Latting.
- Brook av, 1420**, (11:2895) sec St Pauls pl, (No 420) 77.8x100.9x77.5x100.8, 2-sty fr dwg & vacant; Benj Benenson to Kitchen Impt Co, 2009 Bronxdale av; Mtg \$9,500; Aug 8; Aug 9'11. O C & 100
- Boscobel av, 1423**, (9:2521) ss, 111.9 e Plympton av, 25x70, 2-sty & b bk dwg; Wm A Schneider to Wm F Raab, 1423 Boscobel av; Mtg \$7,000; Aug 8; Aug 10'11. O C & 100
- Boscobel av, 1423**, (9:2521) ss, 111.9 e Plympton av, 25x70, 2-sty & b bk dwg; Wm F Raab to Wm A Schneider, 952 Grant av; Mtg \$7,000; Aug 8; Aug 10'11. O C & 100
- Barnes av** (*), ss, at es Wickham av, & being lots 1 & 2 blk 6 map (No 1,140) sec 1 Bathgate Estate; also WICKHAM AV, es, 125 s Neried av, 25x97.6; Vincenzo Manzione et al to Eleonora Manzione, 2241 1st av; Mtg \$5,450; Dec 19'10; Aug 5'11. nom
- Creston av, 2259**, (11:3171) ws, 262.6 n 182d, 37.6x125, except part for av, 2-sty fr dwg; Jas H Sullivan to Mary Lydon, 580 E 182; July 24; Aug 4'11. O C & 100
- College av, 940**, (9:2423) ws, 121 s 164th, 20x100, 2-sty & b fr dwg; Margaret Darvas to Aladar Darvas, 949 College av; Mtg \$3,000; Mar 10; Aug 4'11. 100
- Cornell av**, (*) ss, 250 w Mapes av, 25x 100, Westchester; Otto A Nilson to Vincent Kahl, 2123 Vyse av; Mtg \$3,500; Aug 1; Aug 7'11. O C & 100
- Clay av, 1190**, (9:2426) es, 279.7 n 167th, 39x80, 5-sty bk tnt; Christina Wiehe to Fredk Schaefer, 240 E 78; Mtg \$23,500; Aug 7; Aug 8'11. O C & 100
- Clay av, 1041**, (9:2428) ws, 49.11 n 165th, 25.1x100, 2 & 3-sty & b bk dwg; Leopold Neugroschl to Amelia Neugroschl, both at 1041 Clay av; B&S; AL; Aug 7; Aug 8'11. nom
- Clinton av**, (11:2949) swc 176th, 157.10 x149.10x158.1x149.10 with exception of s 33 ft & also part taken for st & av, vacant; Celeste B Levy et al to Benj Benenson, 467 E 153; Mtg \$18,500; Aug 4; Aug 9'11. O C & 100
- Delavelle av** (*), ws, 150 n Hollers av, 25x100; Hudson P Rose Co to Giovanni Platania, 221 E 111; Aug 3; Aug 9'11. nom
- Edison av**, (*) es, 375 n Tremont rd, runs e109 to ws Bway xnw205.2 to es Edison av xsl173.11 to beg, gore, except part for Westchester av; Geo Costar to Magnus Nelson, 2239 Storey av; Mtg \$6,000; Aug 3; Aug 4'11. O C & 100
- Edwards av** (*) es, 275 n Latting; see Ft Schuyler rd (*) ws, 60 n Marrin.
- Edwards av**, (*) ws, abt 184 s Balcom av; see Ft Schuyler rd (*) ws, 425.4 n Latting.
- Edwards av** (*) es, 200&350 n Latting; see Ft Schuyler rd (*) ws, 425.4 n Latting.
- Ft Schuyler rd** (*) ws, 425.4 n Latting, 50x—; also EDWARDS AV, es, 350 n Latting, 50x100; also EDWARDS AV, es, 200 n Latting; 75 x 100; also BALCOM av, es, 184 s Edwards av, 75x— to Edwards av x90x—; Jefferson M Levy to L Napoleon Levy, 18 W 72; B&S; Aug 1, Aug 4'11. nom
- Ft Schuyler rd** (*) ws, 60 n Marrin, 90 x102.6; also EDWARDS AV, es, 275 n Latting, 100x100, Westchester; also BALCOM av, es, 75 s Edwards av, 100x— to Edwards av, x105x51.11; L Napoleon Levy to Jefferson M Levy, 59 E 34; ½ pt; B&S; Aug 1, Aug 4'11. nom
- Ft Schuyler rd** (*) ws, 60 n Marrin, 90x—; Jefferson M Levy to Hermann Kaufmann, 2376 8 av, & Mark Vandewart, 92 Morningside av; Aug 10'11. O C & 100
- Franklin av**, (11:2932) nws, 119 nw from n e 170th, runs ne along av 9xnw100xsw9 xse100 to beg, being part lot 79 map Morrisania; also FRANKLIN AV, ws, 50 s from nec lot 79, runs nw100xsw25xsel100 to av xne25 to beg, except part for av, being part lot 79 same map; Hodes Realty Co to Bertha Freudenheim, 622 W 114; Aug 3; Aug 7'11. nom
- Fieldston rd** (13:3414) ws, 150 s 238th; lot 4, map (1345) of Waldo Hutchings Estate, 25x96.4 to Riverdale av, x27.2x96.4; Jas J Kelly & Jas F Coleman to Saml McCullough, 331 W 24; Aug 4, Aug 9'11. O C & 100
- Grand Blvd & Concourse (Ryer av)**, (11:3165) ws, 325 s Irving, 50x100, except part for Grand Blvd & Concourse, vacant; Annie Schoen to Jno H Leith, 150 Wilson av, B of Q; Mtg \$6,000; July 31; Aug 4'11. O C & 100
- Gleason av**, (*) ns, 380 e Olmstead av, 25x108, Westchester; re mtg; Chas A Lau-meister to Mink Consn Co, 385 E 149; Aug 5; Aug 7'11. nom
- Gleason av**, (*) same prop; Mink Consn Co to Isabella Brown, 52 E 122, & Peter B McWilliams, 52 E 122; Mtg \$4,250; Aug 5; Aug 7'11. O C & 100

Havemeyer av. (*) see **Quimby av.**, see **Quimby av. (*)** see **Havemeyer av.**

Hull av. 3081. (12:3333) ws, 125 s Woodlawn rd, 25x110, 2-sty fr dwg; Thos A Roe to Robt E & Fannie L Shaw, 218 W 137; Mtg \$6,750; June 30'10; Aug 8'11. nom

Havemeyer av. (*) es, from ns Story av to ss Quimby av, 216x205, Unionport; Carrie Bendheim to Clarence Realty & Constn Co, 206 Bway; Mtg \$8,000; July 5; Aug 8'11. nom

Havemeyer av. (*) see **Quimby av.**, 108x 105, Unionport; Clarence Realty & Constn Co to Unionport Constn Co, 42 Bway; Mtg \$5,500; July 11; Aug 8'11. nom

Havemeyer av. (*), same prop; re mtg; Eliz C Woodward to same; July 31; Aug 8'11. 2,000

Havemeyer av. (*) see **Quimby av.**, see **Havemeyer av. (*)** es, from ns Story av to ss Quimby av.

Intervale av. (10:2705) es, 144.6 s 167th, 21.6x100, 3-sty fr tnt; Theresa A Ryan, wid to Annie E Millar, 231 E 123; 1/2 part; AL; Aug 3; Aug 5'11. nom

Kepler av. (3D av). (12:3379) es, — n 238th, being lots 215 & 216 in parcel 29, map of 339 lots of Edw K Willard, at Woodlawn Heights; Cath McLaughlin to Geo W Homan, 143 E 235; Mtg \$1,800; Aug 9'11. O C & 100

Lafontaine av. (11:3061) swc 179th, 97.5x 100x112.9x101.1, vacant; Curtiss P Byron to Junius J Pittman, 1888 Bathgate av, & Harry Cahn, 2540 Grand av; Mtg \$11,000; Aug 1; Aug 4'11. O C & 100

Park av. (9:2417) es, 111.5 s 158th, 28.3x 92.3x25x79, vacant; Patk H Sexton to M Montefiore Henschel, 299 Bway; Mtg \$3,000; May 17'10; Aug 7'11. O C & 100

Prospect av. 1131-5. see 167th, 833 E.

Prospect av. 2350 (11:3114) es, 525 n 183d 18.9x94.1x18.9x94.6, 2-sty bk dwg; Jennie Kind to Jennie Cohen, 108 W 84; Mtg \$8,500; June 29; Aug 9'11. O C & 100

Quimby av. (*) see **Havemeyer av.**, 105x 108; re mtg; Hilda Bendheim to Unionport Constn Co, 42 Bway; Aug 3; Aug 4'11. nom

Quimby av. (*) see **Havemeyer av.**, see **Havemeyer av. (*)** es, from ns Story to ss Quimby av.

Ryer av. ws. 325 s Irving. see Grand Blvd & Concourse, ws, 325 s Irving.

St Anns av. 447. (9:2272) ws, 99.11 s 146th, 24.11x99.4, 4-sty bk tnt; Friedrich Klein to Valentine Klein, 448 E 179; Mtg \$13,000; Aug 5; Aug 7'11. nom

St Anns av. 447; Valentine Klein to Friedrich Klein, 1514 Av A; Mtg \$13,000; Aug 5; Aug 7'11. nom

Southern Boulevard. 2401. (11:3115) nwc 187th, runs n 50xw100xn49.5xw25xs98.10 to 187th, xel32.9 to beg, 3-sty fr tnt & str & vacant; John Retz to Solon Berrick, 127 E 72; Mtg \$16,000; Aug 7; Aug 8'11. O C & 100

St Anns av. 595. (9:2276) ws, 180.4 s Westchester av, 27x111.5x29.9x124, 5-sty bk tnt; Angelo Pastorino to Johanna Brender, 1878 7 av; AL; July 26; Aug 8'11. nom

Shore Dr (*) ws, Clarence av, es, being lots 10, 11, 16, 17, 21 & 23, blk 41, map (1455) of Bruce-Brown Land Co at Throgs Neck also LOTS 10A, 11A, 16A & 17A, adj above; Richd M Montgomery & Co to Estates Development Co, 16 E 42; Aug 8, Aug 9'11. nom

St Anns av. 481. (9:2273) swc 147th, (No 548), 25x99.4, 5-sty bk tnt & str; Marcus Rosenthal to Matthew R D'Amora, 2021 Lex av; Mtg \$28,000; Aug 1, Aug 9'11. nom

Story av. (*) see **Havemeyer av.**, see **Havemeyer av. (*)** es, from ns Story av to ss Quimby av.

Tyndall av. (13:3423) ws, 137.6 s 261st, runs w100xs12.6xe5xs25xe95 to av xn37.6 to beg, vacant; re mtg; Susie Hayward to Fredk P Forster, 270 W 84, & Hy A Forster, 316 W 84; Aug 2; Aug 4'11. nom

Tyndall av. (13:3423); same prop; Fredk P Forster et al to Mary Tracy, nec Riverdale av & Coggans alley, Bronx; July 10; Aug 4'11. O C & 100

Tinton av. 903. (10:2658) ws, 308.9 n 161st, runs n41.3xw35.1 & 99.11xs40.11xe135 to beg, with all title to small strip on ns, 5-sty bk tnt; Solon Berrick to John Retz, 761 E 180; Mtg \$39,000; Aug 1; Aug 8'11. O C & 100

Taylor av (*) es, 125 n Col av, lot 331, map Van Nest Park, 25x100; except part for Taylor av; Chas Ringelstein, Jr, to Henrietta Hergrueter, 1718 Taylor av; Mtg \$4,000; Aug 5, Aug 7'11. O C & 100

Taylor av (*) ws, 200 n Wood av, 50x 90; Chas Hinklein to Jno Ryan, 1234 Theriot av; Mtg \$4,000; June 30, Aug 7'11. O C & 100

Taylor av (*); Same prop; Jno Ryan to Chas Hinklein & Margt A his wife, 1411 Taylor av as tenants by entirety; Mtg \$4,000; June 30, Aug 7'11. O C & 100

Union av. 834. (10:2666) sec 160th, (Nos 810-14), 39.2x105, 5-sty bk tnt & str; Wm Pacher to Katie Lanber, 794 E 158; Mtg \$39,500; Aug 4; Aug 5'11. nom

Union av. 608-10. (10:2674) asgmt of rents; Milton J Doernberg to Saml Weingart, 236 W 138; Aug 2; Aug 7'11. nom

Vyse av. 1215. (11:2986) ws, 171.4 n Home, 20x100, 3-sty bk dwg; Robt S Conklin, ref, to Jos & Patk J Toye, both at 1215 Vyse av; FORECLOS, July 31; Aug 4; Aug 5'11. 8,600

Vyse av. 1161. (10:2752) ws, 400 n 167th, 20x100, 3-sty bk dwg; Jos D Edelson, ref, to Ellis L Amdur, 1131 Vyse av; Mtg \$8,000 & AL; FORECLOS, Mar 24'09; Mar 26'09; re-recorded from Mar 30'09; Aug 5'11. 9,620

Vyse av. 1161; Ellis L Amdur to Fredk M Kahle, 28 Dock, Yonkers, NY; Mtg \$7,500; June 20; Aug 5'11. nom

Vyse av. 1221. (11:2986) ws, 228.10 n Home, 18.9x100, 3-sty bk dwg; Helena G Moss to Edw J Cahill, 756 Morris Park as mtg \$7,500; Aug 7, Aug 9'11. O C & 100

Vyse, 1141-3 (10:2752) ws, 200 n 167th, 2 lots, each 20x100, 3-sty bk dwg; Mattheus R d'Amora to Wm L Cahn, 815 West End av; Mtg \$16,000; Aug 1, Aug 9'11. 100

Webster av. 2241. (11:3143) ws, 115.5 s Ford, 34.6x100, 4-sty bk tnt; re mtg; Amanda Bussing to Bernard Schultz, 812 E 227; Aug 1; Aug 5'11. 15,000

Westchester av. (*) ses, lots 136 to 138 map of Cebrie Park, owned by Louis Wechsler, 1211 Mad av; also WESTCHESTER AV, lot 135, same map, owned by Sarah Colton, 103 7th av; also WESTCHESTER AV, lots 133 & 134, owned by Margaretha wife Christian Moltzen, 2356 Westchester av, & mtg held by Peter Doelger; also BUTLER PL, nws, lots 139 & 140, same map, owned by Christian Moltzen; also CEBRIE CREEK, opposite said lots 134 to 138, owned by Sarah D Munn, 2284 Westchester av; also WESTCHESTER AV, ses, 280.8 sw Green av, runs sel37.5xne30.7xnw2xne26.11xne25.11 to line bet lots 135 & 136, & 130.5 se of Westchester av; boundary line agmt; Louis Wechsler, Sarah Colton, Christian Moltzen & Peter Doelger with Sarah D Munn; QC; June 16; Aug 4'11. 500

Webster av. 1278-80. (9:2396) es, 237.9 n 168th, 42x90, 5-sty bk tnt; re mtg; Hayman Eckman to Mary Eckert, 1342 Clinton av; Aug 3, Aug 9'11. nom

Wickham av. (*), es, 125 s Nereid av, see Barnes av (*), ss, at es Wickham av.

Webster av. 3343. (12:3355) ws, 351.11 s Gun Hill rd, 25x110, 3-sty fr tnt; Lewis J Conlan, ref, to Geo Hill, 63 Beechwood rd, Summit, NJ; FORECLOS, Aug 9; Aug 10'11. 5,600

Waterbury av. (*), ws, 50 n Layton av, 50x100; Jno Walsh, HEIR, & Michl J or Jas Walsh to Mary F Walsh, wid, 21 Charles; B&S; June 13; Aug 10'11. nom

Wickham av. (*) es, 300 s Nereid av, 50x97.6; Edw J Cahill to Helena S Moss at Glen Ridge, NJ; Mtg \$5,800; July 31; Aug 8'11. O C & 100

3D av. 3818. see 3d av, 3820.

3D av. 3627. (11:2910) ws, 352.3 n 169th, 25x107, 2-sty fr tnt & str; Eliza H Miller to David Schoffer, 3627 3d av; Mtg \$5,000; Apr 7; Aug 4'11. O C & 100

3D av. 3820. (11:2928) es, 250 n 171st, 25x 100; also 3D AV, 3818, (11:2928) es, 225 n 171st, 25x100; 2 5-sty bk tnts & str; Jacob P Rurode to Chas Petroll, 700 W 178; Mtg \$44,000; Aug 1; Aug 4'11. O C & 100

6TH av. (11:2838) es, 30.9 s Townsend av, 50x100, Mt Eden, except parts for sts, vacant; Donald F Ayres et al, HEIRS, & Elihu Ayres to Aug P Windolph, 98 Morningside av E; Aug 3; Aug 10'11. O C & 100

Lot (*) (part lot 21, blk 32), conveyed by Shields to City & County Contract Co & recorded Sept 7'10; also LOT (*) (part lot 52 blk 29, begins at land N Y & P C R R Co, 35.5 n Boston Post rd & 70 se cl N Y & B R R runs nw24.7xne68.9x againe ne34.5xsw111 to beg; N Y, Westchester & Boston R R Co to Knickerbocker Trust Co as TRUSTEE, 60 Bway; July 26, Aug 9'11. nom

Lots 206 & 207 (*), map of Unionport by Chas A Mapes in Aug, 1892; Isabella Brown to Mink Constn Co, 391 E 149; Aug 5; Aug 7'11. 100

Lots 16-21 (12:3275) map (1237) of 26 lots prop of David B Cocks at Fordham; re mtg; Eliza N Hall to Jos N Patch, 489 Stuyvesant av, Bklyn; Mar 31; Aug 10'11. 6,000

Lot 248 (*) map (1272) of Joel Wolfe Estate; Rembrandt Realty Co to Geo Browning, 421 W 23; Aug 3; Aug 4'11. 100

Lots 886, 972 & 973 (*), map Laconia Park; Arthur J Mace & ano, EXRS Malinda G Mace to Jos Hurwitz, 2421 Lorillard pl, & Louis Friedman, 1789 Fulton av; AL; July 15; Aug 10'11. 2,566.80

Part (*) lot 111, map (29 in West Co) of Unionport, begins at c 1 blk bet Ludlow & Houghton avs, and at nwe lot 109, runs s along line bet lots 109 & 111, 42 ft xw50xn42xe50 to beg; Edw A Schill et al to Fredk Schwarz, 2224 Ludlow av; Aug 9'11. O C & 100

Part (*) begins 195 e White Plains rd at point 600 n along same from Morris Park av, runs w95xn25xe95xs25 to beg, with right of way over strip to Morris Park av; Sofia Scala married to Sofia Scala unmarried & Modesta Scala both at 1859 Cruger av; B&S; Mtg \$3,500; July 27, Aug 9'11. O C & 100

Part plot 5. (13:3415) bk 18 map (1470) of Fieldston; Parkway Heights Co to Louisa Dash on Waldo av, es, 100 yds s W 242d; July 26; Aug 7'11. 100

Part plots 4, 16, 17 & nwe of 18. (13:3415), blk 18 same map; Louisa Dash to Parkway Heights Co, 25 Broad; July—; Aug 7'11. 100

LEASES

Under this head 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.

Borough of Manhattan.

AUG. 4, 5, 7, 8, 9 & 10.

Ann st. 27. (1:90), Asn Ls; Demetrios Kanellopoulos to Apostole Vlachos, 72 Vesey; AT; Aug 8; Aug 9'11. 175

Essex st. 130. (2:353), rear part of str; Sam Schnitzer to Harry Zborover; 4yf May 1'10; Aug 7'11. 420

Greenwich st. 332. (1:142) swc Jay, str & part c; Emma Fiege et al, Heirs, & Herman H Hingslage to Fred Borges; 5yf Nov 1'15; Aug 4'11. 2,000

Greene, 120 1/2. see Prince 106.

Greenwich st. 738 (2:633) 3-sty & b bk bldg; Alex B Halliday to Louis Heim, 54 Morton; 10yf Aug 1, Aug 8'11. 3,500 & 5,000

Jay, swc Greenwich. see Greenwich, 332.

Kenmare, swc Bowery; see Bowery, 170.

Ludlow st. 49. (1:309), all; Whipple Security Co to Harris Zindman, 269 Madison; 3yf Sept 1; Aug 9'11. 2,243

Mulberry st. 184-8 (2:480), all; Thos Farese to Michele Brigante, 218 Lafayette; 10yf July 1; Aug 5'11. 11,250

Mulberry st. 110-12. (1:205), all; Tommas Farese to Giovanni Tommaselli, 112 Mulberry; 5yf May 1; Aug 10'11. 7,800

Madison st. 260 (1:269); Asn Ls; A Lincoln Katlin to Isidore Kester, 260 Madison; Mtg \$500; July 22, Aug 8'11. nom

Prince st. 106. (2:499); also GREENE ST, 120 1/2, (2:499), str, &c; Doris Eckhoff, INDIVID & EXTRX Jno J Eckhoff, decd, et al to Chas Reuter, at Elm Park, B of R; 1yf Aug (3y ren); Aug 4'11. 1,800

Pearl st. 208. (1:70); asn Ls; Jno McCabe to Chas Klein, 208 Pearl; Apr 27; Aug 5'11. nom

Pearl st. 208. (1:70), asn Ls; Chas Klein to Thos F Holohan, 208 Pearl; Aug 2; Aug 10'11. nom

Warren st. 103-07. (1:131); also WASHINGTON ST, 267-71, all; Jos Fahys to Eppens, Smith & Co, 107 Warren; 10yf May 12; Aug 4'11. 15,500

5TH st. 340 E. (2:446), all; Ignatz Weisberger to Saml Hammer, 712 E 5; 3yf Aug 1; Aug 7'11. per month, 286.33

7TH st. 35 E. (2:463) parlor fl; Jennie Dorf to David A Levien on premises; 2yf May 1'10; 1y ren; Aug 8'11. 720

7TH st. 148 E. (2:402) ss, 250 e Av A, 25x90.10, asn Ls; Sigmund Levin to Meyer Hurwitz at Stepney Depot, Conn; Aug 7; Aug 9'11. nom

7TH st. 148 E. (2:402) ss, 250 e Av A, 25x90.10, asn Ls; Meyer Hurwitz to Sigmund Levin, 1 W 117; Aug 8; Aug 9'11. nom

10TH st. 201-3 E. see 2d av, 158.

15TH st. 139-41 W. (3:791), all; Thos Wright Tovey to Lena Huber, 145 W 16; 5yf Sept 15; Aug 7'11. 2,700

15TH st, nec Av B. see Av B, 253.

23D st. 18 W. (3:824), all; Florence Guernsey to Peter A Menakaki, 1252 50th, Bklyn; 10yf May 1'13; Aug 5'11. 15,000

34TH st. 108-10 W. (3:809) Sur Ls; N Y Barber Co to Childs Co, 42 E 14; Aug 7; Aug 9'11. 1,250

38TH st. 12 & 14 W. (3:839) w 1/2 str & part b; J J Steindler Co to Edw W Runyon, firm Boericke & Runyon, 319 State, Bklyn; 10yf May 1; Aug 7'11. 3,500 & 4,000

42D st. 625 W. (4:1090), all; Cornelia E Scott to Ludin Realty Co, 259 W 34; 5yf Aug 1 (with privilege to purchase on Aug 1 '16 for \$13,000); Aug 10'11. taxes, int on mtg for \$7,000 & 360

45TH st. 62-4 W. (5:1260), two rooms on 7th fl; Geo Backer Constn Co to Minna Birth, 126 Dongan, West Brighton, SI; 5y f Oct 1; Aug 10'11. 1,800 & 2,000

48TH st. 419 W. (4:1058), e str & part b; Maximilian G Jantzen to Obermeyer & Liebmann, 59 Bremen, Bklyn; 4 9-12yf Aug 1; Aug 4'11. 720

96TH st W. (4:1256) ss, at bulkhead North River, runs e80xs201.5 to ns 95th xw80xn201.5, contains 16,080 sq ft wharf property; City of N Y (by Comr of Docks) to Jno P Kane Co, 103 Park av; 5yf July 1; Aug 10'11. 4,000

109TH st. 350 E. (6:1680) w str; Salvatore Virgilio to Giuseppe Patilo; 2yf Dec 1'09 with ren; Aug 8'11. 269

113TH st. 507-17 W. (7:1885), all; Southern Holding Co, 25 Broad, to Max Raymond, 102 W 61; 15yf Aug 1; Aug 7'11. 48,000

113TH st. 320 E. (6:1684), Asn Ls; John Ragonetti to Frank A Costa, 320 E 113; Sept 12'10; Aug 9'11. nom

113TH st. 320-2 E. (6:1684), Asn Ls; Frank A Costa to Carlo Salamone, 320 E 113; July 11; Aug 9'11. nom

117TH st. 546 E. (6:1715), 3-sty & b dwg; Beatrice S B Fiegel to Simon Muller, on premises; 5yf May 1; Aug 5'11. 600

134TH st, sec Lenox av. see Lenox av, 478.

Av A. 1504. (5:1576) str & pt b; Fredk Herrmann to Frank Vavra on premises; 5yf July 1'09; Aug 8'11. 900

Av A. 1504. (5:1576) Asn Ls; Frank Vavra to Thos Fahy; Nov 1'09, Aug 8'11. nom

Av A. 1504. (5:1576) Asn Ls; Thos Fahy to Anton Schmidt; Aug 10'10, Aug 8'11. nom

Bowery, 170. (2:478) swc Delancey, now Kenmare; top fl; Peter Condogiane & ano to Gabriel Fisher, 50 Bowery; 10yf Nov 1, Aug 8'11. 1,250 & 1,500

Av A. 1565. (5:1563), asn Ls; Jos B Seckel & ano to Henry & Jno Luken, 1565 Av A; July 28; Aug 4'11. nom

Av B. 253. (3:983) nec 15th, str; Emma Schworer et al EXRS, &c, Louis Schworer to Hermann Koch, 253 Av B, 5yf May 1; Aug 9'11. 1,020

Av B. 253. (3:983), Asn Ls; Herman Koch to Jos H Restler, 253 Av B; July 26; Aug 9'11. O C & 100

Amsterdam av. 2236-40. (8:2128), Asn Ls; Arthur G Freeland to Chas A Smith, 469 W 163; AT; Mtg \$4,500; Aug 8; Aug 9'11. nom

1 Broadway, 1171, (3:829), str & b; Improved property Holding Co to Truly Warner, 611 W 113; 10 8-12yf Sept 1; Aug 4'11. 7,000 & 7,500

1 Bowery, 325, (2:458), str, b & sub cellar; J E Roosevelt et al INDIVID & TRUSTEES Robt D Roosevelt to Wm A Norris, 325 Bowery; 5yf May 1'12; Aug 10'11. 2,700

1 Lexington av, 2168, (6:1778), asn Ls; Jno S Tobin to Felix Tretbar, 2176 Lex av; Feb 23; Aug 5'11. nom

1 Lenox av, 473, (7:1918), n str & 4 rooms in rear, &c; Henry Prager & Sol Sofranski, to Sol Sofranski, 1061 St Nicholas av; f Aug 1'11 to Apr 1'16; Aug 7'11. 1,200 & 1,500

1 Lenox av, 473, (7:1918), n str & 4 rooms in rear, &c; Hy Martinson & ano to Henry Prager & ano, 1061 St Nicholas av; 5yf Aug 1'11; Aug 7'11. 1,200 & 1,500

1 Lenox av, 478, (6:1731), sec 134th, —x—, asn Ls; Corning & Co to Henry Martinson & Martin Nibur, 263 W 137; Aug 3; Aug 4'11. nom

1 Lenox av, 362, (6:1726), str; Mary Schaefer to Emanuel Freedman, 71 W 128; 3yf May 1; Aug 7'11. 1,200

1 Lenox av, 478, (6:1731), Asn Ls & Bill of Sale; Henry Martinson & ano to Ignatz Sidon, 101 W 135; Aug 3, Aug 9'11. 13,293.60

1 Lenox av, 478, (6:1731), Asn Ls & Bill of Sale; Ignatz Sidon to Max Granitz, 120 W 137; Aug 3; Aug 9'11. 13,793.60

1 1ST av, 2241, (6:1687), asn Ls; Vincenzo Manzione to Salvatore Soraci, 329 E 113; July 31; Aug 5'11. nom

1 1ST av, 2337, (6:1796), asn Ls; Adolf Elasser to Kuno Lange, 2337 1st av; Apr 24; Aug 5'11. nom

1 1ST av, 1499, (5:1453) ws, 25.6 n 78th, 20.6x100.7x38.6x100, all; Eliz C Toal to Alfred Weiss, 219 6th av; 10yf Aug 3; Aug 4'11. taxes, &c, & 1,080

1 2D av, 2282, (6:1689), Asn Ls; Martha Samplin to Wm Sudbrink, 564 Robbins av; Nov 16'10; Aug 9'11. nom

1 2D av, 2282, (6:1689) str & part basement; Chas F Pundt to Martha Samplin, 151 W 140; 5yf Dec 1'10; Aug 9'11. 900

1 2D av, 158, (2:452) nec 10th, (Nos 201-3), 25x105, asn Ls; Benj Silverman to Harris Schwartz, 5 E 106; Saml Williams, 71 W 113, & Jos H Schwartz, 68 Lenox av; June 29'10; Aug 9'11. O C & 100

1 3D av, 1865-7, (6:1653), asn Ls; Estate of Jacob Korn by Jacob Holzman & ano, TRUSTEES to Morris Levy, 2027 Dodge, Omaha, Neb; June 29; Aug 4'11. nom

1 3D av, 1982, (6:1636), asn Ls; Jno Shanley to Obermeyer & Liebman, 59 Bremen, Bklyn; July 25; Aug 7'11. nom

1 3D av, 1982, (6:1636), all; Bernard F Saxton to Jno Shanley, 1982 3d av; 3yf May 1; Aug 7'11. 2,700

1 3D av, 199, (3:898), str & b; Arthur Blue to Richd Heuschkel, 127 Oliver av, Yonkers, NY; 9yf Aug 1; Aug 7'11. 1,680

1 3D av, 1915, (5:1415) es, 40.5 n 60th., 20 x73; Asn Ls; Susan M Reidy to John C O'Connor, 24 E 33; Mtg \$2,000 Aug 10'11. nom

1 4TH av, 259, (3:876) es, 6.9 s 21st, 23x90, sur Ls; Edw Coyne et al to Ella L Murphy, 19 W 26, Bayonne, NJ; AT; Aug 9'11. 5,000

1 5TH av, 137, (3:849), asn Ls; Fifth Av & 14th St Realty Co to Henry Corn, 320 5th av; Mtg \$105,000; July 14'06; re-recorded from July 27'06; Aug 4'11. nom

1 7TH av, 800, (4:1024), asn Ls; Geo Rieger to Jas Galvin, 135 E 30; July 5; Aug 4'11. nom

1 7TH av, 800, (4:1024), the taxicab booth; Eldorado Cafe Co to Eldorado Taxicab Co, 800 7th av; 1yf Aug 1 (1y ren); Aug 4'11. 1,200

1 8TH av, 915-19, (4:1045) front part 2d & 3d floors; N Y Turnverein Bloomingdale to Frank L Remy, 330 W 51; 10yf May 1; Aug 9'11. 4,000 to 4,500

1 8TH st, 2544, (7:1941); Sobrn of Ls to mtg for \$25,000; Louis W Weill, 627 8 av & Meyer Reader, 239 W 135th with Geo S Runk, 10 W 77; Aug 8'11. nom

1 9TH av, 341, (3:727) Asn Ls; Eva Ettlinger; with consent of Marie M I de Courval; to Hattie Bressant, 668 6 av; July 1, Aug 8'11. nom

1 9TH av, 268, (3:749) all; Jno A Moore to Thos Malone, 370 W 58; 2yf May 1'12; Aug 9'11. 2,800

1 9TH av, 335, ws, 20x68; also 9TH AV, 339, ws, 20x68; asns 2 Ls; Patk G Tighe to Frand O'Rourke, 169 10th av; AT; July 13; Aug 7'11. nom

1 10TH av, 450, (3:733) str & b; Jno L Duffy as GDN & ano to Jos Goldgraben, 450 10 av; 5yf Aug 1; Aug 9'11. 1,800

1 10TH av, 508, (3:736) str & b; Saml Blumenstock agent to Diedrich Schwarting on premises or at Holtzville, LI & Edw Maxwell, 522 10 av; 5yf May 1, Aug 8'11. 1,000

Bulkhead, (3:664), bet Pier 69 foot W 29th & Pier 70 foot W 30th, abt 155 ft; City of N Y (by Comr of Docks) to Thos Stokes & Sons, Inc, 636 W 30; 2yf July 1; Aug 10'11. 2,425.50

Co, 277 Mott av; 10yf May 1, with renewals of 4 terms of 10y each; the consideration for above is the conveyance of following land under water at foot Tiffany st, c 1, at bulkhead line E R, contains 5,204 sq ft & other lands adjacent, contains 4,500 sq ft; Aug 10'11. nom

1 152D st, nwc Bergen av, see Bergen av, nwc 152.

1 161ST st, nec Union av, see Union av, nec 161.

1 170TH st, 417 E, (11:2895), cor str & cellar & str adj on 170th; Gottlieb Klein to Saml Shine, 417 E 170; 5yf July 1; Aug 10'11. 900 & 1,080

1 180TH st, 515 E, (11:3047), str No 5; Hubbard Realty Co to Max & Simon Holtenstein, both at 4387 3 av; 4y & 8 1/2 mosf Aug 15, Aug 8'11. 780 & 900

1 233D st, 922 E, (*) all; Gottfried Buhler to Jno O'Brien, 430 E 155; 5yf May 1; Aug 5'11. 600 & 720

1 Bryant av, 1872, (11:3004), asn Ls; Chas W Mitchell to Paul Suesse, 1872 Bryant av; July 22; Aug 10'11. nom

1 Bergen av, (9:2362) nwc 152d, asn Ls; Jno Kelly to Jos M Stickel, 652 E 152 May 10; Aug 10'11. nom

1 Forest av, 872, (10:2658), Asn Ls; James W Davis to Chas Waechter, 1085 Union av; Sept 30'10; Aug 10'11. nom

1 Fink, (*) see West Farms rd, see West Farms rd, (*) see Fink.

1 Forest av, 872, (10:2658), asn Ls; Chas Waechter to Henry Gartelman, 568 Wales av; Dec 15'10; Aug 5'11. nom

1 Jerome av, 1501, (11:2845), asn Ls; Wm J Blair to Robt L Hatrzell, 1501 Jerome av; June 27; Aug 10'11. nom

1 Powell av, 2100, (*), asn Ls; Jno Schenk to Henry Bittner; Aug 25'10; Aug 10'11. nom

1 Powell av, 2100, (*), asn Ls; Jno Schenk to Max Schaeff, 2100 Powell av; Oct 22'10; Aug 10'11. nom

1 Prospect av, 966-8, (10:2690), 50x190, all; Chas D Graff to Geo Cohen, 68 Lenox av; 5yf Oct 1 (5y ren); Aug 10'11. 1,000

1 Prospect av, 877, (10:2677), double str & b; Henry Acker to Isidor Sommer & Alex Yanks; 5yf Oct 1'09; Aug 4'11. 1,560 to 1,800

1 Prospect av, 877, (10:2677), asn Ls; Alex Yanks to Hannah S Strauss; AT; Oct 30'09; Aug 4'11. nom

1 Union av, 1085, (10:2670), asn Ls; Henry Gaedje to Thos B Ryan, 1085 Union av; Oct 4'10; Aug 5'11. nom

1 Union av, 1085, (10:2670), asn Ls; Thos B Ryan to Morris Wolfe, 1085 Union av; Dec 20'10; Aug 5'11. nom

1 Union av, 1085, (10:2670), asn Ls; Morris Wolfe to Patk McCorry, 1085 Union av; Apr 24; Aug 5'11. nom

1 Union av, (11:2677) nes 161st, str; Louis E Kleban to Harris Levy, 3870 3d av; May 5 from completion of str to May 1'15; Aug 7'11. 900 & 1,050

1 Westchester av, (*) ss, 30 w Greene av, asn Ls; Jas Shay to Danl Donnelly, 435 Willis av; June 15; Aug 5'11. nom

1 White Plains rd, 4562, (*), street fl; Gaetano Solfo to Pasquale di Muro, 779 2 av; 5yf Aug 1; Aug 5'11. 300

1 West Farms rd, (*) see Fink, asn Ls; Geo Hoffmann to Philipp Schmitt, 21 Westchester Sq; Nov 7'10; Aug 5'11. nom

1 Washington av, 1849, (11:2908), str & pt c; Julius Frick to Chas Frick, both at 1849 Washington av; 3yf Aug 1; Aug 4'11. 600

1 Washington av, 987, (9:2386), asn Ls; Andrew Dorn to Chas Mittenberger, Jr, 659 Washington av; Jan 6; Aug 10'11. nom

1 Whitlock av, (*) c Leggett av, all; Jno Schenk to Thos J Meehan; 2 10-12yf June 1; Aug 10'11. 600

1 Willis av, 164, (9:2280), asn Ls; Eli J Decker to Chas Engelchyon, 164 or 435 Willis av; Oct 15'10; Aug 5'11. nom

1 Willis av, 164, (9:2280), asn Ls; Chas Engelchyon to Jas Ferry, 435 Willis av; Dec 29'10; Aug 5'11. nom

1 Willis av, 164, (9:2280), asn Ls; Jas Ferry to Patk J Kane, 435 Willis av; Apr 13; Aug 5'11. nom

1 Willis av, 286, (9:2284), asn Ls; Henry Wagner to Michl L Condon, 928 Tiffany; Mtg \$—; Aug 4; Aug 7'11. nom

1 3D av, 2970, (9:2362), asn Ls; Henry Vagt to Wm L Ratz, 2970 3d av; June 17; Aug 5'11. nom

1 3D av, 3049, (9:2378) ws, 25 n 156th, all; Wm Keller to Jno Meyer; 11 4-12yf Dec 1'04; re-recorded from Nov 26'04; Aug 10'11. 1,200 to 1,800

1 3D av, 3049, (9:2378), ren Ls; same to same; 9 10-12yf May 1'16; Aug 10'11. 1,800

1 3D av, 3049, (9:2378) ws, 25 n 156th, all; T B Holland to Wm Keller; 11 5-12yf Dec 1'04; re-recorded from Sept 30'04; Aug 10'11. 1,200 to 1,800

1 3D av, 3049, (9:2378), ren Ls; same to same; 10yf May 1'16; Aug 10'11. 1,800

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.

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

Borough of Manhattan.

AUG. 4, 5, 7, 8, 9 & 10.

1 Attorney st, 2 & 4, see Division, 238-40.

1 Attorney st, 161-3, (2:350); agmt changing interest days, &c; Aug 10'11; Geo Schuchman with German Savgs Bank, 157 4 av. nom

1 Beekman st, 105-7, see Pearl, 284-6.

1 Batavia st, 14, (1:111) ns, 133.1 w James, runs n62.6xw26xs2.7xw25.11xs19.3 to New Chambers, (Nos 71-3), xse54.11 to Batavia xe14.6 to beg; July 1; Aug 5'11; due, &c, as per bond; Michele Brigando or Brigante to Thos Farese, 2004 Washington av. 2,000

1 Broome st, 30, (2:322) ns, 25 e Goerck; 25x75; ext of mtg \$19,000 to July 24'14, at —%; July 24; Aug 9'11; Annie Maguire with Eva Bama. nom

1 Cathedral Parkway, nwc 7 av, see 7 av, 1800.

1 Centre, 133-49, see White, 112-4.

1 Chrystie st, 56, (1:302) es, abt 125 n Canal, 49.8x99.6; Aug 8'11, due Apr 17'12, 4 1/2%; Congregation Mishkan Israel Anshe Suwalker, a corpn, at 56 Chrystie to The Metropolitan Savings Bank, 59 & 61 Cooper Sq East. 4,000

1 Division st, 139, (1:283) ss, abt 42 w Canal, 25x65; PM; July 31; Aug 5'11; due as per bond; Nathan Horwitz to Simon M Roeder, 174 E 95. 20,000

1 Division st, 238-40, (1:315), also ATTORNEY ST, 2 & 4, (1:315); ext of mtg \$65,000 to July 28'16, 5%; Aug 10'11; N Y Orthopaedic Dispensary & Hospital with Saml Goldberger. nom

1 Grand st, 33, (1:227) swc Thompson, (No 17), 24x79; pr mtg \$30,000; Aug 9; Aug 10'11, demand, 6%; The Kramer Contracting Co to Delia G Levy, 311 W 139. 5,000

1 Grand st, 33, (1:227); certf as to above mtg; Aug 9; Aug 10'11; same to same.

1 Greene, 120 1/2, see Prince 106.

1 Greenwich st, 738, (2:633), Saloon Ls; Aug 8'11, demand, 6%; Louis Heim to Geo Ehret, 1197 Park av. 1,000

1 Greenwich st, (1:137) nec Warren; Asn Ls by way of mtg as collateral for \$4,000; May 11; Aug 9'11; Fred C Borjes & Chas Meyer to Consumers Bwg Co, 1011 Av A. nom

1 Greenwich st, 332, (1:142) Asn Ls by way of mtg as collateral for \$4,000; May 11; Aug 9'11; Fred C Borjes to Consumers Bwg Co, 1011 Av A. nom

1 Hester st, 70, (1:299) ss, 25 w Orchard, 25x75; 1-5 R, T & I; PM; July 21; Aug 7'11; installs, \$30 monthly, —%; Mary Goldstein of Philadelphia, Pa to Frank E Rosen, 53 E 97. 349.61

1 Hudson st, 615 1/2, (2:625) ws, 56 s Jane, 23.11x82.5x23.11x83.8; Aug 8'11, 5y5%; Universal Operating Co to Real Estate Mortgage Co of New Jersey, 63 Wall. 26,000

1 Hudson st, 615 1/2; sobrn agmt; Aug 8'11; Universal Operating Co & Edw R Cohn with Real Estate Mtg Co of N J. nom

1 Hudson st, 615 1/2, (2:625) ws, 56 s Jane; 23.11x83.8x23.11x82.5; Certf as to mtg for \$26,000; Aug 8; Aug 9'11; Universal Operating Co to Real Estate Mtg Co of N J. —

1 Henry st, 38 & 40, (1:277) ss abt 275 e Catharine; 53.6x100; Aug 9'11; 1yr6%; Congregation Mishkan Israel Anshe Suwalker to the Congregation Chaari Zedek, 38-40 Henry. 6,000

1 Jefferson st, 56, (1:271) nwc Monroe (No 141), 25x104.4; Aug 9'11; 5y5%; Isadore Flatto & Saml, Tessie & Hattie Flatto & Sadie P Sivolvos & Jennie Flatto to Lawyers Mtg Co, 59 Liberty. 43,000

1 Jefferson st, 56; Pr mtg \$43,000; Aug 9'11; 3y6%; Same to Harry Ginsberg, 69 E 92d. 7,200

1 King st, 2a, (2:519) saloon Ls; May 11, Aug 7'11, demand, 6%; Hugo Franke, 2a King, to Henry Elias Brewing Co, 403 E 54. 5,500

1 Ludlow st, 49, (1:309) ws, abt 150 s Grand, 25x87.6; Aug 8; Aug 10'11, 5y5%; Whipple Security Co, 170 Bway to Metropolitan Savgs Bank, 59-61 Cooper Sq E. 20,000

1 Ludlow st, 49; certf as to above mtg; July 28; Aug 10'11; same to same.

1 Madison st, 163, (1:273) ns, abt 90 e Pike, 25x100; PM; pr mtg \$25,650; Aug 1; Aug 5'11, due Aug 18, 6%; Alter Krainowsky to Jonas Weil, Lake Placid, NY, & ano. 7,350

1 Madison st, 256, (1:270); ext of \$19,000 mtg to Aug 7'16 at 4 1/2%; July 8; Aug 10'11; Mary O'Neill with Bowery Savgs Bank, 128 Bowery. nom

1 Monroe st, 141, see Jefferson, 56.

1 New Chambers, 71-3, see Batavia, 14.

1 Prince st, 106, (2:499), cor Greene, 120 1/2, str Ls; Aug 3; Aug 4'11; due, &c, as per note; Chas Reuter, of Elm Park, B of R, NY, to P Ballantine & Sons, a corpn, 54 Fulton, Newark, NJ. 3,156.07

1 Pearl st, 208, (70), saloon Ls; Apr 27; Aug 5'11, demand, 6%; Chas Klein to A Hupfels Sons, a corpn, 3 av & 161st. 1,000

1 Pearl st, 208, (1:70); saloon Ls; Aug 1; Aug 10'11, demand, 6%; Thos F Holohan to A Hupfels Sons, 842 St Anns av. 1,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed

LEASES

Borough of the Bronx.

Exterior, es, at 146th, see 146th, ss, 48 e Exterior.

1 146TH st, (9:2355) ss, 4.8 e Exterior st, runs e61.3xw69.2 to es Exterior xn21.8 xe5 to beg, contains 774 sq ft; also EXTERIOR ST, ws, nr 146th & Exterior sts, runs s along Exterior 17.8xw384 to pier head line of Harlem River xn4.6xe387 to beg, contains 4,100 sq ft; all; City of N Y (by Comr of Docks) to Church E Gates &

°Pearl st, 284-6, (1:95) sec Beekman (Nos 105-7), runs se53.10xsw31xsl1.6xsw10.2x nw62.6 to Pearl xne40.2 to beg; pr mtg \$—; Aug9; Aug10'11; 2y6%; Abram E Bamberger, Hotel Belleclaire, Bway & 77th, to Laura Giroux, 126 Jewett av, Jersey City, NJ. 7,500
°Sylvan pl, 13, (8:2109) ns, 62 w Jumel Terrace, 20.8x34.6; Aug3; Aug8'11, 3y5%; Alice C Robertson to Don P Fullam at Springfield, Vt. 3,000
°Suffolk st, 141, (2:354) ws, 80 s Stanton, 20x75; pr mtg \$10,000; Aug1; Aug8'11, due, &c, as per bond; Rubin Resler, 25 Meserole, Bklyn, to Heiman Flomenhaft, 295 Stanton. 3,000
°Thompson st, 17, see Grand, 33.
°Walker, 105-9, see White 112-4.
°White st, 112-4, (1:197) nwc Centre (Nos 133-49), runs w54.6xns89xw25.3x71.1xe14.11 xn75.3 to ss Walker st, (Nos 105-9) xe70.1 to Centre st xs— to beg; pr mtg \$490,000; Aug4; Aug5'11; due July25'12, 6%; Abingdon Constn Co to Centre-White Co, 100 Bway. 25,000
°White st, 112-14, (1:197); certf as to above mtg; Aug4; Aug5'11; same to same.
°Warren st, nec Greenwich, see Greenwich, nec Warren.
°2D st, 84 E, (2:444) ns, 72 w 1 av, 28x 59.10; Aug10'11, due as per bond; Geo N Seger, of Passaic, NJ, to The Greenwich Savgs Bank, 246-48 6 av. 2,500
°7TH st, nwc 1 av, see 1 av, nwc 7th.
°13TH st, 228 W, (2:617) ext of mtg \$5,000 to June30'16, at 5%; June29; Aug9 '11; Wm A Evans gdn of Emma Fraser with Henry A Bock. nom
°14TH st, nec 1 av, see 1 av, 240.
°16TH st, 241 W, (3:766) ns, 303 e 8 av, 20x100; PM; July31; Aug4'11; 5y5%; Lewis C Westervelt, of Englewood, NJ, to Peter N Galbraith, Jersey City, NJ. 2,500
°16TH st, 241 W; pr mtg \$2,500; July31; Aug4'11; 1y4%; same to Edw S Foley, 121 W 15. 300
°16TH st, 601 E, (3:984); ext of mtg for \$10,000 to Aug3'14, at 5%; Aug2; Aug10 '11; Theresa E Strauskamp with Selma Alexander, 338 E 15th or 10th. nom
°24TH st, 407 E, (3:956) ns, 125 e 1 av, 25x98.9; also 145TH ST, 414 W, (7:2050) ss, 149.6 e Convent av, 16x99.11; certf as to mtg for \$5,000; July14; Aug4'11; Clarence Realty & Constn Co to Hilda Bendheim.
°25TH st, 106 E, (3:880) ss, 120.3 e 4 av, 19.10x98.8; PM; Aug1; Aug4'11; 3y5%; Birchwood Realty Co, 114 Nassau, to Cath W Sandford, 14 Mellen, Portland, Me. 30,000
°25TH st, nwc 11 av, see 11 av, swc 26.
°25TH st, nec 13 av, see 11 av, swc 26.
°26TH st, sec 13 av, see 11 av, swc 26.
°26TH st, swc 11 av, see 11 av, swc 26.
°31ST st, ns, 204.2 w 6 av, see 32d, 116-8 W.
°32D st, 116-8 W, (3:807) ss, 204.2 w 6 av, 70.10x197.6 to 31st; Aug4; Aug5'11; due Oct1'16, 6% until completion of bldg & 5½% thereafter; Cuyler Realty Co to Metropolitan Life Ins Co, 1 Mad av. 850,000
°32D st, 116-8 W; certf as to above mtg; Aug4; Aug5'11; same to same.
°32D st, 116-8 W; Sobrn agmt; Aug1; Aug5'11; same & Alliance Realty Co with same. nom
°34TH st, 259 W, (3:784) ns, 147.11 e 8 av, 22.11x98.9; pr mtg \$25,000; Aug7; Aug 8'11, due, &c, as per bond; Sarah M Pustkuchen to Paul Fuller, 31 W 10, & Frederic R Coudert, 124 E 86. 8,000
°39TH st, 536 W, (3:710); ext of \$15,000 mtg until Aug4'14, at 5%; July29; Aug4'11; Jeanie L Ford with Cassandra Mendelson, 518 W 111. nom
°40TH st, 149 W, see 7 av, 561-5.
°41ST st, 258 W, (4:1012) Asn Ls by way of mtg a scollateral for \$1,800; July1; Aug9'11; Martin H Hennessey to Ferd Munch Bwy, 283 Vernon av, Bklyn. nom
°41ST st, 100-2 E, see Park av, 103.
°43D st, 6 & 8 E, (5:1277) Sobrn agmt; July29; Aug9'11; Thos F Mulligan with Hudson Mtg Co, 135 Bway. nom
°48TH st E, (5:1283) ss, 94.9 w Mad av, 25.3x100.5; PM; pr mtg \$75,000; Aug3; Aug 4'11; due as per bond; Alfred C Bachman to Saml K Jacobs, 12 W 83. 35,000
°48TH st, 7 E, (5:1284) ns, 151 e 5 av, 24x 100.5; prior mtg \$55,000; Aug9; Aug10'11, due, &c, as per bond; Augusta Polifeme to Jno C Hart Realty Co, 2 Rector. 28,000
°49TH st, 35 E, (5:1285) ns, 85 e Mad av, 20x100.5; July24; Aug8'11, due Aug1'14, 4½%; J Borden Harriman, Mt Kisco, NY, to U S Trust Co of N Y, 45 Wall. 65,000
°52D st, 523 W, (4:1081); ext of mtg for \$18,000 to June29'14, at 4½%; May16; Aug 5'11; Edwin A Ely, 47 W 57, with Wm G Gehringer, 309 Brown, Union, NJ, & ano. nom
°55TH st, 337-9 E, (5:1348) ns, 202.1 w 1 av; —; ext of mtg for \$37,000 to June2'14, at 5½%; June29; Aug9'11; N Y Life Ins Co with Metropolitan Holding Co. nom
°55TH st, 341-3 E, (5:1348) ns, 161 w 1 av; —; ext of mtg for \$37,000 to June 2'14, at 5½%; June29; Aug9'11; N Y Life Ins Co with Metropolitan Holding Co. nom
°56TH st, sec Bway, see Bway, 1744-8.
°57TH st, 235-41 E, (5:1331) ns, 126.8 w 2 av, 73.4x100.5; July24; Aug7'11; 1y6%; C W L Realty Co to Lincoln Mtg Co, 100 Bway. 2,650

°57TH st, 235-41 E, (5:1331); certf as to above mtg; July24; Aug7'11; same to same.
°58TH st, 231 E, (5:1332) ns, 196.8 w 2 av, 33.4x100.4; pr mtg \$22,000; July28; Aug10'11, due as per bond; Lisette Hopf-muller, of Munich, Germany, to Carl Hopf-muller, 52 Cooper Sq. 3,000
°58TH st, swc Broadway, see Bway, 1787.
°63D st, 210-18 W, (4:1154) ss, 175 w Ams av, 137.6x100.5; Aug7; Aug8'11, due Sept1'16, 4½%; City & Suburban Homes Co to U S Trust Co of N Y, 45 Wall. 115,000
°63D st, 210-18 W; certf as to above mtg; Aug7; Aug8'11; same to same.
°65TH st, 338-40 E, (5:1439) ss, 225 w 1 av, 37.6x100; Aug8'11, due May15'16, 4½%; Saml C Wolfenstein & Rose Broom to Citizens Savings Bank, 56 Bowery. 30,000
°65TH st, 330-2 E, (5:1439) ss, 300 w 1 av, 37.6x100; Aug7; Aug8'11, due May15 '16, 4½%; Maurice Cohen of Yonkers, West Co, to Citizens Savings Bank, 56 Bowery. 30,000
°65TH st, 334-6 E, (5:1439) ss, 262.6 w 1 av, 37.6x100; Aug8'11, due May15'16, 4½%; Mollie Hirschfeld to Citizens Savings Bank, 56 Bowery. 30,000
°66TH st, 427 E, (5:1461) ext of mtg for \$34,000 to June30'14, at 5%; June20; Aug9 '11; Excelsior Savings Bank with Emergency Realty Co. nom
°66TH st, 429 E, (5:1461) ext of mtg for \$34,000 to June2'14, at 5%; June20; Aug9 '11; Excelsior Savings Bank with Emergency Realty Co. nom
°66TH st, 213 E, (5:1421) ns, 190 e 3 av, 40x100.5; ext of mtg for \$40,000 to Nov2'14 at 5%; June1; Aug9'11; Richd Lathers, Jr, at New Rochelle, NY & ano, exrs Richd Lathers with Fannie Frankel, 128 W 111. nom
°72D st, 204 E, (5:1426) ss, 90 e 3 av, 20x102.2; Aug7; Aug10'11, demand, —%; Chas A Singer at Larchmont, NY, to North Side Bank of Bklyn, 33 Grand, Bklyn. note, 14,000
°75TH st, 200-16 W, see Bway, 2132-4.
°78TH st, 123 E, (5:1413) ns, 287.2 e Park av, 18.8x102.2; Aug7; Aug8'11, 5 y4½%; Susanna V Cahill widow to Bowery Savings Bank, 128 Bowery. 16,000
°79TH st, 335 E, (5:1542) ns, 154.10 w 1 av, 26.11x102.2; Aug7'11, 1y6%; Leo, Lena & Abraham Frank to David Fuchs, 1 W Houston. 2,500
°80TH st, 323 W, (4:1244) ns, 241 w West End av, runs n49.6xw21.6xsl3.6xw16.6xsl3.8 xw5xsl2.4 to 80th xc43 to beg; pr mtg \$45,000; July31; Aug8'11, 5y6%; H Everett Russell to Chas H Davis, 323 W 80. 17,500
°80TH st, 323 W, (4:1244); PM; July31; Aug8'11, due Aug7'14, 5%; same to Hudson City Savings Instn at Hudson, NY. 45,000
°80TH st, 230 E, (5:1525) ss, 213.5 w 2 av, 26.4x102.2; ext of mtg for \$5,750 to Oct9'13 at 6%; Caecilie Ettinger with Anna Orenstein; Apr7; Aug7'11. nom
°82D st, 56 W, (4:1195) ss, 258 e Col av; 17x100; Pr mtg \$18,000; Aug4; Aug9'11, due as per bond; Mary Corduke, 56 W 82 to Isaac Bernstein, 584 7 av. 2,000
°82D st, 56 W; Aug4; Aug9'11, due as per bond; Same to Edgar Dinkelspiel, 102 W 75. 18,000
°82D st, sec West End av, see West End av, 450.
°86TH st, 118-22 W, (4:1216) ss, 185 w Col av, 60x106.10; Aug10'11, due as per bond; Mayer & Mayer, Inc to Germania Life Ins Co, 50 Union Sq. 270,000
°86TH st, 118-22 W; consent & certf as to above mtg; Aug10'11; same to same.
°87TH st, 353 E, (5:1550) ns, 100 w 1 av, 25x100.8; PM; Aug1; Aug5'11, 5y4½%; Mary Dolan to Eugenia F Kratie, Mt Vernon, NY. 14,500
°87TH st, 110 E, (5:1515) ext of mtg for \$24,000 to June30'14, at 5½%; June29; Aug9'11; The Trust Co of America, successor to Colonial Trust Co with Johanna C Wenzel et al. nom
°89TH st, 267 W, (4:1237) ns, 100 e West End av, 75x100.8; equal lien with mtg for \$95,000; Aug10'11, due as per bond; North Holding Co to N Y Savngs Bank, 81 8 av. 115,000
°89TH st, 267 W; Aug10'11; certf as to above mtg; same to same.
°90TH st, 182 W, (4:1220) ss, 80 e Ams av, 20x100.8; Aug4; Aug5'11, 5y5%; Saml Bloch to Michl J Adrian Corpn, 137 E 34. 15,000
°90TH st, 182 W, (4:1220) ss, 80 e Ams av, 20x100.8; Aug4; Aug7'11, 5y6%; Saml Bloch to Hopkinson Bergen Co, 309 Bway. 7,000
°93D st, 156 E, (5:1521) ns, 333.2 w 3 av, 16.10x100.8; pr mtg \$10,000; Aug7; Aug8 '11, due, &c, as per bond; Margt L Gridley to Mary L Fowler at Newburgh, NY. 1,500
°96TH st, 323-7 W, (7:1887) ns, 225 w West End av, 75x100.11; Aug7; Aug8'11, 3 y6%; Louise F Mahoney trste under declaration of trust to Mary D Gerard, 725 5 av. 42,000
°96TH st, 323-7 W, (7:1887) ns, 225 w West End av, runs w175xn100.11xe41xsl5.11 xe58.11xn5.11xe75xsl100.11 to beg; Agmt as to advances to prevent foreclosure also as to conveyance of above in trust, &c; Mar 28'08; Aug9'11; Robt J Mahoney with Anabel Lyons (owner) & Robt T Lyons. nom
°97TH st, 74-6 W, see Col av, 753.
°98TH st, 293 E, see 2 av, 1901.
°98TH st, 209 W, see Bway, 2600-2606.

°104TH st, 130-2 E, (6:1631) ext of mtg for \$37,000 to June30'14, at 5½%; July26; Aug9'11; N Y Life Ins Co with Anna J Doyle. nom
°104TH st, 122-4 E, (6:1631); ext of mtg for \$37,000 to June30'14 at 5½%; July26; Aug10'11; Trust Co of America as successor to Colonial Trust Co with Anna J Doyle. nom
°113TH st, 610-2 W, (7:1895) ss, 252.6 e Riverside drive, 42x100.11; Aug9'11; 5y 4½%; Abr A Loewy to Home for Incurables, 3 av & 182d. 65,000
°113TH st, 610-2 W, (7:1895) same property; Aug8; Aug9'11; sobrn agmt; Nellie Schulman with Home for Insurables, 3 av & 182d.
°113TH st, 320-2 E, (6:1684) asn Ls by way of mtg as collateral for \$3,000; July 11; Aug9'11; Carlo Salamone to Excelsior Bwg Co, 254 Hart, Bklyn. nom
°114TH st, 166-8 E, (6:1641) ss, 159.4 e Lex av, 40.8x100.10; ext of mtg for \$8,500 to July24'14 at —%; July20; Aug9'11; Clara Heyman, 1855 7 av, with Lucille Kurtz, Pelham Manor, NY. nom
°115TH st, 338 E, (6:1686) ss, 175 w 1 av, 25x100.11; Aug5; Aug10'11, 2y6%; Carmello Palermo to Clementina Ballista, 284 Mott. 500
°115TH st, 333 E, (6:1687) ns, 200 w 1 av, 25x100.10; July29; Aug4'11, 5y5%; Gaetano Riccio, 333 E 115 to Robt Maynicke, 1327 Mad av et al trustees Henry W Schmidt. 16,000
°117TH st, 546 E (6:1715), saloon Ls; Apr20; Aug5'11, demand, 6%; Simon Muller to A Hupfel's Sons, a corpn, 3 av & 161. 500
°118TH st, sec Mad av, see Mad av, 1795.
°119TH st, 523-33 E, (6:1816) ns, 323 e Pleasant av, 150x100.10; pr mtg \$—; July31; Apr4'11, demand, 6%; Jacob B Levine & Max Posner to State Bank, 378 Grand. 5,000
°119TH st, 346 E, (6:1795) ss, 150 w 1 av, 25x100.10; pr mtg \$7,000; Aug8; Aug10'11, due Feb1'13, 6%; Flora Kohn, 427 Marion, Bklyn, to Albert Bauer, 390 Pulaski, Bklyn. 1,500
°120TH st, 510 E, (6:1816) ss, 150 e Pleasant av, 25x100.11; ext of mtg for \$12,000 to Dec1'14, at 5%; Aug2; Aug5'11; John Merz, 1055 3 av, with John & Anna Merz, 510 E 120. nom
°121ST st, 440 E, (6:1808) ss, 150 w Pleasant av, 25x100.11; pr mtg \$23,000; July31; Aug4'11, 3y6%; Cecelia Abrams to Philip Herbst, 287 Pulaski, Bklyn. 4,000
°123D st, 238 W, (7:1928) ss, 369.7 e 8 av, 13.10x100.11; PM; Aug4; Aug5'11, 3y5%; Wm H Schmohl to U S Life Ins Co, 277 Bway. 6,000
°124TH st, sec Madison av, see Madison av, 1929.
°127TH st, 60 E, (6:1751), ext of \$7,000 mtg until June1'16, at 5½%; June30; Aug 4'11; Rector, &c, Christ Church, Riverdale, with Delia E Brogan & Anthony Rowland. nom
°129TH st, 58 E, (6:1753) ss, 165.10 w Park av, 24.2x99.11; ext of mtg for \$15,000 to Aug5'16, at 5%; Aug5; Aug10'11; Chas H Louis et al exrs, &c, Saml Louis with Kate Van Valin. nom
°129TH st, 58 E, (6:1753) ss, 165.10 w Park av, 24.2x99.11; ext of mtg for \$5,000 to Aug5'16, at 5%; Aug5; Aug10'11; Chas H Louis et al exrs, &c, Saml Louis with Kate Van Valin. nom
°130TH st, 21 W, (6:1728) ns, 280 w 5 av, 20x99.11; Aug4; Aug5'11, due Feb 1'12, 6%; Langdon Greenwood to A & F Brown Co, Elizabeth, NJ. 10,000
°130TH st, 137 W, (7:1915) ns, 312.6 e 7 av, 19x99.11; Aug7; Aug8'11, 5y4½%; Ensign Realty Co, 156 Bway, to Luder Rein-ken, 124 E 62. 10,000
°130TH st, 137 W, (7:1915), certf as to above mtg; Aug7'11; same to same.
°135TH st, 186-8 W, (7:1919) ss, 75 e 7 av, 50x99.11; PM; pr mtg \$40,000; Aug10 '11; 5y6%; Emma S Truckenbrodt to Max Marx, 419 Convent av. 3,000
°136TH st, 135 W, (7:1921), ext of \$10,000 mtg until Apr1'12, at 5%; Mar1'09; Aug4'11; Jane L Satterlee with Mary W Beekman. nom
°138TH st W, (6:1735) ss, 175 e Lenox av, 50x99.11; Aug1; Aug7'11, due as per bond; John R Glead to Geo Schweppenhauer, 2417 Jerome av. 5,000
°142D st, W, (7:2089) ns, 100 w Bway; 100x99.11; Aug8; Aug9'11, due July20'12, 6%; Emkaar Realty Co to Chelsea Realty Co, 135 Bway. 150,000
°142D st W, (7:2089) same property; Certf as to above mtg; Aug8; Aug9'11; Same to same.
°142D st W, (7:2089) same property; Aug 8; Aug9'11; sobrn agmt; Robt M Silverman to Chelsea Realty Co, 135 Bway.
°143D st, 252 W (7:2028) ss, 275 e 8 av; 25x99.11; P M; Aug8; Aug9'11; 3y5%; Robt D Rosling, 83 Gates av, Bklyn, to Jennie L Ford, at Paris, Ky. 10,000
°145TH st, 414 W, see 24th, 407 E.
°145TH st W, (7:2014) ns, 140 e 7 av. —x —; ext of mtg for \$44,000 to June30'16, at 5%; July28; Aug10'11; Lawyers Mtg Co with Martha L Berliner. nom
°145TH st W, (7:2014) ns, 180 e 7 av. —x —; ext of mtg for \$44,000 to June30'16 at 5%; July28; Aug10'11; Lawyers Mtg Co with Martha L Berliner. nom
°146TH st, 407 W, (7:2061) ns, 100 w St Nicholas av, 25x74.11; Aug4; Aug5'11, 5y 5%; Margaret wife Anthony Schwoerer, Jr, to John B Hasslocher, 1261 Mad av. 21,000

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

146TH st. 407 W. (7:2061), sobrn agmt; Aug4; Aug5'11; same & Maud H Gillies with same. nom

147TH st W. (7:2061) ss, 100 e Ams av, 125x99.11, vacant; sobrn agmt; May4; Aug 5'11; Harry B Davis with Chelsea Realty Co, 135 Bway. nom

147TH st W. (7:2061) ss, 100 e Ams av, 125x99.11; bldg loan; May4; Aug5'11, 1y 6%; Saranac Constn Co to Chelsea Realty Co, 135 Bway. 160,000

147TH st. W. (7:2061), same prop; certf as to above mtg; May4; Aug5'11; same to same.

147TH st. 471 W. see Ams av, 1761.

152D st. 474-6 W. (7:2066) ss, 125 e Ams av, 100x99.11; Aug7; Aug8'11, due as per bond; Susie J Coburn & Lottie E McKenney to Title Guarantee & Trust Co, 176 Bway. 30,000

170TH st. sec Audubon av. see Audubon av, sec 170.

173D st. 558 W. (8:2129) ss, 66.6 w Audubon av, 16.6x50; pr mtg \$7,000; Nov4'10; Aug7'11, due as per bond; Caroline K Grob to Rose Weber, 138 Oak, Weehawken Heights, NJ. 2,500

181ST st. sec Ft Washington av. see Ft Washington av, sec 181.

187TH st. 535 W. (8:2159) ns, 19 e Audubon av, 19x94.10; Pr mtg \$7,000; Aug8; Aug 9'11, due Oct1'14, 5%; Alice wife Saml Symons to Marguerite E L & Carola L Churchill, 142 E 18. 1,500

Av A, 1504. (5:1576), Saloon Ls; Aug7; Aug8'11, demand, 6%; Anton J Schmidt to Geo Ehret, 1197 Park av. 1,000

Av A, 1305-7. (5:1464) ext of mtg for \$60,000 to June30'16, at 5½%; Aug8; Aug 9'11; Lawyers Mtg Co with Ida Burstein. nom

Av A, 1379. (5:1468); ownership agmt; Aug10'11; Wilhelmina E Hoffmann with Saml Goldsticker, 171 E 64. nom

Av B, 253. (3:983) Asn Ls by way of mtg as collateral for \$2,000; July26; Aug 9'11; Jos H Restler, 253 Av B to The Ebling Bwg Co, 760 St Anns av. nom

Av B, 275-7. ext of two mtgs aggregating \$25,000 until Aug3'14 at 5%; Aug2; Aug4'11; Wm F Strauskamp with Selma Alexander, 338 E 15. nom

Amsterdam av. 92. (4:1155) ws, 25.5 s 64th, 25x100; pr mtg \$22,000; July1; Aug7'11, 5y6%; Morris Glockner to Theresa Glockner, 116 W 137. 5,000

Amsterdam av. 312-4. see Bway, 2132-4.

Amsterdam av. 1761. (7:2062) nec 147th (No 471); ¼ pt; A T; Aug8; Aug9'11, demand, —%; Jno S Lenahan to Ferd R Minrath, 119 W 75. 50

Audubon av (8:2126) sec 170th, 25x95; PM; pr mtg \$10,000; Aug7; Aug10'11, due as per bond; Morris Simon Constn Co to Robt M Silverman, 319 W 92. 10,000

Broadway, 2132-4. (4:1166) sec 75th (Nos 200-16), 52.2x212 to Ams av (Nos 312-4) x 50x196.9; pr mtg \$235,000; July12; Aug7'11, 1y5%; Frank Bradley, 303 W 75 to Wm Crawford & Hy J Crawford, both of 307 West End av. 35,000

Broadway, 1787. swc 58th; Saloon Ls; Aug4'11, demand, 6%; Edw J Kelly to Geo Ehret, 1197 Park av. 3,000

Broadway, 1744-S. (4:1027) sec 56th, 131.9x90.2x120.2x122.7; 1-16 int; PM; Aug 8'11, due two months after death of Julia L Butterfield or any time prior thereto at option of mortgagors, 5%; Edmund L Mooney & Andrew J Shipman to Jacob Hirsh, 25 W 87. 37,500

Broadway, 2600-2606. (7:1870) nec 98th (No 209), 100.11x155; Aug9; Aug10'11; 5y 4½%; T J McLaughlin's Sons to Title Ins Co of N Y, 135 Bway. 75,000

Broadway, 2600-2606. (7:1870); certf as to above mtg; Aug9; Aug10'11; same to same.

Bowery, 325. (2:458); saloon Ls; May18; Aug10'11, demand, 6%; Wm A Norris to A Hupfel's Sons, 842 St Anns av. 6,661.15

Columbus av. 753. (7:1832); ext of mtg for \$28,000 to Aug9'14 at 4%; Aug9; Aug 10'11; Robt H Martin with Equitable Life Assurance Society of the U S, 51 Chambers. nom

Columbus av. 753. (7:1832) sec 97th (nos 74-6); 25.1x100; Aug9'11; 3y5%; Saml H Martin of West Orange, NJ to The Emigrand Industrial Savings Bank, 51 Chambers. 5,000

Fort Washington av. (8:2176) sec 181st, runs e 140.6x850xw2xsl0xw100 to av xn 173.10 to beg; pr mtg \$350,000; Aug3; Aug 4'11, 3y6%; Fort Washington Constn Co to John Freid, 1885 7 av & ano. 40,000

Fort Washington av. (8:2176), same prop; certf as to above mtg; Aug3; Aug4'11; same to same.

Lexington av. 2168. (6:1778), Saloon Ls; Feb23; Aug5'11, demand, 6%; Felix Tretbar to A Hupfel's Sons, a corpn, 3 av & 161. 3,000

Lenox av. 673-5. (7:2012); ext of mtg for \$35,000 to July28'14 at 5%; July29; Aug10'11; Dean Holding Co, 378 Grand, with Jno A Aspinwall, 17 Dupont Circle, Washington, D C, & ano, trustees Louisa Minturn will of Jno W Minturn. nom

Lenox av. 673-5. (7:2012) ws, 79.11 s 144th; 40x100; P M; Pr mtg \$35,000; Aug1; Aug9'11; 10y6%; St Marks M E Church, 231-37 W 43, to State Bank, 378 Grand. 15,000

Madison av. 1795. (6:1623) sec 118th, (No 50), 25.2x60; pr mtg \$26,000; June30; Aug8'11, due July31'14, 6%; Jos L Rosen-schein of London, Eng, to Bernard Tannenbaum, 50 E 118. 5,000

Madison av. 1929. (6:1748) sec 124th; 20.6x80; P M; Aug8; Aug9'11, due, &c, as per bond; Edw Lemberger to Rosetta Hart, 520 W 114. 18,000

Manhattan av. 7 & 9. (7:1836) ws, 50 n 100th; 50.11x100; Pr mtg \$10,000; Aug8; Aug 9'11; 3y6%; Eva D Ludeman to Josef Schmalzl, 415 Nelson av, Peekskill, NY, & ano. 10,000

Park av. 103. (5:1295) sec 41st (Nos 100-2), 98.9x105; ext of two mtgs for \$400,000 & \$335,000 respectively to Feb1'15 at 4½%; Aug1; Aug5'11; Margt O Sage with 103 Park Ave Co, 103 Park av. nom

West Broadway, 506. (2:525) ws, 150 s Bleeker, 25x75; pr mtg \$16,000; July29; Aug4'11; Celestino Moriggia to Cesare Razzetti, 81 Washington pl & ano. 6,000

West End av. 450. (4:1229) sec 82d, 102.2 x100; PM; July31; Aug4'11, due, &c, as per bond; Leicestershire Realty Co to Maria De Witt Jesup, 197 Mad av. 265,000

1ST av. 846. (5:1359) es, 26 n 47th, 24.10 x80; PM; pr mtg \$—; Aug1; Aug4'11, 1y 6%; August Collet to John H Loscarn, 828 St Nicholas av. 1,000

1ST av. 2337. (6:1796), Saloon Ls; Apr 24; Aug5'11, demand, 6%; Kuno Lange to A Hupfel's Sons, a corpn, 3 av & 161. 1,550

1ST av. 240. (3:946) nec 14th; —; Saloon Ls; Aug8; Aug9'11; demand, 6%; Jas Smith, 240 1 av to Clausen-Flanagan Bwy, 441 W 25. 3,000

1ST av. (2:449) nwc 7th; Saloon Ls; July31; Aug9'11; demand, 6%; Henry Roberts to Lion Bwy, 104 W 108. 3,435

2D av. 1961. (6:1648) nwc 98th (No 293), 26x75; AT; Aug1; Aug4'11, 3y6%; Madeleine Balfour to Annie T Healy, 226 E 116. 1,000

2D av. 2255. (6:1785) ws, 25.2 s 121st, 25.3x80; Aug4; Aug7'11, 3y5½%; Jos Cavagnaro to Jas Poggi, 2121 E 16, Bklyn. 4,000

2D av. 2253. (6:1785) ws, 50.5 s 121st, 25.3 x80; Aug4; Aug7'11, 3y5½%; Jos Cavagnaro to Prospero Cozzaza, 353 W 25. 4,000

2D av. 2154. (6:1682), ext of two mtgs for \$4,000 & \$1,000 respectively to Oct2'14 at 6%; July19; Aug7'11; Chas Jaeger with Ezra Solomon. nom

2d av. 393. (3:903), Saloon Ls; Aug4'11, demand, 6%; Alfred Skirl to Geo Ehret, 1197 Park av. 887

2D av. 425. (3:905) ws, 48 n 24th, 24x97.7; PM; Aug3; Aug4'11, 3y5%; Rosehill Realty Corpn, 35 Nassau to Josephine R Killen, 90 Park av, Paterson, NJ. 14,000

4TH av. 259. (3:876) ses, 92 ne 20th; 23x 90; P M; Aug8; Aug9'11, due, &c, as per bond; Ella L Murphy, 19 W 26, Bayonne, NJ, to Saml Marcus, 1187 Lex av. 70,000

7TH av. 1800. (7:1826) nwc Cathedral Parkway (No 201), 70.11x100; pr mtg \$211,400; July31; Aug4'11, due Dec15'11, 6%; Winston Holding Co to Sender Jarulowsky, 16 E 93. 25,000

7TH av. 1800. certf as to above mtg; July31; Aug4'11; same to same.

7TH av. 561-5. (4:993) nec 40th (No 149), 59.3x60; Aug7; Aug8'11, due, &c, as per bond; Kath E Brady to Edw S Clark at Cooperstown, NY. 95,000

8TH av. 2898 & 2900. (7:2039) es, 79.11 n 153d, 39.11x100; Aug2; Aug4'11, 5y5%; Helen Handman, 285 Brook av to Central Trust Co, 54 Wall. 36,500

8TH av. 2544. (7:1941) es, 99.10 n 135th, 24.11x100; Aug8'11, 5y5%; Louis W Weill to Geo S Runk, 10 W 77. 25,000

8TH av. 629-31. (4:1031); ext of mtg for \$100,000 to Nov10'16 at 4%; June29; Aug 10'11; Edw Hart Realty Co with Max M Warburg, Hamburg, Germany. nom

9TH av. 335. (3:727) ws, abt 18 n 29th, 20x68; Saloon Ls; July13; Aug7'11, demand, 6%; Frank O'Rourke, 169 10 av, to Patk G Tighe, 124 Park av. 1,500

9TH av. 339. (3:727) ws, abt 55 n 29th, 20x68; Saloon Ls; July13; Aug7'11, demand, 6%; Frank O'Rourke, 169 10 av, to Patk G Tighe, 124 Park av. 1,500

10TH av. 450. (3:733); Saloon Ls; Aug2; Aug9'11; demand, 6%; Jos Goldgraben to Lion Bwy, 104 W 108. 2,500

11TH av. nwc 25th. see 11 av, swc 26th.

11TH av. (3:671) swc 26th, runs w593.3 to es 13th av xs202.8 to ns 25th xe548 to llav xn197.6 to beg; P M; Aug5; Aug9'11, due, &c, as per bond; Real Estate Impt Co of Baltimore City to U S Trust Co of N Y, 45 Wall. 700,000

11TH av. 580. (4:1072) es; sobrn agmt; Aug4; Aug10'11; Jno J Callahan with Mutual Life Ins Co of N Y, 34 Nassau. nom

11TH av. 580. (4:1072) es, 80.5 s 44th; 20x80; Aug4; Aug9'11; due as per bond; Conrad Freund to Mutual Life Ins Co of NY, 34 Nassau. 1,000

13TH av. sec 26th. see 11 av swc 26th.

13TH av. nec 26th. see 11 av, swc 26th.

MORTGAGES

Borough of the Bronx.

Bartholdi st. (*) lots 51 & 52, map (426) of lots near Wmsbridge Station; two sobrn agmts; Aug8; Aug9'11; G & S Realty Co with Jos Buehler, 3750 Willett av. nom

Bartholdi st. (*) ss, 75 w Holland av; 2 lots, each 25x95; Wmsbridge; 2 bldg loan mtgs each \$4,500; Aug8; Aug9'11; 3y 5½%; Rosario LoBue & Rosina his wife to Jos Buehler, 3750 Willett av. 9,000

Coster st. 628 & 630. (10:2764; 2769) es, 460 s Spofford av; 40x100; Aug9'11; installs, 6%; Raffael Luongo to Salvat L'Asperches, 509 E 182. 1,500

Exterior st. etc. see Bailey av, ws, at line bet lands, etc.

Enle st. 900. (10:2761) es, 300 n Seneca av, 25x100; pr mtg \$4,500; Aug5'11, 3y6%; Chas P Kelly to David W Cohen, 3 Manhattan. 1,000

Freeman, nwc West Farms rd. see West Farms rd, nwc Freeman.

Pink, (*) see West Farms rd, see West Farms rd, (*) see Pink.

Garden st. (11:3100) ns, 10.8 e Prospect av, 50x100; Aug8; Aug9'11, due as per bond; Jacob Cohen Constn Co to City Mtg Co, 15 Wall. 21,000

Garden st. (11:3100) same prop; Aug9'11; Certf as to above mtg; Same to same.

Home, sec Union av. see Union av, sec Home.

Hoffman st. (11:3067) ws, 80.4 s Pelham av, 3 lots, each 40.4x100.6; 3 mtgs, each \$28,000; Aug8; Aug10'11, due as per bond; Pinnacle Realty Co to City Mtg Co, 15 Wall. 84,000

Hoffman st. (11:3067); same property; 3 certfs as to above 3 mtgs; Aug8; Aug10'11; same to same. nom

Libby, (*) nec Arnold av, see Arnold av (*), nec Libby.

Lorillard pl. (11:3054) es, 271.7 n 3 av, 50x100; pr mtg \$—; July28; Aug5'11, due as per bond; Jos Reiss to Manhattan Mortgage Co, 200 Bway. 4,000

Minford pl. (11:2977) ws, 200 s 172d, 2 lots, each 25.9x100, 2 certfs as to 2 mtgs for \$3,000 each; July26; Aug4'11; Sealy Holding Co to Geo E Sealy. 4,000

Minford pl. (11:2977) ws, 251.6 s 172d, 2 lots, each 25.9x100; 2 certfs as to 2 mtgs for \$3,000 each; Aug4'11; Sealy Holding Co to Michael H Marks. 4,000

Mianna st. (*) ss, abt 80 w White Plains rd, 25x—; Aug1; Aug9'11; 3y6%; Wilhelmina Ruelius, 692 Rhineland av to Henry Harden, 292 Willis av. 500

Newman st. (*) cor Clason Point rd; Saloon Ls; June10; Aug5'11, demand, 6%; Wm H Hecker & Daniel J Byrne to A Hupfel's Sons, a corpn, 3 av & 161. 3,500

Overing st. (*) nes, 217.8 nw Frisby av, 6 lots, together in size 125x94.11; 6 PM mtgs, each \$1,000; 6 pr mtgs, \$5,000 each; Aug1; Aug4'11, due as per bond; Pelham Impt Co to Wellman Finance & Realty Co, 1431 Glover. 6,000

Randall st. (*) ns, 214 w 4 av, 100x100; pr mtg \$—; Aug2; Aug5'11, 2y5%; Simon Cohen, of Queens, NY to Bernard A Myers, 383 Central Park W. 2,000

Rose pl. (*) ses, at svs Parker av, see Parker av (*), svs, at ses Rose pl.

St Paul's pl. 544-6. (11:2926) ss, 141.1 e 3 av, 47x98.10; Aug7'11, 5y5%; Fanny Gruen to Real Estate Mtg Co of N J, 63 Wall. 34,000

Schuyler st. (*) ss, 100 w Crosby av, 25 x78.10x25.2x76.4; Aug7; Aug8'11, 1y5½%; Demetrio Pensante to Gennaro Breglia, 340 E 115. 303.80

Tiffany st. 1089. (10:2716) ws, at ses 167th, runs s94.5xw38.6xw75 to 167th xne 69.1; Pr mtg \$43,300; Aug8; Aug9'11, due Feb8'14, 6%; Benj Benenson to Henry Hahnenfeld. 6,900

Tiffany st. (10:2716) ws, 266.8 s 167th; 42x100; Pr mtg \$30,000; Aug9'11; 3y6%; J S Cully Co to Edw J Farrell, Burnside av & ano. 6,500

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets
BROOKLYN, NEW YORK

Architectural Bronze AND IRON WORK

Westchester sq. 72, (*), Saloon Ls; June 7; Aug5'11, demand, 6%; Nicola Caiola to A Hupfel's Sons, a corpn, 3 av & 161. 3,103.29

Whittier st. (10:2762) ws, 250 s Garrison av, 50x100; PM; Aug3; Aug7'11, 3y6%; Annie D Wallace, 7 St Luke Pl, Matteawan, NY, to Thornton Brothers Co, 1320 Clay av. 2,000

135TH st, 283, (9:2311) ns, 100 e Lincoln av, 25x100; PM; Aug3; Aug4'11, due as per bond; John Bozzuffi to Title Guarantee & Trust Co, 176 Bway. 8,500

135TH st, 617 E, (10:2548); ext of mtg for \$25,000 to June30'16 at 5½%; July5; Aug10'11; Frank W Tompkins with Arthur J McSorley. nom

135TH st, (9:2298) ns, 81.6 e Alex av, 12.6x100; Aug4; Aug10'11, due as per bond; Josephine, Wm J & Emma F Shields, all at 251 E 61, to Alex Hadden, 155 E 51. 2,000

136TH st, 721-3, (10:2656) ns, 246.10 e So Boulevard, 50x100; ext of mtg for \$8,000 to Jan1'14 at 5½%; Aug1; Aug10'11; Jos Albus, 2593 Webster av & Jos Kapp, 785 Cortland av, with Consumers Baking Co of the Bronx, 721 E 136. nom

136TH st, 721-3, (10:2565) ns, 246.1 e So Boulevard, 50x100; PM; pr mtg \$8,000; Aug1; Aug10'11, due, &c, as per bond; Dillman Baking Co, 15 Poplar, Bklyn Hills, B of Q, to Consumers Baking Co of the Bronx, 721-23 E 136. 12,000

136TH st, 289 E, (9:2312), ext of \$16,000 mtg until May1'14 at 5%; June15; Aug4'11; Catholic Women's Benevolent Legion, 153 E 44 with Mary E Shelley, 408 E 140. nom

140TH st, 591 E, (10:2552) ns, 300 e St Ann's av, 40x95; pr mtg \$23,500; Aug4; Aug7'11, installs, due June4'12, —%; N Mayer Inc to Herman Frank, 123 W 115. notes, 399.64

147TH st, 548, see St Anns av, 481.

149TH st, (9:2328) ns, 125 e Courtlandt av; 25x80; Pr mtg \$16,500; Aug9'11, due July1'14, 6%; Louis Ruchti to Jno H Neuschaefer, 1407 2 av. 3,000

152D st, nec Bergen av, see Bergen av, nec 152.

152D st, nwc Bergen av, see Bergen av, nwc 152.

153D st, 274, (9:2412) sec Morris av; Saloon ls; Aug8; Aug9'11, demand, 6%; Frank D Maglio to Lion Bwy, 104 W 108. 1,832.50

156TH st, (9:2415) ss, 200 w Courtlandt av, 25x100, except part for st; pr mtg \$5,000; July29; Aug10'11, demand, 5%; Geo Dumrauf to Louis Forstner, 376 E 150. 1,500

161ST st, (9:2407) ss, 192 e Courtlandt av, 25x65; Aug3; Aug5'11, due as per bond; John M Ruhl to Title Guarantee & Trust Co, 176 Bway. 3,000

162D st, (9:2408) ns, 139.11 e Courtlandt av, 50x100; PM; pr mtg \$5,000; Aug4'11, 1y 6%; Benj Benenson, 407 E 153 to Clyde M Slater, North Plainfield, NJ. 1,000

162D st, (9:2408) ns, 139.11 e Courtlandt av, 2 lots, each 25x100; 2 PM mtgs, each \$2,500; Aug4'11, 1y5½%; Benj Benenson, 407 E 153 to Clyde M Slater, North Plainfield, NJ. 2,500

163D st, (10:2631) ss, 14 e Cauldwell av, 14.1x100; Aug3; Aug4'11, due Jan1'15, 5%; Bridget Walsh to Katharina Bruckner, 412 E 161. 3,000

164TH st, sws, at nws Sheridan av, see Sheridan av, nws at sws 164th.

165th st, sws at nws Sheridan av, see Sheridan av, nws at sws 165th.

167TH st, ses at ws Tiffany, see Tiffany, 1089.

167TH st, (10:2613) ss, 107.6 w Boston road, runs s99.8xw3x10.4xw41.11x11 to st xe45 to beg; bldg loan; Aug4; Aug5'11, 1y6%; Moorehead Realty & Constn Co to City Real Estate Co, 176 Bway. 34,000

167TH st, (10:2613), same prop; certf as to above mtg; Aug4; Aug5'11. —

168TH st, nec Boston rd, see Boston rd, nec 168.

168TH st, 579 E, (10:2612) ns, 91.11 e Fulton av, 28.4xirreg; Sobrn agmt; Aug7; Aug9'11; Carrie Wendling, 579 E 168 & ano with Simson Wolf, 22 E 81 & ano, exrs, &c Herman Schiffer. nom

168TH st, (10:2612) ns, 91.11 e Fulton av, runs n27.11xe9xn26.11xe2.6xn26.11xe15.6xs— to st xw28.4 to beg; Aug8; Aug9'11; 3y6%; Carrie Wendling, 579 E 168th, to Simson Wolf, 22 E 81 & ano exrs, &c Herman Schiffer. 10,000

169TH st, (10:2682) ss, 122.2 w Prospect av, 20.1x133.3x19x126.9; ext of mtg for \$3,750 to Apr26'16 at 5%; Aug4; Aug9'11; Chas Colgate, at Dalton, Mass, with Mary Boltz, exr of Cath C Boltz, 820 E 169. nom

170TH st, 417 E, (11:2895) saloon Ls; July17; Aug10'11, demand, 6%; Esther Shine to A Hupfel's Sons, 842 St Anns av. 8,000

170TH st, (11:2963) ss, 98.4 e Prospect av, 25x126.2x25x125.5; pr mtg \$—; Aug2; Aug5'11; 1y6%; Fredk R Harnisch, 800 E 170 to Frank Herwig, 408 E 82. 1,000

171ST st, (11:2912) ns, 100.1 w 3 av, runs n130.6xw10xn100xw65xs100.9xe37.7x s 131.10 to 171st xe25 to beg; Aug3; Aug4'11, 3y5%; Ferdinand Hecht at nec 110th & Riverside Drive to Emma Blumlein, 10 E 130. 15,000

174TH st, (11:2916) ns, 74.5 w Bathgate av, 40x100.8; ext of \$30,000 mtg until Aug 1'16 at 5%; Aug1; Aug4'11; Lawyers Mtg Co with Henry Brown. nom

178TH st, swc Boston Road, see Boston Road, swc 178th.

180th st, sec Boston Road, see Boston Road, 2102-6.

182D st, 414 E, (11:3030) ss, 32.4 w Park av, 16.8x79.3x16.8x77.9; Aug8'11, due as per bond; Saml Mitchell to Title Guarantee & Trust Co, 176 Bway. 2,500

186TH st, (11:3040) ns, 100 e Park av, 50x100; Aug4; Aug8'11; 5y5%; Riedt Realty Co, 1825 Bathgate av to Bronx Savings Bank, 425 Tremont av. 27,500

186TH st, (11:3040) same prop; Certf as to above mtg; Aug4, Aug8'11; Same to same. —

198TH st, (12:3301) ss, 55 w Briggs av, 25x98; Aug4; Aug7'11, 5y5%; Wm PDavies, 244 E 198 to Lathrop Colgate, Bedford, N Y. 5,500

198TH st, (12:3301), sobrn agmt; Aug4; Aug7'11; Wm P Davies, 244 E 198 & Helene W Eilenberg, 1068 Forest av with Lathrop Colgate, Bedford, NY. —

198TH st, (12:3315) ss, 75 e Creston av, 25x98; Aug4; Aug7'11, installs, 6%; Mary S Ryan to Myron Straus, 600 W 183. 275.00

204TH st, nec Perry av, see Perry av, nec 204th.

209TH st, (12:3347) swc Hull av, 100x100; pr mtg \$4,750; July10; Aug7'11, 1y6%; Frederick Realty Co, 71 Nassau to Geo F Jordan, 478 Central Park W. 2,000

214TH st, (Sheil st) (*) ss, 300 w Bronxwood av, 25x100, Laconia Park; Aug8'11; 3y6%; Emma N Polak to Max Salamon, 198 Smith, Bklyn. 700

220TH st, (*) ns, e 25 ft lot 249 map Wakefield, 25x114; Aug10'11, 3y6%; Albert Wawrzyniak to Fredk W Trumpler, 681 E 221. 3,500

222D st (*), e ½ of w ½ & w ½ of ½ lot 318 map Wakefield, except part for st; 2 PM mtgs, each \$850; pr mtg \$4,500 on each; Aug7; Aug10'11, due June30'12, 6%; Brill Contracting Co, 846 E 229, to Amelia Schimmel, 168 W 128. 1,700

222D st, (*) nwc Hutchinson av, 109x109; Aug4; Aug7'11, 1 yr, 6%; Geo H Hamm devisee of Andrew J Hamm to Oxley R Barnard, 1395 9th, Bklyn. 3,000

222D st, (*) ns, 305 e Barnes av, 50x114, Wakefield; PM; July31; Aug8'11, due Nov23'11, 6%; Amelia Schimmel, 168 W 128 to Bernard J Beyersdorffer, 829 E 222. 1,700

230TH st, ss, 65.11 e Kingsbridge av, see Bailey av, ws, at line bet lands, etc.

231ST st, (*) ns, 281.6 e White Plains road, 100.6x114.6; PM; June30; Aug4'11, 3y 5%; Erastus B Treat to Jas C Crawford, Mt Vernon, NY, & ano as agents. 3,000

232D st, (*) ss, 281.6 e White Plains road, 100.6x114; PM; June30; Aug4'11, 3y 5%; Erastus B Treat to Jas C Crawford, Mt Vernon, NY, & ano as agents. 3,000

233D st, 922 E, (*), Saloon Ls; Apr26; Aug5'11, demand, 6%; John J O'Brien to A Hupfel's Sons, a corpn, 3 av & 161. 1,000

238TH st, (12:3373) ns, 100 w Keppler av, 25x100; pr mtg, \$3,500; Aug22'10, Aug 8'11, due Aug22'12; 6%; Julia A King to Mollie D Dent, 514 Lenox av. 700

Av B, 2259, (11:3171) ws, 262.6 n 4th, 37.6 x125, except part for av; pr mtg \$—; Aug1; Aug4'11, due, &c, as per bond; Mary Lydon to Jas H Sullivan, 2436 Walton av. 3,800

Albany Post road, (12:3262), es, 552.1 n Hutton st, late Bailey av, 52.3x78.7x54.5x 63.1; PM; July31; Aug5'11, 3y5½%; Francesco Ventarola, 5761 Bway to Chas B Meyer, 78 E 55. 4,100

Arnold av, (*) nec Libby; 50x100; Aug3; Aug9'11, due July1'14, 6%; Mary Murray to Eliza J Murray at Norwich, Conn. 1,200

Av St John, 1020, (10:2683) ws, 50 n So Boulevard, 55x100; pr mtg \$45,000; July25; Aug10'11, due Aug1'13, 6%; Marion Levy to Amalie C Zentgraf, 21 Court, Stapleton, SI, et al, trustees Chas F Zentgraf. 6,000

Baychester av, (*) ws, 175 s Randall av; 50x75; Aug1; Aug9'11; 3y6%; Harriet L Chidsey at Great Neck, LI, to Jno H Eden at Great Neck, LI. 800

Bergen av, (9:2362) nec 152d, Saloon Ls; Aug2'10; Aug 5'11, demand, 6%; John Kelly to A Hupfel's Sons, a corpn, 3 av & 161. 3,000

Boston rd, (10:2615) nws, abt 237n168th runs nw166.4xne50xsel67 to rd, xsw50 to beg, vacant; also BOSTON RD, 1245, (10:2615) nws abt 287 n 168th, 67.2x167x72x 167.7, due, &c as per bond; Aug3; Aug5'11; Hoffmann-Dyerberg Constn Co, 1245 Boston rd to Wm F Smith, 454 E 155, & ano. 2,000

Boston rd, 1245, see Boston rd, nws, abt 237 n 168.

Boston rd, (10:2615) Same prop; Certf as to above mtg; Aug3, Aug5'11; Same to same. —

Boston road, 2102-6, (11:3140) sec 180th; Saloon Ls; Jan26; Aug5'11, demand, 6%; John Schoeck to A Hupfel's Sons, a corpn, 3 av & 161. 7,250

Boston road, (11:3125) swc 178th, —; Saloon Ls; July17; Aug5'11, demand, 6%; Patrick Spillane to A Hupfel's Sons, a corpn, 161st & 3 av. 3,345.60

Boston road, (10:2663) nec 168th, 37.6x 117.11x35x131.8; ext of \$45,000 mtg until June30'14, 5½%; July6; Aug4'11; N Y Life Ins & Trust Co with Hudson Realty Co. nom

Bathgate av, (11:2913) ws, 310.3 s 172d, 25x114.5; PM; pr mtg \$—; July26; Aug5'11, 2y5%; Jacob Wolfe & Herman Nathan to Herman W Wolfe, 316 E 3. 2,300

Bailey av, swc 230TH, see Bailey av, ws, at line bet lands, etc.

Bailey av, nwc 230th, see Bailey av, ws, at line bet lands, etc.

Bailey av, (12:3264-65-66 13:3402-3404) ws, at line bet lands hereby described & Geo B Peck, runs w240.2 to land N Y & Putnam R R Co xn223 to land Abr Valentine xe246 to av xs213.5 to beg, except part for av; also EXTERIOR ST, es, at w line of land of S D & P M Branch of N Y C & H R R Co, runs n 189.5 to land Abr Valentine xe64.5xs183.11 to beg; also BAILEY AV, swc 230th, runs s100.2xw 135.11xs25&57.4 to land Abr Valentine xw 120.10 to es N Y & Putnam R R — to sec 230th xe196 to beg, except part for Bailey av; also BROADWAY, sec 230th, 321.8 to n line land Abr Valentine x138.7 to w line S D & P M Branch R Rx263.7 to ss 230th x121.4; also LAND under water bet high & low water mark w of ws Exterior st, included in grant by People of State N Y to Van Cortlandt dated Nov14'73 & described in deed by Van Cortlandt to Godwin recorded Oct14'97; also BAILEY AV, nwc 230th, runs w257.9 to es of N Y & Putnam R R xn676.8 to ss 231st xe47.5 to ws Albany rd xs on curve 309.9 x again s201.2xe 52.6xs153.8 to ws Bailey av xs106.2 to beg, except part for av; also 230TH ST, ns, at w line said N Y & Putnam R R, runs n677 to ss 231st xw125.1xs— to pt 165 s Macomb st xw74.5 to es Bway xs63.8 to ns S D & P M R R xs520.9 to 230th xe63.3 to beg; also BROADWAY, nec 230th, runs n390.5 to ss said R R xs430.3 to ns 230th xw190.10 to beg; also KINGSBRIDGE AV, nec 230th, runs n587.6 to ss said R R xe 565 to ws Bway xs713.7 to ns 230th xw 327.3 to ns 230th xw43.3 to beg; also 230TH ST, ss, 65.11 e Kingsbridge av, runs e314.7 to ss Bway xe123 to pier line xw 401.11xn126.9 to 230th, at beg; 1-10 part; AT; Aug3; Aug10'11, 3y6%; Raynor Godwin to Eliz J Bennett, at East Orange, NJ. 15,000

Bailey av; same property; 10 parcels as above; 1-10 part; AT; pr mtg \$10,000; Aug 3; Aug10'11, due July1'13, 6%; Waldo S Godwin to Park Mtg Co, 41 Park row. 10,000

Bryant av, (11:2999) es, 375 s Jennings, 50x100; Aug9; Aug10'11; 5y5½%; Mondschein & Co to Katherine E Cropper, 9 Via Babuino, Rome, Italy. 36,000

Bryant av, (11:2999); same property; certf as to above mtg; Aug9; Aug10'11; same to same. —

Bryant av, 1872, (11:3004); saloon Ls; July24; Aug10'11, demand, 6%; Paul Suesse to A Hupfel's Sons, 842 St Anns av. 3,767.50

Bergen av, (9:2362) nwc 152d; saloon Ls; May10; Aug10'11, demand, 6%; Jos M Stickle to A Hupfel's Sons, 842 St Anns av. 3,000

Burnside av, swc Jerome av, see Jerome av, swc Burnside av.

Broadway, nec 230th, see Bailey av, ws, at line bet lands, etc.

Broadway, sec 230TH, see Bailey av, ws, at line bet lands, etc.

City Island av, (*) ws, 100 n Bay av, runs n75xw80xn25xw101.2xs—xe180 to beg, City Island; Aug8; Aug9'11; 3y5½%; Gertrude H Abbott, Estelle M Glover & Howard L Horton to Geo L Clark at Grand View Hotel, Fairhaven, NJ. 5,500

Clay av, 1190, (9:2426) es, 279.7 n 167th, 39x80; PM; Aug7, Aug8'11; 3y6%; Fredk Schaefer, 240 E 78th to Christina Wiehe, 1332 Washington av. 3,000

Cornell av, (*) ss, 250 w Mapes av, 25x100; PM; pr mtg \$3,500; Aug1; Aug7'11, installs, 5½%; Vincent Kahl to Otto A Nilson, 2836 Wellman av. 1,500

Clason Point road, (*) cor Newman, see Newman, (*) cor Clason Point road.

Columbus av, (*) ss, 25 e Hancock, 25x100; pr mtg \$4,500; Aug9; Aug10'11, due, &c, as per bond; Wilhelmina Deile, 64 Patterson av, Hoboken, NJ, to Minnie Finkelstein, 227 W 138. 2,000

Cottage Grove av, (*) ws, 100 n McGraw av, 50x100; also TAYLOR AV, swc Wood av, 25x95; Aug3; Aug4'11, 1y6%; Mary wife of & Stephen Mitchell to Mathias Haffen, 652 Courtlandt av. 2,000

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- Dudley av. (*)** ss, 119.7 e Ft Schuyler rd, 25x100; pr mtg \$4,000; Aug5; Aug7'11, 2y6%; Schuyler Constn Co to Chas C Leukel, 780 Elton av. 1,000
- Dudley av. (*)**; same property; certf as to above mtg; Aug5; Aug7'11; same to same.
- Dudley av. (*)** ss, 144.7 e Ft Schuyler rd, 25x100; pr mtg \$4,000; Aug5; Aug7'11, 2y6%; same to Hy W Grote, 2552 8 av. 1,000
- Dudley av. (*)**; same property; certf as to above mtg; Aug5; Aug7'11; same to same.
- Delavelle av. (*)** ws, 150 n Hollers av, 25x100; Aug3; Aug9'11, 3y6%; Giovanni Platania, 221 E 111, to Herbert D Lent, at Tuckahoe, NY. 2,500
- Delavelle av. (*)** ws, 150 n Hollers av, 25x100; pr mtg \$—; Aug3; Aug9'11, 3y 5½%; same to Hudson P Rose Co, 32 W 45. 800
- Decatur av. (12:3275)** ws, 109.10 s 193d runs s43.9xw74.3xn19.11xw26.5xn22.9xe 100 to beg; July17; Aug10'11, due Feb1'12, 6%; Baisley & Watson Coal Co to Edwin C Dusenbury at Lake Mahopac, NY. 25,000
- Decatur av. (12:3275)** ws, 153.7 s 193d, 43.7x75.10x43.9x74.3; July17; Aug10'11, due Feb1'12, 6%; Baisley & Watson Coal Co to Edwin C Dusenbury, at Lake Mahopac, NY. 25,000
- Decatur av. (12:3275)** ws, 197.4 s 193d, 43.9x77.3x43.9x75.10; July17; Aug10'11, due Feb1'12, 6%; Baisley & Watson Coal Co to Edwin C Dusenbury, at Lake Mahopac, NY. 25,000
- Decatur av. (12:3275)** ws, 241.1 s 193d, 43.9x78.10x43.9x77.3; July17; Aug10'11, due Feb1'12, 6%; Baisley & Watson Coal Co to Edwin C Dusenbury, at Lake Mahopac, NY. 25,000
- Decatur av. (12:3275)**; same property; certf as to 4 abovmtgs; July17; Aug10'11; same to same.
- Edwards av. (*)** ws, lot 18, map Seton Homestead, Westchester; 26.6x76.7x25x 67.8; Aug1; Aug9'11; 3y5½%; Margt O'Brien, 1367 Balcom av to Henry Harder, 292 Willis av. 1,500
- Eastchester rd. (*)** es, 35.3 n old lane; 114.1x126.9x88.4x164.4; interior lot, 108.10 e Eastchester rd at ss land Longin P Fries, runs e53.5xs— to ns of a narrow lane xw— to pt 119.2 e Eastchester rd x n— to beg; Aug1; Aug9'11; 3y6%; Longin P Fries, 1619 Overing to Isaac Butler, 2525 Westchester av. 3,500
- Forest av. 1168. (10:2662)** es, 184.8 n Home, 22.6x134.1x22.6x135; Aug4'11, 1y5%; John H Duffy to German Savings Bank, 157 4 av. 5,000
- Forest av. 872. (10:2658)**, Saloon Ls; Sept30; Aug5'11, demand, 6%; Chas Waechter to A Hupfel's Sons, a corpn, 161 & 3 av. 2,800
- Forest av. 872. (10:2658)**, Saloon Ls; Dec15'10, Aug5'11, demand, 6%; Henry Gartelman to A Hupfel's Sons, a corpn, 3 av & 161. 2,786
- Fort Schuyler rd. (*)** ws, 60 n Marrin, 90x—; PM; Aug10'11, 3y6%; Hermann Kaufmann & Mark Vandewart to Edwin L Kalish, 275 Central Park W. 1,600
- Grand Boulevard & Concourse. (12:3310)** ws, 49.8 s 204th, 45x121x39.10x123.8; pr mtg \$3,000; Aug5; Aug10'11, 3y5%; Pasquale Fusco, 3124 Jerome av, to Angelo Funicello, swc Valentine av & 204. 500
- Gleason av. (*)** ns, 380 e Olmstead av, 25x108; pr mtg \$5,250; Aug5; Aug7'11, 1y 6%; Isabella Brown, 52 E 122, & Peter Bernhard McWilliams, 52 E 122 to Chas A Laumeister, 1049 Jackson av. 250
- Hutchinson av. (*)** nwc 222d, see 222d, (*) nwc Hutchinson av.
- Heath av. (12:3256)** es, 40.8 n prolongation of c 1 229th, 20.2x101.3x20.2x101.10; pr mtg \$8,800; Aug1; Aug4'11, 1y6%; University Heights Realty Co to Jos Hirsch, 661 E 170. 270
- Heath av. (12:3256)**, same prop; certf as to above mtg; Aug1; Aug4'11; same to same.
- Hull av, swc 209th**, see 209th, swc Hull av.
- Heath av. (12:3256)** es, 60.10 n of prolongation of c 1 W 229, 20.2x100.10x20.2x 100.3; pr mtg \$8,800; Aug1; Aug8'11, 1y 6%; University Heights Realty Co to Wm Light, 542 Clinton. 300
- Havemeyer av (*)** sec Quimby av, 108x 105, Unionport; pr mtg \$16,500; July18, Aug8'11, due &c, as per bond; Unionport Constn Co to Wm Buhl, 2208 Starling av. 4,400
- Havemeyer av. (*)**; Same prop; Certf as to above mtg; July18, Aug8'11. —
- Havemeyer av. (*)**, sec Quimby av, 30.10 x105; Bldg Loan; July11, Aug8'11; 6mos 6%; Same to Eliz K Dooling, 179 E 80. 4,500
- Havemeyer av. (*)**; Same prop; Certf as to above mtg; July11, Aug8'11; same to same.
- Havemeyer av. (*)** es, 30.10 s Quimby av, 3 lots each, 25.9x105; 3 Bldg loan mtgs, each \$4,000; July11, Aug8'11; 6mos6%; Same to same. 12,000
- Havemeyer av. (*)**; Same prop; Certf as to above three mtgs; July11; Aug8'11; same to same.
- Havemeyer av. (*)** sec Quimby av, 108 x105; PM; pr mtgs \$26,400; July11, Aug 8'11; 2y6%; Same to Clarence Realty & Constn Co, 206 Bway. 4,800
- Jerome av. 1501. (11:2845)**; saloon Ls; June27; Aug10'11, demand, 6%; Robt L Hartzell to A Hupfels Sons, 842 St Anns av. 1,200
- Jerome av. (11:2863)** swc Burnside av, runs w227.11 to es proposed Davidson av xs3.6xe— to ws Jerome av xn76.8 to beg; July12; Aug10'11, demand, 6%; Julia A Ruvane to A Hupfels Sons, 842 St Anns av. 1,800
- Kepler av. (3d av). (12:3379)** es, — n 238th, & being lots 215 & 216, blk 29, map 339 lots Woodlawn Heights, 40x100; PM; pr mtg \$1,800; Aug9'11, 3y5½%; Geo W Homan to Cath A McLaughlin, 218 E 239. 1,700
- Kingsbridge av, nec 230TH**, see Bailey av, ws, at line bet lands, etc.
- Leggett av. (*)** c Whitlock av, see Whitlock av. (*) c Leggett av.
- Lyon av. 2301 (*)**; ext of mtg for \$2,500 to Aug8'14 at 5%; Aug8; Aug10'11; Title Guarantee & Trust Co with Geo B Mackintosh, 2301 Lyon av. nom
- Longwood av. (10:2737)** ns, 95.4 w Barry, 25x57.11x25x59.5; Aug3; Aug4'11, 3y5½%; Louis Savino to Eliz K Dooling, 179 E 80. 4,000
- Longfellow av, nec Freeman**; see West Farms rd, nwc Freeman.
- Ludlow av. (*)** ss, part lot 111, map (No 29 in West Co) of Unionport, begins at line bet lots 110 & 111, 50x108, except part for av; lot begins at el blk bet Ludlow & Houghton avs, begins at nwc lot 109, runs s along line bet lots 109 & 111, 42xw50xn42xe50 to beg, being part said lot 111; Aug1; Aug9'11, due when award for opening Ludlow av is received, 5%; Fredk Schwarz, 2224 Ludlow av to Edw A Schill, 860 Van Nest av & Chas Brohmer, 2256 Ludlow av. 500
- Morris av, sec 153d**, see 153d, 274.
- Maclay av. (*)** nwc St Peters av, 65x100, except pt for sts, West; July31; Aug10'11, 3y6%; Mary E Eaton to Margt Elgar et al, EXRS Jas W Elgar, all at White Plains, NY. 500
- Ogden av. 954. (9:2511)** 25x90; Sobrn agmt; Aug7, Aug8'11; Mary E Houlahan, 954 Ogden av with Florence C Speranza at Irvington, NY. nom
- Ogden av. 954. (9:2511)** es, 55 n 162d, 25 x90; Aug7, Aug8'11, due May24'16; 5%; Jno J Connors, 954 Ogden av to Florence C Speranza at Irvington, NY. 6,500
- Oneida av. (12:3365)** ws, 100 s 235th, 50 x100; Aug8'11; 3y6%; Wm Hobson, 2007 Sedgwick av to Norman L Sammis, 57 University av, Providence, RI. 1,600
- Parker av. (*)** sws, at ses Rose pl, 25x 100; Philias Guillotte to Ernest H Campbell, at Fall River, Mass; July27; Aug9'11. 100
- Powell av. 2100. (*)** saloon Ls; Aug25 '10; Aug10'11, demand, 6%; Henry Bittner to A Hupfels Sons, 842 St Anns av. 2,052.56
- Perry av. (12:3345)** nec 204th, 90x25x97.8 x26.1; Aug4; Aug5'11, due as per bond; Katie B O'Donnell, 3056 Woodlawn road, to Bronx Savings Bank, 425 Tremont av. 8,000
- Powell av. 2100 (*)**; saloon Ls; Oct20'10, Aug10'11, demand, 6%; Max Schaefer to A Hupfels Sons, 842 St Anns av. 1,834.48
- Stebbins av. (10:2698)** es, 424.4 n Westchester av, 25x80; Aug8; Aug10'11, 3y6%; Chas M Curtis at Madisonville, Pa, to Mary N Esterbrook, 778 West End av. 1,200
- Quimby av. (*)** sec Havemeyer av; see Havemeyer av. (*) sec Quimby av.
- St Ann's av. 123. (9:2261)**, Saloon Ls; Feb8; Aug5'11, demand, 6%; Carl E Carlson to A Hupfel's Sons, a corpn, 3 av & 161. 3,455.22
- South Oak Drive. (*)** ss, 25.1 w Wallace av, 25x98.1x25x98.5; bldg loan; Aug4; Aug 5'11, due Jan17'12, 6%; Corti Bldg Co to Jos Buehler, 3750 Willett av. 5,000
- St Peters av. (*)** nwc Maclay av, see Maclay av. (*) nwc St Peters av.
- South Oak Drive. (*)** same prop; certf as to above mtg; Aug4; Aug5'11; same to same.
- South Oak Drive. (*)** ss, 50 w Wallace av, 25x98.9x25x98.1; bldg loan; Aug4; Aug 5'11, due Jan17'12, 6%; same to same. 5,000
- South Oak Drive. (*)** same prop; certf as to above mtg; Aug4; Aug5'11; same to same.
- Story av. (*)** ns, 100 e Olmstead av, 50x 103, Unionport; Aug5, Aug8'11, due &c, as per bond; Mink Constn Co, 391 E 149 to Chas A Laumeister, 1047 Jackson av. 950
- Story av. (*)**; same prop; Aug5, Aug 8'11; certf as to above mtg; same to same.
- Southern Boulevard (10:2566)** nec, 137th 115.6x82.10x100x140.8; pr mtg \$—; Aug7, Aug8'11; demand, 6%; Winter & Co to Jacob Bros Co, 539 W 39. 12,000
- Southern Boulevard. (10:2566)**, same prop; certf as to above mtg; Aug7, Aug8 '11; same to same.
- Sheridan av. (9:2455)**, nws, at sws 164th st, — to nws 165th st & —; Sobrn agmt; July14; Aug9'11; Church House Foundation of the Diocese of NY with Title Guar & Trust Co, 176 Bway. nom
- St Anns av. 481. (9:2273)** swc 147th (No 548); 25x99.4; P M; Pr mtg \$28,000; Aug1; Aug9'11; 2y6%; Matthew R d'Amora to Marcus Rosenthal, 61 E 73. 3,500
- Sheridan av. nws** at sws 165th, runs sw 123.2 to es 164th, xn148 to sws 165th xw 74.4 to beg; gore; Aug8; Aug9'11, due, &c, as per bond; Rector, &c of St Simeon's Church to Title Guar & Trust Co, 176 Bway. 12,000
- Tieman av. (*)** ws, 175 s Chester av, 50x 100; bldg loan; pr mtg \$7,300; Aug2; Aug7 '11, due, &c, as per bond; M Kempf Realty Co, 761 E 224 to Mt Vernon Builders Supply Co, 24 So 2 av, Mt Vernon, NY. 650
- Theriot av. (*)** ws, 250 n Gleason av, 50 x100; Aug3; Aug4'11, due, &c, as per bond; Mary Walpole, 212 E 128 to Henry Leute, 104 Morningside av. 1,500
- Tinton av. 1170. (10:2672)**, Store Ls; Aug 3; Aug4'11, 2y6%; Max Freeman to Saml Schwartz, 1218 Boston rd. 750
- Trinity av. 512. (10:2557)** es, 127.11 n 147th, 26.9x65.5x25.1x56.1; Aug7, Aug8'11, due as per bond; Mary Butler to Title Guar & Trust Co, 176 Bway. 500
- Tinton av. 903. (10:2658)** ws, 308.9 n 161st, runs n 41.3xw35.1 & 99.11x40.11xe 135 to beg; pr mtgs \$39,000; PM; Aug7, Aug8'11; 2y6%; Jno Retz to Solon Berrick, 127 E 72. 2,000
- Taylor av. (*)** swc Wood av, see Cottage Grove av. (*) ws, 100 n McGraw av.
- Union av. 610**, see Union av, 608.
- Union av. 608. (10:2674)** es, 35 s 151st, 17.6x90; also UNION AV, 610, (10:2674) es, 17.6s 151st, 17.6x90; pr mtgs \$14,000; Aug 2; Aug7'11, demand, 6%; Milton J Doernberg to Ida Doernberg, 231 W 96, Saml Weingart, 236 W 138 & Union Exchange Bank of N Y, 160 5 av. 4,500
- Union av. (10:2680)** sec Home, 26.5x100x 74.5x110.11, except pt for av; Aug4'11, due as per bond; Fredk C Callen of Bklyn to Title Guarantee & Trust Co, 176 Bway. 6,000
- Union av. 1085. (10:2670)**, Saloon Ls; Dec 24'10; Aug5'11, demand, 6%; Morris B Wolfe to A Hupfel's Sons, a corpn, 3 av & 161. 2,650
- Union av. 1085. (10:2670)**, Saloon Ls; Oct 12'10; Aug5'11, demand, 6%; Thos B Ryan to A Hupfel's Sons, a corpn, 3 av & 161. 2,650
- Union av. (10:2676)** ws, 100 n 156th, 16.8 x75.11x17.10x86.9; Aug4; Aug5'11, 5y5%; Henry Cohen to Albertina Wirsching, 129 E 238. 3,000
- Valentine av. (11:3154)**, ws, 118.1 s 192d, 31.3x100; Aug3; Aug4'11, due as per bond; Eva B Berry to Johanna Anderson, Asbury Park, NJ. 5,000
- Wales av. 643. (10:2643)**, Saloon Ls; July 5'10; Aug5'11, demand, 6%; Henry Meyer to A Hupfel's Sons, a corpn, 3 av & 161. 5,350
- West Farms road. (11:3007)** nwc Freeman 56.5x137.1 to es Longfellow av x 54.8x88.10; ownership agmt; Aug5'11; Manhattan Mtg Co, 200 Bway, with Dollar Savings Bank, 2808 3 av. nom
- Willis av. 164. (9:2280)**, Saloon Ls; Apr 13; Aug5'11, demand, 6%; Patk J Kane to A Hupfel's Sons, a corpn, 3 av & 161. 6,000
- Wales av. 568. (10:2653)**, Saloon Ls; Sept 21'10; Aug5'11, demand, 6%; Jlan Olivier to A Hupfel's Sons, a corpn, 3 av & 161. 2,553.72
- Wales av. 643. (10:2643)**, Saloon Ls; Nov 7'10; Aug5'11, demand, 6%; Margt J McCauley to A Hupfel's Sons, a corpn, 3 av & 161. 5,350
- West Farms road. (*)** sec Fink; Saloon Ls; Nov 7'10; Aug5'11, demand, 6%; Philipp Schmidt to A Hupfel's Son, a corpn, 3 av & 161. 2,647.15
- Westchester av. (*)** ss, 30 w Greene av; Saloon Ls; June15; Aug5'11, demand, 6%; Daniel Donnelly to A Hupfel's Sons, a corpn, 161st & 3 av. 2,599.58
- Willis av. 164. (9:2280)**, Saloon Ls; Dec 29'10; Aug5'11, demand, 6%; Jas Ferry to A Hupfel's Sons, a corpn, 3 av & 161. 6,000
- Willis av. 164. (9:2280)**, Saloon Ls; Oct 15'10; Aug5'11, demand, 6%; Chas Englichon to A Hupfel's Sons, a corpn, 3 av & 161. 6,000
- Westchester av. 440-42. (9:2294)**; aen Ls by way of mtg as collateral for \$4,200; July21; Aug9'11; Eugene J Sennett & Chas J Rivers, 652 St Anns av to The Ebling Bwg Co, 760 St Anns av. nom
- Washington av. 987. (9:2386)**; saloon Ls; Jan12; Aug10'11, demand, 6%; Chas Mittenberger, Jr to A Hupfels Sons, 842 St Anns av. 2,500

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Whitlock av. (*) — c Leggett av; saloon Ls; May13; Aug10'11, demand, 6%; Thos J Meehan to A Hupfels Sons, 842 St Anns av. 3,000

Wood av. (*) sive Taylor av, see Cottage Grove av. (*) ws, 100 n McGraw av.

Wickham av. (*) es, 300 s Nereid av, 50x97.6; pr mtg \$5,800; Aug7; Aug8'11, 1y 6%; Helena S Moss of Glen Ridge, NJ to Geo J Puckhafer, 429 E 143. 1,000

3D av, 2970, (9:2362), Saloon Ls; June17; Aug5'11, demand, 6%; Wm L Ratz to A Hupfel's Sons, a corpn, 3 av & 161. 3,807.88

3D av, (11:2910) ws, 352.2 n 169th, 25x 107; PM; Ap7; Aug4'11, 5y6%; David Schofler, 3627 3 av to Eliza H Miller at Sandy Springs, Maryland. 5,000

6TH av, (11:2837-2845) es, 30.9 s Townsend av, 50x100; Aug10'11, installs, —%; Aug P Windolph to West Side Mutual Bldg Loan & Savgs Assoc of City NY, 267 W 34. 1,500

Lots 972 & 973 (*) map of Laconia Park; PM; July15; Aug10'11, 4y6%; Jos Hurwitz & Louis Friedmann to Arthur J Mace, at Williamsbridge rd, e of White Plains av, & ano, EXRS Malinda G Mace. 800

Lots 5 & 6, (*) map of 126 lots, subdivision of plot 23 of Classons Point; pr mtg \$1,400; July29; Aug10'11, demand, 5%; Geo Dumrauf to Louis Forstner, 376 E 150. 1,000

Lot 10, (*) map (No 1,351) of 12 lots, being a subdivision of lots 67 & 142 of Bronxwood Park & lots 48 to 54 & 66 to 68 f Adeed Park; Sobrn agmt; Aug4; Aug 5'11; Corti Bldg Co, 744 E 214, & Warwick Realty & Constn Co, at Mt Vernon, NY, with Jos Buehler, 3750 Willett av. nom

Lots 6, 7 & 8, (12:3275), map prop D B Cocks at Fordham; pr mtg \$9,810; Aug4; Aug5'11, due, &c, as per bond; Margt A Stafford, 2936 Creston av, to Wm R Hume, at Ridgewood, NJ. 1,000

Lots 133 & 134, (*) map lots at Wakefield, prop of Monatiquot R E Co, 50x 114.10; Feb14; Aug7'11; 5y5%; Jno J McGurk, 26 W 98, to Monatiquot Real Estate Co, 154 Nassau. 600

JUDGMENTS IN FORECLOSURE SUITS.

AUG. 3.

82D st, ss, 63 e Ams av, 18.6x102.2; Orphan Asylum in the City of N Y agt Henry C Peck et al; De Forest Bros attys; Edw J Dowling, ref. (Amt due, \$18,746.67.)

3D st, ns, 300 w 2 av, 25x83.9; Jos L Bittenweiser agt Birdie V Schlesinger et al; M S & I S Isaacs, attys; Geo F Roesch, ref. (Amt due, \$27,723.87.)

AUG. 4.

172D st, ss, 50 w Boone, 25x100; Sarah A Gardiner agt Benj Viau; Abel Crook, atty; Chas E Hawthorne, ref. (Amt due, \$5,553.76.)

Monroe st, 257; Johanna Bach agt Sigmund Morgenstern; Geo H Bruce, atty; Beni W B Brown, ref. (Amt due, \$13,808.25.)

Westchester av, sec Castle Hill av, 51.9 x161.10; Arthur G F Moser agt Mary M Heming; Alexander & Green, attys; Edw D O'Brien, ref. (Amt due, \$7,851.25.)

AUG. 5.

No Judgments in Foreclosure filed this day.

AUG. 7.

120TH st, 215 E; Mary A Pettit agt Mary A Meagher et al; Peter B Hanson, atty; Jas Oliver, ref. (Amt due, \$7,151.67.)

So Boulevard, es, 212.6 n Barretto, 112.6 x100; Saml Gotthelf agt E & W Construction Co; Isaac Cohen, atty; Jas A Foley, ref. (Amt due, \$15,677.50.)

So Boulevard, es, 100 n Barretto, 112.6x 100; Same agt same; same attys; same ref. (Amt due, \$15,677.50.)

AUG. 8.

Verio av, nec 234th, 110.2x79.2; Anna M Kittredge agt Anna A Burton; Strang, Sawyer & Taylor, attys; Nathaniel B Prager, ref. (Amt due, \$3,807.41.)

Lexington av, 1897-1903; Rubin Bros agt Louis Meyer Realty Co et al; Isaac Cohen, atty; Chas Brandt, Jr, ref. (Amt due, \$16,998.71.)

AUG. 9.

Briggs av, es, 355.5 s 194th, 19.7x95.10; Fredericka Knoechel agt Mary E Morgan et al; Jno P Herran, atty; Wm T Quinn, ref. (Amt due, \$7,345.76.)

Lots 26, 27 & 28, map of Thompson Rose Estate; Jos Theiss agt Savino Deindicibus et al; Harold Swain, atty; Saml I S Hart, ref. (Amt due, \$1,393.97.)

LIS PENDENS.

Aug. 5.

165TH st, ss, bet Stebbins & Prospect avs; Bessie Ronginsky agt Lottie S Reynolds et al; foreclosure of transfer of tax lien; J Haberman, atty.

1ST av, ws, 100.10 n 114th st, 25x100x irreg; David Zimmerman agt Andrea Cirolle; notice of levy; A Morris, atty.

Centre Market pl, 7; Filosseno Alevoli agt Nunzianti Forlenza; notice of levy; M & S Meyers, attys.

60TH st, 25 W; Locomobile Co of America agt Nannie Montgomery et al; specific performance; Niles & Johnson, attys.

84TH st, ns, 175.3 w Av A, 18.9x102.2; Philip Lesser et al agt Mary Roux; notice of levy; S B Pollock, atty.

Aug. 7.

Sylvan pl, es, 309.10 n 256th st, 100.3x 94.8xirreg, and FARADAY AV, ses, 212.10 sw Fieldstone rd, 50.2x85.6; 3 actions; Belle T Sewell agt Mary V Sheridan; foreclosure of transfer of tax lien; M Frank, atty.

Parcel adj lot 450 and 422.1 s 254th st, 47.1x112xirreg; Same agt Geo W Perkins et al; foreclosure of transfer of tax lien; M Frank, atty.

Concourse, ws, bet Bedford Park Boulevard and 204th st, lot 48; same agt Edw Williams et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Amsterdam av, nwc 156th st, 99.11x 125; Louis Meryash agt Audubon Improvement Co; action to impress trust; W Lustgarten, atty.

Walton av, es, 424.4 n 184th st, 50x83.4; Bertha C Stahr agt John Fleming et al; foreclosure of transfer of tax lien; M Frank, atty.

Robbins av, es, 40 n 141st st, 20x80. Bertha C Stahr agt Martin L Young et al; foreclosure of transfer of tax lien; M Frank, atty.

141ST st, nes, 95 nw 3d av, 30x100; Belle T Sewell agt Wm A Bates et al; foreclosure of transfer of tax lien; M Frank, atty.

Brook av, es, 25 n 146th st, 24.9x100; same agt Adolph Sommer et al; foreclosure of transfer of tax lien; M Frank, atty.

148TH st, 243 E; Bozena Havelka agt John Zemek Ass'n et al; action to set aside conveyance; J Hlavac, Jr, atty.

Railroad av, ws, 229.9 n 158th st, 4.7x 28.8; RAILROAD AV, ws, 144.11 n 158th st, 4.7x28.4; RAILROAD AV, ws, 172.5 n 158th st, 4.7x114; 4 actions; John Monks et al agt Chas Monks et al; actions to recover possession, etc.) J C Stein, atty.

172D st, ss, 16.8 nw West Farms rd, 52.6x62xirreg; Philip Altus agt Thomas O'Rorke et al; foreclosure of transfer of tax lien; J L Gold, atty.

Madison av, 64; Emma Mott Whittemore agt Fanny L Campbell; amended partition; H L Sanford, atty.

Centre Market pl, 7; Filossino Aievoli agt Munzianti Forlenza; notice of levy; M & S Meyer, attys.

235TH st, ns, bet Katonah & Kepler avs; lot 79; The Tax Lien Co of New York agt William H Blenitt et al; foreclosure of tax lien; W Lustgarten, atty.

235TH st, ss, bet Kepler & Katonah avs, same agt Ella G V Varian et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

235TH st, ss, bet Kepler & Katonah avs; lot 39; Tax Lien Co of New York agt Saml S Jacobs; foreclosure of transfer of tax lien; W Lustgarten, atty.

Martha av, es, bet 237th & 238th sts, lot 5; same agt Chas M Mayer et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

236TH st, ss, bet Kepler & Katonah avs; lot 16; same agt Jane E Watkins et al; foreclosure of transfer or tax lien; W Lustgarten, atty.

237TH st, ss, bet Kepler & Katonah avs; same agt Veritan Realty Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Verio av, nec 234th st, —; same agt Louise E Burton et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Corlear av, swc Broadway, —; same agt Augustus Van Cortlandt et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Webster av, swc 207th st; same agt Herman M Briggs et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Aug. 8.

3D av, 4413 to 4417; Philip Altus agt Patrick Monahan et al; foreclosure of transfer of tax lien; L J Gold, atty.

Lots 46 & 47, Sec 11, Block 3001; two actions; Elway Co agt Jackson Construction Co et al; two foreclosures of transfer of tax liens; S Josephthal, atty.

Brook av, es, bet 171st & Wendover avs; Bessie Ronginsky agt Max Konig et al; foreclosure of transfer of tax lien; J Haberman, atty.

Grand Boulevard, es, 166.7 s 189th, 25x 37.2; Bertha C Stahr agt Jos H Holland et al; foreclosure of transfer of tax lien; M Frank, atty.

Oneida av, sec 235th, 25x100; Belle T Sewell agt Louis Cohen et al; foreclosure of transfer of tax lien; M Frank, atty.

6TH av, swc 19th, 118.9x152.10xirreg, leasehold; also 6TH AV, nwc 18th, 65.3x 100, leasehold; also 19TH ST, 110-136 W, right, title, etc; also 18TH ST, 109,123 & 131-143 W; American Blower Co agt Greenhut & Co et al; foreclosure of mechanics lien; C H Fuller, atty.

9TH st, 329 E; People of the State of N Y agt Fanny Gootman; notice of levy; C S Whitman, atty.

AUG. 9.

West Kingsbridge rd, 36; Philip Altus agt Thos H Thorn et al; foreclosure of transfer of tax lien; L J Gold, atty.

Boston rd, nwc 166th; Bessie Ronginsky agt Geo Shepherd et al; foreclosure of transfer of tax lien; J Haberman, atty.

135TH st, ss, bet St Anns & Cypress avs; Same agt Wm Moller et al; foreclosure of transfer of tax lien; J Haberman, atty.

Faraday av, es, bet 255th & Fieldstone rd; Tax Lien Co of N Y agt Mary V Sheridan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Sylvan av, ws, bet 256th & Faraday avs; Same agt same; foreclosure of transfer of tax lien; W Lustgarten, atty.

123D st, ss, 74 e Pleasant av, 87.8x230.1 x irreg; Wm B Wolffe agt Walter R Patten; notice of attachment; W F Clare, atty.

74TH st, ns, 250 e 2 av, 25x102.2; People of the State of N Y agt Sigmund Klausner; notice of levy; atty not given.

Broadway, nec 108th, 100.11x125; Abraham E Bockmann et al agt Chas E McManus; foreclosure of lien; Thompson & Ballantine, atty.

Bainbridge av, e s, 42.8 n Mosholu Parkway, 50x100; Peter Engel agt Annie D'Ambrada et al; action to set aside deed; A & H Bloch, attys.

Lot 25, Sec 11, Block 3000; Hylas Realty Co agt Russel S Johnson et al; foreclosure of transfer of tax lien; L F Moynahan, atty.

Spuyten Duyvil rd, sec 234th; Tax Lien Co of N Y agt Albt E Putnam et al; transfer of tax lien; W Lustgarten, atty.

St George's Crescent, ns, e of Concourse; Same agt Maria G Del Gaizo et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

St George's Crescent, ws, opp 206th; same agt Maria G Del Gaizo et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

77TH st, 332-336 E; David Greenwald et al agt Otto Doepfner; action to foreclose mechanics lien; Grauer & Rathkopf, attys.

AUG. 10.

Mosholu Pkway, South, ws, bet 203d & 204th; Tax Lien Co of N Y agt Elizabeth Ruppert et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Van Cortlandt av, sec Rochambeau av; Wm H Hilt et al; foreclosure of transfer tax lien; W Lustgarten, atty.

Reservoir Oval East, ss, bet Woodlawn rd & Holt pl; same agt Elizabeth Berrian et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Waldo av, nec 236th; Same agt Patk Lenihan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

176TH st, ss, bet Marmion av & So Boulevard; Same agt John T Rollins et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Hoe av, es, 125 s 173d, 75x100; Jas H McLaughlin agt East 167th Street Realty Co; notice of levy; atty not given.

Hoe av, es, 125 s 173d, 75x100; American Radiator Co agt East 167th Street Realty Co; notice of levy; atty not given.

AUG. 11.

Jerome av, ws, at Macomb's rd; Tax Lien Co of N Y agt Virginia McMillan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Mosholu Pkway So, ws, bet 203d & 204th; Same agt Eugene J Reilly et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

5TH st, ss, 150 w 1 av, 25x96.2; People, &c agt Rosie Herz; notice of levy; atty not given.

5TH st, ss, 150 w 1 av, 25x96.2; same agt Rosie Herz; notice of levy; atty not given.

Lot 167, map of Unionport; also AV A, ws, bet 9th & 10th, 216x105, Unionport; also 11TH ST, ss, Lot 256, map of Unionport, 100x108; Chas J Lane agt Ida T Albert; action to declare 1-3 ownership in a 1-8 part; I Witkind, atty.

184TH st, ns, 100 nw Ams av, 100x99.11; Niagara Wood Working Co agt Van Orden Construction Co et al; action to foreclose mechanics lien; W Anway, atty.

Bainbridge av, es, 4 2.8 n Mosholu Parkway, 50x100; Peter Engel agt Annie D'Ambrada et al; action to declare deeds void; A & H Bloch, attys.

Jerome av, ws, at Macomb's Road; Tax Lien Co of N Y agt Samuel McMillan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Lot 38, sec 11 block 3163; Elway Co agt Ellen F Jones et al; foreclosure of transfer of tax lien; S L Josephthal, atty.

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FORECLOSURE SUITS.

AUG. 5.

97TH st, 256 W; Chas Stuart agt Geo J Smith et al; L W Stotesbury, atty.

7TH st, 215-215½; August Ruff agt Jos Cohen et al; J C Ruff, atty.

Ludlow st, 16; Chas A Sherman agt Saml Sheindelman et al; Bowers & Sands, attys.

AUG. 7.

Burke av, es, 25 s Harper av, 50.1x100 xirreg; also HARPER AV, sec Burke av, 25x114.4xirreg; also BURKE AV, es, 25 n Harper av, 25x100; also BURKE AV, es, 50 n Harper av, 25x100; also HARPER AV, ns, 175 e Burke av, 25x141.9xirreg, 5 actions; Wm H Shubert agt Jos Noonan et al; J C Levi, atty.

AV A, 1676; Theresa Schappert agt Henry Horowitz et al; W T Allen, atty.

AV A, 1676; Theresa Schappert agt same; W T Allen, atty.

236TH st, 141 E; Jennie Wormser agt Wm F Fitzer et al; L Schafran, atty.

120TH st, ns, 100 n Park av, 25x100.11; Frances Blumenthal agt Minnie Rose et al; C H Friedrich, atty.

2D av, nec 118th, 27x80; Geo von L Meyer agt David Heller et al; amended; L Q Phelps, atty.

Lots 1 & 2 of parcel 1 map of lots sold in action of Knickerbocker Trust Co agt Webster Realty Co, Five Boroughs Realty Co & Jno H Nickisch et al; O A Hack, atty.

100TH st, ns, 100 w 1st av, 37.6x100.11; Caroline B Sexton agt Wm Hutter et al; Noble & Camp, attys.

AUG. 8.

Daly av, 1987; Empire City Savings Bank agt Carmino Liberti et al; C W Dayton, Jr, atty.

AUG. 9.

46TH st, 45 W; also 5TH ST, 235 E; also 36TH ST, ss, 350 w 8 av, 25x98.9; also CHRYSIE ST, ses, 75 ne Broome, 25x62.5; also 57TH ST, 434 E; also JANE ST, 16-18; Robt Connor agt Clarence E Brown et al; H Swain, atty.

98TH st, 102 W; German Savings Bank in the City of N Y agt Panama Realty Co et al; A Roelker, Jr, atty.

171ST st, ss, 231.3 w Ams av, 43.9x95; Saml E A Stern et al agt One Hundred and Seventy-first Street Realty Co et al; C Putzel, atty.

Madison st, 352; Max Moskowitz agt Saml Birnbaum et al; Wolf & Kohn, attys.

21ST st, 136-140 W; Saml Kempner et al; agt Riley & Brice Realty Co et al; amended; Kurzman & Frankenheimer, attys.

Maple av, ses, Lots 101 & 102, map of Village of Williamsbridge, Bronx; Marie Regina agt Selig Abraham et al; amended; J V Judge, atty.

165TH st, ss, 200.7 e Ams av, 49.4x102.11; Lambert Suydam agt Mary Farmer et al; W R Adams, atty.

AUG. 10.

Attorney st, es, 150 n Stanton st, 25x100.5; Anna Hochstein agt Saml Leder et al; Block & Harris, attys.

62D st, 211 East; Louis A Solomon et al agt Josephine Bandman et al; Rosansky & Goldberg, attys.

Jerome av, es, 408.6 n 165th, 113.5x90; Edgar S Appleby et al agt Bedford Boulevard Construction Co et al; Cannon & Cannon, attys.

Morris av, sec 153d, 50x70; Jno Bell Co agt T Robt Friedman et al; A Knox, atty.

Nassau st, 63; National Savings Bank of the City of Albany agt Pierre G Carroll et al; C I Oliver, atty.

118TH st, 19 West; Chas J King agt Louie Frank et al; A & H Bloch, atty.

55TH st, ss, 260 e 3 av, 100x100.5; Mutual Life Ins Co of N Y agt Caroline Doelger et al; F L Allen, atty.

54TH st, 223-231 East; Same agt Jos Doelger et al; F L Allen, atty.

Brook av, 197-199; Sophie H Cohen agt E & W Construction Co et al; Frankenthaler & Kaufmann, attys.

AUG. 11.

Morris av, ws, 175.10 n 165th, 25x100; Anna S Finck agt Mayer L Mayper et al; H C Kudlich, atty.

184TH st, ss, 116.2 w Washington av, 50 x100; Jas G Wentz agt Cerra Realty & Construction Co et al; Boothby, Baldwin & Hardy, attys.

137TH st, 263-265 W; Albt H Atterbury agt Minnie Lewis et al; A H Atterbury, atty.

Lots 1 & 2 of parcel 1, map of property of Webster Realty Co, Bronx; Five Boroughs Realty Co agt Jno H Nickisch et al; amended; O A Hack, atty.

Crotona Pkway, sec 178th, 39.5x116.3; Title Guarantee & Trust Co agt Katonah Construction Co et al; H Swain, atty.

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.

- 7 Abend, Bernard—J Lang.....538.69
7 Alexander, Marx—David Schumer.23.36
8 Abrahams, Annie et al—People, &c. 1,000.00
8 Andrews, Jno—Rockwood & Co.38.84
8 Ackerman, Andrew—T Allison.110.00
8 Applebaum, Ralph—the same.110.00
9 Albro, Henry F—J Brodie.118.24
9 Abramson, Jos—N Y Telephone Co. 32.28
9 Albers, Wm C—the same.261.62
9 Albers, Henry F—the same.132.74
9 Aiello, Andrea—the same.17.98
9 Asher, Chas—the same.24.66
9 Augenblick, Saml et al—H Glasser. 33.04
9 Alexander, Mayer et al—T Putnam. 2,158.92
10 Ardizoni, Arialdo—Suizberger & Sons Co.32.76
11 Avallone, Vincent & Jos—G Hill.1,466.93
11 Altieri, Angelo—J Kopperl.5,118.42
5 Blackman, Max—G Rosenfeld.45.81
5 Beckon, Maurice—J Fitzgibbons.175.46
5 Baskerville, Guy H et al—G R Sutherland.193.83
7 Bowles, Rev Edw D—The Halls Safe Co.39.41
7 Bennett, Wm C—J H Reakirt.202.39
7 Boshvit, Alfred—S Marks.163.42
7 Bloeth, Fred J—The City of N Y. 40.72
7 Brand, Beatrice Sampson & Claude Z —Barre Bernard Co.437.97
7 Brogl, Abe—L Steneberg.59.40
8 Briggs, G Elmer—S G Taylor.110.06
8 Brick, Jno A—Iroquois Door Co.40.41
8 Brown, Alvin H—Bendheim Construction Co.147.91
8 Blum, Alfred—T Allison.110.00
8 Baker, D Hyman—S Rosenthal.2,592.47
8 Bechler, Stonewall J—Chas Scribners Sons.69.98
8 Burke, F St John et al—Ludowici Celadon Co.522.75
9 Blair, Daisy N—N Y Telephone Co. 32.27
9 Brown, Boosie—the same.19.45
9 Braendle, Edw E—the same.37.48
9 Brawn, Jos—the same.30.07
9 Brooks, Jos—the same.18.58
9 Brennan, Alfred—the same.24.31
9 Burger, Jno B—the same.18.58
9 Burkhardt, Rudolph—the same.22.55
9 Bowman, Henry et al—the same.87.69
9 Behler, Fredk C—J Brodie.48.59
9 Brown, Chas G—the same.67.52
9 Bowes, Jno J—the same.67.13
9 Boles, Robt J—the same.42.06
9 Block, Jos W et al—N Y Telephone Co.206.18
9 Banger, Jos—J L Judge.112.15
9 Brown, Geo—Columbia Bank.781.26
9 Brod, Max et al—Lawyers Mortgage Co.2,158.92
10 Baldinger, Louis et al—Acme Metal Ceiling Co.215.81
10 Bellinger, Wm H—Royal Bank of N Y.175.95
10 Brady, Matt—Gibson Distilling Co. 235.51
10 Blake, Michael—J J Durkin.1,529.70
10 Berkowitz, Nathan—Swift & Co.136.76
10 Beal, Wm F—F Stark.269.97
10 Broschart, David et al—J Fehr.134.22
11 Burros, Alex—N Y Telephone Co.26.63
11 Butler, Perry V—the same.18.17
11 Brunn, Adolph W—W L Scott Lumbar Co.101.66
11 Baumann, Benj—J Weiner.14.41
11 Begley, Walter—J M Rubenstein.48.70
11 Baltes, Fredk—J Larson.59.67
11 Billings, Geo J—H Halikman.279.91
5 Callan, Jas F—Record & Guide Co. 125.97
5 Carroll, Chas W—Barre-Bernard Co. 43.85
5 Connor, Jno J—the same.44.07
5 Cohen, Jos—F Cohen.146.40
7 Chase, Ethel—Bendheim Const Co.371.60
7 Collucci, Maria—S Piana.18.71
7 Cawood, Albt—G M Fishel.133.71
7 Cohen, Morris—Metropolitan Mirror Co.52.16
8 Crockett, Thos B—M M Joyce.285.97
8 Cohen, Reuben—J F Taylor et al. 60.17
8 Clizbee, Lemuel L—M Mayers et al. 52.41
8 Collord, Jane—H W Merrill. costs, 61.48
8 Catts, Robt M—H V Veghte.112.50
8 Cahn, Louis—T Allison.110.00
8 Conville, Wm T et al—Northern Bank of N Y.542.36
8 Commier, Sadie E et al—J Mijzis.138.91
8 Cowerthwaite, Herbert M—S C Thurn et al.127.84
9 Cohen, Sol et al—N Y Telephone Co. 22.49
9 Cavallo, Pietro C—the same.19.58
9 Carley, Earle E—A H Mayer.319.56
9 Chadwick, Geo W—J Brodie.43.87
9 Collins, Jno F—the same.42.36

- 9 Cantwell, Jno M et al—M Schnee. 120.55
9 Carniol, Adolph—Diamond State Fire Co.67.78
9 Collins, Chas W—J Lever.368.74
9 Cole, Belle & Dora B—S Kandell.795.65
9 Collins, Chas W—J Lever.321.91
9 Camardeila, Louis—J O'Hare.53.00
10 Carmadella, Jas V—A M Hazell.223.27
10 Calley, Fredk & Jno—Gibson Distilling Co.189.18
10 Castell, Saml—Sterling Fire Inc Co. 53.16
10 Clare, James J—Gibson Distl Co.171.48
10 Caplan, Saml—M S Scheinman.204.05
10 Conen, Isidore L—First National Bank of Jamesburg.596.75
10 Commandaros, Michl—C Xenakis et al.22.66
11 Commier, Lottie—N Y Telephone Co. 61.92
11 Corman, Jack—the same.37.21
11 Callina, Frank—the same.15.90
11 Cunningham, Peter C—C E Hall.50.38
11 Cahill, Philip—E P Stachnik.116.40
11 Coughlin, John—E Rode.159.60
11 Croning, Chas H—Riverside Surety Co.76.38
11 Clancy, Frank J—W P W Haff.647.52
5 de Paolo, Vito—S Hochstadter.90.90
5 Donnatin, Frank—Hartford Carpet Corp.77.27
5 Drucker, Henry M—Park Gate Hotel Co.194.68
7 Draper, T Wain, Morgan—Stockham Hotel Co.858.21
7 Daltwyler, Emil—T Anderson.72.67
7 Dauly, Geo—The Lockwood Co.1,218.60
7 Dembofsky, Sholem—J Weil et al. costs, 39.00
7 Desind, Max—C A Peterson.152.25
8 Delahunt, Edw—C Roffman.138.21
8 Daly, Geo A—McClure Co.43.66
8 Deutscher, Louis—G Deutscher.127.91
9 Dillon, Jos M—J Brodie.42.25
9 De Pedro, Juan Jr—W F Koch et al. 474.69
9 Doyle, Andrew F—Furlong & Furlong.163.25
9 D'Ambra, Annie—F C Hirleman.193.97
10 Downing, Mary H—the same.4,575.34
10 Doyle, Anna—Lord & Taylor.124.68
10 Dudenhausen, Marguerite & Augustus F—F J McCarthy.81.73
11 Dorf, Jos—N Y Telephone Co.74.53
11 Dunwoody, Harry L—R H Fruin.1,301.94
11 Donnatin, Frank—Martin Furniture Co.53.97
8 Esrael, Joe—E Fellman et al.54.55
9 Elkowitz, Herman—N Y Telephone Co.45.62
9 Enright, Mable—the same.64.51
9 Ernst, Ferdinand—Halls Safe Co.73.36
9 Epps, Lizzie—C Bindler.242.62
9 Ehrlich, Simon & Jno et al—Bogert Flour Co.64.84
10 Ellis, Chas E—N Bilder.528,375.34
11 Evans, Wm R et al—N Y Telephone Co.151.43
11 Engle, Ferdinand—T F Fay.242.24
11 Edgar, Hartwell H—American Radiator Co.76.14
11 Einhorn, Albert—N Y Telephone Co. 19.36
5 Fenichel, Herman et al—Church E Gates & Co.293.57
5 Foley, Patk—Brown Forman Co.95.56
5 Fuchs, Frank J—Barre-Bernard Co. 45.12
5 Fen'cer, P'cha'd A et al—W H Cowen. 240.35
5 Flynn, Patk C—C H Nahmacher.81.66
7 Furno, Philip—Seaboard Distilling Co.103.61
8 Fink, August—N Y Lubricating Oil Co.122.20
8 Feitelberg, Henry et al—M J Drummond.34.72
9 Fergusson, Alan R—N Y Telephone Co.35.07
9 Feldstein, Herman A—the same.14.69
9 Fay, Walter J—J Brodie.43.27
9 Frank, Morris—J Block et al.40.56
9 Forlenza, Nunziante—G Fermini.60.59
9 Finkelstein, Morris et al—Lawyers Mortgage Co.2,158.92
10 Frye, Nathan et al—Acme Metal Ceiling Co.215.81
10* Fitzgerald, Jno J et al—Continental Playing Card Co.37.35
11 Ferdinand, Louis—H K Halikman et al.97.16
5 Greer, Brady—E A Ely.6,691.64
5 the same—W Ware.3,705.83
5 the same—R Carter.2,707.93
5 Greenberg, Benj—Standard Dairy Co. 21.25
5 Grisez, Xavier—J H Boynton.115.34
9 Guy, John W—L H Cummings.88.52
8 Goodman, David—T Allison.110.00
8 Gauche, Edw E—the same.110.00
8 Grinberg, David et al—Barstun Realty Co.1,161.02
8 Goldfeind, Barnet et al—M J Drummond.34.72
9 Gonzalez, Augustin—N Y Telephone Co.15.63
9 Goldsmith, Otto—the same.37.20
9 Goldschmidt, Carl et al—N Y Telephone Co.19.23
9 Goldberg, Leo B—the same.47.86
9 Goldberg, Geo I—J Brodie.67.56
9 Garson, Benj—E Hemmendinger.234.56
9 Golden, Nathan—the same.106.52
9 Galvin, Mary C—Lord & Taylor.140.69
9 Guard, Smale A Morris—Gilbert & Barker Mfg Co.196.21
9 Guckinheimer, Edw & Lillian et al—H Nevin.233.07
9 Gluck, Betty—G E Lapp.546.07
9 Greenberg, Herman—N Y Telephone Co.36.09
9 Goldstein, Isidor et al—Lawyers Mort Co.2,158.92

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10 Griffith, Walter B—F W Devoe & C T Reynolds Co.....85.39	10 Lenhard, Eigene—M Stoller et al.....30.61	9 Rutledge, Somers M—J D Heard.237.68
10 Goldstein, Albt—R L McElroy.....244.92	10 Levin, Max—S Harris.....36.41	9 Ryan, Edw H—Riverside Drive Apartments.....401.90
11 Gillman, Meyer—S Ershowsky & Bro.....49.07	10 Leichtentritt, Phillip et al—M S Birkhahn.....171.85	9 Raub, Sam—K Holoschutz.....31.41
11 Gorman, Jack—N Y Telephone Co.37.21	10 Licht, Herman S et al—the same.....171.85	9 Reitman, Abraham et al—Lawyers Mort Co.....2,158.92
11 Gallins, Frank—the same.....15.90	11 Leichtentritt, Phillip—A Kasman.40.70	9 Rosinsky, Nathan—the Same.2,158.92
11 Gutman, Abraham—Safe Padlock & Hardware Co.....46.39	11 Lippman, Jacob—Northern Bank of N Y.....606.51	9 Radlauer, Emil et al—E Bartolicus.....132.22
11 Gray, Wm—N B Nalevki.....127.15	11 Lazaroff, Morris et al—W Goodman.....127.46	10 RoSe, Saml B—Great Northern Moulding Co, Inc.....100.28
11 Goldberg, Saml—Sulzberger & Sons Co.....100.52	11 Langmeyer, Frank—N Y Telephone Co.....25.11	10 Rosenthal, Elias—M E Bernheimer.....285.71
5 Hickey, Jno—Brown Forman Co.256.94	11 Lewin, Isaac—C Kaye.....95.85	11 Russo, Domenico—N Y C & H R R.....23.18
5 Hall, Chas M—J Meyer et al.....98.56	11 Lennon, Wm F et al—F K Landsiedel.....101.41	11 Runyan, Wilbert E—E R Eckley et al.....65.24
7 Hanilin, Sands J—The Halls Safe Co.....60.66	11 La Gana, Michael—B Ebeling.....191.54	11 Rosen, Saml—Sulzberger & Sons Co.....124.90
7 Hartman, Elias—H Rozalia.....137.93	11 Leon, Leslie I—M Rubenstein.....142.06	5 Slotkin, Mayer et al—Matthew Wilson Co.....378.55
7 Hassett, Michael—Regal Hoff Pad Co.....159.58	11 Ludwig, David—G Lowe.....10.62	5 Schlessinger, Abraham J et al—Church E Gates & Co.....293.57
7 Hendrickson, Edgar & Katie J—The International Heater Co.....225.76	5 Miraglia, Sebastiano A—R V Buda.....241.70	5 Sanford, Wm W et al—G R Sutherland.....193.83
7 Havick, Florence—A L Carter.....100.00	7 McKeon, Bartholomew—W L Sawyer.....67.69	7 Schrenkeisen, Edw—Van Tassell & Kearney.....113.15
7 Herman, Harry—Ridaback Co.....32.40	7 Meyer, Ada E—L G Meyer.....6,650.00	7 Stein, Berish—The State Bank.....116.71
8 Hoberoff, Edw C—System Co.....68.46	7 Mirken, Max—Oriental Bed Co.....116.81	8 Storms, Alfred R—Foster Scott Ice Co.....97.69
8 Harrington, Frank F—T Allison.110.00	7 Madden, Peter J—Paul Ruinar Cham-pagne Co.....130.47	8 Schwartz, Abraham—J Friedman.177.88
8 Hart, Jno J—E A Hart.....costs.77.20	7 McMullen, Jane McCafferty—J A McCafferty.....109.50	8 Sadow, Abraham—J Steiner.....39.41
8 Halfish, Emil—M Hyams.....114.41	7 Mumbraner, William—M S Bulmberg et al.....122.17	8 Silver, David—Krieger Shoe Co.....105.48
9 Horowitz, Morris—Miss Alstons House for Private Patients.....253.07	8 Morgan, Ellen T—M P Madison.29.41	8 Scheiner, Chas L et al—People, &c.....500.00
9 Heimlich, David—Brookton Ideal Shoe Co.....132.01	8 Mitchell, Geo H B—T Allison.110.90	8 Stone, Emma—Waldorf Astoria Cigar Co.....72.43
9 Hauser, Wm J—H Bertie.....costs.158.37	8 Magaldi, Emilo & Carmelia et al—Northern Bank of N Y.....86.02	8 Sheridan, Jno—A C Minge.....321.72
9 Houghton, Chas B—W Whiteley Ltd.....659.83	8 Moses, Brice J—E E Taylor.....1,577.35	8 Stone, Albt E—L A Koelsch et al.....25.61
9 Hawkins, Elizabeth—Lord & Taylor.....49.51	8 Morris, Adolph et al—Barstun Realty Co.....1,161.02	8 Sarro, Angelo et al—People, &c.....2,000.00
9 Heidemark, Wm J R—Schieffelin & Co.....114.68	8 Manfredi, Michael & Antonio et al—People, &c.....2,000.00	9 Snegaroff, Jacob et al—N Y Telephone Co.....22.49
10 Herz, Rosie et al—People &c.....500.00	9 Mantani, Geno—N Y Telephone Co.....18.93	9 Scharshmidt, Clarence et al—the same.....87.69
10 Herz, Jacob et al—People &c.....500.00	9 McCann, Edw S—J Brodie.....43.36	9 Schlessinger, Abraham et al—V Capitelli.....163.72
10 Hill, Frank B—C F Sanford.....47.03	9 Maher, Jos F—the same.....57.43	9 Stewart, Wm H—J Brodie.....47.39
10 Hunt, Jas B—G F Elliott.....44.05	9 Motley, Thornton N—J D Smith.....94.69	9 Schlosser, Herman & Florence et al—H Nevin.....233.07
10 Hyman, Anna B—J H Cowperthwaite et al.....209.21	9 Mackey, Anne T—Santy Arena.777.17	9 Stein, Sam & Harry* et al—N Goldberg et al.....60.03
10 Heller, Abraham—J Barsky.....29.30	9 Mancini, Marco et al—People, &c.500.00	9 Schwimmer, Chas—F B Phillips et al.....188.58
10 Hotchkiss, Mary—F Mayer.....80.67	9 Massen, Lucy S—S Le Wald.....143.30	9 Smith, Wm E—S Lewald.....99.44
11 Hornaday, John P et al—N Y Telephone Co.....151.43	10 Mueller, Rose et al—People &c.500.00	10 Schmidt, Louise et al—People &c.500.00
11 Hill, Oscar et al—the same.....20.72	10 Murphy, Michl J—J Brodie.....67.91	10 Silverman, Frank E—J Saffir et al.65.22
11 Hiss, Nelson—the same.....378.15	10 Motta, Salvatore—H W Sykes.....137.67	10 Spar, Isidor—A Kufflik et al.....89.16
11 Hoare, Walter G—the same.....48.78	10 McManus, Terence J—N Y Telephone Co.....32.02	10 Strong, Wilbur et al—H Bladt.....24.91
11 Hornaday, John P—the same.....79.75	10 Molier, Eugene—Automobile Tire Co.....132.17	10 Schomber, Geo—Steinhardt Bros & Co.....41.83
11 Hodes, Nicholas et al—Church E Gates Co.....453.62	10 Menge, Morris—the same.....113.62	10 Steron, Jno—Oscar Schlegal Mfg Co.....117.49
11 Herman, Max et al—Rudolph Saenger Co.....128.98	10 Murphy, Jeremiah F—Riverside Security Co.....50.78	10 Sussman, Wm T—B Peckelman.....321.68
11 Heller, Alexander et al—the same.....128.98	11 Murphy, Michael J—Wm H Henry & Co.....70.59	10 Simons, Simon—C Kahan.....161.91
11 Hynson, Garrett P—G M Kord.....90.77	11 Monday, Chas et al—People, &c.....2,000.00	10 Silken, Jno H et al—J Fehr.....134.22
11 Haenlein, Ferdinand—A McKeever.....220.32	11 Marrin, Chas C—J J McCluskey.....96.47	11 Shilman, Morris et al—N Y Telephone Co.....20.72
9 Isaacs, Oscar—Brown Durrell & Co.....118.57	9 Neddermann, Henry—S M Shack.69.80	11 Sperling, Saml et al—N Y Telephone Co.....31.81
10 Ingram, Harry—F W Gallison.2,521.06	8 Nachemofsky, Jacob—F J Baumert et al.....214.75	11 Scharf, Paul et al—the same.....31.81
9 Jones, Jas—J Brodie.....43.58	8 Nizin, Abraham et al—Sunshine Pressing Appliance Co.....39.29	11 Sherman, Annie—Jefferson Bank.....1,344.01
9 Janney, Saml—Lord & Taylor.....208.91	9 Nieberg, Benj et al—H Glasse.....333.04	11 Spektor, Sol—H Cohen.....113.90
9 Jerome, Max—Oakland Chemical Co.....49.32	9 Newkirk, Chas A & Charlotte R—Lord & Taylor.....137.49	11 Steffens, Ernest A—Howell Demarest Co.....608.76
9 Juerro, Michele et al—People, &c.....500.00	10 Neuschotz, Chas et al—M S Birkhahn.....171.85	11 Schweid, Sam et al—People, &c.....1,000.00
9 Jones, Hugh et al—D W Kahn.....294.66	11 Neill, Anna—Richardson Silk Co.116.40	11 Simon, Solomon or Sol et al—G Sprick-erhoff.....331.01
11 Jackson, Lillian A—Enterprising Co-gar Co.....93.05	5 O'Conner, Edw J—N Schellenberg et al.....323.61	11 Sawyer, Harold P—A Kimmelman.....costs.24.62
7 Kingsland, Edmund Wilkenson—C L Williams.....134.31	5 Olson, Jno E—Cosgrove Bros.....388.15	11 Stirrup, Frank A & Chas H—E R Wolfarth et al.....150.75
7 Kamenetz, Saml & Morris Schultze—Hudson Metal Bed Co.....47.16	5 Ostwald, Jno D—H Tieber.....121.35	5 Tuchmann, Aaron—Needleman & Sweetwood.....53.09
8 Krausch, Philip et al—G Spaeth.327.82	9 Ockstein, Saml et al—N Y Telephone Co.....19.23	7 Thomas, Freida—E Prince.....7.40
8 Kramer, Saml—T Allison.....110.00	9 O'Brien, Jas J—J Brodie.....68.10	8 Taliaferro, Wondor L—T Allison.110.00
8 Keenan, Frank P et al—Northern Bank of N Y.....542.36	9 O'Shaughnessy, Michael J—L H Starkey Co.....430.31	8 Troy, Jas E—the same.....110.00
8 Kohn, Rose A—H Schack et al.....39.21	9 Orloff, Saml—Mercantile Co of America.....90.80	8 Tuttle, Lamar K—E E Whitesley.26.61
8 Kotchenreuther, Geo—A Ehlers.79.71	9 Orloff, Saml—Illustrated Postal Card & Novelty Co.....85.17	9 Treanor, Owen—W H Whitesell.458.66
8 Klein, Morris—City of N Y.....119.41	11 O'Donnell, Gardner H—M Rubenstein.....76.10	9 Travers, Vincent P—J Brodie.....47.84
9 Kleinberger, Milton A—W A Hathaway Co.....79.86	11 O'Brien, Wm—Frank V Strauss & Co.....30.41	11 Tesser, Louis—A E Tower.....337.71
9 Kelly, Geo A—E B Latham & Co.84.63	5 Pennacchia, Attilio—M Tardio et al.....costs.67.84	11 Tesser, Louis—A E Tower.....306.56
9 King, Jno W—Charles & Co.....133.22	5 Praglin, Julius—Olin J Stephens, Inc.....283.60	11 Taylor, Jas E—H B Hendrickson et al.....1,348.72
9 Kaufman, Bessie et al—A B Gardiner et al.....3,254.96	5 Papassimakes, Jno K—C Margolies.....49.06	7 Ullman, Jerome—O Oestreicher et al.....87.65
10* Kupferman, Oscar et al—Acme Hotel Co.....215.81	5 Pace, Frank T—H W A Dixon et al.....38.51	8 Unfelder, Simon et al—Raisler Heating Co.....329.79
10 Kiernan, Matthew J, Jr—J L Tremann.....534.78	7 Preston, Edw J—The B F Goodrich Co of N Y.....100.95	8 the same—the same.....221.98
10 Kuttroff, Arthur—J Golding.....3,275.34	8 Pretzfelder, Eugene—T Allison.....110.00	10 Vanoni, Fredk L et al—Continental Playing Card Co.....37.35
10 Kellock, James R—M C Meyer et al.....61.25	8 Pillods, Henry Jr—Bigelow Varnish Co.....178.57	11 Vickery, Frank S—A A E Goodbridge.....100.55
10 Kranz, Max C—N Wiere.....171.42	8* Passavelli, Angella et al—Northern Bank of N Y.....86.02	11 Vancura, Jos et al—J Kaish.....100.37
10 Kramer, Morris—J E Bates et al.....71.19	10 Palmisano, C Mariano—P R Saitta.84.16	11 Van Wyck, Collins A O—Hotel Bonta Co.....44.16
10 Kaufner, Michl W—Swift & Co.....436.19	10 Quinn, Jno—B K Block.....223.75	5 Ward, Jno E* & Frank—J G Duffy.....126.27
11 Kotzen, Max et al—W Goodman.127.46	5 Raymond, Benj C—McElraevy & Hauck Co.....74.13	7 Ward, Wm—A P Lyon.....316.38
11 Koll, Benj C—N Y Telephone Co.....25.11	5 Richman, Jos & Reuben—M Pitzen.....44.65	7 Weeks, D Florence—J H Vogel et al.....118.17
11 Kalabaz, Albt P et al—J Kaish.100.37	5 Ryan, Patk et al—Carnegie Trust Co.....47,202.49	7 Whitehouse, Henry—The City of N Y.....32.72
11 Koshner, Israel—J Rosenberg et al.....29.72	7 Rado, Julian—M McGranahan.....44.73	7 Wenderhold, Wm—The Ohio Architect Engineers & Builders Co.....113.15
11 Kupferman, Oscar et al—Manhattan Rolling Mill.....424.76	7 Riley, Nellie & Edw F—Appeal Printing Co.....21.87	7 Weinstein, Hyman—Jos Newfield & Sam Aginsky—I Kronsigold.3,734.00
5 Linke, Wm C & Susan et al—W H Cowen.....240.85	7 Romaine, Gustave R—G M Fishel.41.56	7 White, Anna—Smith & Loughlin.30.95
5 Levinson, Leo—H Schneider.....159.42	7 Robbins, William, Morgan & Arthur B Benesch—G E Carter, Jr.....508.79	7 Wenderbolt, Wm—The Motor Print Co.....275.01
7 Lynch, Bridget—W H Warren.536.18	8 Rauch, Saml et al—People, &c.....500.00	8 Wagner, Jos—J Kindgen et al.....29.11
8 La Pume, Salvatore—J Jaburg et al.....244.17	8 Rosenblatt, Max—A Burke et al.....36.46	8 Weinberg, Abraham et al—Raisler Heating Co.....329.79
8 Levinson, Leo—G Spaeth.....150.58	8 Rehbaum, Geo—G Wacht et al.....165.40	
8 the same et al—the same.....327.82		
8 Latorre, Michael et al—People, &c.....2,000.00		
9 Levy, Aaron J et al—N Y Telephone Co.....206.18		
9 Levy, J Aaron—the same.....94.64		
9 La Bagh, Thomas B—J Brodie.....67.93		
9 Levy, Clarence E—Miss Alstons House for Private Patients.....32.07		
9 Lemberg, Leon & Sophie et al—H Nevin.....233.07		
9 Lande, Julius—S Held.....76.41		
9 Laskiewicz, Michael & Katie—B Hoyenski.....costs.48.37		

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 11 Weber, Carl C et al—System Co. 167.16
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 8 Oldham Engineering Co—Sumonds Mfg Co. 42.92
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 8 A-One Mfg Co—E F Schafer. 1,804.35
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 8 Le Roy Construction Co et al—Ludowici Celadow Co. 522.74
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 9 Derry-Ten Broeck Co—C J Billwiller et al. 238.61
 9 Derry-Ten Broeck Co—Van Kewren & Thornton Co. 187.41
 9 Knox Construction Co—V Capitelli. 163.72
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 9 Frisco Realty Co et al—M Schnee. 120.55
 9 C L Nassauer Estates—A Radford. 456.75
 9 Sun Construction Co et al—H Glasser. 333.04
 9 A J Davis Construction Co—Standard Paint Co. 52.91
 9 Manhattan Garage Co—Diamond Rubber Co of N Y. 49.61
 9*Garrett W D Co et al—D W Kahn. 294.66
 9 Arnold Construction Co—Lawyers Mort Co. 1,518.66
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 9 Green Taxicab Co—H Freirich et al. 63.48
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 10 Electrical Audit & Rebate Co—A Tauber et al. 113.41
 10 Michael Di Menna Constn Co—J J Rafferty et al. 148.61
 10 N Y Cableway & Engineering Co—Henry J McCoy Co. 126.91
 10 Consumers Apron Co—Farish Stafford Co. 777.14
 10 Rosen & Diamond—G A Jarger. 183.24
 11 Byron, Alger Laundry Co—Bradford Steam Laundry Co. 128.25

10 North Side Cornice & Roofing Co et al—J Fehr. 124.22
 11 Dominion Bankers Corp—N Y Telephone Co. 48.72
 11 Friedman & Gordon Iron Works—the same. 59.58
 11 Hudson Metal Co—the same. 163.60
 11 Ivy Realty Co—the same. 31.16
 11 Byron Alger Laundry Co—S Hirsch. 48.12
 11 Hanover Realty & Construction Co—G M Roden. 1,035.34
 11 Lennon Construction Co et al—F L Landsiedel. 101.41
 11 Wallace E Craigie Inc—C A Grotz. 674.09
 11 Simon Improvement Co et al—G Sprickerhodd. 331.01
 11 Miltow Realty Co—G Schannberger. 66.41
 11 Bristow Const Co—G Schannberger. 114.01
 11 Rutledge Real Estate Co et al—Manhattan Rolling Mill. 424.76
 11 Di Pinals Co et al—the same. 424.76
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 11 Hodes Realty Co et al—Church E Gates Co. 453.62
 11 Biehl Estate Corp—F V Smith Contracting Co. costs, 32.67
 11 Bergmann's Cafe Co Inc—I Heineman et al. 142.17
 11 Houston Mercantile Co—Bevledere Building Co. 1,027.08

SATISFIED JUDGMENTS.

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Armstrong, Martha E—O J Wells. 1911. 423.34
 Breslauer, Moses D—J Epstein; 1911. 80.84
 Breslauer, Morris D, Isidor Weissberger & Wm Lamkay—I M Minsky; 1910. 89.41
 Berger, Isaac—H C Newwirth; 1910. 67.60
 Brice, Stewart M—J A Frame; 1908. 300.69
 Burstein, Maurice J & Heights Metropolitan Construction Co—Pierce, Butler & Pierce Mfg Co; 1911. 2,223.87
 Breslauer, Morris D & Solomon—W Barish et al. 1911. 332.09
 Clarke, Joachim—H Olms. 1908. 164.39
 Cairo, Domenico—N Y Telephone Co; 1907. 43.62
 Coleman, David—T Allison; 1911. 110.00
 Carillo, Salvador—W R Ellison et al; 1911. 109.39
 Campbell, Wm B—Equitable Trust Co of N Y; 1911. 253.29
 Cardone, Antonio & Timothy Reardon—People, &c. 1911. 2,500.00
 Dolbfer, Otto—City of N Y. 1910. 214.65
 Detlefsen, Louis—Fairbanks Co; 1909. 54.02
 Davis, Saml—W D Applegate & Co. 1911. 116.84
 Eisler, David & Saml Gross—C Bence; 1910. 10,143.18
 Same—same; 1911. 91.09
 Feinstein, Nat—P K Wilson et al; 1911. 208.41
 Falk, Moses I—M Ochs; 1911. 2,782.64
 Fega, Saml—Francis H. Leggett & Co. 1911. 61.82
 France, Etting D B—Quaker Oats Co. 1911. 78.25
 Gillie, Jos B—D Darrow. 1910. 355.00
 Gramer, Wm A—City of N Y; 1911. 17.41
 Graff, Edith C—M Agnes; 1911. 169.08
 Gasparrini, Frank & Mary—J Reebers Sons Co; 1911. 165.16
 Gregory, Jas & Mary—J Mulhall; 1910. 244.29
 Geadding, Sanford T—A Brennan et al; 1911. 263.07
 Gluck, Saml—R Fleischer; 1911. 35.71
 Gluck, Betty, Anna B & Jacob S—W F Murray. 1910. 50.00
 Same—same. 1910. 51.80
 Same—same. 1910. 52.05
 Same—same. 1910. 52.55
 Same—same. 1910. 67.80
 Same—same. 1911. 68.15
 Same—same. 1911. 84.61
 Hauser, Jos—J Hannessy. 1910. 2,135.32
 Harlan, Atherton H—G W Simpson, rec'r 1911. 92.14
 Hanersen, Sophie—F L Mitchell; 1911. 165.56
 Hoag, Lena K—A E Scott; 1911. 119.91
 Same—J Levy et al; 1910. 53.65
 Same—First National Bank of Plattsburgh, N Y; 1910. 143.83
 Same—F B Allen et al; 1910. 243.27
 Same—A M Byrnes; 1910. 122.38
 Same—A Moffatt; 1910. 88.04

Hoag, Lena K—H E Mole; 1909. 1,036.78
 Hoag, Adeline K—City National Bank of Plattsburgh, N Y; 1911. 259.36
 Hoag, Lena & Wm E—Brooks Bros; 1910. 276.67
 Harn, Sarah A—Charles & Co; 1910. 106.77
 Hamilton, Charlotte M—A C Eustace; 1911. 4,285.40
 Harrison, Max—Miller Tyson Co. 1909. 361.47
 Jones, W E, J Douglas Wells, J B Sabine, Walter F Sykes, Geo W Weed, Wm J Bogert & Daniel Woodcock—S Castell; 1910. 85.04
 Joline, Adrian H & Douglas Robinson—J Siegel. 1911. 94.15
 Same—M Reif. 1911. 202.65
 Kaplan, Jacob—H Spiegel et al. 1911. 263.53
 Lent, Winfield—Metropolitan Hotel Supply Co. 1911. 129.52
 Lawson, Benj—O L Berry. 1902. 59.96
 Lasser, Jacob & Elias—F M Bacon et al; 1903. 403.94
 Same—same; 1903. 403.94
 Lyttle, Saml—Hydraulic Press Brick Co 1911. 372.16
 Leventritt, Roy—S Phillips; 1911. 592.65
 Leventritt, Roy—E Wolf et al; 1911. 2,093.05
 Loal, Jno H—H Levy; 1911. 39.65
 Levy, Isidor A—H J Frost. 1911. 76.38
 McCabe, Jas—J F Moore. 1911. 157.48
 McKenney, Lottie E—M C Van Cott; 1911. 2,869.63
 Meister, Isaac, Max Bache & Enrico V Pesca—M Aronson; 1911. 149.41
 McAvoy, Robt A—A Coblitz; 1910. 60.81
 Marcus, Bernard—H Abramowitz. 1911. 54.65
 Newman, Herman J—A Steinan. 1909. 199.77
 Same—Rudolph Wurlitzer Co. 1910. 374.58
 Same—R & R Handkerchief Co. 1910. 244.41
 Nagle, Percival—J Cruickshank; 1910. 327.35
 Perkelman, Isidore—Swiss Pub Co. 1911. 34.41
 Rechnitz, Saml—C Rechnitz; 1911. 4,733.54
 Redmond, Wm F, Andrew J McCormack & Saml G Redmond—F A Downes; 1911. 2,521.07
 Rainsford, Harry S—Meaney Printing Co; 1908. 1,082.32
 Rubens, Chas H—D Statten. 1910. 111.41
 Reid, Annie—E F Bushnell et al. 1911. 80.11
 Southgate, Henry—City of N Y. 1911. 125.28
 Sabine, Jno B & Daniel Woodcock—American Linseed Co; 1910. 61.77
 Siff, Louis—P Perlstein et al; 1911. 4,000.00
 Schultz, Bernard—W C Mulrey; 1911. 250.00
 Speeden, Wm & Pauline Goerrmann—M J Drummond; 1911. 97.72
 Stern, Randall H—J Roth; 1911. 334.28
 Southgate, Henry—H A Whitmore; 1907. 144.58
 Sweetser, Wm A & Jno J Fin—Tribune Assn; 1911. 69.41
 Silverson, Abraham—S D Coover; 1907. 461.25
 Twombly, Daniel W—W Garfinkel; 1909. 90.60
 Ungefer, Alexander—F Gens; 1911. 68.02
 Von Krug, Edwin—E J Finnegan; 1911. 87.61
 Winthrop, Chas Robt—G H Fullencamp; 1910. 1,062.28

CORPORATIONS.

Barney Estate Co—City of N Y; 1911. 22.41
 Gotham Building & Construction Co—S L Stimmel; 1909. 71.73
 Interborough Rapid Transit Co—A M Maniko; 1910. 635.74
 John Massimino Co—W S Mason; 1911. 232.72
 Pine Lawn Cemetery Assn—M L Patterson; 1911. 138.94
 Same—same; 1911. 106.03
 Same—J Patterson; 1911. 40.11
 U S Fidelity & Guaranty Co—P M Heron et al; 1910. 913.80
 Washington Life Insurance Co—Mechanics & Traders Bank; 1910. 127.75
 Tangiers Development Co—Feature Advertising Co; 1911. 532.79
 Episcopal Church of St Peter—W J Washington; 1905. 1,102.94
 Granite Spring Water Co—Singer Mfg Co; 1910. 559.74
 Same—Mount Pleasant Bank; 1910. 1,031.37

The Building Department of the City of New York permits the use of **PLASTER BOARDS** on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using **King's Fibrous Plaster Boards** on the walls and ceilings and plastering with **King's Windsor Cement?**

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Rogers Building Co & Giovanni Levoli—Westchester Avenue Bank; 1911 533.03
 H Clausen & Son Brewing Co—M F Wagner et al; 1910.....3,696.52
 Dry Dock, East Bway & Battery R R Co—F Konefsky, 1904.....321.48
 New Jersey & Pennsylvania R. R. Co—Buda Co. 1911.....233.88
 McDermott Dairy Co—People, &c. 1911.....27.41
 Same—same. 1911.....27.41
 Same—same. 1911.....27.41
 Same—same. 1911.....27.41
 Interborough Rapid Transit Co—P Schachter. 1910.....200.00
 Same—N Schlechter. 1910.....150.00
 Tuchman Bros Construction Co—G Sprickerhoff. 1911.....65.11

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

AUG. 5.

110TH st, 62 E; Jos Dembufsky agt Saml Gordon & Nathan Cohen. (42) \$159.40

44TH st, 514 W; O Reissmann agt Sophie Bondy, M Muller & Chas Bondy. (43) 50.00

AUG. 7.

5TH av, nec 31st, 56.9x150; American Radiator Co agt Fifth Avenue Investing & Improvement Co. (44) 1,965.23

181ST st, sec Ft Washington av; Chas A Drake et al agt Ft Washington Construction Co & La Sala & Castro. (45) 230.00

23D st, ns, 100 w 10th av, 50x98.9; F J Kelly's Sons agt R C Church of Guardian Angel. (46) 12,412.73

Bryant av, 14-16; F Cullo & Bro agt Mundsheim & Co. (47) 415.00

Av A, 58-60; Jos Keisel agt Jos & Adolph Deutsch & Jos Bernstein. (48) 151.50

AUG. 8.

72D st, 148 W; M F Westergren, Inc, agt Fredk A Elliott & R McAdam. (49) 400.00

157TH st, 546 W; Gledhill Wall Paper Co agt Sun Construction Co. (50) 145.60

Pleasant av, 378; Jos Cohen agt Sunflower Realty Co (renewal). (52) 475.00

East Broadway, 91; Rider Ericsson Engine Co agt Lazarus & Michael Levy & L Levy & Son. (53) 165.54

So Boulevard, nwc 142d, 30.10x81.10; Church E Gates & Co, Inc, agt Vincenzo Razzano & Pasquale Curzio. (54) 1,190.63

Monroe av, nec 174th, 25x95; Hertsch Bros, Inc, agt Weller & Meeker, Fredk Weller & Ernest Meeker. (55) 43.00

Amsterdam av, ws, bet 176th & 177th, 199.10x100; Jno Trainor agt Gingold Realty Co, Chas M Rosenthal & Jno Gleitman. (56) 146.00

Catharine st, 11-13; Rider Ericsson Engine Co agt Lazarus Levy & L Levy & Son. (57) 117.00

5TH av, 1489; Louis Berger agt Pauline L Goodman & Meyer Rudin. (58) 47.80

25TH st, 127-131 W; Otis Elevator Co agt Jno E Olson Construction Co & Jno E Olson. (59) 5,500.00

AUG. 9.

169TH st, 600 W; Patrick J Commerford agt Hugh J Lawler. (61) 27.30

So Boulevard, nwc 142d, 30.10x81.10; S C Bernstein agt Vincenzo Razzano & Pasquale Curzio. (62) 392.00

135TH st, 506 W; Rudolph Federman agt David Cherton & Terrace Holding Co. (63) 29.43

Amsterdam av, 1253; Rudolph Federman agt Worthville Realty Co & David Cherton. (64) 48.15

121st st, 431 W; Same agt Emily L Landon & David Cherton. (65) 62.15

Crotona av, es, whole front bet Garden & Grote sts, 70x49; Dilizia & Co agt Yarmouth Construction Co. (66) 900.00

So Boulevard, n w cor 142d, 30.10x81.10; Jno Bell Co agt Vincenzo Razzano, Pasquale Curzio & Tomasso & Marcelline. (67) 401.35

Jennings st, swc Vyse av, 100x75; Minnie A Indelli et al agt Crispi Construction Co. (68) 2,749.00

Franklin av, 1064-1070; Philip Lefkowitz agt Michael F Burns. (69) 66.50

77TH st, 332-334 E; Paul Bernstein agt Otto Doepfner & Greenwald & Pollack. (70) 1,550.00

So Boulevard, nwc 142d, 30.10x81.10; Max Rosenthal & Son agt Pasquale Curzio & Vincenzo Razzano. (71) 281.30

AUG. 10.

So Boulevard, nwc 142d, 30.1x81.1x irreg; Candee, Smith & Howland Co agt Vincenzo Razzano & Pasquale Curzio agt Altieri & Procario. (72) 1,400.75

77TH st, 231 E. Luigi Costabile agt Jos H Goldblatt. (73) 396.45

So Boulevard, nwc 142d, 30.10x81.10. Hudson Woodworking Co agt Vincenzo Razzano & Pasquale Curzio. (74) 1,400.00

The Aesthetic Treatment of Concrete.

Simplicity of intention in constructional design may issue, says Professor Beresford Pite, F.R.I.B.A., in a native or spontaneous æsthetic quality. For example, an undesigned beauty reached without treatment is often attained by such a structure as the Forth Bridge or a ferro-concrete silo. Again, mediæval architecture grew up as a constructive method without æsthetic purpose, and yet achieved results of great beauty. Consequently, he asks, "Is not the opportunity given by the new process of reinforced concrete building one that could be utilized for the erection of the much-desired original and modern style of architecture? Are the new material and method together sufficient motive?" It had to be asked whether truthfulness of design to constructive purpose and elemental soundness of proportion were in themselves sufficient to provide that pleasantness to the eye which is desiderated.

Four conclusions might be safely drawn: First, we have no instinctive guidance towards an unbiased originality for a concrete architecture; second, abstract principles like those invoked of proportion are of no assistance; third, superficial treatments, as by color are insufficient for architectural expression, though valuable in assistance; fourth, the texture of concrete surfaces modifies and imparts special character to any forms employed for architectural purposes. Therefore, while modern considerations of utility develop æsthetic qualities, the scholarly and critical analysis and employment of traditional architectural forms suitably modified for execution in concrete is the proper method for the æsthetic treatment of concrete.

A historical review of the development of some characteristics of Egyptian, Greek and Roman architecture furnishes proofs of the non-relation of æsthetic treatment to direct constructive facts. Idealized representations of ancient types form the basis of both Egyptian and Greek characteristics, while the Romans frankly separated the decorative from the practical purposes of architecture. In Gothic art, however, the constructive craftsman was the artist, and the development of decoration is integral with building craft. Modern novelty of constructive method does not remove a necessity for study of architectural development. The latter will aid adaptation and modification, and thus pave the way for development. At home we still are safely and timidly putting brick and stone fronts to concrete buildings. There is a great future before concrete building, and it deserves that close and patient architectural study which, deriving from the past, will give certainty to the future

æsthetic treatment of the material.—"Journal of the Society of Architects," London.

The Age of Stonehenge.

On the last night of the last century one of the great stones of Stonehenge fell down, said Dr. Windle, in his lecture before the members of the Bradford, England, Philosophical Society, and it was decided to raise it and at the same time to make a survey of the ground for evidence of the date of the structure. The earth round the base of the fallen stone was dug out foot by foot and carefully riddled. The result was the discovery of a great quantity of flint-cutting implements, in all probability the tools which had been used in dressing the stones and thrown away when they had become too blunt for further use. The foreman mason superintending the work found by experiment that with these flints he could obtain an exact reproduction of the tooling on the base of the stone—preserved by the fact of its having been buried in the ground; but with his own tools he failed to produce marks at all resembling it. On the base of one of the pillars was found a stain, which proved to be copper carbonate, and on that has been based a theory that, although bronze implements were not actually used in the working of the Stonehenge stones, the structure dated from the time when bronze was just beginning to be introduced. This would make the date somewhere about 1600 B. C., and it was a curious thing that it coincided very nearly with the date worked out by Sir Norman Lockyer from astronomical considerations based on the orientation of the altar stone and the avenue.—"Stone."

Light in Relation to Tree Growth.

The Secretary of Agriculture has just issued Bulletin 92 of the Forest Service on "Light in Relation to Tree Growth." The bulletin is designed to show the benefits derived by the tree by light from all angles, particularly that reflected on the roots.

In introducing the subject the bulletin states: "Light is indispensable for the life and growth of trees. In common with other green plants a tree, in order to live, must produce organic substance for the building of new tissues. Certain low forms of vegetable life, such as bacteria and fungi, do not require light. They exist by absorbing organic substance from other living bodies, but the higher forms of plants manufacture their own organic material by extracting carbon from the air. The leaves, through the agency of

their chlorophyll, or green coloring matter, absorb from the air carbon dioxide, and give off a nearly equal volume of oxygen. The carbon dioxide is then broken up into its elements and converted into organic substances which are used in building up new tissues.

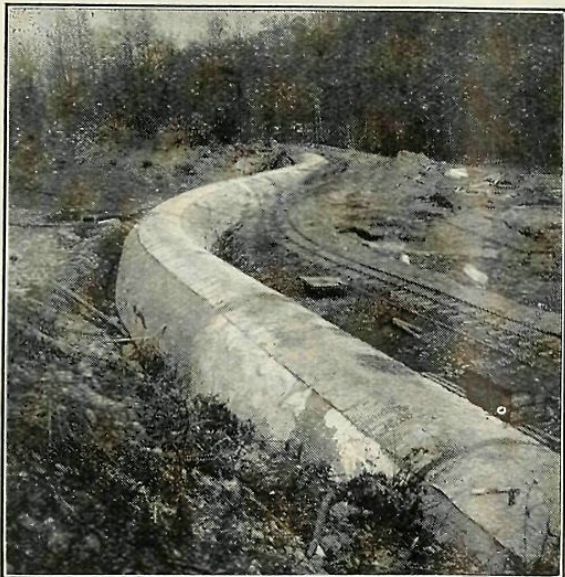
"Light also influences transpiration, and consequently the metabolism of green plants. It influences largely the structure, the form, and the color of the leaf, and the form of the stem and the crown of the tree. In the forest it largely determines the height, growth of trees, the rate at which groves thin out with age, the progress of natural pruning, the character of the living ground cover, the vigor of young tree growth, the existence of several-storied forests and many other phenomena upon which the management of forests depends."

A thorough understanding, therefore, of the effect of light upon the life of individual trees, and a knowledge of the methods by which the extent of this effect can be determined are essential for successful cultural operations.

An Advantage.

In the "Monthly Letter" of the Boston Master Builders' Association certain difficulties which contractors sometimes have in dealing with architects are discussed by W. H. Sayward. In the specific case cited the specifications called for the use of a particular material, which when used did not prove satisfactory, and the architect called upon the contractor to supply other material and make no charge therefore. Strange as it may seem, there appears to be some warrant in law for the contractor to be held to ever greater responsibilities. In Jenkins and Raymond's Hand-book, it is said: "There is no warranty implied on the part of an owner that work comprised in plans and specifications forming part of the contract can be done in the manner therein described; the owner, therefore, is not liable in an action for breach of such warranty, to compensate the contractor for labor and materials thrown away, should it turn out to be impossible to carry out the work in the manner specified."

The argument of the "Letter" (which emanating from one of the oldest exchanges in the country is sent to all other exchanges), is that if absolute conformity to specification does not limit the responsibility of the contractor, and that he can be mulcted for mistakes or experiments of the architect or owner, then it may become necessary for contractors to refuse to contract for a fixed amount, and to engage instead to do the work on the "cost plus fixed sum basis."



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Amsterdam av., ws, whole front bet 176th & 177th sts, 199.10x100. Frank Spaccinni agt Gingold Realty Co. (75). 451.00

Webster av., nwc 182d, 30x100. Abraham Monroe agt Bernard Schultz & Lalor & Hogan. (76). 42.75

191ST st., ss, 50 w Hughes av, 40x76. Standard Plumbing Supply Co agt Orwell Realty Co, David H Spring & Harvey F Kitchen. (77). 116.02

Westchester Square, 117-21. Isaac E Abbott agt L E Fields & James Lista. (78). 75.00

Perry st, 161-165. Daniel Papay agt McSweeney Realty Co & Grandison Gerke. (79). 1,385.00

Tremont av., es, 100 e Jerome av, 50x100. David Schneider agt Han Construction Co. (80). 1,000.00

3D av, 1761. Barnet Kaplan agt M Sarmy & Borsher Bros. (81). 100.00

Marmion av., swc 179th, 75x142. Oskar Anderson agt C K Realty Co. (82). 180.00

Riverside Drive. nec 140th, 100x100. Titusville Iron Co agt A Feldman Construction Co. (83). 1,325.00

AUG. 11.

26TH st, 518-26 W. Garwood Electric Co agt Harris Wolff. (84). 5,100.00

Bathgate av., es, 25 n 184th, 25x95.7. Abr Pierce et al agt Special Building Co, Inc. (85). 1,025.00

Broadway, 2708; Celia Golembe agt Henry Lowenthal. (86). 50.50

Bryant av., sec Jennings, 25x100. Church E Gates & Co agt Beline & Glasser & Wm Shapiro. (87). 284.30

10TH st, 232 E. Harris Goldsholle agt Maylich Ereitbert & Hyman Lichtgarten. (88). 139.46

Cauldwell av., es, 76.9 s 163d, 23.3x39x irreg. Vincenzo Marino agt Herman D Ropke & Gaetano Quindeliono. (89). 17.30

Tremont av., ns, 100 e Jerome av, 50x100. Harlem Wall Paper & Supply agt Han Construction Co & David Schneider. (90). 192.48

Madison av, 193. Jerome Hirshfield agt Sarah C Goodhue & J J McGillen. (91). 50.00

168TH st., ss, 120 e Audubon av, 50x95. American Mantle Mfg Co agt Bertha Fahrenholz, Gustave & Emma Levinson & Leo Levinson. (92). 25.00

Preserving Stone.

A correspondent of the "Builder," London, gives an account, in a recent issue of that publication, of a new method of preserving stone from disintegration, invented by M. Jousset, a native of Tours, France. The process, which is the result of a long series of experiments, and is still a secret one, is said to have nothing in common with the well-known silicate washes and sprays.

It is claimed for the new treatment that, in its operation on stone deteriorated by time and moisture, it successfully reconstitutes it, by restoring the elements which the "nitromonad" or nitrifying microbe has removed; the process of petrification, investing the old stone with the hardness and resistance of granite or marble, endows it with a durability under exposure to weather at least equal to that of newly quarried stone. It also incorporates the outer portions treated with the sound core within in such a manner as to leave no room for fear that they will separate from it later.

Experiments with the new process have been carried out at Tours on a portion of the stonework of the Cathedral known as Preau de St. Gatien or Cloître de la Psalette, and member of the Archaeological Society of Touraine, who examined the results last January, found that the arch of the cloister, with its mouldings and scrollwork thus treated, had resumed the appearance and constituency of new stone recently cut.—"Construction," Toronto.

Sawing a House in Two to Move it.

Few feats of house moving have presented the difficulties that met the contractor charged with the transfer of a three-story frame dwelling from College and Francesca avenues, Somerville, Mass., to a site more than a mile away, says "Popular Mechanics." To get the building off its 10-ft. elevation, it became necessary for the movers to saw it completely in two. Each section was then braced and moved by the "roller process" to its destination, and the two sections again brought together and fastened. The sections were almost 40 feet in height and measured 20 by 35 feet at the base. It was feared that the slightest puff of wind might turn over the sections while in transit, but by loading the lower floor with bricks the sections were made quite stable. After joining the two sections together the mark of division was invisible to the casual observer.

The American Academy at Rome.

The last quarterly bulletin of the American Institute of Architects contains the information that the American Academy in Rome has been organized.

The history of the American School of Architecture possesses some interest. It was, in the first instance, organized by a group of artists, sculptors, and painters who were engaged in planning the Columbian Exposition, and was inaugurated in the Villa Aurora in 1895.

Until a certain income was secured through several subscriptions of one hundred thousand dollars each to the Endowment Fund the students in the Academy were beneficiaries from various scholarship funds, but for the past four years competitions have been instituted throughout the United States in each branch of the fine arts, and the successful competitors have been sent to the Academy for three years with an annual subvention of one thousand dollars. Down to the present time sixty-four students have pursued their advanced studies at the Academy.

The national interest in the school is in a measure indicated by the fact that among its most liberal supporters have been Mr. Pierpont Morgan and other wealthy patrons of the arts, while the sum of a hundred thousand dollars has been raised as a memorial to Mr. McKim. This distinguished architect manifested during his life the greatest interest in the Academy, to the establishment of which he devoted much time and effort, and, further, by the provisions of his will he bequeathed to it a sum of about two hundred thousand dollars subject to the life interest of his daughter.

Notwithstanding the strong financial backing which the Academy has received from all quarters, it appears that much larger resources will be needed for new buildings and endowments to enable it to take full advantage of the opportunities which are now open to it. It may be gathered, therefore, that the foundation and adequate working of an art school of the kind is a matter of some cost.

The scope of the newly-organized Academy covers a larger field than that of architectural study alone. It recognizes, first of all, the unity of the arts of architecture, painting, and sculpture. The failure of the American educational system to co-ordinate these arts is admitted. It is hoped that the present foundation, placed in a centre where such unity finds its highest expression, will not be without effect on the artistic outlook of its Fellows and students—an effect which later will be manifested no doubt in the general levelling up of the art production of the United States.

Architectural Uses of Mica.

Owing to the great non-conductivity of ground mica, this mineral is coming into general use for insulating purposes. It has been found to be highly efficient as an insulator in walls to retain heat, on the one hand, or to prevent the entrance of heat on the other, as in the case of refrigeration. Ground mica as used for these purposes is not expensive and is one of the most satisfactory agents that can be employed. Walls lined with ground mica are about as well insulated as it is possible to make them. A similar use for mica is in deadening floors and walls. A layer of ground mica between floors will be found to be a very effective sound deadener.

The increasing use of cement blocks and cement construction of all kinds has made a new use for mica. Many architects are now specifying that the cement blocks they use shall be faced with ground mica. While the block is still plastic mica is sprinkled over its face to give it the sparkle and life of granite or marble, both of which contain a similar substance that adds greatly to the appearance of the work. In this connection it is worth noting that all the new cement monolithic lamp posts made for Lincoln Park, Chicago, as also the settees, drinking fountains and curbs of the same are impregnated with mica.

The fireproof qualities of mica make it an excellent finish for a ready roofing. It is a non-conductor of electricity and has many other qualities that recommend it to roofing manufacturers and users. For this reason mica-coated roofings are coming into very general use and are sustaining and extending their already good reputation.—"American Roofer."

Need of a National Timber Exhibit.

Public attention should be directed toward the urgent need of a collection of North American woods in the National Museum at Washington. The lumber industry of the United States stands fourth in the value of its product. Yet there is no place in the United States where a complete collection of North American woods is exhibited except in the American Museum of Natural History in New York City. Timber merchants and wood users recognize the need of men technically trained for identifying woods. Such work can only be carried on in connection with a complete collection of authentic wood specimens. The demand for authoritative information regarding commercial woods is continually increasing.—"American Homes and Gardens."



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BUILDING LOAN CONTRACTS.

AUG. 5.

167TH st., ss, 107.6 w Boston rd, 45x110; City Real Estate Co loans Moorehead Realty & Construction Co to erect a — sty bldg; — payments. \$34,000

32D st., ss, 204.2 w 6 av, 70.10x197.6 to 31st; Metropolitan Life Ins Co loans Cuyler Co to erect a 16-sty loft; 11 payments. 850,000

AUG. 7.

175TH st., swe St Nicholas av, 75x65; City Mortgage Co loans Herbert Dongan Construction Co to erect a — sty bldg; — payments. 60,000

AUG. 8.

Havemeyer av., es, 82.4 s Quimby av, 25.9x105; Elizabeth K Dooling loans Unionport Construction Co to erect a 2-sty dwg; 3 payments. 4,000

Havemeyer av., es, 56.7 s Quimby av, 25.9x105; same loans same to erect a 2-sty dwg; 3 payments. 4,000

Quimby av., sec Haveyemer av, 105x30.10; Same loans same to erect a 2-sty dwg; 3 payments. 4,500

Havemeyer av., es, 30.10 s Quimby av, 25.9x105; Same loans same to erect a 2-sty dwg; 3 payments. 4,000

AUG. 9.

No Building Loan Contracts filed this day.

AUG. 10.

142D st., ns, 100 w Bway, 100x99.11. Chelsea Realty Co loans Emkaar Realty Co; to erect a —sty bldg; — payments. 110,000

Overing av., nes, 240.3 nw Frisby av, 20x94.11. Poughkeepsie Trust Co loans Pelham Improvement Co; to erect a —sty bldg; — payments. 5,000

Overing av., nes, 260.3 nw Frisby av, 20x94.11. Same loans same; to erect a —sty bldg; — payments. 5,000

AUG. 11.

142D st., ns, 100 w Bway, 100x99.11. Robt M Silverman loans Emkaar Realty Co; to erect a —sty bldg; — payments. 11,000

26TH st., ns, 144 e 7 av, 150.1x98.9x irreg. Metropolitan Life Ins Co loans Fabian Construction Co; to erect a 12-sty loft; 10 payments. 550,000

Hoe av., ws, 258.7 n Freeman, 50x100. Title Guarantee & Trust Co loans Kay Co; to erect a 5-sty apartment; 6 payments. 30,000

SATISFIED MECHANICS LIENS.

AUG. 5.

Bryant av., nwc Freeman; United Metal Covered Door & Sash Co agt Glover Construction Co et al; July19'11. \$280.00

Webster av., ws, 30 n 182d; McCann & Sullivan agt Bernard Schultz et al; July 29'11. 119.00

AUG. 7.

138TH st., ns, 400 w Ams av, 25x99.11; Morris Levin agt Tautog Realty Co. May 24'10. 1,433.00

25TH st., 127-131 W; J B Prescott & Son agt Jno S Olson Con Co; July 20'11. 142.44

25TH st., 127-131 W; Roscoe Lumber Co agt same; July 22'11. 608.48

AUG. 8.

Broadway., nwc 153d; Baldinger & Kupfelman Mfg Co agt M Levin; Nov25'10. 2,300.00

15TH av., nwc 26th; Michael Marley agt L M Jones et al; July25'11. 46.00

15TH av., same prop; T Rasmussen agt same; July25'11. 44.60

15TH av., same prop; Jas Marley agt same; July 25'11. 41.80

AUG. 9.

168TH st., 579 E; Abraham Lerman agt Carrie Wendlingh et al; Jan26'11. 309.00

Broadway., swe 153d; Edw Schaile agt Morris Levin et al; Oct29'10. 2,776.10

AUG. 10.

5TH av., 998. Bishop Gutta Percha Co agt Century Holding Co et al. Aug8'11. 1,714.04

Adee st., ss, 57 e Olinville av. Church E Gates & Co agt Ernest T Woerz et al. July 28'11. 210.31

AUG. 11.

22D st., ss, 300 e 7 av. Platt Iron Works Co agt Ritano Realty Co et al. Apr3'11. 116.10

57TH st., 19 E. Ciril C Job agt Nineteen East Fifty-Seventh Street Co et al. Dec 8'10. 488.13

57TH st., 235-41 E. Perlberg Haberman Iron Works agt C W L Realty Co et al. Apr'11. 470.00

1ST av., 2239. Chas Catania agt Jennie Lande et al. Jan24'11. 69.00

Jumel pl., 19-21. Richd T Irwin agt Mary T A J Ryan et al. Mar20'11. 491.43

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

AUG. 3.

No Attachments filed this day.

AUG. 4.

Michelin Tire Co; Poel & Arnold; \$36,385.60, \$40,537.45, \$14,977.51, \$32,439.24, \$33,387.13 (five actions); Pinney, Thayer & Van Slyke.

O'Donnell, John; Wm H Fawcett; \$26,210.20; J J Cunneen.

AUG. 5.

Godbold, Wm A; Charles Fairchild & Co; \$875; Cowing, White & Wait.

AUG. 7.

No Attachments filed this day.

AUG. 8.

House, Wm S; Ellen C Peck; \$2,000; F M Clark.

Patten, Walter R; Wm B Wolffe; \$4,800; W F Clare.

Bauer, Philipp; John G Wilcox; \$5,236; Man & Man.

AUG. 9.

Scherff, Gustav; Morgenstern & Goldsmith; \$2,336.05; L Levy.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

AUG. 3, 4, 5, 7, 8 and 9.

B & L Constn Co. 12 & 14 W 188th st. Reedy Elevator Co. Elevator. 5,175

Hamilton Terrace Co. E s, 504 n 141st st. A B See Electric Elevator Co. Elevator. 2,400

Hamilton Terrace Co. E s, 629.6 n 141st st. A B See Electric Elevator Co. Elevator. 2,400

Lewis Realty Co. Forest av, ws 161st st. Eureka Chandelier Co. Brackets. 600

Kessler, Max. 162 E 111th st. Reisler Heating Co. Heating plant. 355

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