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C. W. SWEET

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THE practicability of the plan prepared by Commissioner Tomkins of the Dock Department for an elevated freight road along the exterior street so obviously depends upon two conditions that it can scarcely be discussed until it is shown that these conditions can be satisfied. It depends, in the first place, upon the ability of the city to raise something like \$100,000,000 for the cost of the road and the terminals; and how that is to be done has not even been suggested. To be sure, in case the road and the warehouses were self-supporting, the city stock issued for the purpose would not have to be reckoned as part of the net debt of the city, but the plan cannot be proved to be self-supporting until after it is in operation, and where in the meantime is the money to come from? The city has only \$60,000,000 applicable to Subway construction and needs two or three times as much. Where can it obtain the authority to issue another \$100,000,000 of securities, no matter what the assurance that they will not become a drain on the taxpayers? The second condition which will have to be satisfied is some proof of the ability of the city officials to reach an agreement with the transportation companies. The success of the plan depends absolutely upon their co-operation, and in the past it has been notoriously difficult to bring such co-operation about upon mutually acceptable terms. These conditions will be so difficult to satisfy that the plan of Commissioner Tomkins will, we fear, be soon relegated to the graveyard of ambitious projects which require for their accomplishment larger resources and more power than the city possesses. Only about a year ago the idea was broached of a freight subway. It was approved by the Public Service Commission and some sort of a company was organized to exploit it; but since then, nothing has been heard of it. Presumably the company could not arouse any interest in the plan among the railroad corporations, whose participation was necessary.

THE serious obstacles which any scheme of this kind must surmount are the more to be regretted, because of the increasing necessity of some more economical and efficient method of shipping and distributing freight in Manhattan. The machinery for handling freight in the central borough is one of the most wasteful in the world. Part of this waste is due to the fact that no sufficiently drastic measures have ever been taken by the local authorities to overcome the disadvantages of Manhattan's insular situation; and in part it is due to the absurd system of docks, separated from warehouses by a broad exterior street, which involves an enormous expenditure of money in trucking and in loading and unloading exclusively by hand. The Record and Guide over twenty years ago published a series of articles, exposing clearly and fully the extravagance of these methods; but it was unable to arouse any interest in the matter. Of late years, however, the success that has attended the operations of the Bush Terminal Company in South Brooklyn has opened the eyes of both the city officials and the merchants of Manhattan. The plan of the Bush Company includes hitherto unexcelled opportunities for manufacturing, warehousing and shipping goods both by rail and water; and the city itself has been obliged to copy these ideas in the development of its own water-front in South Brooklyn. Moreover, similar means will be taken to economize the handling of freight in all future water-front development plans—such, for instance, as that of Jamaica Bay. Obvious-

ly, if Manhattan is to hold its own, and if its water-front is hereafter to be used for the shipment of any large part of the freight which reaches the port, some plan such as that suggested by Commissioner Tomkins must be carried out, and both the merchants' and the taxpayers' associations of Manhattan should get together for the purpose of urging the improvement and of discussing the ways and means of carrying it through. It so happens that between 14th and 59th streets west of 7th avenue there remains a large area of comparatively cheap real estate which could be used for the terminals and warehouses required by Mr. Tomkins' plan; and so much of this real estate as was necessary could be acquired in the near future much more cheaply than it could ten or fifteen years from now. From the point of view of Manhattan real estate owners, an enormous deal depends upon the ability of Mr. Tomkins and others to demonstrate the practicability of his well considered project.

THE concessions made by Mr. Shonts in his last letter to Mayor Gaynor places the recent Subway proposals of the Interborough Company in an entirely new light. He offers on behalf of the company to withdraw the demand that the city guarantee the company against loss from operation, and he intimates that the company would if necessary accept Madison instead of Lexington avenue as the line of its upper East Side extension. In the opinion of the Record and Guide this offer clears up the situation enormously and offers to the elected city officials an obvious and probably beneficial course of procedure. Inasmuch as the plans for the Broadway-Lexington route are about to be advertised, there is nothing to be done pending the completion of this process. It would be a great gain to the city in case this wasteful competitive route had never been legally laid out; but it has been, and so much work has been done upon it that it must be allowed to run its course. But surely in view of the offer of the Interborough Co., the Board of Estimate should agree to consider no bids which force the city to use up over \$100,000,000 of its own credit in the construction of this Subway. If a bidder can be obtained who will build the Broadway-Lexington avenue line with his own funds and upon otherwise acceptable terms, he should, of course, be allowed to do so. On the other hand, if the bidder calls upon the city to devote all the credit, and more, that it can afford for Subway construction, to the Tri-Borough route; or, if in any other respect the bid is unsatisfactory, negotiations should be begun immediately with the Interborough Company, and an arrangement should be reached on the basis of President Shonts' recent letter. The arrangement should include the third-tracking of the elevated roads as well as the Subway extensions. By these means New York would obtain a maximum increased service for a minimum expense, and a passenger could ride all over this Subway or elevated system for the expenditure of one nickel. The advantages of such a plan are so great that the insistence of the Public Service Commission on its competitive independent route seems to be singularly obstinate and stupid. Whether it will be possible to hold the Interborough Company to the terms proposed in case the Broadway-Lexington avenue route should be built by private capital remains to be seen. In that case the city might have to make certain concessions, because it would have paralleled the whole East Side line of the company. But in any case it looks as if the obstacles to some satisfactory arrangement were gradually being removed.

APPARENTLY, the Mayor understands much more clearly than Mr. Willcox does the advantages which will accrue to the city through reaching some agreement with the Interborough Company and through the operation of the whole Subway system by a single corporation; and it is for this reason that the recent proposals of the President of that company have been addressed to him instead of to the Public Service Commission. But he is not willing to make a decisive stand in favor of some arrangement with the Interborough Company. In an interview last week, he stated clearly that the fundamental question to be decided was whether the city government should favor an independent competitive Subway system or a comprehensive system operated by a single company; and he submitted the question to the enlightened public opinion of the city. But in a matter of this kind public opinion is not enlightened. It needs to be directed towards reaching a proper decision. The Mayor can obtain support for his policy, if he has one, not by appealing to public opinion for help, but by giving public

opinion a strong lead. He could do an immense amount of good in the present crisis by coming out boldly with the statement that the city has much more to gain from a thoroughly regulated rapid transit monopoly than it has from a collection of independent competitive systems; and if he added that he himself would fight for a comprehensive system operated by one company, provided that company offered satisfactory terms, he would be giving the whole situation just the emphasis which is needed. The flagrant error of the Public Service Commission has always been their insistence upon a route which did not articulate with the existing Subway but which was intended for independent operation; and unless this error is understood and exposed the city may eventually pay dearly for it.

BUILDING MANAGERS AND OWNERS.

Invited to Attend National Convention at Washington in September—Topics to Be Discussed.

A NUMBER of building managers from New York attended a national convention of their order at Detroit, Mich., last year and brought back good reports of the pleasure and profit they found in attending. The third convention of the sort will be held at Washington on September 12, 13 and 14, in the Arlington Hotel. The secretary of the association, Mr. Charles A. Patterson, of 358 Dearborn st, Chicago, has prepared an announcement of the essential features of the plans for the meeting, so far as they have developed, which is reproduced below with the object of aiding the reader to decide if he would like to attend:

To the layman, there is no good reason for the property interests of America convening annually, but to the owners, managers and agents who are confronted with the task of securing a maximum revenue at a minimum cost of operation, the national convention has a vital bearing upon their success. The program embraces practically every subject relating to the renting and up-keep of buildings, besides covering original construction of buildings from the standpoint of its relation to the revenue. Owners who are erecting buildings, or have in mind doing so, will hear many valuable suggestions brought out in the discussions at the convention.

Renting agents will hear the first address ever delivered on Comparative Rentals, bringing out the facts about the rates that are paid in the leading cities. Another paper will cover the Equipment of a Building and its relation to securing and holding tenants. Managers will get the combined ideas of several hundred delegates focussed upon their own problems in such a way that no one attending can fail to go back home without some valuable ideas never before thought of.

THE PROGRAM.

The program will embrace three days, September 12-13-14. There will be about fifteen prepared addresses. Speakers have been secured from leading cities from coast to coast. The men selected were chosen for their respective subjects because a careful canvass demonstrated that they could present some ideas that would do credit to the convention.

"Leases, How Should They Be Made?"—This is the subject assigned to Mr. L. L. Banks, manager of the Park Building, Pittsburgh. His paper on this much discussed question will be one of the gems of the program.

"The Qualifications of a Building Manager."—A man in this profession must possess many qualifications that are not vital in the average business. Mr. Alfred Higbie, manager of the Munsey Building, Washington, will tell what qualifications are necessary and how they should be used in order to succeed with the building.

"Comparative Rentals in Leading Cities."—For the first time figures will be presented showing how rents are based in different cities. This paper will be one of the most interesting of the convention, as it will take up the subject in detail giving figures for first floor, second and upper floors, and basement space separately. Mr. F. H. Heywood, manager of the Columbus Trust and Savings Bank Building, Columbus, Ohio, will deliver this address. He will analyze the space in different buildings from every angle, and show the effect of light, street frontage, etc., on the price of space.

"Fire Insurance as it Relates to Buildings."—The united opinion of the owners and managers of the big buildings of the country expressed on this subject would do much to improve conditions as they now exist. Chas. E. Doty, manager of the Caxton Building, Cleveland, will open the discussion with an able paper.

"Buying Supplies for a Building."—This will be a carefully prepared address by J. M. Walshe, manager of the State Bank Building, Little Rock, Ark. Mr. Walshe will tell how to avoid mistakes in buying, how to detect poor quality in supplies and how savings can be effected. The light this address will shed upon this subject will be a startling revelation.

"Bookkeeping Systems and Service."—This will be the title under which Mr. Edwin Wasserman, manager of the Pacific Building, San Francisco, will speak. There is no good reason

why the building managers cannot standardize their systems so that it will be possible to compare results if desired. This speaker is coming a long way to deliver a message to the convention, and the committee feels complimented in receiving his acceptance. Besides telling us how they systematize their clerical work in the West, Mr. Wasserman will have some remarks to make on service which will be worth hearing. This is one of his special hobbies, and he will offer some suggestions of great value on service, the foundation of successful management.

"The Manager's Standpoint of Liability."—Mr. H. L. Oldham, manager of the Orlando Powers Building, Decatur, Ill., is a "live wire." The managers in the smaller cities often are able to work out certain problems better than their metropolitan brothers, because of the opportunity offered to concentrate. It will be necessary to hear this paper to appreciate how aptly "live wire" applies to Mr. Oldham.

"The Employer and Employee."—One of the most progressive managers of office buildings, it is our pleasure to know, is Claude B. Ricketts, manager of the Merchants' Laclede Building of St. Louis. He has devoted his life to office building work, and although by no means an old man, he is ripe in experience. The success he has made with his building is the evidence. Mr. Ricketts has consented to deliver the above address which, among other things, will touch the subject of pensioning faithful old employees.

"Building Equipment."—This subject will be discussed by Mr. Chas. Flynn, superintendent and engineer of the Park Row Building, New York. For the first time, equipment will be analyzed with a view of showing what a building should install. Mr. Flynn will probably point out what effect various equipment has on the rent roll and also discuss depreciation.

"Benefits to be Derived from a Local Association."—Out in Seattle they have one of the liveliest building managers' associations in the country. They have really accomplished wonders. J. Edgar Brown, one of the stars in the Seattle sky, will tell us what they have done and how other cities can go and do likewise. Excepting the fact that he lives in Seattle, Mr. Brown is most proud of being the secretary of this association.

"Apartment House Construction from an Operating and Investment Standpoint."—In New York the firm name of A. L. Mordecai & Son is synonymous with well constructed and ably operated apartment houses. One of the prime movers in this concern is G. Richard Davis. His broad experience, both in construction and investment in this field, ably equip him with a wealth of knowledge rarely possible to secure in an average lifetime. The convention is fortunate in being able to have the opportunity of hearing him.

"Light, Heat and Power in Buildings."—This subject will be discussed by C. M. Ripley, of New York. His knowledge gained from the study of the engine-rooms of buildings will be valuable to the delegates, who usually only know the plant at long range.

"Use and Abuse of Illumination in Buildings."—There is so much said about Tungsten and Mazda Lamps. Some say they will save money for the managers; others say breakage makes them prohibitive; still others raise the claim that the price is too great. All of us want the unvarnished truth about high efficiency lamps. Where and how they effect a saving if they actually do? Every building manager wants to know more about illumination, but he wants an unprejudiced opinion, and he wants it in non-technical language. Mr. Paul F. Bauder promises to enlighten us.

"More Net Revenue for Less Floor Space."—It sounds odd perhaps to anyone but a building manager that it is impossible to get more revenue from a building lot by only improving about one-half of it, but this is true and has been done. Cullen Brown, manager of the Chamber of Commerce Building, and several other properties in Detroit, will deliver an interesting address on the above subject.

Every man interested in buildings is welcome to attend. There is no red tape about membership. Just be on hand at the Arlington Hotel, Monday morning, September 12.

The entertainment plans are in the hands of Mr. J. O. Evans, of the Evans Building, Washington, and embraces a separate program which will fill in the hours when the convention is not in executive session. The entertainment includes a trip down the Potomac to Mt. Vernon. An auto tour of the many points of interest in Washington, and a crab feast down the Chesapeake Bay. Mr. Evans asks us particularly not to go into detail, as he says he wants to give the "boys" a surprise. He will see that everybody has the time of their lives and then some.

Manufacturers who have equipment and supplies of interest to exhibit to the delegates are invited to come. Special exhibition rooms are to be provided for their convenience.

Any further information can be secured by addressing your nearest committeeman: E. H. Doyle (manager Majestic Building Detroit, Mich.); John C. Knight, manager Metropolitan Life Building, New York; Claude B. Ricketts, manager Merchants' Laclede Building, St. Louis; Whitney Wall, Central Real Estate, Duluth, Minn.; C. A. Patterson, secretary, Pontiac Building, Chicago, and J. O. Evans, manager Evans Building, and chairman of the entertainment committee.

CONSTRUCTION

FIRE-ESCAPES FOR OFFICE BUILDINGS.

Ernest Flagg the Architect Would Leave the Enforcement of Section 103 to the Discretion of the Superintendent of Buildings—Underwriters Favor Stair Towers.

AMONG the architects and owners it seems to be the prevailing opinion that it would be folly for the Building Department to require fire-escapes of the ordinary description to be placed on the exterior walls of giant office buildings. Possibly such slender iron ladders might be an aid to daring firemen, but as a means of exit from a great 20 or 30-story office building at a time of danger and excitement for perhaps several thousand people, no one was found willing to advise their use.

The question then is, what other means of exit shall be adopted, if any? For it is not agreed that there should be an arbitrary enforcement of the section, either for new or old buildings. Mr. Ernest Flagg, the architect of the Singer Building, the second highest in the world, when interviewed for the Record and Guide, expressed the opinion that the interpretation of the section should be left to the discretion of the Superintendent of Buildings. The Board of Fire Underwriters is known to favor "stair towers," such as are required on buildings in Philadelphia. These expedients are enclosed fireproof stairways built outside of and separate from the main wall of the building, and are reached by bridges through fire-doors from each story. Other authorities approve of enclosed fireproof stairs outside of the main wall but not separate from the main building.

WHAT MR. FLAGG SAID.

Ernest Flagg, the architect (36 Wall st), was found to be entirely opposed to the placing of outside fire escapes on fireproof office buildings, or indeed to any other regulation which would tend to discourage the erection of such buildings. It seemed to him that the true interests of the city required that every encouragement be given to the use of non-inflammable material, and that if a handicap is to be placed on anything, it should be placed upon the use of wood. Mr. Flagg further said:

"In my judgment the chief defect of the building law is that it discriminates in favor of the use of wood. We allow walls 50 ft. high only 1 ft. thick where wooden beams are used, and these beams are set into the wall 8 ins. and the wall is often otherwise weakened by chases and flues.

"At the same time we heap restriction after restriction upon fireproof construction and make it so costly that it can only be

used in the most expensive districts, where rents are higher than anywhere else on earth.

"Is it any wonder that the yearly fire loss throughout the country equals one-half the cost of new construction? It seems to me that it is time this foolish policy should cease. Where wood is used, thicker walls should be required, and every possible burden should be taken off fireproof construction.

"We have all sorts of so-called 'fireproof buildings.' Some have an immense amount of wood in them, which, of course, burns if it once gets started. Others have scarcely any wood in them and cannot burn. Some have only one means of exit; others have more than one.

"While it might be to the interests of public safety to have outside fire escapes on some of these buildings, it certainly is not necessary to have them on all of them, and I do not think the possible benefits would warrant the cost of placing them on any fireproof office building."

Mr. Flagg was asked how he thought Section 103 of the Building Code should be interpreted.

"This section," he said, "places the matter of outside fire escapes for office buildings in the hands of the Superintendent of Buildings for him to use his own discretion. I think the section should be left to the interpretation of the Superintendent and that he should require outside fire escapes only where there is a manifest reason for them.

IF WOODEN FLOORS COULD BE ELIMINATED.

"I calculate that three-fifths of the wood which goes into the ordinary so-called fireproof building is used for the double floors and the sleepers upon which they rest. If these wooden floors could be eliminated, the buildings would be really fireproof except under exceptional conditions. Exclusive of the floors, the ordinary office building does not contain enough wood to menace the safety of the building or its occupants, and there is no earthly need of requiring fire escapes on such buildings. Except in the case of a general conflagration, a fire in an ordinary fireproof office building must necessarily be slow and may be easily confined. Where such buildings have two internal ways of exit, the possible danger to the inmates is so remote that there can be no warrant for outside fire escapes."

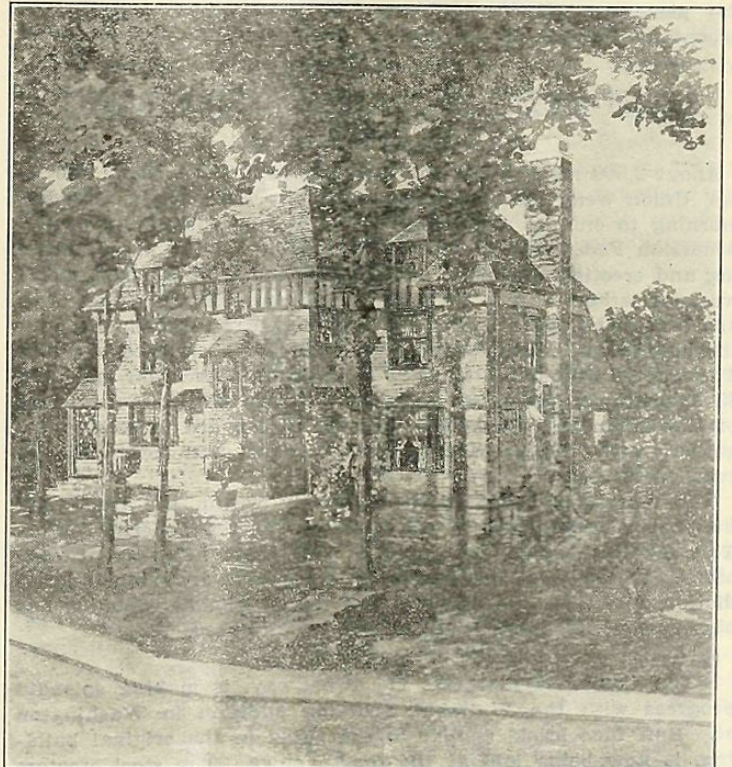
"TOWN-PLANNING" IN PRACTICE AT PARK HILL.

MOST suburban developments around New York City have failed to profit by the mistakes in "Town Planning" so apparent in the metropolis, and irrespective of the confirmation of the ground have had their streets laid out in a rectangular plan repeating all the mistakes of the big city. Park Hill, in south Yonkers, which has been improved by the American Real Estate Company, is a brilliant exception to this rule. Its roads wind around the hills in a logical manner. A distinct effort has been made to preserve the foliage, and an effort is made by the company to make the architecture conform to the character of the surrounding country. The country itself is very rough and the landscape suggests a great distance from the city.

The company realizes that there are but few types of houses suitable for this very hilly landscape, and bearing this matter in mind the two houses here illustrated, which are being designed by Israels & Harder, architects, of 31 West 31st st, N. Y. City, are good examples of what the company is trying to do. The natural rock of the neighborhood is utilized for the foundations in such a manner as to buttress the buildings upon the sides of the hills, and the orientation of the various rooms has been carefully considered with reference to the views and the prevailing winds.

The houses contain laundry in the basement, a living room, reception hall, kitchens and pantries on the first floor, four bedrooms and two baths on the second floor, the servants' quarters and arrangements for third bath in the attic.

They also contain a number of unique features not usually found in suburban dwellings, such as a clothes-chute going direct to the laundry, a pipe arranged for a vacuum cleaner plant, a standpipe attached to a garden hose on each floor for fire protection, and a tool room in the basement.



DESIGN FOR A PARK HILL RESIDENCE.
Israels & Harder, Architects.



TO BE ERECTED AT PARK HILL.
Israels & Harder, Architects.

The house on the side hill is the first attempt the company has made to utilize one of its many lots with a very steep grade and in order to overcome the decline of 40 feet between two streets the house is designed on two levels, the intermediate levels being entered from the stair platforms.

PIER SHEDS NOT FIREPROOF.

The pier shed at the foot of Fulton st, N. R., which was destroyed, for the most part, by fire, last Saturday afternoon, was not by the nature of its construction calculated to withstand fierce flames. There was simply a timber wharf on piles covered by a 2-sty shed of corrugated iron on a skeleton of steel columns, girders and beams. The decks were of wood as well as the windows, doors and office partitions. The shed was filled with merchandise, among which were many barrels of oil, and when the fire broke out there was no possibility of checking it within the limits of the pier. The structural iron-work crumpled up and collapsed in a very few minutes. No building is indestructible by fire, least of all a steamship pier when filled with inflammable merchandise. The fire department did all that could possibly be expected when it confined the flames to the one pier.

Said Commissioner Tomkins: "I do not think any pier, however fireproof its construction, would avoid destruction in case a fire should break out in the inflammable cargo with which it is filled. The shed of this pier was completely destroyed, but the main floor or deck was not burned through, and the piling not injured at all.

"We shall use our influence to obtain as an effective reconstruction as possible. Our contract with the directors of the Brunswick Steamship Company provides that they shall rebuild the pier on former lines. We cannot control construction except in the case of new piers."

SHEET-METAL WORKERS' STRIKE BEING SETTLED.

About 2,500 members of the Amalgamated Sheet Metal Workers' Union went out on strike in this city and vicinity Monday morning to enforce a decision of the Tampa convention of the American Federation of Labor, which awarded the manufacturing and erecting of hollow metal doors and trim to sheet metal workers rather than to carpenters. The results up to this hour are that 160 sheet metal firms have signed an agreement with the union and about one-half of the men have returned to work. The wage schedule will be \$4.75 to the first of the year and then \$5 a day until December 31, 1912. At this writing committees of the employers' association and the union are in session together, with the probability that a final settlement will be reached to-day.

The matter is being handled entirely within the trade and has not been brought to the attention of the general boards. The negotiations do not apply to two large independent concerns. In the West sheet metal workers have always had jurisdiction over this kind of work, and the Amalgamated union has always contended that they should have it here.

—The Geo. A. Fuller Co., 111 Broadway, is making splendid progress with the Whitehall Building addition in Washington st. Buff face brick, similar to that used in the original building, is now being laid at the fourth story. The steel erectors have reached the top of the old building.

NEW YORK ARCHITECTS SUPREME.

Seven Firms Win Prizes in Competition for Oakland's City Hall.

LATER advices from Oakland, California, in regard to the million dollar competition for the Municipal Building to be erected there are to the effect that the New York firms which competed for the several prizes distinguished themselves over their architectural competitors from other cities. The occasion was a notable one in that it attracted designs from so many prominent firms. Twenty-eight sets of plans were exhibited. Nine California architects entered the competition, and four took second rank. Twelve prizes were awarded and four of them went to California architects. Nineteen Eastern exhibitors carried away eight prizes, and seven of these came to New York City.

Three firms, namely, McKim, Mead & White of New York, Cass Gilbert of New York and Peabody & Stearns of Boston, received a bonus of \$1,000 each for submitting plans. In addition Mr. Gilbert won the "Honorary Prize." The first prize of \$5,000 was awarded to Palmer & Hornbostel of New York. Mr. Hornbostel is at the present time in conference with the Board of Public Works at Oakland.

The ten special prizes of \$1,000 each went to the following named: Bakewell & Brown, San Francisco; A. W. Brunner, New York; Delano & Aldrich, New York; J. H. Freedlander, New York; J. W. Kelham, San Francisco; H. Van Buren Magonigle, New York; F. H. Meyer, San Francisco; Rankin, Kellog & Crane, Philadelphia; Ward & Blohme, San Francisco, and York & Sawyer, New York.

John Galen Howard of the University of California drew up the schedule for the competition and was one of the judges. The other members of the jury of award were Prof. Laird of the University of Pennsylvania, E. F. Champney of Seattle, William S. Eames of St. Louis, architects; Mayor Mott, City Attorney Stetson and Engineer Turner, of Oakland. The estimated cost of the building is \$1,000,000.

WHAT THE STATE IS BUILDING.

State Architect Franklin B. Ware has received from Charles A. Sussdorf, Assistant Deputy State Architect, a statement of the work in progress under the direction of the State Architect for the six months ending July 1 last, and from this statement it appears that the total amount of such work was \$3,418,182.88. Of this, contracts for State hospitals for the insane amounted to \$1,395,491; charitable institutions (institutions reporting to the fiscal supervisor of State charities), \$693,621.88; State prisons, including Great Meadow prison at Comstock, \$627,339; State Normal schools, \$346,926; work for the State Armory Commission, including rifle range at Blauvelt, \$205,922, and miscellaneous institutions, such as agricultural schools, Niagara reservation, etc., \$210,883.

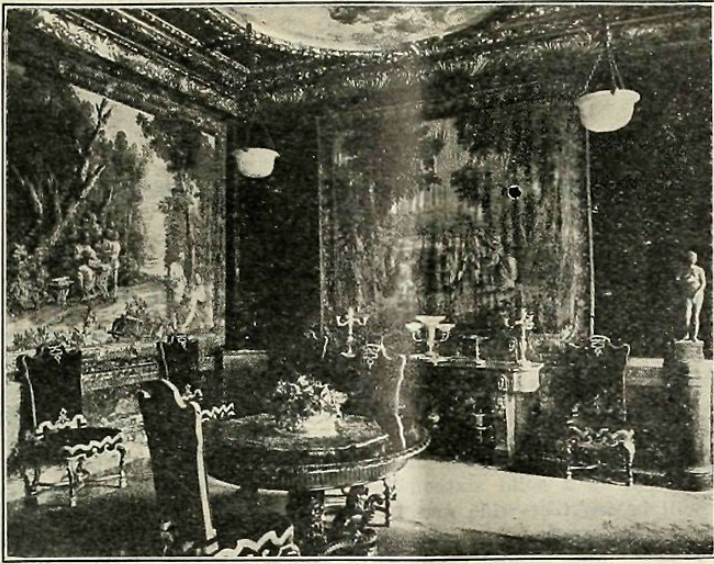
This statement does not include the work, amounting to about \$500,000, being done under the special fund estimate system by the hospitals for insane and charitable institutions, much of which is also done under the supervision of the State Architect. It is also exclusive of work on the State Education Building, the estimated cost of which is over \$3,000,000, and which is also under the supervision of the State Architect, although plans were prepared by private architects under competition, and the building is being erected under their immediate direction.

Plans and specifications for new work are now in the hands of the contractors for proposals, for State hospitals at Central Islip, King's Park and Ward's Island, amounting to about \$225,000, and for beginning the work at Letchworth village, Rockland County, amounting to about \$50,000.

It is expected that before the present year expires final certificates will have been issued on about \$750,000 worth of work, but it is also expected that about \$1,500,000 will be contracted for before that time, including the continuation of work at Great Meadow prison and the new Capitol power house.

—Columbus Circle is interested in the improvement of the southeast corner of Broadway and 59th street, one of the most conspicuous vacancies in the whole city. George Ehret, the owner, has decided that a temporary structure, a "taxpayer" is the best plan for the present, and the Hedden Construction Company has the contract for erecting a 2-sty building for stores and offices, which will cover the whole block front. This decision necessarily postpones the permanent improvement of the corner for a period of years, and may have an influence in delaying other contemplated betterments. Mr. Hearst, it is believed, is waiting only for the opportune time to rebuild the opposite corner. By general opinion 59th st and Broadway in that quarter are predestined to be a new theatre section, and something appropriate had been expected from Mr. Ehret. But his judgment is—a "taxpayer."

—The formal opening of the Colburn Memorial Home for the Aged of New Rochelle took place on Monday evening, July 18th, in the new building on Clinton av south of Coligni av, Leigh H. French, president of the home, presiding. The building was erected under the plans and supervision of Albert E. Davis, architect, Bronx, N. Y., and cost about \$30,000.



DINING ROOM IN THE RESIDENCE OF MR. C. S. PHILLIPS.
1082 5th Avenue. Alfred H. Taylor, Architect.

The mantel, wainscoting, trim, wall-framing and sideboard are composed of rarely figured Numidian marble. The walls are hung with green velvet, on which are suspended fine examples of rare old tapestries.



LIBRARY IN THE PHILLIPS RESIDENCE.

Alfred H. Taylor, Architect.

The library woodwork is of deep brown mahogany, the furniture being of old walnut and oak in the Renaissance. The walls above the wainscot are covered with cut velvet. Bright touches of color are given over the wainscot by rare Chinese vases and Assyrian pottery.

RECONSTRUCTION OF A FIFTH AVENUE HOUSE.

ARCHITECTS and builders have been busier on upper 5th av and the adjacent blocks during the past two years than for a long period of years, and probably with a continuation of good times there will gradually develop a much more pronounced building campaign. A very desirable part of the work has consisted of alterations, which in some cases have entailed large expenditures. In remodeling the residence of Charles S. Phillips at 1082 5th av, between 89th and 90th sts, the architect, Alfred H. Taylor, enjoyed during the work the appreciation of a sympathetic client, whose wife was fond of the decorative work of France.

To the hall attaches a becoming formality through the use of Caen stone and Hauteville marble on the floor, walls and staircase; and into this Louis XVI. treatment are fully introduced tapestry of the Renaissance and gilded furniture of the seventeenth century, which with the carpeting give well disposed masses of color.

The dining-room is the result of a desire on the part of madame for a marble room. Here the only wood in evidence is the table and chairs; and the mantel, wainscot, trims, wall-

artist. This room displays the eclectic freedom of the architect, although reflecting the palatial work at Fountainbleau.

The library is almost sombre with the rich brown of the mahogany woodwork and the walnut and oak Renaissance furniture and the black marble mantel; but this is relieved by the strong old yellows and blues of the Chinese rugs and the cut velvet of the walls. Touches of bright color are given by the precious Chinese vases and the iridescent Assyrian pottery.

This residence contains many examples of antique furniture in and of the Louis XIV., XV., XVI. and Empire periods in the various rooms, each room being designed in the style of the furniture of the period, Mr. Phillips being an acknowledged authority and connoisseur in old furniture and tapestries.

NEW RULES FOR FILM EXCHANGES.

Superintendent F. J. T. Stewart of the Bureau of Surveys of the New York Board of Fire Underwriters, in a report on the fire in the Morton Building in Ann st, which happened on July 2, and which started in the film exchange of the American Vitagraph Co., makes the following recommendations.

"1. The Rules and Requirements of the National Board of Fire Underwriters governing the storage and handling of Nitro-Cellulose Films should be rigidly enforced.

"The imminent danger to life and property has been evidenced by this fire and the recent fire and explosion in the Ferguson Building at Pittsburgh.

"2. The need of more than one reliable means of exit from high buildings should not be overlooked.

"Although there were two stairways in this building neither of them were accessible for a time to the occupants of the upper floors in the main portion of the building facing Nassau st."

NEW RULES FOR MOTION PICTURE FILM EXCHANGES.

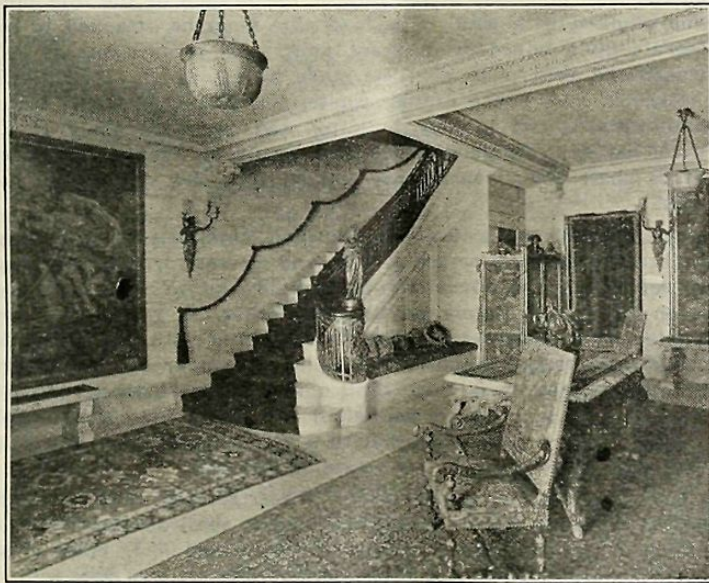
The rules and requirements referred to, for motion picture film exchanges, were issued this week in connection with the foregoing recommendations. They constitute essentially a new building code for premises devoted to this line of business.

They require that each reel of film be kept in a separate metal box with tight fitting cover, except when being examined or repaired, and stored in a separate building, or vault, not exposing other property; if permitted in a building with other occupancy, to be in standard fireproof vaults or safes.

Other provisions are as follows:

"In fireproof buildings having standard protection on the steel framework, vaults may be carried on the structure from floor to floor. Walls to be of brick, not less than 8 inches thick, or of hollow tile not less than 12 inches thick, laid in cement. Size of vault not to exceed 750 cu. ft. Top and bottom of vault to be waterproof and made of brick, tile or concrete at least 8 inches thick. In all other respects to comply with specifications for vaults in buildings of non-fireproof construction.

"Examining and repairing are to be done only in a room having outside ventilation and separated from the balance of the building by tight partitions of incombustible material, with doors at openings; partitions and doors to contain no glass other than wired glass. (b) Room to be used neither for storage nor handling of combustible materials, other than the films. (c) The number of reels of films in a room under examination and repair at any one time to be limited to 10. (d) Reels containing films under examination, or in the process of re-winding, to be enclosed in magazines similar to those required on motion picture machines.



HALL IN THE PHILLIPS RESIDENCE.

Alfred H. Taylor, Architect.

The stairway is of reinforced concrete covered with Caen stone and Hauteville marble, and a finely wrought iron balustrade with heavy silk cord hand rail. The walls are treated in rusticated Caen stone on which are suspended Renaissance tapestries of great value.

framing and even the sideboard are richly figured red Numidian marble with two window conservatories of Alps green marble with white stone fountains. The walls are hung with green velvet, over which are suspended exquisite examples of rare tapestries.

The floor covering is of the same tone of green, the border being Numidian marble. The ceiling is an elaborate plastic relief treatment gilded and toned to a greenish cast, forming a frame to the vigorous painted ceiling panel by a noted French

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

DEPARTMENT OF BUILDINGS.

Bulletin No. 37—1910.

MODIFICATION—SECTION 48, BUILDING CODE.

In re Application No. 786, Alterations, 1910; premises, No. 67 1st av:

In altering an existing 5-sty tenement to make it comply with the requirements of the Tenement House Law affecting old buildings, it is proposed to enlarge the existing shaft so as to get the necessary area in the same and to reconstruct the walls of this shaft of angle iron frame filled in with terra cotta blocks, covered on the outside with cement, resting on the present masonry walls in the cellar and subcellar.

A modification of Section 48 of the Building Code is requested and hereby granted, so as to permit this type of construction instead of brick walls, inasmuch as a strict compliance with the requirements of the Building Code would mean the practical reconstruction of the interior and a loss of space entailing considerable hardship on the owner.

Dated New York, April 25, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

Bulletin No. 38—1910.

MODIFICATION—SECTION 31, BUILDING CODE.

In re Application No. 1148, Alterations, 1910; premises, No. 92 1st av:

In altering a 5-sty tenement house, it is proposed to build on the rear a 1-sty extension about nineteen feet in the clear between bearing walls and about thirty-four feet deep, with twelve-inch walls. One of these walls has window openings to the extent of more than fifty per cent. of the horizontal section of the wall. Strictly speaking, this wall should be increased in thickness on account of excessive openings.

A modification of Section 31 of the Building Code is requested and hereby granted, to permit the twelve-inch walls as shown for the bearing wall with over fifty per cent. openings, inasmuch as this extension if built as an independent structure, might be built with eight-inch walls under Section 35 of the Building Code, and the bearing wall then being laid on cement mortar would be of lawful thickness.

Dated New York, June 9, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

Bulletin No. 39—1910.

MODIFICATION—SECTION 31, BUILDING CODE.

In re Application No. 1152, Alterations, 1910; premises, No. 273 Madison av:

It is proposed to alter a 4-sty non-fireproof private dwelling by adding one story on the same, making it five stories in height. The additional story is not of the same area as the story below. It is proposed to construct the front wall of this additional story of brick eight inches thick. A strict interpretation of Section 31 of the Building Code would require twelve-inch walls.

A modification of Section 31 of the Building Code is requested and hereby granted, to permit the use of the eight-inch walls where they cross over the floor below and do not come over the outside walls, inasmuch as the construction is lighter than would be required, and is sufficient for its purpose and does not increase the fire hazard.

Dated New York, June 11, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

Bulletin No. 40—1910.

MODIFICATION—SECTION 31, BUILDING CODE.

In re Application No. 1175, Alterations, 1910; premises, No. 109 East 57th st:

In altering a 5-sty dwelling house it is proposed to add one story to a 1-sty and basement extension with eight-inch walls, making the walls in the new top story eight inches in thickness, but lining the walls of the lower stories so as to make a sixteen-inch wall in the basement and first story, the top of the first story walls being taken down and rebuilt with the new portion as a solid sixteen-inch wall. The extension as altered will be 9½ feet wide and 19 feet deep.

A modification of Section 31 of the Building Code is requested and hereby granted, to permit the use of the walls as proposed instead of making twelve-inch walls in the top story, inasmuch as the extension is so narrow that the use of twelve-inch walls would destroy the usefulness of the new room in the top story, and as the extension does not much exceed in general dimensions the limiting size for an extension of eight-inch walls to a dwelling house as provided in Section 35 of the Building Code.

Dated New York, June 24, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved,

GEO. McANENY,

President of the Borough of Manhattan.

DEPARTMENT OF HEALTH.

Sewerage and Drainage.

Sec. 28. It shall be the duty of all boards, departments, officers, and persons having power and authority so to do or require (and to the extent thereof) to cause sufficient water to be used, and other adequate means to be taken, so that whatever substances may enter any sewer shall pass speedily along and from the same, and sufficiently far into some water or proper reservoir, that no accumulation shall take place, and no exhalations proceed therefrom, dangerous or prejudicial to life or health.

Sec. 31. All joints in iron drain pipes, soil and waste pipes, must be filled with oakum and lead and hand caulked so as to make them gas-tight. All connections of lead with iron pipes must be made with a brass sleeve or ferrule of the same size as the lead pipe, put in the hub of the branch of the iron pipe, and caulked with lead. The lead pipe must be attached to the ferrule by a wiped or overcast joint. All connections of lead waste and vent pipes shall be made by means of wiped joints.

Sec. 32. All house drains, waste, soil and vent pipes, traps, and water pipes in any building and premises shall at all times be kept in good order and repair so that no gases or odors shall escape therefrom and so that the same shall not leak.

Sec. 33. Every water-closet, urinal, sink, basin, wash-tray, bath and every tub or set of tubs and hydrant waste pipe must be separately and effectively trapped; except where a sink and wash tubs immediately adjoin each other, in which case the waste pipe from the tubs may be connected with the inlet side of the sink trap. Traps must be placed as near the fixtures as practicable, and in no case shall a trap be more than two feet from the fixture. In no case shall the waste from a bath tub or other fixture be connected with a water-closet trap. No trap vent pipe shall be used as a waste or soil pipe.

Sec. 34. No drain pipe from a refrigerator shall be connected with the soil or waste pipe, but it shall discharge into a properly trapped, sewer-connected, water-supplied, open sink. No overflow pipe from a tank shall discharge into any soil or waste pipe, or water-closet trap or into the drain or sewer, but it may discharge upon the roof or into an open water-supplied tank.

Sec. 35. Rain water leaders shall be sound, tight and adequate for their purpose and shall not be used as soil, waste or vent pipes, or be connected therewith; nor shall any soil, waste or vent pipe be used as a leader. When within the house, the leader must be of cast iron, with leaded joints; when outside of the house and connected with the house drain it must be trapped beneath the ground or just inside of the wall, the trap being arranged in either case so as to prevent freezing. In every case where a leader opens near a window or a light-shaft, it must be properly trapped at its base. The joint between a cast-iron leader and the roof must be made gas and water tight by means of a brass ferrule and lead or copper pipe properly connected.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS.

INDEX:

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

1—Demolishing
2—Excavating
3—Foundations
4—Masonry
5—Carpentry
6—Terra cotta blocks.
7—Steel and iron work
8—Reinforced concrete
9—Fireproofing
10—Tin roof
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12—Front brick

13—Granite
14—Limestone
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17—Mosaic
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19—Metal lath
20—Plaster partition blocks
21—Coping
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23—Fire-escapes.

24—Plumbing
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26—Elevators
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29—Electric wiring.
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33—Paints
34—Hardware

Ft Washington Const Co, 110 5th av, owner; 12, 14, 16, 11.
Chas B Meyers, 1 Union sq, ar't; 12, 16, 11.
Mitral Realty & Const Co, 132 Nassau st, owner; 11.
Tacoma Const Co, 2228 B'way, owner; 12, 10.
Louis E Jallade, 37 Liberty st, ar't; 16, 11.
Isaac Solinger, 55-57 Delancey st, owner; 12, 11.
Martin Garone, 143 Washington st, owner; 12, 11.
Chas C Haight, 452 5th av, ar't; 12, 14, 11.
Gillespie & Carrel, 1123 B'way, ar't.
John H Duncan, 208 5th av, ar't; 7, 26, 11.
Harry Allen Jacobs, 320 5th av, ar't; 12, 14.

D C N Collins, 29 Broadway, engineer; 12, 7, 9.
Otto Wagner, 40 E 12th st, owner; 12, 14, 9.
Geo Bullen, Great Neck, L I, b'r; 5.
Thomas J Duff, 407 W 14th st, ar't; 12, 14.
Reid Palmer Const Co, 11 E 59th st, b'r; 12.
Hubbard Const Co, 80 West st, owner; 12, 14.
Aug Froelich, Leggett and Whitlock avs, b'r; 12, 14.
Howard Greenley, 320 5th av, ar't; 5.
M T Connolly Const Co, 17th st, Jersey City, N J, b'r; 12, 7, 9.
Louis Abrahamson Const Co, 237 Chester st, Brooklyn, owner; 12, 14.
Chas I Berg, 571 5th av, ar't; 12, 14.

Jos Rudther, 63 Havens pl, Brooklyn, b'r; 12, 14.
G Keller Const Co, 188th st and 3d av, owner; 12.
McDermott & Hanigan, 31 W 42d st, b'r; 12, 9.
Emery Roth, 18-20 E 42d st, ar't; 12, 14.
Alexander Brown, Jr, 33 E 20th st, b'r; 12.
Roanoke Const Co, 106 Bristol st, Brooklyn, owner; 12, 14.
J P Boyland Const Co, 103 E 125th st, owner; 12, 14.
F Ciampola, 2360 Hughes av, owner.
Marmucci & Ciampola, 566 E 187th st, owners.
D Farago, 1537 Melville av, owner.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

FT. WASHINGTON AV, s e cor — st, 6-sty bk stn & terra cotta non fireproof apartment house, 173.9x150x irregular, slag roof; cost, \$450,000; ovr, Ft. Washington Const. Co., 110 5th av; art, Chas. B. Meyers, 1 Union sq. Plan No. 515.

Owners superintend & take masonry & carpentry contracts. No plumbers named.
ST. NICHOLAS AV, e s, 50 n 178th st, 6-sty bk tnt, 100x87, tin roof; cost, \$150,000; ovr, Tacoma Const. Co., 2228 Bway; arts, Eaton & Felson, 125 E 115th st. Plan No. 505.

Owners superintends. Benjamin Barnett, pres., 2228 Bway. No plumbers announced.

2D AV, n w cor 5th st, 6-sty bk tnt, 48.6x48.6x90, plastic slate roof; cost, \$60,000; ovr, Isaac Sohnger, 55-57 Delancey st; art, John C. Watson, 217 W 125th st. Plan No. 507.

Plumber not selected. No mason or carpenter announced. Ovr superintends. H. W. Bell, dumb waiter shafts.

WASHINGTON ST, No. 48-50, 6-sty bk & terra cotta str & tnt, 44.2½x31.2½x77.4¼, slag roof; cost, \$25,000; ovr, Est of Ogden Goelet, 9 W 17th st; art, Chas. B. Meyers, No. 1 Union sq. Plan No. 516.

Robert Goelet, 9 W 18th st, trustee of Est. Art superintends. Mason and carpenter not selected. Plumbers not announced.

RIVERSIDE DRIVE, s e cor 102d st, 12-sty bk, stn and terra cotta fireproof apartment house, 75x65.10½x108.2¼, slag roof; cost, \$300,000; ovr, Rockledge Construction Co., 41 W. 33d st; art, Evan T. Macdonald, 41 W. 33d st. Plan No. 518.

Architect superintends. Sub-contracts not announced. Vincent J. Slattery, 148 W. 92d st, Pres.; James V. Reddy, 6 W.

24th st, Secy.; Joseph H. Massoit, 2734 B'way, V. P., and R. Leonard Lanning, 2734 B'way, treasurer. Motts enameled ironware.

184TH ST, n s, 100 w Am. av, two bk & stn 5-sty non-fireproof tenements, each 50x50x87.11, plastic slate roof; cost, \$50,000 each; ovr, Van Orden Const. Co., 361 W. 161st st; arts, Moore & Landsiedel, 148th st & 3d av. Plan No. 520.

Owner superintends and takes bids. No plumber announced. De Ruyter Van Orden, 561 W. 161st st, Pres.; Frances Colety, 561 W. 161st st, Secy.

Factories and Warehouses.

CANAL ST, No. 417-421, 8-sty bk & lmnstn factory, 65.5½x60.5¼x100.4¼, brick roof; cost, \$200,000; ovr, Corporation of Trinity Church, 187 Fulton st; art, Chas. C. Haight, 452 5th av. Plan No. 510.

Art superintends. No subs announced. Site cor Sullivan st.

Hotels.

7TH AV, n e cor 31st st, 4-sty fireproof bk hotel, 39x60, asphalt, felt and slag roof; cost, \$30,000; ovr, Catherine Getzgen, Sheepshead Bay; art, Robt. D. Kohn, 170 5th av. Plan No. 512.

Lessee the 383 Seventh Av Co. No subs announced.

Miscellaneous.

115TH ST, n s, 125 e St. Nicholas av, 5-sty bk non fireproof turkish baths, 40x40x95.11, slag & gravel roof; cost, \$28,000; ovr, Mitral Realty & Construction Co., 132 Nassau st; art, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 504.

Ovrs superintend. No subs announced. Louis Starr, 132 Nassau st, pres; Harry Herzog, same address, vice-pres; Abraham H. Levy, same address, secy & treas.

CATHERINE ST, No. 67, 6-sty bk motion picture theatre, 24.9½x25x70.11¼, slag roof; cost, \$7,500; ovr, Martin Garone, 143 Washington st; art, Alfred L.

Kehoe & Co., No. 1 Beekman st. Plan No. 509.

Ovr superintends.

4TH ST, No. 59 E, 1 fr shed, 25x25x28, slag roof; cost, \$350; ovr, Catherine Stevens, Hartford, Conn.; art, Richard Rohl, 128 Bible House. Plan No. 509.

Lessee John Bauman & Son, 79 E 4th st.

PELL ST, No. 23, 1-sty bk outhouse, 62x136, tin roof; cost, \$500; ovr, Est. M. Wilcox & A. Clark, 283 Elizabeth st; art, O. Reissmann, 30 First st. Plan No. 514.

10TH AV, No. 337, build bk toilets, 11x11x6.6, — roof; cost, \$400; ovr, Theodore Boenan, 7th av & Garfield pl, Bklyn; art, John H. Knubel, 318 W. 42d st. Plan No. 519.

C. Sheehan, 263 W. 34th st, superintends. No plumber announced.

50TH ST, Nos. 339-351 W, 11-sty & basement bk & granite fireproof hospital, 95.10x96; cost, \$500,000; ovr, N. Y. Polyclinic School & Hospital, 214 E. 34th st; art, Thomas Rowe, 140 W. 42d st. Plan No. 523.

D. C. White & Son, 1133 Broadway, builder; art superintends.

AMSTERDAM AV, n w cor 197th st, 1 frame slide, 6x8x85.9; cost, \$600; ovr, Alexander Zanat, 1st av bet 61st & 62d sts; art, Peter M. Coco, 424 Jackson av, L. I. C. Plan No. 521.

Stores, Offices and Lofts.

27TH ST, No. 311 W, 10-sty and cellar fireproof loft bldg, 20x83.6, slag and gravel roof; cost, \$45,000; ovr, Otto Wagner, 403 12th st; art, Wm. Kurtzer, Spring st, cor Bowery. Plan No. 511.

Contractor not announced.

VESEY ST, No. 28-30, 18-sty fireproof bk, granite and limestone and terra cotta office bldg, 52x75, tile roof; cost, \$400,000; ovr, John J. Underwood, 336 Washington av, Bklyn; art, Goldwin, Starrett & Van Vleck, Everett bldg., 4th av and 17th st. Plan No. 513.

Supt not yet assigned. No subs let.
3D ST, n s, 150.1 e 6th av, 4-sty bk loft bldg, 23x29 & 10x95, tar & gravel roof; cost, \$15,000; owsr, Alexander Rinaldi, Joseph DeLorenzo & Andrew DeLorenzo, 113 Thompson st; art, Eugene DeRoso, 423 E 117th st. Plan No. 517.
Owsr superintend; no plumbing contract let.

125TH ST, No. 145-147 W, 5-sty glass & terra cotta non fireproof left bldg; 50x50x—; cost, \$75,000; owr, The Buckley Newhall Co., n e cor 125th st & 5th av; art Louis E. Jallade, 37 Liberty st. Plan No. 506.

H. S. Masterson, secy & treas, 728 Bushwick av, Bklyn. A. Buckley, 1 E 125th st, vice-pres. No subs announced. Art superintends.

33D ST, Nos. 45-47 E, 2-sty bk office bldg, 34x34x48; slate roof; cost, \$4,800; owr, Pennsylvania R. R. Co., Philadelphia, Pa.; art, Warren & Wetmore, 3 E. 33d st. Plan No. 524.

The Ajer Co. lessees, superintendent, mason and builder; Edw. Grey, pres., 152 Madison av; L. H. Smith, secy and treas.

20TH ST, No. 40 E, 7-sty bk & limestone store & loft bldg, 25x82; slag roof; cost, \$40,000; owr, F. H. Thorne, 4633 Park av; art, same. Plan No. 522.

MANHATTAN ALTERATIONS.

BLEECKER ST, No. 285, change show windows, new fire escape and galv. iron cornice in 5-sty bk bldg; cost, \$5,000; owr, Lorenzo Caffone, 110 Thompson st; art, Max Muller, 115 Nassau st. Plan No. 1901.

ELIZABETH ST, No. 245, cut window openings and change partitions, etc., in 5-sty bk bldg; cost, \$2,000; owr, R. Dunne, 208 E 22d st; art, O. Reissmann, 30 1st st. Plan No. 1856.

FRANKFORT ST, No. 59.—Sign on 3-sty fr bldg; cost, \$75; owr, S. E. Amundson, 20 W 34th st; art, Walter A. Faxon, 2376 3d av. Plan No. 1881.

Art takes contracts & superintends
HESTER, ESSEX & NORFOLK STS, make new exit to 6-sty bk public school; cost, \$200; art, C. B. Snyder, 500 Park av. Plan No. 1906.

Art superintends.
IRVING PL, No. 2.—New fire escapes for 2-sty bk theatre; cost, \$500; owr, Academy of Music Co., 2 Irving pl; art, Eli Benedict, 1947 Broadway. Plan No. 1877.

Henry Cole Smith, 618 W 148th st, superintends.

LUDLOW ST, No. 81.—Erect stairs in 6-sty bk str & bldg; cost, \$500; owr, S. Levine, 48 W 114th st; art, L. A. Sherman, 1904 Bowery. Plan No. 1880.

M. Rosenthal, 81 Ludlow st superintends.

MAIDEN LANE, Nos. 90-94, change entrance, put in new partitions & make gen. alterations in 4-sty bk business bldg; cost, \$35,000; owr, Estate of James A. Roosevelt and Theodore Roosevelt, 33 Wall st; art, John W. Kearney, 37 Liberty st. Plan No. 1905.

W. Emlin I. Roosevelt, agt., 33 Wall st, M. C. Granger, 100 William st, superintends; R. L. Walsh Co, 100 William st, mason & carpenter.

ORCHARD ST, No. 73, cut out cellar wall, excavate for area & wall, build new stairs & new partitions in 5-sty bk bldg; cost, \$3,000; owr, Morris Kulock, 39 Eldridge st; art, Max Muller, 115 Nassau st. Plan No. 1891.

Owr superintends.

RIDGE ST, No. 131, change support of dumb waiter in 6-sty bk store & bldg; cost, \$500; owr, A. & H. Cohen, 168-70 Park pl; art, Herman Horenburger, 122 Bowery. Plan No. 1902.

WILLETT ST, No. 58, general alterations in 4-sty bk moving picture auditorium & billiard room & dwg; cost, \$6,000; owr, Frank Seiden, 252 Graham av,

Bklyn; arts, Shampan & Shampan, 772 B'way, Bklyn. Plan No. 1895.

2ND ST, No. 65.—Alter b for steam heating plant, build additional sty on ext on 3-sty bk dwg; cost, \$3,000; owr, Elise Grant, 65 E 22d st; art, Samuel Livingston, 29 W 42d st. Plan No. 1878.

No subs or supt announced.
3D ST, Nos. 140-142 E, new partition windows, in 4-sty bk str & bldg; cost, \$175; owr, Fred Hauff, 142 E 3d st; art, William Kurtza, Spring st, cor Bowery. Plan No. 1890.

Art superintends. No subs selected.
6TH ST, Nos. 309-311 E, general alterations in 2 bk club bldgs; cost, \$2,500; owr, Emanuel Brotherhood, 316 E 5th st; arts, Shire & Kaufman, 110 E 23d st. Plan No. 1865.

14TH ST, No. 416-418 W, change flooring & furring in 4-sty bk market; cost, \$1,500; owr, A. Selz, Inc., 416-18 W. 14th st; art, Marvin, Davis & Turton, 303 5th av. Plan No. 1904.

A. Silz, president, address as above. Owr superintends.

16TH ST, No. 128 E., rebuild front basement wall in 4-sty basement bk dwg; cost, \$6,000; owr, Lewis Leonssove, 152 3d av; arts, Harrison & Sackheim, 230 Grand st. Plan No. 1898.

17TH ST, No. 21 W, change wall, erect vent shaft, etc., in 4-sty and b bk restaurant and furnished room house for use as str and lofts; cost, \$10,000; pwr, Susquehanna Silk Mills, 23-27 W 17th st; art, Rechar Rabe, 128 Bible House. Plan No. 1863.

17TH ST, No. 108 W., change front wall & make str in lower part of 5-sty bk bldg; cost, \$1,500; owr, Morris Jacoby, 41 Park Row; art, Oscar Lowinson, 18 E. 42d st. Plan No. 1899.

Architect superintends.
18TH ST, No. 437, raise roof 2 ft in 1-sty bk garage, tar and gravel roof; cost, \$300; owr, Consolidated Gas Co., 4 Irving pl; art, same. Plan No. 1852.

Company does all work and superintends.

19TH ST, No. 12 W., change front basement & 1st sty wall in 3-sty & basement bk str & dwg; cost, \$2,500; owr, Max Saltz, 35 E. 9th st; art, A. Reissmann, 30 1st st. Plan No. 1892.

19TH ST, No. 210 E, change cellar wall in 6-sty and b bk bldg; cost, \$800; owr, Paul Chopak, 250 W 137th st; art, O. Reissmann, 30 1st st. Plan No. 1857.

22D ST, Nos. 40-42 E, application filed to obviate violation by omitting iron beam in 12-sty bk loft bldg; cost, \$50; owr care art, Louis Korn, 353 5th av. Plan No. 1882.

No contracts let.
23D ST, No. 226 E, change entire front and interior of 4-sty bk dwg for use of bakery; cost, \$20,000; owr, Geo. A. Gay, s e cor 23d st and 3d av; art, Fredk. W. Fischer, 20 W 31st st. Plan No. 1775.

Art superintends. Michael Lakner, 32 Union sq, general contractor. Alex Simpson & Son, 210 E 26th st, plumbers. (Corrects previous publication.)

23D ST, No. 28 E, change front wall piers and floors, in 4-sty bk str & furnished room house; cost, \$3,000; owr, Mrs. W. S. Wyse, 28 E 23d st; art, Herbert J. Knapp. Plan No. 1888.

No plumbing.
26TH ST, No. 29 W, remove front stoop and area in 7-sty bk bachelor apts & store; cost, \$1,800; owr, E. Lehman, 27 W. 26th st; art, M. A. Cantor, 314 Madison av. Plan No. 1909.

29TH ST, No. 313 E, new windows in 4-sty bk bldg; cost, \$500; owr, John P. and Louis J. Schussler, 604 Riverside Drive; art, Thomas W. Lamb, 489 5th av. Plan No. 1872.

Owr superintends.
31ST ST, No. 301 E, build 1-sty rear bk extension, 23.10x23.10x22, to 4-sty bk saloon and furnished room house. slag roof; cost, \$1,000; owr, Chr. Donbary, 507

W 173d st; art, J. H. Friend, 148 Alexander av. Plan No. 1861.

Ed. McCabe, 574 2d av, plumber.
34TH ST, No. 634 W, change roof for tank in 3-sty bk str & warehouse; cost, \$200; owr, P. W. Engs & Sons, 634 W 34th st; art, Peter Buchert, Evans st, Cincinnati, Ohio. Plan No. 1885.

Mason, C. Curtis Woodruff & Co., 213 10th st, L. I. City.

34TH ST, No. 11 W, extend front in 6-sty bk str; cost, \$2,500; owr, Francis Harris, 871 Bway; art, S. B. Eisendrath and B. Horwitz, associated, 500 5th av. Plan No. 1886.

No subs announced. Arts superintend.
42D ST, No. 249 W, general alterations to 4-sty and cellar bk dwg for use as str and lofts; cost, \$6,000; owr, Mitchell Lehman, 230 W 99th st; art, Albert Lehman, 244 W 99th st and Gillespie & Carrel, 1123 Bway. Plan No. 1867.

Gillespie & Carrel superintend.
44TH ST, No. 519 W., make two class rooms by changing piers in 4-sty bk public school, No. 51; cost, \$1,200; owr, City of New York, City Hall; art, C. B. J. Snyder, 500 Park av. Plan No. 1907.

Art superintends.
48TH ST, No. 51 W, change rear wall, new roof house & passage, new shaft in 4-sty & b bk residence; cost, \$8,000; owr, 51 W. 48th St, Inc., 24 Broad st; art, Grosvenor Atterbury, 20 W. 43d st. Plan No. 1908.

Art superintends; no contracts announced.

49TH ST, No. 21 E, take down wall and build new extension, in 4-sty and basement bk dressmaking establishment, tin roof; cost, \$500; owr, Mary Sealon, 418 Madison av; art, Schweitzer & Diener, 45 Leonard st. Plan No. 1860.

F. E. Conover, 253 Bway, superintends and does masonry.

50TH ST, No. 236 W, repair east wall in 1-sty shed; cost, \$100; owr, Lillian J. Hallet, 60 W 70th st; art, John Blain, 81 W 50th st. Plan No. 1884.

57TH ST, No. 17 W., build partitions around elevator machine in 4-sty & basement bk dwg; cost, \$9,000; owr, F. P. Frazier, Hotel Plaza; art, C. P. H. Gilbert, 1123 Broadway. Plan No. 1894.

Watt & Sinclair, 160 5th av, builders.
59TH ST, Nos. 303 to 309, general exterior alterations, in 4-sty bk garage; cost, \$1,500; lessee, I. M. Uppercece, 1319 Bway; art, M. C. Merritt, 58 W 31st st; supt, M. C. Merritt, 58 W 31st st. Plan No. 1859.

No contractors selected.
64TH ST, No. 4 E, change windows & erect portico in 5-sty bk dwg; cost, \$1,800; owr, Howard Carroll, 4 E 64th st; art, Denivelle Stone Co., 611 W 55th st. Plan No. 1874.

67TH ST, No. 225 E, change 3 & 1-sty bk stable to garage; cost, \$2,500; owr, John D. Crimmins, 624 Madison av; art, John H. Friend, 148 Alexander av. Plan No. 1871.

Art superintends.
72D ST, Nos. 438-440 E, change flue from cellar to roof in 4-sty bk bakery & wagon room; cost, \$200; owr, Louise Fink, 438-40 E. 72d st; art, J. M. Felson, 125 E. 115th st. Plan No. 1903.

Owr superintends.
77TH ST, No. 13 E, change front wall, pantry extension, raise 1st and 2d floors, new stairs in 5-sty bk dwg; cost, \$10,000; owr, Miss M. L. Willard, 49 E 64th st; art, E. R. Bossange, 16 E 23d st. Plan No. 1858.

78TH ST, No. 62 E., change basement wall & partitions in 4-sty & basement bk residence; cost, \$6,000; owr, Johanna H. Watjen, Greenwich, Conn; art, Eugene W. Mason, Jr., 70 W. 52d st. Plan No. 1893.

W. D. Lewis Co., 90 West st, builders.
80TH ST, No 160 E, rebuild front wall of basement & change partitions in 3-sty & basement bk dwg; cost, \$5,000; owr,

Louis J. Vorhaus, 160 E. 80th st; art, Oscar Lowinson, 18 E. 42d st. Plan No. 1897.

86TH ST, No. 347 E, change front wall supports, in 3-sty and bk str & tnt; cost, \$1,000; ovr, Herman Schmidt, 291 Lenox av; art, Chas. Stegmayer, 168 E 91st st. Plan No. 1887.

99TH ST, No. 103-105 W, erect wooden tank on 1-sty bk theatre; cost, \$500; ovr, Horburg Realty & Amusement Co., 103-105 W 99th st; art, Lourein Neiher (for bldg), 271 W 125th st. Plan No. 1862.

Art for tank and tower, Flint & Walling Mfg. Co., 96 Wall st, Herman A. Wiesel, 2162 8th av, pres, Harburg Realty & Amusement Co.

99TH ST, No. 22 W.—Change dumb-waiter shafts & partitions in 5-sty bk str & tnt; cost, \$5,000; ovr, Max I. Klein, 95 W 119th st; arts, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 1876.

Owner superintends. No subs announced.

107TH ST, Nos. 310-312-314 E, remove interior shafts, in three 4-sty and b tnts; cost, \$500; ovr, Frank Gorefalo, 419 E 116th st; art, Nathan Langer, 81 E 125th st. Plan No. 1864.

Ovr, superintends.

123D ST, No. 186 E, open passageway, cut adjoining bldg, etc., in 4-sty bk str and lodging house; cost, \$1,500; ovr, The Reformed Low Dutch Church of Harlem, 182 E 122d st; art, Waller H. C. Hornum, 360 W 125th st. Plan No. 1869.

Lessee, I. Wit, 105 Summer st, Boston, Mass. Art superintends.

BOWERY, No. 46, general alterations for bk theatre; cost, \$5,000; ovr, Wm. Kramer, 48-50 Bowery; art, Henry Regelmann, 133 7th st. Plan No. 1868.

BOWERY, No. 16, make balcony on second floor of 4-sty moving picture theatre; cost, 6400; ovr, Sam Kutinsky, 32 Henry st; art, Lorenz F. J. Weiher, 271 W. 125th st. Plan No. 1900.

See Alt. 2151 of 1909 under which permit the previous alterations were made.

BROADWAY, n w cor Vesey, remove old and erect new 5,000 gal tank on roof of 6-sty hotel; cost, \$275; ovr, trustees for John Jacob Astor, 23 W 26th st; art, the Rushing Co., 39 Cortlandt st. Plan No. 1866.

Arts take all bids and superintend.

BROADWAY, Nos. 189-191, rebuild entire Bway and Dey st fronts of cast iron cols in bk piers, remove old partitions, new elevator and light and vent shafts, new marble tread str, slag roof; cost, \$40,000; ovr, Broadway & Dey St. Co., 165 Broadway; art, John H. Duncan, 208 5th av. Plan No. 1870.

Art superintends. Robert E. Dowling, pres, Broadway & Dey St. Co., 165 Broadway, Ed. F. Clark, secy; Morris B. Mead, treas.

COLUMBUS AV, No. 284 also 73d st, No. 101 W, new store front in 4-sty bk str, offices and dwg; cost, \$300; ovr, Fred Ambrose Clark, Cooperstown, N. Y.; art, Geo. H. Grubel, 2255 Broadway. Plan No. 1853.

Art superintends.

LENOX AV, No. 463, change front wall, raise floor level of basement, change partition in 4-sty bk str and office bldg; cost, \$5,000; ovr, Paul Borchard, 42 Am av; art, Harrison & Sachheim, 230 Grand st. Plan No. 1855.

Ovr superintends.

MADISON AV, No. 211, build side concrete and brick extension, 4x4x6, to 2-sty brick garage; cost, \$150; ovr J. P. Morgan 219 Madison av; arts Gilbert & Barber Mfg. Co., 80-82 4th av. Plan No. 1824.

C. P. Roney, Central Islip, L. I., bldr. Corrects error in last issue which gave Madison st for Madison av.

MORNINGSIDE AV, No. 16, new toilet compartment for 6-sty bk tnt; cost, \$75;

owr, Lillie Furst, 18 E 60th st; art, Geo. M. McCabe, 96 5th av. Plan No. 1883.

Ovr superintends.

1ST AV, No. 1375, general alterations to 4-sty bk str and tnt; cost, \$3,500; ovr, Wm. Wolfson, 1375 1st av; art, Samuel Sass, 32 Union sq. Plan No. 1851.

Owner superintends.

1ST AV, No. 1306.—Change walls of extension & stairs in 4-sty bk str & tnt; cost, \$1,000; owner, H. Mandelbaum, 9 E 59th st; art, Otto L. Spannake, 233 E 78th st. Plan No. 1879.

No subs announced, ovr superintends.

FIRST AV, Nos. 39-41, remove school sinks put in new toilets, in 2 5-sty bk tnts; cost, \$2,400 (\$1,200 each); ovr, Wm. P. Swinger, 320 E 86th st; art, Otto M. Beck, 21 E 89th st. Plan No. 1873.

Art superintends.

2D AV, No. 1573, change show window and fireproof ceiling of bakery in 4-sty bk tnt; cost, \$1,000; ovr, Conrad Ludwig, 1833 3d av; art, Harry Zlot, 230 Grand st. Plan No. 1854.

Ovr superintends.

2D AV, No. 1059, new toilet & bath room partitions, new skylight & windows in 4-sty bk tnt; cost, \$1,500; ovr, Mary F. Morgan, 609 Lex. av; art, John H. Friend, 148 Alexander av. Plan No. 1896.

Architect superintends.

3D AV, Nos. 2253-2260.

3D AV, No. 281, new stairs and change wall in 3-sty bk saloon and hotel; cost, \$10,000; lessee, John F. Pickett, 281 3d av; art, Temple & Wein, 10 W 143d st. Plan No. 1889.

Lessee superintends.

5TH AV, s e cor 114th st, remove part of wall, open new windows, change partitions in 5-sty bk str & tnt; cost, \$5,000; ovr, M. Newman, 304 Pearl st; arts, Gronenburg & Leuchtag, 7 W 22d st. Plan No. 1875.

No subs announced. Ovr superintend.

6TH AV, s e cor 27th st, erect 3 signs on 3-sty str loft and office bldg; cost, \$1,500; ovr, Walter J. Salomon, 17 W 42d st; art, Eugene Schoen, 25 W 42d st. Plan No. 1815.

Correct error in last issue which gave address as 6th av cor 77th st.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

180TH ST, s s, 100 w Vyse av, two 5-sty bk tnts, plastic slate roof, 40x90; total cost, \$80,000; ovr, Krabo & Ernst, 2070 Vyse av; arts, Schaefer & Jaeger, 401 Tremont av. Plan No. 739.

146TH ST, n s, 227.10 w Courtlandt av, 2 5-sty bk tnts, tin roof, 49.6x100; total cost, \$100,000; cwr, Dumunico Const Co., Colagera Dumunico, 716 East 134th st; art, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 743.

WEEKS AV, e s, 75 n 175th st, two 4-sty bk tnts, plastic slate roof, 38x74.10; total cost, \$40,000; ovr, John Miller, 241 East 198th st; arts, Schaefer & Jaeger, 401 Tremont av. Plan No. 744.

183D ST, n s, 75.e Park av, five 4-sty bk tnts, plastic slate roof, 35x89; total cost, \$125,000; ovr, John Reudall, 859 E. 156th st; arts, Koppe & Daube, 830 Westchester av. Plan No. 748.

168TH ST, s e cor Clay av, 5-sty bk str & tnt, tin roof, 34.6x72; cost, \$40,000; ovr, Otto J. Schwartzler, 1340 Brook av; art, Albert J. Schwartzler, 1340 Brook av. Plan No. 749.

VALENTINE AV, n w cor 189th st, three bk tnts, one 5-sty, two 4-sty, plastic slate roof, 33x79.7; total cost, \$75,000; ovr, Valentine Realty Co., G. Cunningham, 438 E. 91st st, treas; art, John P. Boyland, 103 E. 125th st. Plan No. 745.

MINFORD PL, w s, 125 s 172d st, two 5-sty bk tnts, plastic slate roof, 37.6x88; total cost, \$60,000; ovr, Francis X. Keil

Co., Francis X. Keil, 1010 Kelly st, Pres.; arts, Moore & Landsiedel, 148th st & 3d av. Plan No. 746.

Dwellings.

DEAN ST, w s, 150 s Layton av, 2-sty and attic frame dwg, slate roof, 20x38; cost, \$4,500; owner, A. Cruikshank, on premises; architect, Thos. C. Peterson, Wilcox st. Plan No. 734.

150TH ST, s s, 25 e Newman st, 1½-sty frame bungalow, 21x33; cost, \$800; owner, M. A. Husson, Clason Point; architects, Hehre & Auer, Clason Point. Plan No. 737.

261ST ST, n s, 37½ e Liebig av, 2-sty bk dwg, shingle roof, 26.6x60.6; cost, \$10,000; ovr, E. R. Mochue, 123 West 112th st; art, E. S. Child, 209 Clinton st, Bklyn. Plan No. 742.

HAVEMEYER AV, w s, 29 n Hermany av, 2-sty fr dwg, tin roof, 21x48; cost, \$3,500; ovr, Apollonia & Franz Engel, 2261 Hermany av; art, B. Ebeling, 1136 Walker av. Plan No. 750.

Factories and Warehouses.

BOSCOBEL AV, e s, 600 n Plympton av, 2-sty frame storage and loft, slag roof, 37.11x100; cost, \$3,000; owner, F. S. Myers, 648 Broadway; architect, M. Lackner, 32 Union sq. Plan No. 735.

242D ST, s w cor Broadway, 2-sty bk storage, concrete roof, 16x34; cost, \$3,000; ovr, Interborough Rapid Transit Co., 165 B'way; art, Geo. H. Pegram, 165 B'way. Plan No. 747.

Miscellaneous.

BRONX RIVER, w s, 147 s 174th st, 1-sty frame shed, 81x25; cost, \$150; lessee and architect, Theo. C. Wood, 137th st & Madison av. Plan No. 738.

Stables and Garages.

TOPPING AV, w s, 95 s 175th st, 1-sty fr garage, tin roof, 14x20; cost, \$200; ovr, Wm. B. Deyes, on prem; arts, Schaefer & Jaeger, 401 Tremont av. Plan No. 740.

Stores and Dwellings.

KATONAH AV, n w cor 236th st, 3-sty bk str & dwg, tin roof, 25x60; cost, \$9,000; owner, John P. Pope, 901 East 181st st; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 736.

VAN NEST AV, s s, 25 w Van Buren st, 2-sty fr str and dwg, tin roof, 21x60; cost, \$4,500; ovr, A. Razzano, Adams st; art, T. J. Kelly, 685 Morris Park av. Plan No. 741.

BRONX ALTERATIONS.

EAGLE AV, e s, 602.6 s 161st st, change from peak to mansard roof, 2-sty fr dwg; cost, \$4,000; ovr, F. W. C. Sanford, 822 Eagle av; art, Wm. F. Sanford, 822 Eagle av. Plan No. 371.

HOE AV, No. 1273, new bk wall, new girders, etc., to 3-sty fr str & dwg; cost, \$2,500; ovr, Nora Fiber, 39 W. 91st st; art, Chas. B. Meyers, 1 Union Sq. West. Plan No. 372.

OLINVILLE AV, e s, 28 s Wilson pl, move 2½-sty fr dwg; cost, \$300; ovr, Frank McGarry, 660 Burke st; art, Frank J. McGarry, 660 Burke st. Plan No. 374.

PROSPECT AV, No. 2139, 2-sty frame extension, 19x10, to 2-sty frame dwg; cost, \$500; owner, Jos. Fuscaldo, on premises; architect, M. W. Del Gaudio, Tremont & Webster avs. Plan No. 367.

TRINITY AV, Nos. 971-973, new partitions, etc., to 5-sty bk tnt; cost, \$1,000; owner, Annie Marsick, 120 West 118th st; architect, John C. Watson, 217 West 125th st. Plan No. 366.

WASHINGTON AV, w s, 87.8 n Tremont av, 1-sty bk extension, 19.8x39.10, to 1-sty frame str & dwg; cost, \$1,000; owner, Clement H. Smith, 1773 Clay av; architect, L. Howard, 1861 Carter av. Plan No. 368.

WASHINGTON AV, w s, 216 s 178th st, new beams, new partitions, etc., to 3-sty bk str and meeting rooms; cost, \$1,000; ovr, Guiding Star Lodge 565, F.

& A. M., on premises; arts, Gillespie & Carrel, 1123 B'way. Plan No. 373.

WESTCHESTER AV, junction Jackson av, new str fronts to 4-sty bk str & tnts; cost, \$300; ovr, Est of Marcus Nathan, 135 B'way; art. B. Eluling, 1136 Walker av. Plan No. 369.

WEBSTER AV, w s, 116 s 175th st, move 3-sty fr tnt; cost, \$1,500; ovr, Lawrence McGrath, 118½ Bowery; art, Arthur Arcander Co., 391 E. 149th st. Plan No. 370.

ADVANCE REPORTS.

New Church Building for the Chapel of the Intercession.

BROADWAY.—Preliminary plans for a new church structure for the congregation of the Chapel of the Intercession are now being prepared for the Rector and Vestry of Trinity Church. The chapel of the Intercession, now at Broadway and 158th st, is one of the nine chapels maintained by Trinity. The new edifice will be located in Trinity Cemetery near the corner of Broadway and 155th street, Washington Heights, this being a commanding point. Plans are being drawn under the direction of Mr. R. A. Cram of the firm of Cram, Goodhue & Ferguson, with offices at 170 5th av, N. Y. Mr. Cram is now in Europe gathering data in connection with this commission. It is planned to start the erection of the new structure in the Fall. The cost will be in excess of \$300,000, and the English perpendicular Gothic style of architecture will be followed. In addition to the chapel, a parish house and a vicarage will be built. The chapel will have 750 seatings in the nave, with additional seats for 250 in aisles and galleries. The structure will be fireproof and especial attention will be given to the problem of ventilation. Altogether, Trinity plans to make the new chapel a noble temple of worship. The parish building will be arranged to give ample accommodation for practical work among all classes of people, and with special provision for work along lines of social service. Provision will be made for the Sunday school, day school, guilds, and other societies connected with the chapel. This building will be a three-story and basement structure and on the first floor will be a large hall with a seating capacity of 500. The cooking school classes will have a special room also on this floor. Each floor will have an area of about 4,000 square feet. The congregation of the Intercession has grown fast since it was taken over by Trinity parish. In five years the list of registered communicants has grown from 300 to something over 1,500.

Otis Elevator Co. Buys Another Plant.

The great increase in the demand for moderate priced elevators that has taken place in the last year and a half has overtaxed the facilities of the manufacturing plants of the Otis Elevator Manufacturing Co. adapted to this class of work, with the result that there has been a very material delay in filling orders, and it was realized by the management that if this condition continued it would be a serious bar to the development of this class of business. They have, therefore, availed themselves of an opportunity to increase their facilities by purchasing the plant of the Quincy Engine works, located at Quincy, Ill., which has been obtained on very reasonable terms.

At a dinner tendered by the Quincy Chamber of Commerce to the officers of the Otis Elevator Company, President Baldwin, in responding to an address of welcome, made some remarks of general interest:

"Operating, as we do, ten factories, and maintaining large construction forces in

all of the great cities of the country, we naturally are brought face to face with the varying and complex conditions of this labor question and find it no easy problem to adjust at all times and in all places the differences, honest ones, too, in a great many cases, which are bound to arise.

"I take pleasure in stating that in the past twelve years we have experienced, save in one case, no serious difficulty with our men, and we are employing at the present time over six thousand. We maintain union shops and non-union shops, open shops and closed shops, and endeavor to deal with each situation as it arises, having in mind the conditions prevailing in each particular locality, with proper regard for our neighbors employing labor and their views.

"We do require in our business a high grade of mechanics. We do believe in high wages rather than low. We believe we get better men and a larger production, and in every way better results. We believe in no place can the Golden Rule be applied to better advantage than in dealing with our workmen.

"It is true, and I regret to say it is the fact, that not infrequently is such treatment unappreciated, but, in the long run, like all other acts based on justice and equity, you are sure to reap your reward."

Figuring on a Hospital.

WOOD HAVEN, L. I.—Additional contractors are figuring on the St. Anthony's Hospital for the block of Woodhaven av, Vandevere pl, Fulton av and Elm pl, Woodhaven, L. I., from plans by I. E. Ditmars, 111 5th av, for St. Peter's Hospital, under the care of the Sisters of St. Francis, of which Sister Demetria is superior, bet Congress and Warren sts, Brooklyn. The building is to be 6-stys, 280x320, to be built fireproof, and of brick and stone construction, including hospital with 4 wings, sisters' house, chapel, service house, and power house. M. Reid & Co., 114 West 39th st, N. Y. C., J. A. Zimmermann, 505 5th av, N. Y. C., E. M. Waldron & Co., 84 S 6th st, Newark, N. J., are figuring on the general contract. Estimated cost, \$500,000.

A Foundry for the Otis Company.

HARRISON, N. J.—Architect and Engineer George K. Hooper of 165 Broadway, N. Y. C., has plans in progress for a 1-sty foundry building to be erected at 2nd st and Railroad av, Harrison, N. J., for the Otis Elevator Co., of 17 Battery pl, N. Y. C., of which W. D. Baldwin is pres., C. E. Otis, secy., and L. Belknap, treas. The building is to be built fireproof, of brick and steel construction, and measure 62x200. The power house and other buildings to be erected later. The engineer will call for bids on the general contract about August 5th. Estimated cost, \$50,000.

New Railroad Station for Bloomfield.

BLOOMFIELD, N. J.—Plans are in progress for a 1½-sty 300x35 passenger station to be erected at Center st, Bloomfield, N. J., for the D., L. & W. R. R. Co. (with offices at 90 West st, N. Y. C. and Hoboken, N. J.) of which Wm. H. Truesdale is president. The building is to be fireproof and of reinforced concrete construction, and cost about \$35,000. F. R. Nies, care of the owner at Hoboken, N. J., is the architect; chief engineer, George Ray, care of the owner at Hoboken. Owners will take bids this Fall.

Frederick Johnson to Build on Park Av.

76TH ST, N. Y. C.—Geo. & Edward Blum of 505 5th av are preparing plans for a 12-sty duplex apartment house to

be erected on the southwest corner of 76th st and Park av, for "The 76th Street and Park Avenue Company," of which Frederick Johnson, of 165 Broadway, is president. The building has 133½ feet on Park av by 100½ feet on 76th st, and will contain 3 duplex apartments to a floor. Estimated cost, \$1,000,000.

Contract for Mt. Vernon School.

MT. VERNON, N. Y.—Oscawana Bldg. Co., of 200 5th av, N. Y. C., has received the general contract to erect a 4-sty 125x86 trades school on the east side of S. 3d av, north of 2d st, Mt. Vernon, N. Y., for the Board of Education, from plans by Werner & Windolph, 27 W. 33d st, N. Y. C. The building is to be semi-fireproof and of brick and limestone construction. Estimated cost, \$75,000.

Contract for Ft. William Henry Hotel.

LAKE GEORGE, N. Y.—The general contract for the erection of the Fort William Henry Hotel to be erected at Lake George, N. Y., has been awarded to Raymond M. Booth, of Albany, N. Y. The building is to contain 70 bedrooms, and built fireproof. Ludlow & Peabody, of 12 W 31st st, in association with Henry J. Hardenbergh, 47 West 34th st, N. Y. C., are the architects. The Delaware & Hudson Railroad Co. is the owner.

Contract for Three Dwellings.

GREAT NECK, L. I.—Geo. Bullen, Great Neck, L. I., has received the general contract to erect three residences at Great Neck village, L. I., for L. G. & Paul V. Shields Co., of 1 Wall st, N. Y. C., from plans by Edw. King, 311 Madison av, N. Y. C. The building is to be 2½ stys, 30x37, and of wood and stucco construction. Estimated cost, \$12,000 each.

Plans for Mrs. Van Rensselaer.

71ST ST, N. Y. C.—Architect Harry Allen Jacobs, of 320 5th av, is taking bids on separate contracts for a 5-sty, 24x90, brick and limestone residence to be erected on the south side of 71st st, 350 ft. east of 5th av, for Mrs. L. Van Rensselaer, of 12 E. 37th st, N. Y. C. Estimated cost, \$55,000.

A Country House for Mr. Kirlin.

LOCUST VALLEY, L. I.—Architect Howard Greenley of 320 5th av, N. Y. C., has completed plans for a 2½-sty, \$75,000 residence, to be erected at Piping Rock, for J. Parker Kirlin, care of the architect. The area of the grounds is 35 acres and the building will be of wood, 152x38 ft. The architect will be ready for bids about July 27.

Will Build Mr. J. H. Towne's Residence.

MT. KISCO, N. Y.—The general contract has been awarded but not signed for a 3-sty stone residence to be erected at Mt. Kisco, N. Y., for J. H. Towne of Yale & Towne Co., 9 Murray st, N. Y. C., from plans by Bigelow & Wadsworth of 120 Tremont st, Boston, Mass., to J. C. Vreeland Co., 1 Madison av, N. Y. C.

Apartments, Flats and Tenements.

178TH ST, N. Y. C.—Plans are in progress by Schwartz & Gross, of 347 5th av, for a 6-sty 127.9x90 tenement house to be erected on 178th st and Fort Washington av for Hargood Realty & Con. Co., 160 Broadway. Estimated cost, \$170,000.

149TH ST, N. Y. C.—Plans are in progress by Neville & Bagge, of 217 W. 125th st, for a 6-sty 75x86.11 house to be erected at 149th st, south side, 100 ft east of Amsterdam av for Fluri Con. Co., 176th st and St. Nicholas av. Estimated cost, \$125,000.

74TH ST, N. Y. C.—Plans are in progress by Rouse & Goldstone, of 12 W. 32d st, for an 8-sty 60x86.2 apartment house, to be erected at W. 74th st, north side of West End av, for Jas. H. Davis Bldg. Co., 312 W. 109th st, N. Y. C. Estimated cost, \$170,000.

165TH ST, N. Y. C.—M. W. Del Gaudio, of Tremont and Webster avs, is drawing plans for a 5-sty apartment house, 38x irregular, to be erected on the northwest corner of 165th st and Stebbins av, Bronx. The owner may be addressed in care of the architect. Estimated cost, \$30,000.

BROOKLYN.—Architect Chas. I. Berg, of 571 5th av, N. Y. C., has completed plans for 4-sty bachelor apartments to be erected at 322 Livingston st, Brooklyn, for Chas. A. Wilkinson, same address. The construction will be of brick and marble, 20x70 ft. The architect will take bids later.

145TH ST, N. Y. C.—Shaefer & Jaeger, architects, of Tremont and Webster avs, are drawing plans for a 5-sty apartment house, 50x88, on a plot 50x100, to be erected on the south side of 145th st, 157 feet east of Willis av, Bronx, for Benjamin Benenson, of 407 E 153d st. Estimated cost, \$40,000.

PROSPECT AV, N. Y. C.—Architect J. B. Boyland of 103 E 125th st has completed plans for a 6-sty, 75x134 brick apartment house, to be erected on Prospect av, east side, 300 north of 163d st, for the G. Keller Const. Co., 188th st and 3d av. The house will hold 15 families. The owner builds. Estimated cost, \$125,000.

193D ST, N. Y. C.—Plans are in progress for five 5-sty apartment houses to be erected on the northeast corner of 193d st and Marion av, Bronx, for J. P. Boyland Const. Co., 103 E 125th st, from plans by the owner. The construction is to be of brick and stone, measuring 68x174. The owner builds. Estimated cost, \$140,000.

HUGHES AV, N. Y. C.—M. W. Del Gaudio, architect, of Tremont and Webster avs, is drawing plans for a 6-sty apartment house with one store, 25x75.6, on a plot 25x100, to be erected on the east side of Hughes av, 125 feet south of 187th st, Bronx, for F. Ciampola, 2360 Hughes av. Owner takes the bids. Estimated cost, \$20,000.

HUGHES AV, N. Y. C.—M. W. Del Gaudio, architect, of Tremont and Webster avs, is drawing plans for a 6-sty apartment house with store, 25x75.6 on a plot 25x100, to be erected on the east side of Hughes av, 100 feet south of 187th st, Bronx, for Marmucci & Ciampola, 566 E 187th st. The owner takes the bids. Estimated cost, \$20,000.

BROOKLYN.—Keenan & Corrigan, of 367 Fulton st, Brooklyn, has received the general contract for alterations to a 3-sty, 60x80 brick tenement at Nos. 35-37, 39 and 41 Fulton st, Brooklyn, for S. Lyons, of 85 Bowery, Manhattan. H. J. Feiser of 150 Nassau st, Manhattan, is the architect. The mason and carpenter work will be done by the general contractor.

JERSEY CITY, N. J.—The general contract for two 4-sty tenements with stores, semi-detached to be erected at 618-620 Summit av, Jersey City, N. J., for Max Harris of Magnolia av, Jersey City, N. J., has been awarded to Chas. Schultz, at the site. The construction is of brick, 50x80, over all, will hold 19 families and cost about \$30,000. E. M. Patterson of 1 Montgomery st, Jersey City, N. J., is the architect.

BROOKLYN.—Cohn Bros., of 361 Stone av, Brooklyn, have plans in progress for a 4-sty, 60x101, brick and limestone tenement house, to be erected at the south side of Eastern Parkway Extension, 60 ft west of Howard av, for Louis Abrahamson Const. Co., 237 Chester st, Brook-

lyn, of which Louis Abrahamson is president. The owner builds and will be ready for bids on all subs and materials August 1st. Estimated cost, \$50,000.

BROOKLYN.—Architect F. E. Buchar, of 1776 Pitkin av, Brooklyn, has plans in progress for a 4-sty, 50x90, brick and limestone tenement house to be erected at the east side of Bristol st, 250 south of Pitkin av, Brooklyn, for Roanoke Const. Co., of 106 Bristol st, of which company A. Barschadsky is president. The owner builds and will be ready for bids on all subs and materials August 1st. The building will hold 24 families and cost about \$35,000.

3D AV, N. Y. C.—Architects S. Millman & Son, of 1780 Pitkin av, Brooklyn, have plans in progress for a 5-sty tenement house, 40x91 ft, to be erected on the west side of 3d av, 40 ft northeast of 180th st, Bronx, for the Hubbard Const. Co., of 80 West st, N. Y. City, of which Marc Levy is president. The building will be of brick and limestone construction and cost about \$50,000. Owner builds and will be ready for bids on all subs and materials August 1st.

Contracts Awarded.

WEST 38TH ST, N. Y. C.—A. Hamilton & Son, of 114 E. 28th st, have received the general contract for a 6-sty fireproof loft building to be erected at Nos. 350-352 W. 38th st, N. Y. C., for George Kern. C. E. Huntley & Co., of 103 Park av, N. Y. C., are the architects.

HARTFORD, CONN.—Adam Purves, 334 Asylum st, Hartford, is reported to have secured the contract, except plumbing and heating, to erect the fire engine house on Windsor av at \$24,185; Thos. R. Fox & Son, the heating contract at \$1,185, and Hanlon & Murphy, 280 Asylum st, the plumbing at \$1,255.

Churches.

WEST 49TH ST.—Architect Thomas J. Duff, of 407 West 14th st, has completed plans for a 1-sty church to be erected at Nos. 239-245 West 49th st, N. Y. C., for the Church of St. Malachy's, at the same address. The building will be of brick and limestone, non-fireproof, and measure 71x105. Architect will take bids shortly. Specifications have not been written. Estimated cost, \$45,000.

GENEVA, N. Y.—John G. Henry, of 48 Sherrill st, Geneva, N. Y., has received the general contract for a 2-sty Sunday school to be erected at Genesee and Lewis sts, for the Presbyterian Church of Geneva, N. Y., from plans by architects Cady & Gregory, 6 W 22d st, N. Y. C. The building is to be non-fireproof, dimensions irregular and of stone construction. There will be a seating capacity of 700. Wm. H. Frantz, North st, Geneva, N. Y., will do the mason work. The carpenter work will be done by the general contractor. Estimated cost, \$20,000.

NEW HAVEN, CONN.—The new church which is being built on Winthrop av for the First Church of Christ Scientist, from plans drawn by Architects Allen & Williams, of New Haven, has been roofed in. John N. Leonard & Co. are doing the mason work, Charles McFeeters the carpenter work, the Curtiss & Pierpont Co. the plumbing, H. M. Perry the heating and Samuel Greenberg the painting.

Dwellings.

57TH ST, N. Y. C.—C. P. H. Gilbert, architect, has filed plans in the building department for the alterations and additions to the residence, 17 West 57th st, recently purchased by F. P. Frazier. All contracts have been awarded, and work will be begun immediately.

VAN NEST AV, N. Y. C.—M. W. Del Gaudio, of Tremont and Webster avs, is drawing plans for a 3-sty dwelling and store, 25x58, on a plot, 25x100, to be

erected at the south side of Van Nest av, opposite Filmore st, Bronx, for D. Farago, of 1537 Melville av. The owner takes the bids. Estimated cost, \$8,000.

PALISADE AV, N. Y. C.—Plans are in progress by J. C. Cocker, architect, of 2017 5th av, for a 2½-sty, 32x55, brick and wood 2-family residence, to be erected on the north side of Palisade av, 262 ft. west of Popham av, Bronx, for Dorothea Messinger, of Palisade av, N. Y. C. The owner builds. Estimated cost, \$15,000.

BAYONNE, N. J.—Plans are being completed by architects Tuthill & Higgins of Fulton st, Jamaica, L. I., for a 2½-sty, 51x74 brick residence to be erected at Bayonne, N. J., for James P. Snedon, care of Babcock & Wilcox Co., 85 Liberty st, N. Y. C. The owner builds and will buy materials. Estimated cost, \$25,000.

CHAPPAQUA, N. Y.—Oscar C. Rixon, of 5 E. 42d st, N. Y. C., has received the general contract for a 2½-sty 80x40 and wing residence to be erected at Chappaqua, N. Y., for Albert Lewisohn, 11 Broadway, N. Y. C., from plans by Taylor Levi, 105 W. 40th st, N. Y. C. The construction will be of local stone and stucco and cost about \$30,000.

BROOKLYN.—Architects Gus Erda of 795 Manhattan av, Brooklyn, is now ready for bids for the 2½-sty, 50x50, brick and limestone residence and garage to be erected on Highland Boulevard, Brooklyn. The owner's name will be announced later. T. E. McHugh of 131 Greenpoint av, Brooklyn, N. Y., is figuring general contract. Estimated cost, \$30,000.

EAST 53D ST, N. Y. C.—Alexander Brown, Jr., 33 E 20th st, N. Y. C., has received the general contract for the 4-sty and basement residence, 16x95, to be erected at No. 50 E 53d st, N. Y. C., from plans by John V. Van Pelt, 381 4th av, for Dr. H. H. M. Lyle, northwest corner Central Park West and 85th st. The building is to be of brick construction.

STAMFORD, CONN.—From plans drawn by Architects Ewing & Chappell, 345 Fifth av, New York, A. A. Scofield has taken the contract to build a handsome residence on Glenbrook av for J. Hoyt Knapp. The Shea & Sullivan Co. will do the mason work, James Wilson the plumbing, and the New England Engineering Co. the electrical work. The painting contract is not let. The plans

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show a house, 52x54 feet, of terra cotta tile blocks, with a slate roof. Estimated cost, \$22,000.

NEW HAVEN, CONN.—The plans for the handsome residence for Professor R. G. Harrison, which will be built on Huntington st, are about completed and estimates will be made soon. The plans are by Architects Murphy & Dana, 103 Park av, N. Y. C., and show a house, 46x63 feet, of wood and stucco, with a shingle roof. The rooms will be finished in hard woods, with hardwood floors and the house is to be provided with every convenience. The cost will be about \$15,000. The same architects also have plans for a frame dwelling to be erected for Prof. Chas. F. Kent, in Humphrey st, New Haven, to cost \$12,000. Also plans for a frame dwelling for E. A. Bowers, to be erected in St. Ronan st, for E. A. Bowers, to cost \$14,000.

Factories and Warehouses.

135TH ST, N. Y. C.—Architect Ed. L. Middleton, of 2655 Briggs av, N. Y. C., has completed plans for a 4-sty bk 50x100 light manufacturing building to be erected on the north side of 135th st, 100 ft. east of Willis av, Bronx, for Frederick Schneor, of 135th st & Willis av. The owner builds. Estimated cost, \$25,000.

MOTT HAVEN YARDS, N. Y. C.—A \$25,000 boiler house will be erected at Mott Haven Yards, N. Y. C., for the New York Central R. R. Co., of 335 Madison av, N. Y. C., from plans by Div Engineer Francis Boardman, care the owner. The building is to be 1-sty, 75x100, to be built fireproof and of brick construction. Bids will not be taken for two or three months.

JERSEY CITY.—F. T. Connolly Const. Co., of 17th st, Jersey City, has received the general contract for a brick and steel fireproof power house to be erected at Jersey City, N. J., for Lorillard Tobacco Co., 111 1st st, Jersey City, of which T. J. Maloney is pres., W. B. Rhett, vice-pres. and secy. Rowland & Eurich, 15 Exchange pl, Jersey City, are the architects. The New York office of the Lorillard Co. is at 111 5th av.

ITTNER PLACE, N. Y. C.—Jacob A. Zimmerman, of 505 5th av, Manhattan, has received the general contract for additions and alterations to the 5-sty factory at Ittner place, bet Park and Webster avs, Bronx, for the Tremont Mills, whose main office is at 81 Greene st, of which C. A. Jacobs is pres. and E. L. Jacobs secy. The building is to be non-fireproof of brick, limestone, terra cotta and granolite construction. Shire & Kaufman, 110 East 23d st, are the architects.

BROOKLYN.—Jos. Rudther of 63 Havens place, Brooklyn, has received the general contract for a 4-sty light manufacturing plant to be erected at the southeast corner of Atlantic av and Hinsdale st, Brooklyn, from plans by L. Danacher, 7 Glenmore av, Brooklyn, N. Y., for A. Lurie, of 1 West 70th st, Manhattan. The building will be of brick, limestone and bluestone, 81x98, and cost about \$40,000. The mason and carpenter work will be done by the general contractor. M. Breth, 2540 Atlantic av, Brooklyn, is the lessee.

HUDSON, N. Y.—Mill Engineer D. C. N. Collins, of 29 Broadway, N. Y. C., is taking bids for factory buildings to be erected at Hudson, N. Y., for the Gifford-Wood Co., mfrs. of ice tools and conveying machinery, William Wood, president, and Arthur Gifford, secretary and treasurer, of Hudson, N. Y. The building is to be fireproof, one 2-stys, 75x350, and one 1-sty, 84x468, and of brick and steel construction, including power house, engine-room, machine-shop, vault, carpenter shop, offices, etc. Estimated cost, \$100,000.

Halls and Clubs.

6TH ST, N. Y. C.—Reid Palmer Const. Co., of 11 E. 59th st, has received the general contract to erect a club house from alterations of a residence at 309-311 E 6th st, N. Y. C., for Emanuel Brotherhood, chm. bldg. com., E. Gerstley, 45 Broadway, from plans by Shire & Kaufman, 110 E 23d st. The building is to be 4-stys, 50x89, to be of brick construction, and non-fireproof. Estimated cost, \$20,000.

ITHACA, N. Y.—Bids will soon close for the 3-sty and basement club house to be erected on the corner of Bryant pl and Harvard st, for the Cosmopolitan Club, of Cornell, Ithaca, N. Y., from plans by C. L. Vivian of Ithaca, N. Y. The building will be of brick, 30x75. The first floor will contain the dining-room, kitchen, billiard-room and parlors and the second and third floors sleeping rooms. W. E. Sager, W. D. Jenks, all of Ithaca, N. Y., and J. Allington & Son, of Elmira, N. Y., are figuring. The architect and owner will take bids. Estimated cost, \$25,000.

Hospitals and Asylums.

BLACKWELLS ISLAND, N. Y. C.—Bids will be received by the Dept. of Public Charities July 25, for the interior finishing, fixtures and all other work for the entire completion of a staff house for the Metropolitan Hospital District, Blackwells Island.

RICHMOND, N. Y. C.—Bids will be received by the Dept. of Charities, July 25, for furnishing all the labor and materials required for the interior finishing and fixtures for the entire completion of a dormitory for male inmates, a dormitory for female inmates and a pavilion for the insane at the New York City Farm Colony, Borough of Richmond.

BLACKWELLS ISLAND, N. Y. C.—Bids will be received July 25, by the Dept. of Public Charities, ft. East 26th st, Manhattan, for the masonry, steel and iron work, roofing and metal work, carpentry, electric work, heating and ventilating work, plumbing and all other work as set forth in the drawings and specifications for the alteration, repair, construction and entire completion, with the exception of fitting up, sterilizing apparatus and lighting fixtures, of the improvements in operating rooms, elevators and machinery, in the City Hospital building, situated at the south end of Blackwells Island.

Hotels and Restaurants.

44TH ST, N. Y. C.—Emery Roth, of 18-20 E 42d st, has plans in progress for alterations to a 2-sty restaurant at 161-163-165 W 44th st, for Adolph Lorber of 274 Grand st, N. Y. C. The building will be of brick and limestone, 75x105, and consist of new front and interior alterations. The architect will take bids later. Estimated cost, \$50,000.

35TH ST, N. Y. C.—The general contract for alterations to a 12-sty hotel at 42 W 35th st, N. Y. C., from plans by Clarence True, of 95 Liberty st, for Austin B. Fletcher, 165 Broadway, has been awarded to McDermott & Hanigan of 31 W 42d st. The construction will be fireproof, and built of brick and will measure 60x93. Estimated cost, \$14,000.

BLUFF POINT, N. Y.—Ludlow & Peabody, of 12 W. 31st st, N. Y. C., in association with Henry J. Hardenbergh, of 47 W. 34th st, N. Y. C., have been selected as architects for the Hotel Champlain to be erected at Bluff Point, Lake Champlain, N. Y. The building is to be fireproof, contain 160 bedrooms and of tile and reinforced concrete construction, with tile roof. The Delaware & Hudson Railroad Co. is the owner.

BROOKLYN.—Aug. Froelich, of Legget & Whitlock avs, N. Y. C., have received the general contract for alterations to a

4-sty cafe at Bridge near Fulton st, from plans by C. B. Sager of 115 Felix st, Brooklyn, for the Offerman Estate in care of the architect. The building is to be of brick and limestone, 25x100. Schneider Bros. of Atlantic av near Flatbush av, Brooklyn, is the lessee. The carpenter work will be done by the general contractor. Estimated cost, \$30,000.

Miscellaneous.

PROSPECT AV, N. Y. C.—Libman Contracting Co., 1968 Broadway, Manhattan, is taking estimates on the following work to be done on the theatre on Prospect av at 160th st, Bronx: Fireproof trim, wire lath, plumbing and standpipe work, trim, vacuum system, sheet metal, roofing, marble, slate, tile, hardware, brass rails, F. P. arches, painting, steam, glass, scagiola, flagpole.

54TH ST, N. Y. C.—Lebman Contracting Co., 1968 Broadway, Manhattan, is taking estimates on the following work to be done on a garage to be erected at 239 West 54th st, Manhattan: F. P. arches, parquet flooring, electric wiring and fixtures, plastering, stair rails, steam, painting and cold water, marble, tile, slate and glass. The same firm is taking estimates for the painting and steam in the garage at 227 West 64th st, Manhattan.

CHESHIRE, CONN.—The directors of the State Reformatory met with the architects, W. D. Johnson, Inc. at Hartford, this week and went over the plans for the proposed buildings to be erected on the property. They will all be brick and steel, fireproof construction. It is expected that the plans will be completed ready for bids early in August. The appropriation is \$300,000. The directors are: President, M. W. Seymour, Litchfield; M. Adler, New Haven; Warden, Albert Garvin, Wethersfield; C. H. Clark, Hartford, and J. P. Elton, Waterbury.

Schools and Colleges.

BROOKLYN—Bids will be received Monday, July 25, by the Supt. of School Buildings, Park av and 59th st, Manhattan, for the general construction, etc., of new Public School 165, on Lott and Hopkinson avs, and Amboy st, Brooklyn.

BROOKLYN.—Bids will be received July 25 by the Supt. of School Buildings, Dept. of Education, at Park av and 59th st, Manhattan, for new office furniture, resetting pupils' desks, etc., in Public School 84, on Glenmore av, between Watkins st and Stone av, Brooklyn.

SITKA, ALASKA.—Architects Ludlow & Peabody, of 12 W. 31st st, N. Y. C., have been selected as architects for the Sheldon Jackson Memorial School, a group of buildings, with power plant, laundry, etc., to be erected at Sitka, Alaska. The Women's Board of Home Missions of the Presbyterian Church is the owner.

BRONX.—Bids will be received Monday, July 25, by the Supt. of School Buildings, Dept. of Education, Park av and 59th st, for furnishing and erecting three portable school houses on the premises of Public School 8, Mosholu Parkway, Briggs and Bainbridge avs, Bedford Park, Borough of the Bronx. Also, at the same time and place, bids for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 44, on southwest corner of Prospect av and 176th st, Borough of the Bronx.

(Continued on page 191.)

Brief and Personal.

Poellot & Schwartz, of 462 West 149th st, cornices and roofing, have removed their offices and shop to 502 West 162d st.

James B. Urquhart, architect, Skyscraper Building, Columbia, S. C., is opening an office for the practice of architecture and would like to receive catalogues and manufacturers' samples.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

NOTICE TO ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS.

Tables containing prices current in all departments of building construction will be published in the Record and Guide on the **THIRD Saturday** of each month, beginning in August.

The Metropolitan Market Summarized.

THE building material market conditions were reasonable this week, with no changes in prices excepting in Hudson and Raritan River common brick. In both of these there were reductions, although slight ones. Taken as a whole, building conditions show no cause for worry. It is significant that the mills are working from 70 to 90 per cent. of capacity, with some working to full output ability to get in shape for the good Fall business that is everywhere looked for. The freight rate question having been put over until November will enable the manufacturers to get almost, if not all, of their supplies to the local market before new rates go into effect, thus removing one menace that threatened to partially stifle optimism.

Contractors here as elsewhere are prepared to take on new work of the right kind and are marking time by taking minor operations. This is keeping up a steady flow of brick, lime, crushed stone, lumber, especially for concrete mould work, and building stone coming into this territory. As for brick, it is significant that sales records for this year greatly exceed those for 1909, which exceeded the records for the best year in the history of the industry, 1905. But the trouble has been with low prices, the end of which does not seem to be nearer, if this week's reports are to be credited.

Contractors look upon the action of lending companies in shutting down on a large part of loans for building construction as precautionary rather than alarmingly indicating general overproduction. It is noted that this curtailment is mainly in certain sections which will have a tendency, it is believed, to spread construction operations over a wider territory. A summary of the market situation follows:

BRICK—Prices weaker.

CEMENT—Advance in price well sustained.

CRUSHED STONE—Active.

LIME AND PLASTER—Slightly improved demand.

LUMBER—Demand seasonable, prices steady.

IRON AND STEEL—Prices and demand steadier.

OILS AND PAINTS—Demand fluctuating.

STONE—Normal.

Brick.

COMMON BRICK—Hudson River common brick was reported in fair demand this week with prices weaker. The same was true as to price in the Raritan River product. The former brought from \$5 to \$5.50, while the latter was quoted at from \$5.37½ to \$5.87½ per thousand. Transactions for last week showed more

sales than arrivals, the figures being: Left over, July 11, 12; arrived, 73; sold, 77; left over for last Monday, 8. This week's transactions showed a steady outgo, with indications up to Thursday morning of a repetition of last week's conditions. Contractors say they have a good call for brick, but that the available supply is not as high a grade as could be wished. They say that they are distributing a normal allotment, but to small operations. The Raritan River interests report a great deal of contract work on and few actual city or suburban sales. The works are handling all the boats they can get and are satisfied with present conditions.

An authority said this week that his figures showed that more brick has been sold in New York City this year during 1909, which had a record for sales far ahead of the best previous year, as 1905 is known to have been. The difference has been in the price obtained. While the quotations given above are somewhat better than last year's for the current week, and are therefore normal, the fact remains that the prices obtained in the Spring were greatly below those prevailing in the Spring of 1909.

GENERAL MOORE'S VIEW OF THE MARKET.

General George Moore Smith, of Candee, Smith & Howland, distributors, said: "I have a great deal of faith in the immediate future of building activity. I look for a good Fall with a tremendous consumption of common brick and other building supplies. Conditions are ripe for it. New York offers a tremendous maw for building material, and when things do not come as fast as certain interests would like it, there is a howl of pessimism.

"If I were a brick manufacturer, do you think I would keep digging into a clay pit and shipping the finished product into the market for practically nothing, when nothing on earth can replace that priceless material when it is gone? No, sir, I would shut up that pit until brick prices warranted me digging that material.

"This is the trouble with the brick situation to-day. There are so many manufacturers, who believe they have got to keep their plants going that they cannot see that they are using up their priceless treasure and getting nothing for it. But prices are bound to be better and that soon, I believe."

FACE BRICK—The demand is normal and prices unchanged.

ENAMEL BRICK—The demand for enamels is excellent, especially for metropolitan interior work, the chief distributing center being in the Bronx and in the 4th av district. Prices are unchanged.

Cement, Crushed Stone, Sand and Gravel.

PORTLAND CEMENT showed no improvement this week over the demand reported in our last report, but no rush was to be expected with prices up ten cents. Agencies were satisfied to have the new prices satisfactorily sustained in a period when building activity in this city is not exactly up to the mark. Suburban requirements are still of good size, Brooklyn, Long Island and certain parts of New Jersey taking large quantities for tract development and construction. Here in the city the alteration work is taking a large quantity of cement, but

distributors report that it is mostly in small lots. The dealers are said by the agents to be buying somewhat freer than they did at this time last year, for the reason that in July the beginning of the end of the active building season in this city was beginning to be felt. This year the beginning of a good building season is approaching, and this is begetting confidence among dealers. Cement people were not alarmed over the action of lending companies to curtail building loans. They looked upon it as merely a precautionary measure. It was pointed out that financial negotiations for buildings that will go ahead this Fall have already been made.

CRUSHED STONE.—Considerable activity is reported by crushed stone dealers in material of this kind and the Hudson River and Connecticut quarries are working near to full capacity to meet the requirements of the city at present. Inquiry for future deliveries is good, and prices are normally steady, although some concessions are obtainable from certain houses, owing to large stocks on hand resulting from inability to move it fast enough.

SAND AND GRAVEL.—George J. Shand (Inc.) and A. J. H. Brooks (Inc.), representing the Bronx and Manhattan in distribution of sand and gravel, reported this week normal demand and no change in price for these two market fixtures. Standard grades of Long Island washed sand still rule at 35 cents a cubic yard alongside, and white quartz sand runs from 58 to 62 cents. As for gravel, there is a good demand for this, not only in the city, but in the suburbs, and prices run from 80 to 85 cents per cu. yd. Roofing gravel runs as high as \$1.25 to \$1.35 per net ton.

Lime and Plaster.

LIME—There was a very slight improvement noted in the demand for standard grades of lime such as Rockland-Rockport this week. Coming as it did during the seasonable dullness and marking, what is believed to be, the beginning of a better demand, somewhat earlier than usual, the agents here felt a little more optimistic. Whether the demand will continue during the remainder of the Summer remains to be seen, but the mills are working at about 90 per cent. of capacity in expectation of a good building season in this city and in the suburbs beginning on or about September 1. The larger manufacturers say conditions are nothing exceptional and prices are unchanged.

PLASTER.—The plaster situation remains about normal for this time of the year. Blocks show no change in prices. Concerns making plaster products for buildings report a decided falling off of business, but conditions are looked upon as being only temporary as is shown by the feelers they have out for Fall supplies.

Oils, Paints and Varnishes.

LINSEED—Quotations for linseed oil is lower but unsteady, tending toward a slight advance. A larger supply is available, but it is being held for a better market so that there is every probability of its being so manipulated as to bring firmer prices. Quotations for the week end were \$.83 to \$.84 per gal.

PAINTS.—The Summer lull has fallen upon the paint trade, business not being even up to last month's figures. White

lead is cheap now, thus counteracting heretofore high price of linseed oil. Manufacturers have not slacked up but the sales have not been so good except in standard, well advertised brands. These have had a fair Summer with little falling off, inquiry shows.

VARNISHES.—All varnishes and concrete floor dressings have had a good July so far with prices holding firm. The manufacturers still report some unrest in the trade, with collections slow but conditions are said to be improving. Prices to the trade have held firmly and are said to be well sustained now, considering this is the dull season.

WATERPROOFING.—There is a constantly increasing demand for all kinds of waterproofing materials with prices holding at Spring levels. There has been but little slump in this department so far this year.

Iron and Steel.

PIG IRON.—"As goes pig iron so goes the building material market" is an adage that sometimes holds true, but generally proves a fallacy. This week it held true. It stood steadily at last week's price position and the demand and inquiry were about the same as far as business in general was concerned. Locally business was a little easier, agencies here reporting near-by consumers taking only enough to cover actual Fall orders. Mills are operating close to June rates, which is an indication that production has been curtailed so as just to meet the demand. This has resulted in a firming of prices and until the demand increases, which is not expected to take place in this territory at least, for the next three weeks, prices may be expected to remain where they are.

STRUCTURAL SHAPES.—There was only normal July business reported from the principal iron and steel interests in this city this week, and this condition was reflected in the fabricating shops where it was stated that inquiries for Fall deliveries were frequent and were for good sized tonnages, but that they were closing out their Summer deliveries now and were waiting for an improvement in futures before loading up. The shops are working under normal headway for this time of the year and most of them say they will be comfortably occupied until the first of September. Prices current are still low, which has been the inducement for a continuation of certain kinds of contracts to come out.

PLATES.—Most of the companies handling this line of steel goods report satisfactory conditions with business somewhat more brisk than May and June and about what it was in July of last year. Prices have been weakening, but this is supposed to be to encourage new business during the next two months, the jobbers here having well stocked lofts and being anxious to move some of it.

Lumber.

Business conditions are only fair in this city, although the suburban retailers report a good outgo, somewhat better than last year at this time. There is a good spirit of optimism abroad, the belief seeming to be general that business will show a decided improvement on or about September first, with a gradual increase on through the Fall and well into the Winter. At any rate, some of the wholesalers are beginning to lay plans to cover for just such a condition. The inquiry from the retail interests is more in the nature of feelers regarding price conditions thirty to sixty days from now rather than in shipment conditions. No evidence of concern regarding freight rate matters was found this week.

The curtailment of building loans by certain financial interests is not worry-

ing the lumber men particularly, because the impression seems to be general that where there is a halting of construction in one section it goes merrily onward in another. One wholesaler said he thought it was just a putting on of the brakes which will be slacked up a little during the latter part of August and then opened wide in the Fall. He pointed out that there were too many big mercantile operations hanging fire and ready to come out, to warrant any fear of permanency of the present attitude of the money lending interests.

There is no likelihood of lumber prices changing in the immediate future.

NORTH CAROLINA PINE.—Market is doing as well as can be expected under present conditions. Most wholesalers call it fair. There is a steady outgo of this material for concrete mould construction of which there is a large amount going on at the present time.

LONG LEAF YELLOW PINE.—Competition is keen in this specialty and this is where the smallest transactions are reported.

SPRUCE.—The market for this grade is weakening and prices are subject to discounts for varying amounts, it is said. West Virginia is not active, while Canadian seems to be stiffening, owing to a possible curtailment of supply on account of railroad labor troubles in the Dominion.

FLOORING.—Maple is in fair demand while oak is going out in seasonable quantities.

SHINGLES.—There is no change in prices in this market and still a large quantity of the material is being taken by suburban retailers for speculative work which is going on along the line of the Erie and Central Railroad of New Jersey.

LATH.—Prices are somewhat firmer in this vicinity. Eastern spruce slab are \$4.75 to \$3.90.

RED GUM.—Prices are stiffer in this commodity, according to reports of wholesalers here quotations being about \$1 stiffer for first qualities. Prices delivered on cars f. o. b. Ohio river points are \$33 to \$35, and \$21 to \$23 for common grades. There seems to be a better call for this grade of late.

Stone.

Stone interests in this city had no enthusiastic reports to give out this week, excepting in one or two instances where contracts which have been hanging fire for the last four months came out. Most of these, however, were small or medium sized. The wholesalers say they do not expect any really big business to materialize before the middle of August and, in fact, they declared the whole stone situation has now entered into the usual summer lull.

BLUESTONE shows considerable improvement in the volume being handled. Prices here are fair but there is considerable competition and the quarries are busy. The outlook is for a year showing remarkable volume shipped but generally low prices.

GRANITE, strange to say, is showing an improvement over the business done last month and during a time when activity in this line usually falls away. Large local jobs are particularly scarce. Prices show no sign of change in the immediate future.

Roof Clothes Drying-Frame Dangers.

There are several ways to tie a boat. One way is to moor it to a dock. Another way is to run a hawser from the bow to a stanchion and let the boat pound to pieces when the tide changes or when the wind comes up. The safest place is to

tie the boat to a good anchorage where there is plenty of sea room.

There are also several ways to put up clothes-dryers. Usually the owner leaves this to some sub-contractor. There is where he makes a mistake. He should put his clothes dryers up under his own supervision. This is why:

If a clothes-dryer is tied onto the roof with nails driven through the roofing, leaks are bound to occur. Then come roof repairs, ceiling repairs and dissatisfied tenants. The damage costs are liable to run into figures three or four times greater than the cost of the frames.

Leo Oppenheimer, of 419 First av, has a system of putting on dryers by means of lag screws which guarantee the owner against loss. Before putting on roofing frames it is well to consult with Mr. Oppenheimer. His system saves repair bills.

The Property Owner and the Light Problem.

It would seem that there could be no truer application of the phrase "At Your Service" than when it is applied to the lighting and power supply of a modern business, commercial, industrial or residential structure. To know positively that when a switch is turned on in a darkened room that the result of that action will be a positive and flooding illumination; or that when the elevator conductor throws in his lever, to positively know that the car will be supplied with sufficient power to propel it speedily to its destination; explains why so many owners of new buildings are using the New York Edison service for lighting and power.

As to reliability the company's statement covering the first half of this year as compared with the first half of last year tells an interesting story. When 179 owners of as many new buildings that went up in the first six months of 1910, investigated for themselves the statements of the 143 satisfied users of street main service who contracted for its installation in as many new buildings erected during the first half of 1909, they followed suit, although they had twice as much at stake in greater tenancy, greater lighting surfaces and larger power requisitions. The following figures tell the story and show how extensively Edison service is being used:

| | New Bldgs. | Incan-descents. | H.P. |
|----------------------|------------|-----------------|--------|
| First half of 1909.. | 143 | 127,475 | 9,635 |
| First half of 1910.. | 179 | 311,844 | 21,700 |
| Increase | 36 | 184,369 | 12,065 |

When a service or commodity has the entire confidence of a constantly increasing number of persons, there must be some good cause for it. The company makes these arguments: that with a privately owned plant a breakdown means absolute inconvenience and sometimes loss of earning power for tenants. In the case of elevator service it means inconvenience plus annoyance. Between service wires and an independent generating plant, the company argues, the generating plant is the more likely to become disabled and the additional important point is made that the tremendous first cost is saved. Another strong argument in favor of the Edison service, says the company, is the elimination of the danger of overloading.

Officials of the New York Edison Company place themselves entirely at the service of the prospective building owner, giving him every opportunity to meet and talk with owners who have tried both ways, and prepares estimates without cost or obligation on the part of the applicant. These facts are set forth in an advertisement appearing in this issue, to which the attention of the reader is invited.

REAL ESTATE

Statistics of Real Estate and Building—Information for Property Owners—Status of Municipal Improvement Proceedings.

MANHATTAN AND THE BRONX.

| CONVEYANCES. | |
|------------------------------|------------------------------|
| 1910. July 15 to 21, inc. | 1909. July 16 to 22, inc. |
| Total No. for Manhattan..... | Total No. for Manhattan..... |
| No. with consideration..... | No. with consideration..... |
| Amount involved..... | Amount involved..... |
| Number nominal..... | Number nominal..... |

| | | |
|--|----------------|----------------|
| Total No. Manhattan, Jan. 1 to date..... | 1910. 6,388 | 1909. 6,695 |
| No. with consideration, Manhattan, Jan. 1 to date..... | 594 | 542 |
| Total Amt. Manhattan, Jan. 1 to date..... | \$35,148,122 | \$33,068,340 |

| 1910. July 15 to 21, inc. | 1909. July 16 to 22, inc. |
|------------------------------|------------------------------|
| Total No. for the Bronx..... | Total No. for the Bronx..... |
| No. with consideration..... | No. with consideration..... |
| Amount involved..... | Amount involved..... |
| Number nominal..... | Number nominal..... |

| | | |
|--|---------------------|---------------------|
| Total No., The Bronx, Jan. 1 to date..... | 1910. 4,063 | 1909. 4,353 |
| Total Amt., The Bronx, Jan. 1 to date.. . | \$3,527,140 | \$2,512,602 |
| Total No. Manhattan and The Bronx, Jan. 1 to date..... | 10,451 | 11,048 |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date..... | \$38,675,262 | \$35,580,942 |

Assessed Value Manhattan.

| 1910. July 15 to 21, inc. | 1909. July 16 to 22, inc. |
|---|---|
| Total No. with consideration..... | Total No. with consideration..... |
| Amount involved..... | Amount involved..... |
| Assessed value..... | Assessed value..... |
| Total No. nominal..... | Total No. nominal..... |
| Assessed value..... | Assessed value..... |
| Total No. with consid., from Jan. 1 to date | Total No. with consid., from Jan. 1 to date |
| Amount involved..... | Amount involved..... |
| Assessed value..... | Assessed value..... |
| Total No. nominal..... | Total No. nominal..... |
| Assessed value..... | Assessed value..... |

| MORTGAGES. | | | |
|------------------------------|----------------------|------------------------------|----------------------|
| 1910. July 15 to 21, inc. | | 1909. July 16 to 22, inc. | |
| Manhattan. | Bronx. | Manhattan. | Bronx. |
| Total number..... | Total number..... | Total number..... | Total number..... |
| Amount involved..... | Amount involved..... | Amount involved..... | Amount involved..... |

| | | | | | | | | | |
|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------------------|---|----------------------|
| No. at 11%..... | No. at 6%..... | No. at 5%..... | No. at 4%..... | No. at 3%..... | No. at 2%..... | No. at 1%..... | No. with interest not given..... | No. above to Bank, Trust and Insurance Companies..... | Amount involved..... |
| \$5,696,352 | \$1,138,280 | \$313,345 | \$1,928,752 | \$19,400 | \$2,001,800 | \$682,500 | \$1,050,900 | \$3,606,200 | |
| \$3,689,806 | \$1,250,008 | \$592,589 | \$350,260 | \$13,000 | \$490,015 | \$84,000 | \$201,658 | \$338,400 | |

| | | |
|--|----------------------|---------------------|
| Total No., Manhattan, Jan. 1 to date.... | 1910. 5,307 | 1909. 5,835 |
| Total Amt., Manhattan, Jan. 1 to date.... | \$202,275,805 | \$193,165,019 |
| Total No., The Bronx, Jan. 1 to date.... | 4,025 | 4,469 |
| Total Amt., The Bronx, Jan. 1 to date.... | \$39,172,172 | \$39,865,189 |
| Total No., Manhattan and The Bronx, Jan. 1 to date..... | 9,332 | 10,304 |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date..... | \$241,447,977 | \$232,530,20 |

EXTENDED MORTGAGES.

| EXTENDED MORTGAGES. | | | | | |
|------------------------------|----------------------|------------------------------|----------------------|----------------|----------------|
| 1910. July 15 to 21, inc. | | 1909. July 16 to 22, inc. | | | |
| Manhattan. | Bronx. | Manhattan. | Bronx. | | |
| Total number..... | Total number..... | Total number..... | Total number..... | | |
| Amount involved..... | Amount involved..... | Amount involved..... | Amount involved..... | | |
| No. at 6%..... | No. at 5%..... | No. at 4%..... | No. at 3%..... | No. at 2%..... | No. at 1%..... |
| \$3,899,500 | \$128,690 | \$1,081,195 | \$198,332 | \$1,081,195 | \$198,332 |

| | | |
|--|---------------------|---------------------|
| Total No., Manhattan, Jan. 1 to date.... | 1910. 1,453 | 1909. 1,142 |
| Total Amt., Manhattan, Jan. 1 to date.... | \$61,354,294 | \$48,790,226 |
| Total No., The Bronx, Jan. 1 to date.... | 866 | 859 |
| Total Amt., The Bronx, Jan. 1 to date.... | \$4,765,440 | \$2,980,785 |
| Total No., Manhattan and The Bronx, Jan. 1 to date..... | 1,819 | 1,501 |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date..... | \$66,119,734 | \$51,771,011 |

PROJECTED BUILDINGS.

| PROJECTED BUILDINGS. | | | |
|------------------------------------|---------------------------------------|---------------------------------------|-------------------------|
| 1910. July 16 to 22, inc. | | 1909. July 17 to 23, inc. | |
| Total No. New Buildings: | Manhattan..... | The Bronx..... | Grand total..... |
| Total Amt. New Buildings: | Manhattan..... | The Bronx..... | Grand total..... |
| Total Amt. Alterations: | Manhattan..... | The Bronx..... | Grand total..... |
| Total No. of New Buildings: | Manhattan, Jan. 1 to date..... | The Bronx, Jan. 1 to date..... | Grand total..... |
| Mhhtn-Bronx, Jan. 1 to date | 1,672 | 2,218 | 3,890 |
| Total Amt. New Buildings: | Manhattan, Jan. 1 to date..... | The Bronx, Jan. 1 to date..... | Grand total..... |
| Mhhtn-Bronx, Jan. 1 to date | \$92,687,540 | \$119,807,185 | \$212,494,725 |
| Total Amt. Alterations: | Mhhtn-Bronx, Jan. 1 to date | \$8,667,953 | \$9,159,114 |

BROOKLYN.

| CONVEYANCES. | | | |
|---|------------------------------|----------------------|---------------------|
| 1910. July 14 to 20, inc. | 1909. July 15 to 21, inc. | | |
| Total number..... | No. with consideration..... | Amount involved..... | Number nominal..... |
| 542 | 28 | \$347,808 | 514 |
| Total number of Conveyances, Jan. 1 to date..... | 15,622 | 16,666 | 16,666 |
| Total amount of Conveyances, Jan. 1 to date..... | \$9,184,759 | \$8,151,185 | \$8,151,185 |

MORTGAGES.

| | | |
|---|---------------------|---------------------|
| Total number..... | 502 | 560 |
| Amount involved..... | \$2,201,172 | \$2,533,777 |
| No. at 7%..... | 1 | 1 |
| Amount involved..... | \$650 | |
| No. at 6%..... | 261 | 283 |
| Amount involved..... | \$919,826 | \$867,277 |
| No. at 5 1/2%..... | 64 | 51 |
| Amount involved..... | \$269,431 | \$308,590 |
| No. at 5%..... | 1 | 1 |
| Amount involved..... | \$2,750 | |
| No. at 4 1/2%..... | 148 | 185 |
| Amount involved..... | \$865,220 | \$1,248,840 |
| No. at 4%..... | 2 | 1 |
| Amount involved..... | \$40,400 | \$400 |
| No. at 3%..... | 1 | 2 |
| Amount involved..... | \$1,500 | \$850 |
| No. with interest not given..... | 24 | 38 |
| Amount involved..... | \$101,695 | \$113,320 |
| Total number of Mortgages Jan. 1 to date..... | 14,774 | 15,226 |
| Total amount of Mortgages, Jan. 1 to date..... | \$73,173,691 | \$65,340,621 |

PROJECTED BUILDINGS.

| | | |
|---|---------------------|---------------------|
| No. of New Buildings..... | 65 | 189 |
| Estimated cost..... | \$382,915 | \$1,007,979 |
| Total Amount of Alterations..... | \$40,217 | \$91,913 |
| Total No. of New Buildings, Jan. 1 to date..... | 3,707 | 5,566 |
| Total Amt. of New Buildings, Jan. 1 to date..... | \$21,513,482 | \$31,897,636 |
| Total Amount of Alterations, Jan. 1 to date..... | \$2,744,941 | \$2,710,190 |

QUEENS.

PROJECTED BUILDINGS.

| PROJECTED BUILDINGS. | | | |
|---|--------------------|-----------------------------|--|
| 1910 July 15 to 21, inc. | | 1909 July 16 to 22, inc. | |
| No. of New Buildings..... | 82 | 166 | |
| Estimated cost..... | \$339,750 | \$818,665 | |
| Total Amount of Alterations..... | \$12,725 | \$27,865 | |
| Total No. of New Buildings, Jan. 1 to date..... | 2,355 | 2,656 | |
| Total Amt. of New Buildings, Jan. 1 to date..... | \$8,378,007 | \$10,403,555 | |
| Total Amount of Alterations, Jan. 1 to date..... | \$438,221 | \$413,678 | |

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

| Location. | Per cent. | Value. | Size. | Per cent. | Value. |
|--------------------|-----------|---------|--------|-----------|--------|
| Front, 25x25..... | 43 | \$430 | 25x 25 | 43 | \$430 |
| 2d, 25x25..... | 24 | 240 | 25x 50 | 67 | 670 |
| 3d, 25x25..... | 19 | 196 | 25x 75 | 86 | 860 |
| 4th, 25x25..... | 14 | 140 | 25x100 | 100 | 1,000 |
| Total, 25x100..... | 100 | \$1,000 | | | |

*\$1,000 is taken as the value of a full lot.

THE WEEK.

FOR a midsummer week the amount of business transacted was satisfactory, a few deals being of more than ordinary character, among others a long-term lease negotiated by J. Clarence Davies on the southeast corner of 6th av and 18th st.

The announcement that an English syndicate has bought the Beard Building, 121 to 125 Cedar st, and the adjoining block front on Greenwich st, between Liberty and Cedar sts, for the purpose of erecting a 25-story business men's hotel on the property, made pleasant reading, and therefore the Record & Guide regrets to be compelled to state that no such transaction has taken place. Neither have plans been made for the construction of a business hotel, nor have the owners received any definite proposal to purchase the property.

The idea of a business men's hotel in the downtown section is excellent and should be carried out. A real need for a building of this character exists, as a great many professional and business men often are compelled to stay late at their offices and prefer to stop downtown in preference to take long rides to their homes. Especially is this true of commuters who can not always make train connections. With exception of the old Astor House and Smith & McNeill's, no hotel is within easy reach of downtown business men. Both of these hostelries date back to a time when people were less exacting in their demands for comfort and convenience. Nevertheless the two places are always crowded to their utmost capacity, and this fact alone justifies an enterprise of such character.

No stir has been caused among real estate men by the announcement that the Equitable Assurance Society has decided to raise its rate of interest from 4½ to 5 per cent. on mortgage money. The Equitable has heavy commitments to meet this Fall, and this is one of the reasons given by the company for declining to accept new applications and to continue old mortgages at the lower rates. Fear of a tight money market is not expressed among mortgage brokers, who contend that sufficient funds are available for safe mortgage investments.

The expected announcement of the Public Service Commission that everything is in readiness for the submission of bids for the construction of the Tri-Borough route has not been forthcoming this week. For some unexplained reason the Commission is putting off this important step and there does not seem to exist any power in the city or state which can make this body of "public servants" do its duty towards the waiting public. The indulgence and patience of the citizens are sorely tried by the Commission. Early in the Spring the promise was given that bids would be asked for before June 1. Nearly two months have passed and no explanation of the cause of delay has been offered.

One of the Commissioners, in answer to questions put by the Record and Guide, made the statement that the work of compiling the specifications was so enormous as to call for a postponement of the date originally set for the announcement and that within a few days everything would be in readiness. Two weeks have passed since, and the close of this month does not seem to bring with it the completion of the preliminary work. The real estate world has as great a stake at issue as the rest of the business people of the City, and there ought to be found some way to make this slow-moving body of Commissioners attend to their duties properly.

The delay has given rise to a number of disturbing rumors, one of which, that the Bronx part of the Tri-Borough

route will not be constructed for the present, has not been denied by the Commission. Judged by past performances, the public has reason to suspect that body. The citizens have a right to ask for action or an explanation on the part of the Commission. The route should either be built or an announcement be made that the Commission will consider the recent offer of Mr. Shonts. The inactivity of the Commission calls for a sharp rebuke from the Governor who has appointed this body.

TRINITY'S NEW POLICY.

Church Will Sell Parcels to Be Improved with High-Class Buildings.

A number of sales of property belonging to the Trinity Church have recently been recorded and real estate brokers are expecting an announcement with regard to the new policy of Trinity in disposing of some of its holdings. Until this official announcement is forthcoming it can be stated (although not officially) that Trinity will do everything possible to develop the neighborhood in which its realty holdings lie. It has determined to make its own improvements of the most substantial nature. Trinity will sell parcels of its real estate to those who will erect upon such plots high class fireproof buildings. Committees having control of Trinity's real estate believe that the present activity in that section of the city is of the solid enduring kind and they expect to see a considerable development brought about within the next few years.

The erection of a new church building for the congregation of the Chapel of the Intercession will bring upon the market the present site at Broadway and 158th st. The Intercession is one of the nine chapels belonging to Trinity Parish and Trinity's vestry have concluded to make no attempt to develop the plot which will be vacated in about a year, on the completion of the new edifice. The preliminary plans are expected to be ready early in September, and as soon after that as possible excavation will be started at the site selected in Trinity Cemetery at 155th st and Broadway.

This new structure will be the culmination of a year of active development on the part of Trinity. During this period seven large business houses have been erected on the "farm" as Trinity's downtown property is called, and contracts are now being closed for three other large business structures for the same neighborhood. Very shortly, final plans will be ready for the Dix Memorial Chapel, to be built in connection with old Trinity Church itself.

In addition to those improvements Trinity has sold during the year three large plots in Greenwich st, the largest of which, embracing the entire block bounded by Greenwich, Washington, Morton and Barrow sts, was sold within the past two weeks to J. H. Cruikshank. Mr. Cruikshank has also purchased from Trinity within the past year two other plots of a hundred feet front, one on the east side of Greenwich st between Vandam and Charlton sts, and another at the southeast corner of Greenwich and Morton sts. On both of these sites Mr. Cruikshank has erected modern fireproof buildings which were promptly leased. Trinity's new business buildings have all been leased for various business purposes, mainly to large wholesalers.

These improvements have replaced about one hundred and fifty of the small brick buildings that cover much of Trinity's property. Trinity's holdings, prior to these changes included 109 business buildings, 368 private dwellings and 391 small so-called tenements. About half of the latter are still held under leases of various terms and are outside of Trinity's control.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

U. S. Realty Co. Disposes of the Old Metal Exchange.

BURLING SLIP.—The old Metal exchange property at the southeast corner of Burling slip and Pearl street, 40.4x62.1x irregular, recently purchased by the United States Realty and Improvement Co., has been resold by that company to J. F. Cullman, Geo. R. Read & Co. were the brokers in the transaction and the price is reported to have been about \$50,000. Mr. Cullman owns the adjoining property on Burling slip, including the Water st corner, as well as 174 to 178½ Water st, and now controls a plot fronting 174.3 feet on Burling slip, 97.8 feet on Water st and 40.4 feet on Pearl st.

Activity in the Hardware District.

FRANKLIN ST.—Warren & Skillin sold for the Watson Estate to Henry Leeburger, the 5-story and basement store and loft building, 50 & 52 Franklin st, between Broadway and Lafayette st, on plot 50x100. This is the first transfer of this property since 1867. This section is rapidly becoming the center of the hardware section, and the store and basement of this building is occupied by the Reading Hardware Co. on a long lease.

FRANKLIN ST.—George Milne sold for Charles Laue to a client for investment the property 48 Franklin st, a 5-story business building, 26x100, which has been held at \$70,000. The building is occupied by the Strong Machinery and Supply Co. under a long lease.

WALL ST.—The Yorktown Realty Co., resold 99 Wall st to Leon Israel. It is a 5-story building on lot 20x40.10. This, with other properties, was taken in exchange for the Dreadnought, at the northwest corner of Amsterdam av and Cathedral parkway some weeks ago.

7TH ST.—Randell & Match sold the 6-story tenement 608 and 610 East 7th st, on lot 50x100, for Joseph Metzger, of Seattle, Wash., to J. Bauman & Son for investment.

13TH ST.—De Selding Brothers sold for John Jay Reynolds, 19 West 13th st, a 4-story dwelling, on a lot 25x100, to the Greenwich Presbyterian church, which occupies the edifice and property of the old 13th st church at 141 to 145, adjoining.

18TH ST.—The James C. MacKenzie estate sold 429 W. 18th st, a 5-story tenement on lot 25x92.

19TH ST.—W. S. Patten and J. L. Van Sant have bought from Philip Wolcoff and Betty Friedman, 144 and 146 West 19th st, 3 and 4-story buildings on plot 44x93.6x irregular. N. A. Berwin & Co. were the brokers in the deal.

New York and Pittsburgh Properties in a Trade.

22D ST.—Louis Korn sold to the Vilsack estate of Pittsburgh, the 12-story structure at 40 and 42 West 22d st, on plot 46x100. The Vilsack estate gives in part payment the Carl building at Wood and Ross sts, Wilkesburg, Pa., near Pittsburgh, a 7-story building, the ground floor of which is occupied by the government as the Wilkesburg post-office and the remainder as offices. The consideration for the New York property is said to have been \$450,000. The Carl building goes in for \$200,000, the difference being paid in cash. The Vilsack estate takes the New York property as an investment. James L. Libby is reported to have represented Mr. Korn in the deal, while the East End Savings and Trust Company acted for the Vilsack estate.

Buyers for Midtown Sites.

22D ST.—Furey & Co., sold for Thomas M. Fleming to John Pell, 402 West 22d

WANTS AND OFFERS

CROSS & BROWN
COMPANY
REAL ESTATE-INSURANCE
 KNICKERBOCKER TRUST BLDG.
 TEL. MURRAY HILL 1600 5TH AVE. C. 34TH ST.

Gentleman at present having charge of 25 Manhattan Apartment houses, including collecting and renting, desires making a change in like capacity. Is a thorough systemizer and organizer with executive ability and an all around Real Estate man. Can furnish best of references and security bond for any amount. Address "Competent," care of Record & Guide.

EXPERIENCED BROKER, capable of closing leases and sales in Fifth avenue section; splendid chance for right man. "E" Box 55, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th.

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

For a Building or Permanent Loan
 (MANHATTAN OR BRONX)
 Call, Write or Phone.
REMSEN DARLING
 170 BROADWAY, N. Y. TRADE MARK
 TELEPHONE 1491 CORTLANDT

st, a 5-sty building, on lot 14.3x72, adjoining the southwest corner of 9th av, recently purchased by Mr. Pell. Furey & Co. have resold the combined plot, 28.6x72, to a client, who will erect a modern building.

26TH ST.—Charles I. Weinstein sold to Kassel Simon 130 West 26th st, a new 7-sty loft building, on lot 25x98.9, between 6th and 7th avs. In part payment Mr. Simon gives 391 and 393 Cherry st, a 6-sty new-law tenement, on plot 45.8x84.2x irregular, near Scammel st.

36TH ST.—The Henry M. Weill Co. sold for Conrad Scherrer 216 W. 36th st, a 4-sty building on lot 21.1x98.9. Edward G. Soltman, who owns 206 to 214, is the buyer.

37TH ST.—M. & L. Hess sold for Mahlon W. Newton, of Philadelphia, 5, 7 and 9 West 37th st, to the Realty Holding Co., who will at once commence the erection of a 12-sty and basement store, loft and office building at an outlay of about \$800,000. The property is situated immediately west of the Brick Presbyterian church, at the northwest corner of 5th av, and, being in such close proximity to that avenue, has an additional value as an income producer. The same brokers have obtained for the Realty Holding Company, a building and permanent loan of \$500,000 from the Lawyers' Title Insurance and Trust Company.

46TH ST.—E. H. Wendell Co. sold for W. Clarence Martin 43 West 46th st, a 4-sty brownstone dwelling, on lot 20x100.5, to Mary A. and Elizabeth P. Kenna, 5th av dressmakers, who will occupy the house.

48TH ST.—Nathan H. Weil sold for Josef and Sophia Schmalz, 236 East 48th st, a 5-sty flat, on a lot 25x100.8.

7TH AV.—The William Lemberg Co. sold for S. L. Pakas, 2297 7th av, a 3-sty dwg, on lot 16.8x75, adjoining the southeast cor of 135th st, to a client of Henry Mandel. The house will be altered and a store installed for the buyer's business.

NORTH OF 59TH STREET.

75TH ST.—Edward J. O'Connor sold for Arthur Lasch to I. Geshner 186 East 75th st, a 4-sty dwg, on lot 18.9x102.2.

82D ST.—Operating Realty Co. sold to Samuel Lustbader, Jr., 163 E. 82d st, a

3-sty private dwelling, 19.2 ft. wide. John J. Kavanagh was the broker.

88TH ST.—Joseph and Sophia Schmalz have sold 236 East 88th st, a 5-sty tenement, on lot 25x100.8.

109TH ST.—Edward D. Sniffen sold for Christopher F. Campbell, Nos. 127 and 129 East 109th st, two 5-sty flats with stores, on plot 50x100.11, between Park and Lexington avs. The property was sold for \$66,000.

122D ST.—John McKee is reported to have bought 217 and 219 E. 122d st, two 4-sty tenements, on plot 50x100.11, from Pietro Brescia and Andrew Kuhn, respectively. Mr. McKee owns 221, adjoining and now controls a plot 75x100.11.

137TH ST.—John M. Royall sold for E. Singer the 5-sty tenement, 55 W. 137th st, on a lot 25x99.11, near Lenox av.

MADISON AV.—John J. Kavanagh sold for Ellen McDonald 1137 to 1141 Madison av, three 5-sty brick flats with two stores, on plot 62.2x75, at the southeast corner of 85th st, to a client, who may improve the property. The parcel was held at \$200,000, and had been in the McDonald family for over twenty-five years. It is diagonally opposite the site of the old Madison av car barns. The block on the west side of the avenue between 84th and 85th sts is improved with dwellings.

New Owner for Riverside Dwelling.

RIVERSIDE DRIVE.—Pease & Elliman sold for F. F. Palmer, as the attorney representing the owners, 74 Riverside Drive, a 5-sty American basement dwelling, on a lot 25.4x115. The property was held at \$80,000. Dr. Louis Neumann is the purchaser.

Dyckman Plot in New Hands.

SHERMAN AV.—The Thomas L. Reynolds Co. has bought from Blanche Corse the plot 50x160 on the east side of Sherman av, 100 ft. north of Dyckman st, and resold the same to the Corn Exchange Realty Co. Harry D. Kramer was the broker.

BRONX.

FORDHAM LANE.—David L. Woodall, Jr., sold a lot on the west side of Fordham lane, 50 ft. north of 177th st, 25x100,

for the Morris Estate to a Mr. Butenworth.

FOX ST.—Arthur Weyl & Co. sold for the James F. Meehan Co. plot on the east side of Fox st, between Intervale av and Tiffany st, size 40x110, to a builder for immediate improvement high class apartment house.

TIFFANY ST.—Arthur Weyl & Co. sold for the James F. Meehan Co. the southeast corner of Tiffany st and Fox st, size, 110x85, to a builder, who will improve at once with high class apartment houses.

186TH ST.—John Kelly sold for Mrs. Mary E. C. Nichols a 4-sty house on lot 20x100, at 458 East 186th st, to Daniel Crimmins.

DAVIDSON AV.—William R. Lowe & Co. sold for Anthony Schwoerer, Jr., to Edwin Shuttleworth the plot 100x100 at the northwest corner of Davidson av and 182d st.

FOREST AV.—William H. Nestrock sold for Edward Bornhoeft, 1122 Forest av, 60x100x55x60, with two buildings thereon, to Joseph Stolz and others for \$20,000.

GLEASON AV.—The Mink Construction Co. has sold one of its newly constructed two-family houses on the north side of Gleason av, between Olmstead and Castle Hill avs, Unionport.

RYER AV.—John Kelly sold for the George P. Morrell Construction Co. 1034 Ryer av, a 2-sty and basement two family dwelling, on a lot 25x100.

Operations in the East Bronx.

SOUTHERN BOULEVARD. — Arthur Weyl & Co. sold for Emil S. Levi southeast corner of Southern Boulevard and Longwood av, size, 25x100. Property will be improved with apartment house and stores. Also the lot on the west side of Southern Boulevard, 155 ft. south of Tiffany st, to a client, who will improve the same with a 2-sty business building.

WEST FARMS RD.—The Surety Land Co. (Henry Mandel, secretary), sold the block bounded by West Farms rd, Bryant av and Home st, having frontages of 203.9 ft. on West Farms rd, 157.6 ft. on Bryant av and 120.5 ft. on Home st. The buyers, Whalen & Hadley, will begin immediately the erection of two 5-sty apartment houses from plans by Nast & Springstein, architects.

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\$5,000,000 added to surplus in last 18 years

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RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court and for money of bankrupt estates.

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DAVID B. OGDEN, Counsel.

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A THOROUGHLY EXPERIENCED real estate broker, selling, renting and mortgages, desires to connect with a well-established firm, on salary and commission basis. "B. W. S.," Box 45, Record & Guide.

AN EXCELLENT OPPORTUNITY is offered to an experienced broker to associate himself with a high-grade Real Estate office, centrally located. "W" Box 50, Record and Guide.

WESTCHESTER AV.—The Simpson estate sold through its attorneys, Charles P. & W. W. Buckley, to a client, the triangular plot fronting about 447 feet on Westchester av, 311 feet on Union av, 15 feet on 158th st, and about 150 feet on 160th st. The purchaser is said to have resold a part of the plot to a builder, who will improve the property.

3D AV.—Nicholas Lopard sold for Elsie Boyd the 2-sty building at 3462 3d av to B. Moses.

LEASES.

Denzer Bros. have leased for A. A. Diamond to the Physical Culture Restaurant Co. the store and basement at 218 W. 42d st for a term of years at an aggregate rental of \$60,000.

Roe & Gould have leased for Dr. Henry P. Mendes the entire building at 122 W. 23d st to S. Markendorff for a term of years. Also for Donchian Bros. the fourth loft at 262 5th av to George Metz for a term of years.

Charles Kuntze has leased for Leo. Levinson to William Mayer, for a term of 10 years, a store for a cafe and restaurant in premises on the east side of 3d av, opposite the corner of 161st st, at a total rental of \$36,500.

Duross Co. have leased the two 3-sty buildings 106-108 West 18th st for Mary Jaeger for a term of years at \$3,000 a year; also the 3-sty dwelling at 152 West 14th st to the Paris Home Laundry, and 38 Grove st for the estate of M. W. Barentine to Charles F. Burnham.

Heil & Stern have leased for the Sinclair Realty Co., in their building, 752-4 Broadway, southeast corner of 8th st, to Landau & Steinberg, the 7th and 8th floors aggregating 15,000 sq. ft. for a long term of years at a total rental of \$50,000. This completes the renting of all of the lofts in the building.

George F. Of, an art dealer, has leased the dwelling house 274 Madison av from John Gellatly for a term of years through William J. Roome. The lessor bought the property in February. It is near 39th st, and was formerly the O'Sullivan home. The house will be altered to a 6-sty business building the full 120 ft. of the lot. The top floor is to be used as an art gallery.

Gimbel Bros. Lease Warehouse.

Frederick Southack & Alwyn Ball, Jr., have concluded negotiations with the Terminal Warehouse Co., whereby Gimbel Brothers have taken a lease on the entire building at the northeast corner of 27th st and 13th av, part of the terminal stores which occupy this entire block. Arrangements have also been made for the leasing of additional space to suit the business requirements of Gimbel Brothers.

John Forsythe Waist Co. leased from

J. G. Goldsmith, through Clark T. Chambers and Robert S. Kaminski, the Goldsmith building, at 22, 24 and 26 West 34th st, a 6-sty mercantile structure, on a plot 75x100, west of Astor court and between 5th av and Herald sq. The property is owned by the John Jacob Astor estate and is under a long term lease to Mr. Goldsmith, who in turn subleases for a term of fifteen years to the Forsythe company. Immediate possession will be given, though the firm will not move into its new quarters until September 1. The structure will be extensively remodeled.

Frederick Fox & Co. as agents, have leased for the 29th Street Realty Co., the seventh, eighth and tenth lofts, containing 30,000 sq. ft. of space in the Stewart building, 134-140 West 29th st, a new 12-sty mercantile building just completed. The lessees are Chas. F. Simmons Co., Inc., manufacturers of shirt waists, located for a great many years on Broadway near Franklin st, and Weiler, Herman & Lowitt Co., manufacturers of ladies dresses, for a number of years at Broadway and Fourth st. The leases are for a long term of years. Myer Bondy and M. & L. Hess were associated as brokers.

New Store for Sixth Av.

J. Clarence Davies has leased for David Price one-half of the store floor in the new building to be erected at the southeast cor of 6th av and 18th st for 26 years, with renewals; also leased for Henry Morgenthau for the same period the adjoining plot, 100x92, on 18th st. Two new buildings corresponding in architectural design will be built, covering the entire property. An out-of-town concern is the lessee of the store from Mr. Price, as well as of the rear plot from Mr. Morgenthau, so that plans provide for a large establishment on 18th st, with an entrance from 6th av. The total amount involved in the leases is \$1,500,000.

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 37, of which 15 were below 59th st, 10 above, and 12 in the Bronx. The sales reported for the corresponding week last year were 57, of which 13 were below 59th st, 24 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 146, as against 190 last week, and in the Bronx 155, as against 204 last week. The total amount was \$6,834,632, as against \$8,052,615 last week.

The amount involved in the auction sales this week was \$719,190, and since January 1 \$38,324,984. Last year the total for the week was \$408,787, and from January 1 \$43,931,266.

CITIZENS PROTEST.

Dumping Ground on Washington Heights an Injury to Property.

At a mass meeting of citizens of Upper Washington Heights, held Monday, July 18, 1910, at 4305 Broadway, New York, to protest against the maintenance of a dumping ground near West 185th st and Bennett av, the following resolutions were adopted:

We, the undersigned, representing the property owners and residents of Washington Heights, do hereby protest against the maintenance of the dump, or sorting ground for refuse, garbage and litter, in the vicinity of West 185th st and Broadway, for the following reasons:

1. It is a great nuisance to the neighborhood and a cause of objection on the part of present and prospective tenants.
2. The same, in our opinion, is a violation of a Health Ordinance and the Tenement House Department Law.
3. It is an agency for the creation and spread of disease.
4. It is causing depreciation of the property value in the neighborhood by driving out desirable tenants.
5. The piling, stacking and carting of the materials collected are an eyesore to the neighborhood and a cause of unfavorable comment.
6. The stench arising from decaying matter is intolerable.
7. The daily burning of wood and other waste and the smoke arising therefrom cause great discomfort to the people living in the vicinity.

| | |
|-------------------------------|----------------|
| F. L. Union, | Daniel Rogers, |
| John C. Wallace, | John Lever, |
| Henry C. Naumann, | D. H. Brete, |
| E. Fellman, | J. R. Ewell, |
| Robert Wallace, Jr., | C. H. Atken. |
| Lewis Truckenbrodt, Chairman, | 4441 Broadway. |

REAL ESTATE NOTES.

Cruikshank Company were the brokers in the sale of the northeast corner of 5th av and 52d st, reported in our last issue.

Mr. H. J. I. Jackson, executor of the Jackson estate, states that the plot 100x100, at the southeast corner of Broadway and 123d st has not been sold.

M. Morgenthau, Jr., president of the M. Morgenthau Jr. Co., has left for a brief trip to London. Mrs. Morgenthau will accompany her husband, and they will go by way of Quebec, spending a few days in the Adirondack mountains on their way over, and a few days at Mr. Morgenthau's camp on the St. Lawrence river on their way back. Mr. Morgenthau expects to be back at his desk by the 23d of August.

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXV., JANUARY-JUNE, 1910

PRICE, \$1.00

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The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHES

Record and Guide Co., 11 East 24th St., New York

THE CITY WINS WATER METER SUIT

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

Appellate Division Decides that the Water Department Can Order Meters Installed —Relator Claimed that Water Should Be Legally Charged For at Frontage Rates

A DECISION of importance to all owners of apartment houses in the city of New York has just been handed down by the Appellate Division of the Supreme Court. The case decided was that of Uriah Herrman, against John H. O'Brien, Commissioner of Water Supply, Gas and Electricity, for a peremptory writ of mandamus directing the commissioner to remove a water meter and to furnish water at frontage rates. The opinion, which is concurred in by the full court and was written by Justice McLaughlin, follows:

"The relator is the owner of an apartment house seven stories in height and having a frontage of 45 ft. He appeals from an order denying his application for a peremptory writ of mandamus to compel the Commissioner of Water Supply, Gas and Electricity of the City of New York to furnish water to the building at frontage rates, to adjust arrears of water rents at the same rate, to cancel and discharge existing liens for water heretofore furnished, and to remove a water meter placed in the building. Both of the parties seem to agree that the rates charged for water furnished to the premises are governed and to be determined by an ordinance of the former Municipal Assembly, adopted by the Board of Aldermen pursuant to section 473 of the Greater New York Charter. This ordinance provides a fixed scale of minimum annual charges for water supplied to dwelling houses, based on a frontage width up to 50 ft. and height up to and including five stories. The charges vary from \$4 per annum for a 1-sty house with a frontage of 16 ft. or less to \$14 for a 1-sty house having a frontage of from 37½ to 50 ft., the rates being increased \$1 for each additional story. The charges are apportioned expressly upon the basis of one family to a house, and one closet and one bath in each house are without extra charge. For each additional family, bath and closet, additional charges are fixed. The ordinance further regulates the charges for water supplied for other than domestic use and provides for the installation of water meters in stores, hotels, etc., "the charge for water measured by meter to be 10 cents per 100 cu. ft." and that "all charges not herein mentioned or fixed are reserved for special contract by and with the Commissioner of Water Supply, Gas and Electricity."

"The relator claims that for the water supplied to his apartment house he can be legally charged only at the frontage rates specified in the ordinance. In his petition for the writ he alleges that the lawful charge for water furnished would amount to \$106 a year, but that heretofore the Commissioner of Water Supply unlawfully, and "against the protest of water meter upon the premises; that since the 1st of January, 1908, bills have been rendered to him at meter rates, and he has accordingly been compelled to pay, this relator and his grantor," installed a

against his protest, \$1,265.08; that such unlawful charges for water used from March to October, 1908, are unpaid and an apparent lien upon the premises; that the meter thus illegally installed can be removed only upon a permit from the Commissioner; and by reason of such facts he alleges he is entitled to the writ applied for.

"From the affidavits presented in opposition to the issuance of the writ it appears that the apartment house in question was completed about January 1, 1901, and that the relator did not become the record owner of the same until April, 1903; that in June, 1902, the department of water supply, gas and electricity notified the then owners of the premises to install a meter to measure the water supplied, and, upon their failure to do so, the Commissioner caused one to be installed the following September; that from the records of the department it appears that the expense of installing the meter was paid without protest by the owners in March, 1903, and that no objection or protest of any kind against the installation or maintenance of the meter was thereafter made to the department of water supply until May 22, 1908, when a notice was received from the relator's attorney; that since the installation of the meter all charges for water supplied have, without objection, been fixed and determined at meter rates, and that such charges, to October 22, 1907, have been paid without protest, but since that time the charges have remained unpaid. It thus appears that many of the facts set forth in the petition for the writ were controverted and therefore whether the relator were entitled to the writ had to be determined upon the assumption that the affidavits, in so far as they were in conflict with the allegations of the petition, were true. Such assumption must not only be indulged in, but it must also appear, before a peremptory writ will issue, that the relator has a clear legal right to the relief asked. When the petition and the opposing affidavits are both considered it is perfectly clear that it cannot be said from them that the relator is entitled to all or any of the relief which he wants. The ordinance in question cannot be said—certainly upon its face—to apply to an apartment house over five stories in height, and if it does not, then the rates to be charged for water furnished are to be fixed by "special contract." I have grave doubts whether the ordinance applies at all to the modern apartment house. From its wording it would seem to apply only "to dwelling houses" or such buildings as were so considered at the time the ordinance was passed, because it will be noticed that the frontage rates were apportioned "on the basis that but one family is to occupy the same." Then follows the provision that for each additional family \$1 is to be charged. But whether it does or not, what is set out in the opposing affidavits amounts, in effect, to the state-

ment that the rate to be charged was fixed by special agreement. This clearly can be inferred. The meter was installed without objection and paid for by the then owners of the building September 24, 1902, and the rates for water furnished from that time to October 22, 1907—a period of over five years—were paid by the owners without protest of any kind. Indeed, the relator himself from the time when he acquired title—April 3, 1903—down to the 22d of October, 1907, paid for the water furnished according to the meter readings without objection. Under such circumstances it seems to me the relator will have some difficulty in establishing that the meter was not legally installed, and that he is not obligated to pay the charge for water measured by the meter at the rate specified. But if he is not he certainly cannot test that question in the manner here sought. If, as he claims, the charges are illegal, then he can resist payment of the same when the city seeks to collect them.

"I am of the opinion that the Court, in the exercise of its discretion, should have dismissed the petition in toto. This, however, it did not do, but granted the application to the extent of requiring the department of water supply, gas and electricity to issue a permit for the removal of the meter, and then if it saw fit to do so, to cut off the supply of water if the same were removed.

The City has not appealed from this part of the order and for that reason the order appealed from is affirmed with \$10 costs and disbursements."

Deputy Commissioner Bemis, of the Department of Water Supply, Gas and Electricity, stated yesterday that in all probability no effort will be made to enforce the law until the case has been finally decided by the Court of Appeals. The Department has not made any preparations to compel owners of buildings more than five stories high to install water meters, and action to this end will be delayed until the suit has been disposed of by the highest tribunal of the State.

An Invitation to Assist Lawmakers.

The committee appointed by the Legislature to revise the New York City Charter makes an appeal to all citizens to submit suggestions of any kind in relation to the proposed amendments. All those who never tire of complaining about the management of city affairs are especially invited by Hon. Julius M. Mayer, counsel to committee, to offer changes or suggestions. The committee is anxious to have their advice, and it has caused an advertisement to be published in the City Record asking those desiring to submit amendments to do so on or before September 10, 1910, at the counsel's office, 43 Exchange pl. The Board of Brokers, the Allied Real Estate Interests, all taxpayers associations and other organizations have an opportunity to make known their wishes and assist in drafting a model city charter.

MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners.
They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 West Broadway.

Monday, July 25.

ZEREGA AV, from Castle Hill av to Castle Hill av; 10.30 a. m.

LUDLOW AV, from Tremont av to Whitlock av; 11 a. m.

STATE ST (Queens), from Murray lane to 17th st; 11 a. m.

BENSON AV, from West Farms road to Lane av; 12 noon.

ROSEWOOD ST, from Bronx boulevard to Cruger av; 1 p. m.

EAST 174TH ST, from West Farms road to Bronx River av; 1.30 p. m.

TREMONT AV, from Eastern boulevard to Fort Schuyler road; 2 p. m.

METCALF AV, from Bronx River to 177th st; 2.15 p. m.

RIVERSIDE DRIVE, from 158th st to 165th st; 3 p. m.

Tuesday, July 26.

HALLETT & HOWLAND STS (Queens),
Assessment; 11 a. m.

UNNAMED ST, from Amsterdam av to Audubon av; 11.30 a. m.

GUERLAIN ST, from Beach av to Unionport road; 2.30 p. m.

BOSTON ROAD & BEAR SWAMP ROAD, from Bronx Park to White Plains road; 3 p. m.

Wednesday, July 27.

4TH AV (Richmond), from Monroe av to Tompkins av; 2.30 p. m.

Thursday, July 28.

3R AV, widening, from Washington av to Lorillard pl; 10 a. m.

WILSON AV (Queens), (assessment); 10.30 a. m.

HALLETT & HOWLAND STS (Queens),
11 a. m.

NORTHERN AV, north of 181st st; 11.30 a. m.

Friday, July 29.

3D AV, widening (assessment), from Washington av to Lorillard pl; 10 a. m.

PUBLIC SERVICE COMMISSION,
154 Nassau St.

Wednesday, July 27.

LONG ISLAND RAILROAD CO.—
Safety precautions at Fairview av and eleven other grade crossings. Commissioner Bassett; 2.30 p. m.

Thursday, July 28.

NEW YORK AND QUEENS COUNTY RAILWAY CO.—Service and equipment. Commissioner Bassett; 2.30 p. m.

NEW PETITIONS,

The following petitions for local improvements were approved by the Local Board of Washington Heights.

BENNETT AV.—Laying out change of grade of Bennett av, between 186th and 192d sts, Overlook Terrace, between 164th and 189th sts, 186th st, between Overlook Terrace and Broadway, 187th st, between Overlook Terrace and Broadway, 189th st, between Bennett av and Broadway, 190th st, between Bennett av and Broadway.

217TH ST.—Regulating, grading, curbing and flagging 217th st, from Park Terrace East to Park Terrace West. Estimated cost, \$18,339. Assessed valuation of property affected, \$47,000.

215TH ST.—Regulating, grading, curbing and flagging 215th st, from Isham av to Park Terrace East, and constructing the street in the form of a stairway from Park Terrace East to Broadway. Estimated cost, \$35,337. Assessed valuation of property affected, \$248,000.

ROCHAMBEAU AV.—The Board of Estimate will consider the proposed change of the map so as to close Rochambeau av, from Gun Hill rd to East 210th st, at a meeting to be held July 29, 10.30 a. m., at City Hall.

BILLS OF COST.

The Commissioners appointed in the following proceedings have applied to the Supreme Court for taxation for their bills of costs. The matter will be presented Aug. 2.

PIERS 32, 33, 36.—James Slip Pier, Oliver st Pier, Market Slip Pier, West 15th and 18th sts, North River.

FORSYTH ST.—Approach of the Manhattan Bridge, between Bayard st and East Broadway.

FORDHAM RD.—Waterfront in the vicinity of Fordham rd.

CORNELL AV.—Opening and extending Cornell av, from White Plains rd to Paterson.

REPORTS COMPLETED.

HILLSIDE AV.—The Commissioners appointed to acquire title to the lands required for the opening and extending of Hillside av, from Nagle av near Broadway to Nagle av near Dyckman st, have completed their estimate of damage and their estimate of benefit. Objections thereto must be filed at the office of the Commissioners, 90 West Broadway, on or before Aug. 6. The area of assessment is as follows:

Beginning at the intersection of a line 100 feet southwesterly from and parallel with the southwesterly line of Hillside av, the said distance being measured at right angles to the line of Hillside av, with the easterly side of Broadway, and running thence northeasterly along the southeasterly side of Broadway and the southeasterly line of Nagle av, to the intersection with a line distant 100 ft. northeasterly from and parallel with the northeasterly side of Hillside av, the said distance being measured at right angles to the line of Hillside av; thence south-easterly, eastwardly and northeasterly and always parallel with the northeasterly, northerly and northwesterly line of Hillside av, and distant 100 ft. therefrom, to the intersection with the southeasterly line of Nagle av; thence northeasterly and along the southeasterly side of Nagle av, and along the prolongation of the said line, to the intersection with the prolongation of the westerly line of St. Nicholas av; thence southwardly and along the westerly line of St. Nicholas av, and along the prolongation of the said line, to the intersection with a line 100 ft. southeasterly from and parallel with the southeasterly line of Hillside av, the said distance being measured at right angles to the line of Hillside av; thence southwestwardly, westwardly and northwestwardly and along a line always distant 100 ft. from the southeasterly, southerly and southwesterly line of Hillside av, the said distance being measured at right angles to the line of Hillside av, to the point or place of beginning.

PURIFYING THE BUSINESS.

It might interest real estate brokers to learn that the Real Estate Board of Brokers, through counsel, has just been successful in getting a full release from a certain real estate broker who started to use a fraudulent method against a woman client, and as a result the broker in question will be a little more careful in future as to his methods.

Shortly after this case had been settled the attention of the Board of Brokers was called to the case of a man charged with fraud. He sent a long letter enclosing a copy of a contract. His victim was also a woman. He asked for assistance, claiming to be innocent. After sifting the facts the Board of Brokers came to the conclusion that jail was the proper place for this man, for a worse contract was never made—and another real estate crook is now earning his just deserts.

Mr. E. Sniffen, Secretary of the Board of Brokers, in referring to the above mentioned cases, says:

"Purifying the real estate business is a hard job, but the Real Estate Board of Brokers are doing their utmost to stamp out the dishonest broker and protect and help the legitimate broker and owner in every way. Membership in our board carries with it protection and our Arbitration and Brokerage Claims Committees, composed of well known gentlemen in this city, are very often called upon to give a final decision in matters where both sides have an honest difference of opinion, but agree to abide by what our Board may decide in the matter.

"The real estate business is one of the most important professions in the world, and one where the advice of the broker is taken as seriously as the doctor's, thus giving the widest opportunity for crooked work or honest work, and our Board can not too strongly condemn the methods used by certain brokers, owners and lawyers in this great city."

Madison Avenue Bridge Opened.

The new Madison av bridge connecting Manhattan at 136th st and Madison av, with the Bronx at 138th st and Harlem river, was opened to the public on July 18. Bridge Commissioner Kingsley L. Martin made an address, as also did Thomas W. Whittle, acting borough president of the Bronx. The Port Morris trolley line will use the bridge to run their cars from 135th st and 8th av to Port Morris, connecting at that point with the College Point ferry. The Metropolitan R. R. Co. will run cars from Madison av and 135th st to 138th st and Park av, connecting with the Mott Haven station of the New York Central R. R.

NEW FACTORY LAWS.

Two amendments to the Labor Law were passed by the last Legislature. One of the new provisions requires that no door, window or other opening on any floor of any factory shall be obstructed by stationary metal bars, grating or wire mesh. Any movable bars, grating or wire mesh used must be of a form approved by the Commissioner of Labor, who is empowered to enforce the removal of any stationary obstructions or any form not approved by him. The other amendment requires ample provision of pure drinking water in factories and proper cleanliness of the receptacles. The provisions as to washrooms and water closets have been made more specific and discretionary power as to number has been given to the Commissioner of Labor.

TO ENFORCE FACTORY VENTILATION LAW

STATE LABOR DEPARTMENT SETS AT REST BASELESS RUMORS THAT THE LAW WOULD BE A DEAD LETTER THIS FALL

THE State Department of Labor has replied affirmatively to the inquiry made by the Record and Guide at the request of some of its readers, as to whether the department intended to enforce the labor law relative to factory ventilation this Fall. The correspondence in the matter follows:

"July 15, 1910.

"The Hon. John Williams,
"Commissioner of Labor,
"Albany, N. Y.

"Dear Sir:

"We have received a number of inquiries from real estate interests and property owners regarding the attitude of your department on the subject of enforcement of the present factory law in its reference to shop and factory ventilation. We presume that it will be enforced as heretofore, that penalties of \$10 per day for failure to comply with the department's orders will be imposed and factories not now properly and sufficiently ventilated will be ordered to install ventilating systems.

"On the other hand, there seems to be a widespread belief that the department will not enforce the penalty clause of this law, but will confine itself to the inspection of factories and ordering ventilating systems installed without imposition of penalty for failure to comply with order; pending the enactment of legislation looking to a clearer interpretation of the law.

"Will you be so kind as to advise us on this point at your earliest convenience? Thanking you in advance, we are

"Very truly yours,

"THE RECORD AND GUIDE CO."

Under date of July 18, 1910, the Record and Guide received the following reply:

"Your letter of the 15th instant, directed to Hon. John Williams, comes to me for attention.

"Mr. Williams is in Europe for the summer, and in his absence, I beg to state that it is the intention of this Department

to enforce the present law relative to factory ventilation. Were it not for the fact that the law contains a penalty, it would be impossible to enforce it.

"Very truly yours,

(Signed) "WILLIAM W. WALLING,

"Acting Commissioner."

Upon unofficial authority the Record and Guide is able to state that the Department plans to enforce the old law upon rulings to be made by the Commissioner based upon the results of tests made in the Lafayette st building last Spring and upon the provisions contained in the proposed new law making the standard actual purity of air rather than volume admitted to work room. The act drafted by Commissioner Williams was printed in the Record and Guide of April 9, 1910, page 772.

The fact that several companies say they have defied the Department of Labor to bring suit against them for failure to comply with the present law, and the consequent effort of the Commissioner to have a clearer and more definite law enacted at the last regular session of the Legislature, apparently gave rise to the impression that the law would not be aggressively enforced this Fall.

Under ordinary circumstances the Legislature will not convene again until January 1. It is improbable that new legislation on the subject of factory ventilation will be introduced before the middle of January and, after hearings are held and committees report, it is unlikely that a new law will be passed much before March, and possibly not until the closing days in the middle of June.

DOUBT HELD UP MANY INSTALLATION ORDERS.

The uncertainty regarding the attitude of the Department on this subject effectively held up compliance with outstanding violations, and manufacturers did not know which way to turn.

Now is the time when manufacturers

would like to plan their installations, but without definite information from headquarters, practically no contracts were placed, loft owners who wanted to get that matter out of the way before the Fall rush, did not know whether to comply with the present indefinite law or not, and confusion was found everywhere.

The present law covering the subject of factory installation follows: (Record and Guide, Feb. 26.)

"Sec. 86, VENTILATION. The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created, or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of manufacturing processes carried on therein, the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure, the Commissioner of Labor shall order such ventilation to be provided. Such OWNER, AGENT OR LESSEE, shall provide such ventilation WITHIN TWENTY DAYS after the service upon him of such order, and in case of failure, shall forfeit to the people of the state, ten dollars for each day after the expiration of such twenty days, to be recovered by the Commissioner of Labor."

An exposition or explanation of what the Department's interpretation of the above is follows:

"WHAT IS MEANT BY PROPER AND SUFFICIENT VENTILATION? As defined by Dr. John S. Billings, perfect ventilation means that any and every person in a room takes into his lungs at each respiration, air of the same composition as that surrounding the building, no part of which has recently been in his own lungs or those of his neighbors, or which

IDEAL VENTILATORS FOR FACTORIES

Average cost per window is less than
FOUR DOLLARS

**Simplest, Cheapest, and Most
Practical Ventilator Made**

Don't take our word for it, but compare our test figures (see Record and Guide, page 770, issue April 9, 1910) for both efficiency and cost with all others.

To be sure of early Fall delivery your order should be placed at once. After Sept. 1st you take chances on deliveries.

IDEAL VENTILATOR CO.

Phone Cort. 1774 122 LIBERTY ST., NEW YORK CITY

VENTILATION For FACTORIES and WORKSHOPS WITHOUT DRAUGHT

Complying with the

STATE FACTORY LAWS

The Protective Ventilator Company, formerly of Fulton Street, is now located at 110-112-114 West 32d Street, where with improved facilities it is prepared to furnish all kinds of power ventilation, as well as the best window ventilators and do the most efficient work in the best mechanical manner promptly.

On the job since 1869 and have learned how to do it right.

The PROTECTIVE VENTILATOR CO.

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NEAR 6th AVE. "L"

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consists of the products of combustion generated in the building, while at the same time he feels no currents or drafts of air, and is perfectly comfortable as regards temperature, being neither too hot nor too cold.

"HOW MUCH AIR IS REQUIRED TO MEET THESE CONDITIONS? Not less than 2,000 cu. ft. per hour for each person, with the same amount per hour for each cubic foot of gas consumed whether for light, heat or power.

"HOW CAN THIS AMOUNT OF AIR BE FURNISHED? By the use of mechanically driven fans, either forcing fresh air into a room or exhausting the foul and vitiated air from the room. By either method, there is a positive and constant change of air, independent of atmospheric or climatic changes.

"WHEN MACHINES USING GAS ARE PROPERLY HOODED IS THIS AMOUNT OF AIR NECESSARY? No; if the products of combustion are directly removed from a room, there are no poisonous gases to dilute with fresh air, and therefore no further provision need be made, in so far as these hooded machines are concerned.

"MY BUILDING IS PROVIDED WITH WINDOWS ON TWO, THREE OR FOUR SIDES. WON'T WINDOWS PROVIDE PROPER VENTILATION? No. The results of hundreds of air tests made by our Medical Inspector during the past year, indicates that windows, even when opened, WILL NOT PROVIDE ADEQUATE VENTILATION IN ALL PARTS OF A ROOM. The air is naturally better near the window than it is farther away, while due consideration must be given to the fact that windows are primarily designed for lighting. Every one knows that windows are generally closed tightly during cold weather, the slightest cold draft, being objectionable to employees. Even though windows are used for the purpose of ventilation, the direction and velocity of the wind, changing temperature, climatic and other conditions would make such ventilation largely a matter of guesswork.

"WILL IT SUFFICE TO PUT A FEW LITTLE FANS IN THE WINDOWS, WHICH REVOLVE BY ACTION OF THE ESCAPING AIR? No, such fans do little if any good. They are nothing but miniature windmills; when a current of air strikes the blades, the fan revolves. Probably as much air would pass through the opening in the window if no fan were used.

"WHERE SHALL I PLACE THE FAN—WHAT SIZE FAN—ARE DUCTS NECESSARY—WHERE SHOULD FRESH AIR BE ADMITTED OR FOUL AIR REMOVED—HOW MUCH HEATING SURFACE? All the foregoing and other questions of similar character, are matters of detail which should be entrusted to the ventilating contractor whom you select to do your work.

"HOW AM I TO KNOW THAT THE SYSTEM WHICH I MAY INSTALL WILL BE SATISFACTORY TO THE BUREAU OF FACTORY INSPECTION? We are willing to examine ANY plans which you may submit and if found satisfactory, to approve them. Should changes appear necessary, tending toward economy or efficiency, in either installation or maintenance, you will be so advised."

The foregoing is reprinted for the benefit of those who contemplate installing ventilating apparatuses and appliances, and it invites those interests to carefully watch subsequent issues of this paper for information of vital importance to them in relation to this subject.

E. S. Willard & Co., have been appointed agents for the new 10-story fireproof mercantile building at 247-253 West 19th st.

WIDENING OF 42d STREET.

Borough President McAneny has notified property owners who encroach on the sidewalk line of 42d st that the widening of the street from Park av to 8th av will be begun immediately. Obstructions must be removed within three months. The widening will be made in the same manner as on 5th av from 23d st to 47th st last year.

Seven and a half feet will be cut off the sidewalk on each curb, and all encroachments of property outward from the building line of more than two and a half feet removed. Thus fifteen feet will be added to the roadway, giving an additional carriage line on each side of the street.

A few of the better known buildings affected are the Belmont Hotel, the Hotel Manhattan, the Lincoln National Bank, the Murray Hill Baths, the American Savings Bank, Mock's and Rigg's restaurants, the Hotel Knickerbocker the Republic, New Amsterdam and Hackett theatres, and the American Music Hall. Besides these encroachments there are many stoops and areaways on private houses which will have to be removed.

A small strip will also be cut off Bryant Park and the stairways at the Forty-second st elevated station will be moved. An arrangement will be made by which owners will not lose vault space under the sidewalk.

NOTHING TO DO BUT PAY

Editor Record & Guide:

A correspondent signing "Riverside Drive," asks regarding the assessment levied for the extension of the Drive, and speaks of paying bill against the particular holdings for such improvement. Can I not understand through your columns that there is still some hope that the Mayor may reconsider the entire matter? Judging from the logical reasoning outlined by you, this should be a whole city charge and not a local assessment. I represent some holdings on Am av, near 167th st.

The Riverside bank is unapproachable—absolutely, from this property, and it is certainly not a class of land susceptible to carriage riders' occupancy or automobile users' tenancy. Where does it consistently get a benefit? This is but one of several which is about the gist of your good arguments against making it a penalty without profit.

If more property owners and agents would read carefully your paper, not only your official records, but also the general reading matter, and take a stand through your important organ for the betterment of conditions obtaining against realty holders, this mediation should prove expedient in getting from the officers of our government the consideration that 94% of taxable commodity (Manhattan real estate) is entitled to.

AN ADMIRER.

(The assessment must be paid, as it has become a lien on property. Restitution of paid assessments can be made if Legislature passes a law and city authorities are willing to approve such act.—Editor.)

CHURCH TO ERECT TENEMENT.

In a sermon delivered recently, the Rev. Dr. Hugh Birkhead, rector of St. George's Church, asked for contributions to a fund required to buy a site and build a large model tenement in a congested part of the city east of the church property. The work of erecting and looking after the building will be placed in the hands of the City & Suburban Homes Co., which has managed

several such tenements. The site has not been selected, but it will be in the vicinity of St. George's Church, on 16th st, near Stuyvesant Square, between East 9th and 20th sts. As J. Pierpont Morgan, Seth Low, Joseph W. Harriman and many other men of means are officers of the church, the appeal of the rector will be answered within short time. About \$200,000 is needed for land and construction. St. George's Church will celebrate its one hundredth anniversary next year, and by this time the model tenement is expected to be completed.

BORINGS FOR JERSEY BRIDGE.

Location to Be Decided After Determining Character of River Bottom.

BORING operations were begun this week for the long contemplated Hudson River bridge at a point opposite West 179th st on the New Jersey side at a point about one mile north of Fort Lee. Now that actual work has been started the bridge project will make rapid progress.

For some time the commission has been working out the problem of a bridge across the Hudson, but up to now efforts have been confined chiefly to the weighing of the general advantages of several proposed locations with reference to their traffic advantages. Now that both New York and New Jersey have come to the aid of the commission with funds, the commission will be put in possession of definite engineering data concerning the rock formation and character of the river bottom, both on the New York and the New Jersey sides of the proposed sites.

Two sites, one at 179th st and the other at 109th st, have been decided upon for boring purposes. It is the intention of the Bridge Commission, upon learning the facts concerning the condition and extent of the rock formation of the river bottom at the proposed sites, to have plans made which will show accurately the most advantageous type of construction for a bridge, the length of spans, etc., and the total cost thereof. All such data will be forwarded to the legislatures of New York and New Jersey with whatever recommendations the commission may deem advisable.

ADVANTAGES OF THE SITE.

Attention has been called to the fact that the 179th st site presents marked points of advantages over the others while respect to economy, due to the fact that the land on both sides of the river at this point drops sharply to tide water, and from a purely engineering point of view it appears to be the most economical, it being the narrowest part of the river, with comparatively small land damages on either side. The approaches over the land are short, that from New York reaching 179th st over Fort Washington Park, and that from New Jersey over the proposed limits of Palisade Park. Further, the channel span need not, in the engineers' opinion, be more than 1,400 feet long. In the engineers' judgment \$10,000,000 will cover the cost of a bridge at this point for highway and high speed trolley service.

One of the reasons advanced in favor of the 179th st site is the fact that a bridge at this location will connect the park system of New York City with the proposed state park made possible by the gift of Mrs. E. H. Harriman when the plans of the Inter-State Palisades Park commission are carried out. The great highway and park system planned to extend from Fort Lee, in New Jersey, to Newburgh in New York, can best be made available to the people in the metropolitan district, say the engineers, by crossing the Hudson at 179th st.

THE TITLE INSURANCE CO., OF NEW YORK

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SLAWSON & HOBBS Real Estate 284 COLUMBUS AVENUE

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

July 25.

152d st, No 464, s s, abt 229.2 e Am av, 50x 99.11, 3-sty fr dwg. 125th st, No 228, s s, 255 w 2d av, 25x100.11, vacant.

ADVERTISED LEGAL SALES.

July 23.

No Legal Sales Advertised for this day.

July 25.

8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.

1st av, No 352, e s, 46 s 21st st, 23x68.8, 3-sty brk tenement and store. Louis Fooks agt Feige Weingarten et al; Samuel L Fooks, att'ys, 120 Broadway; Robert A Maddock, ref. (Amt due, \$6,640.94; taxes, &c, \$201.36; sub to a first mort of \$7,000.) By Joseph P Day.

8th av, No 750 n e cor 46th st, 25.5x100. 46th st, No 249

8th av, No 752, e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. 6-sty brk office loft and store building. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Oct 29, 1909, or since; Frederick C Pitcher, att'y, 56 Pine st; John S Shea, sheriff. By Daniel Greenwald.

July 26.

No Legal Sales advertised for this day.

July 27.

Marvin pl, e s, 100 n St Raymonds av, 44.10x 78.10x37.9x73.5, Westchester. Antonio Plescia agt Christoforo Zuccaro et al; Antonio Ferme, att'y, 192 Bowers; Samuel S Isaacs, ref. (Amt

due, \$1,212.67; taxes, &c, \$—) Mt recorded Feb 10, 1908. By Joseph P Day.

70th st, No 512, s s, 286 e Av A, 73x100.5, 6-sty brk tenement. State Investing Co agt Abraham Weinberg et al; Bowers & Sands, att'ys, 31 Nassau st; Lewis A Abrams, ref. (Amt due, \$8,141.46; taxes, &c, \$1,477.29; sub to a mort of \$24,000.) Mort recorded June 22, 1908. By Samuel Marx.

101st st, No 332, s s, 150 w 1st av, 25x100.11, 6-sty brk tenement. Irving Bachrach agt Jacob Bloch et al; Mayer & Gilbert, att'ys, 43 Exchange pl; Robert S Conklin, ref. (Amt due, \$6,332.09; taxes, &c, \$575.07; sub to a first mort of \$18,650.) Mort recorded Dec 20, 1905. By Daniel Greenwald.

July 28.

30th st, No 35, on map Nos 33 to 37, n s, 175 e Madison av, 65x98.9, 9-sty bk tnt. Louis L Seaman agt The Thirty-Five East Thirtieth Street Co et al; Straus & Anderson, att'ys, 141 Broadway; Myron Sulzberger, ref. (Amt due, \$37,921.94; taxes, &c, \$5,600; sub to a first mt of \$310,000.) Mt recorded June 5, 1907. By Joseph P Day.

123d st, Nos 333 to 341, n s, 220.3 w 1st av, 103.9x100.11, three 6-sty bk tnts & str. Cornelius Daniels agt Harry Gleich et al; M S & I S Isaacs, att'ys, 52 William st; Clarence S McMillan, ref. (Amt due, \$39,053.04; taxes, &c, \$400; sub to three mts aggregating \$87,000.) By Daniel Greenwald.

Barnes av, e s, 62.4 s 215th st, 31.2x105.1x30x 113.6, Wakefield. John W Isherwood exrs, &c, agt Anna Habicht et al; A T & B B Payne, att'ys, 21 Jackson st, Long Island City; Wm E Morris, ref. (Amt due, \$3,059.28; taxes, &c, \$180.) By Joseph P Day.

Reade st, Nos 176 to 196 n e cor West st, West st, Nos 187 to 189 runs n 70.7 to Duane st, Nos 202 to 220 Duane st, e s, 270.3 Washington st, Nos 300 to 306 to Washington st, x s 70.8 to Reade st, x w 266.8 to beg. ten 4-sty bk storage bldgs & str & 3-sty bk storage bldg & str. Edward Roche agt John R Bartlett et al; Ver Planck, Prince & Flanders, att'ys, 149 Broadway; James A Foley, ref. (Amt due, \$211,333.38; taxes, &c, \$14,191.46; sub to a first mt of \$271,000.) Mt recorded Oct 8, 1906. By Joseph P Day.

123d st, Nos 409 & 411, n s, 125 e 1st av, 37.6 x100.10, two 3-sty bk dwgs. Susan Van Praag agt Jacob Siegel et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Frederick R Rich, ref. (Amt due, \$9,945.65; taxes, &c, \$471.96.) By Samuel Marx.

THOMAS DIMOND All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET NEW YORK Works: West 33d Street West 32d Street Tel., 1085 Murray Hill

49th st, No 341, n s, 206.3 w 1st av, 18.9x100.5, 3-sty brk dwg. Otto G Fuchs agt Amalie Herrman et al; Frederick C Steffen, att'y, 271 Broadway; Leopold W Harburger, ref. (Amt due, \$5,386.83; taxes, &c, \$200.) Mt recorded April 22, 1865. By Joseph P Day.

150th st, n s, 700 w Courtlandt av, 75x118.5, vacant. North Side Savings Bank agt Vincenzo Laporta et al; Gerald J Barry, att'y, 149 Broadway; Warren Leslie, ref. (Amt due, \$10,424.88; taxes, &c, \$1,200. Mt recorded Sept 13, 1906. By Joseph P Day.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x 60, 4-sty & b stn dw. Edward Born et al agt Hubbard W Mitchell; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Wm A McQuaid, ref. (Amt due, \$8,146.93; taxes, &c, \$10. By Joseph P Day.

1st av, No 352, e s, 46 s 21st st, 23x68.8, 3-sty bk tnt and str. Louis Fooks agt Feige Weingarten et al; Samuel L Fooks, att'y, 120 Broadway; Robert A Maddock, ref. (Amt due, \$6,640.94; taxes, &c, \$201.36; sub to a first mt of \$7,000.) By Joseph P Day.

Brook av, Nos 300 & 302, e s, 131.1 s 141st st, 52x99.6x48.1x99.7, 6-sty bk tnt. Sheriff's sale of all right, title, &c, which Joseph Wolkenberg had on June 12, 1908, or since; Simon & Asher, att'ys, 277 Broadway; John S Shea, sheriff. By Daniel Greenwald.

Valentin av e s, 610.5 s Fordham or Highbridge Tiebout av rd, runs s 200 x e 125 x n 100 x e 125 to Tiebout av, x n 100 x w 250 to beg. vacant. Harford W H Powel, trustee et al, agt Chas H Collins et al; Butts & Vining, att'ys, 51 Chambers st; Henry J Goldsmith, ref. (Amt due, \$5,000; taxes, &c, \$2,900.) By Samuel Marx.

July 30. No Legal Sales advertised for this day. Aug. 1.

125th st, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stn tnt & str. Henry H Jackson agt Mary Grolig et al; Joseph A Kent, att'y, 37 City Hall Place; Francis S McAvoy, ref. (Amt due, \$9,872.29; taxes, &c, \$—) Mt recorded Sept 1, 1909. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending July 22, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

Willis av, No 370, e s, 130 n 142d st, 20x100, 3-sty bk dwg. (Amt due, \$9,677.92; taxes, &c, \$212.08.) Withdrawn.

*105th st, No 220, s s, 230 e 3d av, 15x100.9, 2-sty stn ft dwelling. (Amt due, \$9,214.24; taxes, &c, \$286.10.) Esther Engel.....8,000

*Rivington st, No 74, n s, 44.1 e Allen st, 21.9x85x21.9x75, 3-sty brk tnt and str. (Right, title, &c, of leasehold of b str of premises.) H Koehler & Co.....50

*St Ann's av, No 775 s w cor 158th st, 25x100, 4-sty bk tnt and str. 158th st, No 568 (Amt due, \$19,835.94; taxes, &c, \$1,090.) Margaret Marx.....15,000

8th st, No 37, old No 109, n s, 531.5 w 5th av, 23x93.11, vacant. (Amt due, \$15,915.32; taxes, &c, \$430.79.) T Edwin Ward.....24,500

Water st, No 666, n s, 225 w Jackson st, 25x100, 2-sty fr brk ft tnt. (Amt due, \$5,587.15; taxes, &c, \$134.99.) Jacob Kauffman.....6,000

*Valentine av, No 2046, e s, 275.3 n 179th st, 25x150.9, 3-sty fr tnt. (Amt due, \$3,413.10; taxes, &c, \$200; sub to prior mts aggregating \$7,000.) Ely J Rieser.....8,128

*Broadway, Nos 2503 to 2509, w s, 25.2 n 93d st, 75.6x100, 1 and 2-sty bk & fr bldgs & str, leasehold. (Amt due, \$12,794.23; taxes, &c, \$30.13.) Isidor H Kempner.....10,000

*134th st, Nos 293 to 297, n s, 225.1 e Lincoln av, 49.11x100x50x100, two 5-sty bk loft bldgs. (Amt due, \$29,648.63; taxes, &c, \$1,600.) Margaret Marx.....25,000

*Allen st, No 165, w s, 150.6 s Stanton st, runs w 46 x n 6 x w 41.6 x s 25 x e 87.6 x n24.6 to beg, 4-sty bk tnt & str & 3-sty bk loft bldg in rear, sub to prior mt of \$18,000. (Partition.) Isaac Corzun.....22,400

*145th st, No 310, s s, 130.2 w 8th av, 25.6x99.11x25.6x89.11, 5-sty bk tnt & str. (Amt due, \$12,809.59; taxes, &c, \$675; sub to a mt of \$18,000.) Hulda Stein.....25,350

*Central Park West, Nos 414 & 415 n w cor 101st st, 100.11x111, three 5-101st st, No 1 sty bk tnts. (Amt due, \$71,320.14; taxes, &c, \$—; sub to three mts aggregating \$173,000.) David H Hyman, rec'r.....189,153

*101st st, No 7, n s, 187 w Central Park West, 38x100.11, 5-sty bk tnt. (Amt due, \$18,329.02; taxes, &c, \$—; sub to a mt of \$39,500.) David H Hyman, rec'r.....43,606

*138th st, No 45, n s, 425 e Lenox av, 37.6x99.11, 6-sty bk tnt. (Amt due, \$34,434.87; taxes, &c, \$1,011.83.) Clara De Hirsch Home for Working Girls.....33,000

137th st, Nos 43 & 45, n s, 400 e Lenox av, 50x99.11, 6-sty bk tnt. (Amt due, \$46,743.30; taxes, &c, \$1,414.60.) Samuel Raisler.....45,000

*101st st, No 3, n s, 111 w Central Park West, 38x100.11, 5-sty bk tnt. (Amt due, \$13,595.47; taxes, &c, \$—; sub to prior mt of \$42,000.) David H Hyman, rec'r.....45,280

*101st st, No 5, n s, 149 w Central Park West, 38x100.11, 5-sty bk tnt. (Amt due, \$25,247.62; taxes, &c, \$—; sub to prior mts aggregating \$35,000.) David H Hyman, rec'r.....38,805

*75th st, No 53, n s, 133 e Col av, 23x102.2, 4-sty & b stn front dwg. (Partition.) Nanie L Pond.....33,000

218th st, No 716, s s, 131 e White Plains av, 50x114, Wakefield. (Amt due, \$3,370.76; taxes, &c, \$89.41.) Donatus Klingenberg.....4,400

SAMUEL MARX.

44th st, No 407, n s, 125 w 9th av, 25x100.4, 4-sty & B bk tnt & 3-sty bk tnt in rear. (Exrs sale.) Bridget Tracy.....20,600

*Madison av, No 1736, w s, 25.11 n 114th st, 25x100, 5-sty stn ft tnt & str. (Amt due, \$7,495.20; taxes, &c, \$1,428; sub to a first mt of \$21,000.) Max Vogel.....26,700

*Madison av, No 1738, w s, 50.11 n 114th st, 25x 100, 5-sty bk tnt & str. (Amt due, \$3,600.12; taxes, &c, \$510.63; sub to a first mt of \$25,000.) Max Vogel.....28,688

HERBERT A. SHERMAN.

117th st, No 113, n s, 175 w Lenox av, 18.11x100.11, 5-sty bk dwg. (Amt due, \$18,322.15; taxes, &c, \$711.96.) Withdrawn.....

48th st, No 602, s s, 74 w 11th av, runs s 20.9 x e 4 x s 79.8 x w 30 x n 100.5 x e 26 to beg, 5-sty bk tnt. (Amt due, \$5,559.87; taxes, &c, \$385.60; sub to a first mt of \$15,000.) Johanna M Waldeck.....21,125

223d st, No 763, n s, 606.10 e White Plains rd, 25x100, Wakefield. (Amt due, \$4,443.26; taxes, &c, \$89.41.) J Clarence Davies.....3,500

223d st, No 767, n s, 631.10 e White Plains rd, 25x100, Wakefield. (Amt due, \$4,443.26; taxes, &c, \$75.51.) J Clarence Davies.....4,000

DANIEL GREENWALD.

*Christie st, No 211, w s, 62.2 n Stanton st, runs w 25 x n 3.6 x w 25 x n 25 x e 50 x s 25 to beg, 5-sty bk tnt & str. (Amt due \$3,709.50; taxes, &c, \$432.28; sub to a first mt of \$15,000.) Sigmund Wechsler.....18,225

8th av, Nos 750 & 752 n e cor 46th st, 50.5x125xirreg, 6-sty bk str & 46th st office bldg. (Sheriff's sale of all right, title, &c.) Adj to Sept 2.....

Fulton av, No 1284, e s, 65.2 s w 169th st, 22.4x104.3x22.3x102.8, 2-sty fr dwg. (Sheriff's sale of all right title, &c.) George A MacDonald.....180

CHAS. A. BERRIAN.

Ogden av |s w cor Merriam av, 50x100, 3-sty bk hall & str. (Amt due, Merriam av |s \$5,872.25; taxes, &c, \$1,466.55; sub to a first mt of \$16,000.) Henry A Philips.....19,500

Total.....\$719,190

Corresponding week, 1909.....408,787

Jan. 1st, 1910, to date.....38,324,984

Corresponding period, 1909.....43,931,266

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RECORD AND GUIDE, Tel., 4430 Madison, 11 E. 24th STREET, N. Y.

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, if will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

CONVEYANCES

July 15, 16, 18, 19, 20 and 21.

BOROUGH OF MANHATTAN.

Broome st, Nos 508 & 510, n s, 80.4 e Thompson st, runs n 49.6 x e 13.5 x n 30.6 x e 28 x s 80th st x w 41.10 to beg, two 7-sty bk loft & str bldgs. FORECLOS, Mar 30, 1910. Isham Henderson, ref, to TRUSTEES of The Peabody Education Fund, a corp. July 20, 1910. 2:488-37. A \$26,000-\$65,000. 80,000

Broome st, No 58, n s, 75 w Lewis st, 25x75, 3 and 4-sty brk tenement and stores. Herman Weissberger to Union Realty Selling Co. 1/2 part. All liens. July 8, 1910. 2:327-30. A \$13,000-\$15,000. nom

Clinton st, No 88, e s, 200 s Rivington st, 25x100.

Clinton st, No 90, adjoining above on south.

Beam right agreement. Anna M Grossman et al TRUSTEES Martin Grossman, decd, with John Kroder and Michael Miller. May 14, May 15, 1910. 2:348. nom

Clinton st, No 47, w s, 150 s Stanton st, 25x100, 5-sty stone front tenement and stores. Henry Gans to Moritz Neuman. Mort \$22,000. July 15, July 16, 1910. 2:349-22. A \$20,000-\$34,000. other consid and 100

Cortlandt st, No 85 on map No 87, s s, 79.7 e West st, 22x57.10x22x58.

Cortlandt st, No 87, s s, 59 e West st, 20.10x58x20.4x58, 3-sty bk tnt & str & 3-sty bk str.

Clarence Wolf to Edwin Wolf of Phila, Pa. July 16, July 20, 1910. 1:58-4 & 5. A \$102,300-\$106,500. nom

Greenwich st, No 625, e s, 74.5 n Le Roy st, runs e 44 x n 8 x e 22 x n 18.2 x w 63.3 to st x s 26.4 to beg, 3-sty bk tnt. St John's Park Realty Co to Greenwich Investing Co. Mt \$6,500. July 13, July 19, 1910. 2:603-56. A \$8,000-\$9,000. O C & 100

Henry st, No 237, n s, 115.5 w Montgomery st, 23x100, 5-sty brk tenement. Henry Gans to Moritz Neuman. 1/2 part mort \$23,000. July 15, July 16, 1910. 1:286-15. A \$16,500-\$32,000. other consid and 100

Hester st, No 173, n s, 26.6 e Mott st, runs n 45.2 x e 1.2 x n 9.8 x e 4.4 x e 12.8 x s 10 x e 0.6 x s 46.1 x w — to beg, 4-sty bk tnt. Amelia Anselmi to Giuseppe Molea. Mt \$11,000. July 18, July 21, 1910. 1:238-39. A \$10,000-\$15,000. nom

Jackson st, No 39, w s, 50 n Cherry st, 25x100x28.4x100, 5-sty brk tenement and stores. Jacob Jaffe, of Brooklyn, to Ida Jaffe, of Brooklyn. Q C. Mort \$20,000. July 14, July 15, 1910. 1:261-33. A \$12,000-\$24,000. nom

Leonard st, No 20, s s, abt 175 w West Bway, 25x100, 6-sty bk storage bldg. Robt L Shepard to Robt B Lawrence, of Flushing, L I, and Herbert B Royce, of Middletown, N Y. B & S. July 15, July 21, 1910. 1:179-26. A \$22,000-\$35,000. nom

Market st, Nos 59 & 61, s w cor Hamilton st, 44.1x59.6x25.7x59.6. Hamilton st, No 48

Market st, No 63, w s, 44.1 s Hamilton st, 25x57.6.

6-sty bk tnt & str.

Benj Emmerman to Ike Emmerman. 1/4 part. Mt \$ —. July 20, July 21, 1910. 1:253-37. A \$33,000-\$75,000. 100

Monroe st, No 102, s s, 52 e Pelham st, 25.10x93.9x25.10x93.10, 5-sty bk tnt & str. Anna V Kenealy to Wm & Emanuel Fichandler. All liens. July 20, July 21, 1910. 1:255-39. A \$17,000-\$33,000. nom

Monroe st, No 286, s s, 175.7 e Jackson st, 25.5x97.7, 6-sty brk tenement and stores. Alexander Rosenthal et al to Mary Tuchmann. Mort \$ —. July 14, July 16, 1910. 1:263-7. A \$14,000-\$34,000. other consid and 100

Monroe st, No 102, s s, 52 e Pelham st, 25.10x93.9x25.10x93.10, 5-sty bk tnt & str. Wm Fichandler & ano to Anna V Kenealy. B & S & C a G. All liens. July 18, July 20, 1910. 1:255-39. A \$17,000-\$33,000. nom

Nassau st, No 49, w s, 82.1 n Liberty st, 28x70.2 to Liberty pl x Liberty pl 14.10x65.11, 4-sty stn office & str bldg. Daniel B Freedman to 49 Nassau St, a corp. B & S. Mt \$130,000. July 12, July 20, 1910. 1:64-7. A \$128,300-\$130,000. 100

Norfolk st, No 22, e s, 75.4 n Hester st, 25.3x75, 5-sty stn tnt & str. Domenico Bravin to Mary Bravin his wife. All liens. July 19, July 20, 1910. 1:312-2. A \$20,000-\$34,000. nom

Pearl st, No 458, e s, 71.5 s Park row, 22.6x89.3x22.6x86, 3-sty bk loft & str bldg. Matilde Sorgatz to Wm Wach of Brooklyn, N Y. All liens. July 1, July 18, 1910. 1:118-15. A \$12,000-\$27,000. nom

Rivington st, No 263, s s, 50 w Columbia st, 25x100, 5-sty brk tenement & store and 2-sty frame tenement in rear. Jacob Jaffe of Brooklyn, to Ida Jaffe, of Brooklyn. 1-9 part. Mort \$16,500. July 14, July 15, 1910. 2:333-18. A \$18,000-\$23,000. nom

Stanton st, No 316, n s, 49.5 w Goerck st, 26.7x75, 5-sty bk tnt & str. Isaac Goldberg to Clara Goldberg his wife. Oct 20, 1909. July 21, 1910. 2:330-72. A \$17,500-\$26,000. O C & 100

Teunisen pl or av, s e s, 75 n e Leyden st, 25x100, vacant. Mary F Masterson EXTRX Peter B Masterson to Mary T Masterson INDIV. July 14, July 18, 1910. 13:3402-45. A \$1,500-\$1,500. nom

Vandam st, No 24, s s, 232.2 e Varick st, 24.9x100x24.10x100, 2-sty fr bk ft tnt & 4-sty bk tnt in rear.

Vandam st, No 18, on map No 20, s s, 282.11 e Varick st, 26.2x100.7x26.3x100.6, 2-sty brk tnt & 2-sty bk tnt in rear.

Mary A Earlin HEIR Thomas Reid to Melbie E Williams. July 20, July 21, 1910. 2:505-17 & 19. A \$28,500-\$30,500. 1,800

West st, No 401, e s, 67 s Charles st, 22.3x93.9x21.5x87.10, 3-sty bk tnt & str. FORECLOS, June 15, 1910. Rastus S Ransom, ref, to Saml J Gutter. Mt \$14,000. July 14, July 21, 1910. 2:636-46. A \$14,000\$17,000. 4,500

Same prop. Saml J Gutter to Joseph Margoles. Mt \$14,000. July 14, July 21, 1910. 2:636. nom

Washington st, No 500, w s, about 62 n Spring st, 20x60.

Spring st, Nos 341 to 347, n e s, 57.3 e West st, runs n 80.4 x e 35.9 x s .03 x e 37 x s 80 to n s st x w 73.1 to beginning. 7-sty brk storage building.

Geo S Fulton to Max Stern of Port Washington, L I. 1/2 part. All title. Mort \$95,000. July 11, July 15, 1910. 2:596-44. A \$55,000-\$110,000. other consid and 100

Willett st, No 58, e s, abt 225 s Rivington st, 25x100, 4-sty bk tnt & str & 2-sty bk tnt in rear. Jeremiah S Hendrickson to Frank Seiden. Mt \$14,000. June 21, July 20, 1910. 2:338-43. A \$18,000-\$22,000. omitted

4th st W, No 228, w s, 26.5 s 10th st, 26.5x101, 5-sty bk tnt & str. Joseph L Bittenwieser to Julius B Fox. Mt \$31,000. July 14, July 19, 1910. 2:619-69. A \$16,000-\$36,000. O C & 100

Same property. Julius B Fox to Joseph L Bittenwieser. Mt \$30,000. July 19, 1910. 2:619. O C & 100

4th st E, No 142, s s, 94.11 e 1st av, 33.7x96.2x33.9x96.2, 6-sty bk tnt & str. Joseph Oshinsky to Jacob Goldberg. Mt \$51,000. July 15, July 19, 1910. 2:431-9. A \$24,000-\$49,000. nom

4th st E, No 97, n s, 150 e 2d av, 25x96.2, 5-sty bk tnt & str. Leon Goldberg to Liza wife Leon Goldberg. Mort \$26,500. July 1, July 15, 1910. 2:446-52. A \$18,500-\$30,000. nom

6th st E, Nos 644 & 646, s s, 110 w Av C, 64x97, two 5-sty bk tnts & str. Elias D Siegel to Abraham Siegel Realty Co. 1-7 part. All liens. Apr 21, July 18, 1910. 2:388-31. A \$43,000-\$80,000. omitted

6th st E, No 206, s s, 105 e Bowery, 25x97, 6-sty bk tnt & str. Joseph L Bittenwieser to Julius B Fox. Mt \$25,000. July 15, July 21, 1910. 2:461-11. A \$18,000-\$30,000. O C & 100

6th st E, No 206, s s, 105 e Bowery, 25x97, 6-sty bk tnt & str. Julius B Fox to Joseph L Bittenwieser. Mt \$25,000. July 21, 1910. 2:461-11. A \$18,000-\$30,000. O C & 100

10th st E, s s, 407.8 e Av D, 75x92.3, vacant. Geo Hoch and ano EXRS Mary Hagemeyer to Emma Krone, of Tarrytown, N Y. June 1, July 16, 1910. 2:366-part lot 22. A \$ —. other consid and 100

11th st E, No 58 (26), s s, 230.8 e University pl, 21.4x94.9x21.5x94.9, 8-sty bk loft & str bldg. Mt \$78,286.51. 2:562-13. A \$35,000-\$80,000.

Waverly pl, No 30, and part of No 28, on map No 30, s s, 62.9 w Greene st, 37.10x80.6x37.10x80.9, 8-sty bk loft & str bldg. Mt \$123,000. 2:547-4. A \$55,000-\$120,000.

5th av, No 12, w s, 28.6 n 8th st, 26.3x100, 9-sty bk tnt. Mt \$194,000. 2:572-43. A \$52,000-\$165,000.

St Nicholas av n w cor 158th st, 203.3 to s s 159th st x41.1x158th st | 199.10 to n s 158th st x78.5, 6-sty brk tnt. Mt 159th st | \$288,347.19. 8:2108-S3 & 87. A \$75,000-\$ —.

Also property at Yonkers, N Y.

Haines Realty Corporation to Carlene A Way. Jan 21, July 15, 1910. 89,421.50

11th st E, No 608, s s, 143 e Av B, 25x94.9, 4-sty bk tnt & str. Release dower. Anna C wife Stephen Meyer to Anna C Meyer. June 30, July 18, 1910. 2:393-11. A \$17,000-\$21,000. nom

11th st W, No 50, s s, 355.5 e 6th av, 21.8x94.10, 3-sty and basement brk dwelling. Arthur B Lapsley and ano EXRS. &c, David Lapsley to Maria T McAvoy. June 20, July 15, 1910. 2:574-19. A \$17,500-\$20,500. 28,500

11th st E, No 631, n s, 233 w Av C, 37.6x103.3, 6-sty brk tenement and stores. Abraham Goldschlag to Joseph Golding. Mort \$60,000. June 30, July 16, 1910. 2:394-53. A \$24,000-\$60,000. other consid and 100

13th st E, Nos 105 and 107, n s, 64 e 4th av, 49x85, 4-sty brk museum. Marx Ottinger et al to August Luchow. Mort \$40,000. June 24, July 15, 1910. 2:559-59 and 60. A \$36,000-\$48,000. other consid and 100

13th st W, No 139, n s, 345 e 7th av, 25x103.3, 3-sty and basement brk dwelling. John J Reynolds to Greenwich Presbyterian Church. Mort \$12,000. July 14, July 16, 1910. 2:609-65. A \$15,500-\$17,500. 25,000

16th st E, Nos 514 & 516, s s, 220.6 e Av A, 50x103.3, two 5-sty bk tnts & str & one 2 & one 3-sty bk tnts in rear. Chas H Blohm to John H Tietjen of Harrison, N J. All liens. July 15, 1910. 3:973-48 & 49. A \$18,000-\$34,500. O C & 100

18th st E, Nos 648 and 650, s s, 88 w Av C, 50x92, 3-sty brk stable. Thos M Blake to Thomas Powell, of Brooklyn. Mort \$28,000. July 14, 1910. 3:985-35. A \$15,500-\$24,000. other consid and 100

18th st W, Nos 356 to 362, s s, 100 e 9th av, 50x92, 4 3-sty bk dwgs. CONTRACT. Teichmann Engineering & Construction Co to T & E Casselman, a corpn. Mt \$60,000. May 3. Also recorded as deed. July 19, 1910. 3:741-63 to 66. A \$24,000-\$28,000. 76,000

18th st E, Nos 648 and 650, s s, 80 w Av C, 50x92, 3-sty bk stable. Thomas Powell to Oscar Engels. Mt \$28,000. July 18, 1910. 3:985-35. A \$15,500-\$24,000. O C & 100

20th st W, Nos 18 to 22, begins 20th st, s s, 345 w 5th av, runs s 92 19th st, No 23 x w 25 x s 92 to 19th st, x w 25 x n 92 x w 25 x n 92 to 20th st, x e 75 to beg, 11-sty stn loft & str bldg. Chas D Levin to Henry C Lytton of Chicago, Ill. 2-5 parts. All title. Mt \$450,000. May 20. July 18, 1910. 3:821-55. A \$230,000-\$515,000. 100

21st st W, No 246, s s, 517.6 w 7th av, 23.4x109x22.8x109, 3-sty & b bk dwg. Marie wife Herman Wolf to Gertrude & Marie Wolf. Mt \$15,000. July 18, 1910. 3:770-65. A \$14,000-\$17,000. O C & 100

21st st W, Nos 133 & 135, n s, 395 e 7th av, 42x98.9, 2 3-sty & b bk dwgs. Philip Krauss to Phoenix Holding Co. Mt \$63,000. July 15, 1910. 3:797-21 & 22. A \$43,000-\$49,000. O C & 100

21st st W, Nos 137 to 141, n s, 337 e 7th av, 58x98.9, 3 3-sty & b bk dwgs. Philip Krauss to Phoenix Holding Co. Mt \$60,000. June 20. July 18, 1910. 3:797-18 to 20. A \$54,000-\$63,000. O C & 100

21st st W, Nos 133 & 135, n s, 395 e 7th av 42.6x98.9 two 3-sty and basement brk dwellings. Cath Brenen and ano INDIV and as EXRS Edw Brenen to May J wife Mark W Brenen. Mort \$32,000. July 15, 1910. 3:797-21 and 22. A \$43,000-\$49,000. 73,000

21st st W, No 140. Agt as to release of restrictions. North River Savings Bank with Rexton Realty Co. July 9. July 21, 1910. 3:796. nom

24th st W, No 453, n s, 162.6 e 10th av, 20.10x98.9, 3-sty brk dwelling. Louis Neumann to Danford N B Sturgis. July 15, 1910. 3:722-9. A \$9,000-\$11,000. other consid and 100

29th st E, No 311, n s, 155 e 2d av, 20x98.9, 4-sty brk tenement. Geo W Gamble and ano EXRS John Gamble to John J Welstead. All liens. July 14, 1910. 3:935-11. A \$8,000-\$11,000. 8,750

31st st E, No 137, n s, 85.5 e Lexington av, 18.6x80, 4-sty bk dwg. Yosta Rosenberg to Justa Realty Co. Mt \$—, Apr 22, 1909. July 20, 1910. 3:887-31. A \$12,000-\$15,000. O C & 100

35th st W, Nos 154 & 156, s s, 150 e 7th av, 50x98.9, 5-sty stn hotel. Henry E Jones to Max Weil. Mt \$95,000. July 1, 1910. 3:810-71 & 72. A \$80,000-\$116,000. O C & 100

35th st W, No 239, n s, 378.11 w 7th av, 21x98.9, 4-sty brk tnt & str. Atlantic Realty Co to Realty Holding Co. Mt \$14,000. July 19, 1910. 3:785-21. A \$16,000-\$19,000. O C & 100

36th st W, Nos 307 to 313, n s, 104.10 w 8th av, 77.2x98.9, 2 4-sty stn tnts, 2 2-sty brk tnts & str & 2-sty bk rear bldg. Louis Westphal et al, EXRS Paul Westphal to T R McMann Co, Inc. Mt \$45,000. July 15, 1910. 3:760-32 to 36. A \$34,000-\$43,000. nom

36th st W, No 216, s s, 605 e 8th av, 21x98.9, 4-sty bk tnt. Conrad Scherrer to Edw G Soltmann. Mt \$16,000. July 19, 1910. 3:785-54. A \$16,000-\$18,500. O C & 100

37th st E, No 158, s s, 120 w 3d av 20x98.9, 4-sty stone front dwelling. Earl G Pier to Walstein M Tompkins. Mort \$27,000. July 14, 1910. 3:892-50. A \$20,000-\$27,000. nom

37th st W, No 206, s s, 100 w 7th av, 20.10x60, 4-sty brk tenement and store. Louis Friedenberg to Betty M Hawks. July 15, 1910. 3:786-54. A \$13,500-\$16,000. other consid and 100

Same property. Betty M Hawks to United States Realty & Improvement Co. Mort \$18,000. July 15, 1910. 3:786. other consid and 100

37th st W, Nos 5 to 9, n s, 195 w 5th av, 75x98.9, three 4-sty stn dwgs. Mahlon W Newton to Realty Holding Co. Mt \$388,000. June 27. July 20, 1910. 3:839-34 to 36. A \$243,500-\$280,000. O C & 100

38th st W, No 411, n s, 150 w 9th av, 25x98.9.

38th st W, No 413, n s, 175 w 9th av, 25x98.9. 1 & 3-sty bk bldg & str & 2-sty fr bldg & str, with 3-sty fr rear bldg. Joe Seldin to Isaac B Miller of Union Hill, N J. Mt \$18,000. July 20, 1910. 3:736-26 & 27. A \$19,000-\$22,000. O C & 100

38th st W, No 271, n s, 100 e 8th av, 20.6x98.9, 4-sty brk tenement and store. John Merkel to Eli M Cohen. Mort \$11,000. July 15, 1910. 3:788-11. A \$18,000-\$20,000. nom

38th st W, Nos 269 and 271, n s, 100 e 8th av, 41x98.9, two 4-sty brk tenements and stores. Eli M Cohen to Isidore H Kramer and Morris F Hochstadter. Mort \$54,000. July 15, 1910. 3:788-11 and 12. A \$36,000-\$40,000. nom

38th st W, No 269, n s, 120.6 e 8th av, 20.6x98.9, 4-sty brk tenement. Jacob Levy and ano EXRS Dorothea Levy to Eli M Cohen. Mort \$—. July 15, 1910. 3:788-12. A \$18,000-\$20,000. 31,500

40th st W, No 228, s s, 285.6 w 7th av, 14.6x98.9, 4-sty bk tnt. Mary A Magee to Harriet S James. July 11. July 20, 1910. 3:789-57. A \$12,500-\$15,500. O C & 100

41st st E, No 222, s s, 270 e 3d av, 22.6x98.9, 4-sty brk tenement and store. Chas F Bauerdorf EXR Kilian Heintz to Robt E Kelly. July 14. July 15, 1910. 5:1314-37½. A \$9,000-\$12,500. 14,500

44th st W, s s, 225 w 6th av, 0.1x100.5x0.3x100.5. Chas B Leavitt to John C Montgomery. B & S. July 18, 1910. 4:996. nom

45th st W, No 529, n s, 375 e 11th av, 18.9x100.5, 4-sty bk tnt. Fernande Bos to Pietro Capellino. B & S. June 1. July 19, 1910. 4:1074-16. A \$6,500-\$8,500. nom

46th st W, No 25, n s, 300.6 w 5th av, 20.4x100.5, 4-sty stn dwg. Leonard Weber to Mary E Pinchot, of Washington, D C. B & S. July 9. July 19, 1910. 5:1262-25. A \$54,000-\$60,000. O C & 100

46th st W, Nos 106 & 108, s s, 120 w 6th av, 40x100.5, two 4-sty stn dwgs. Wm N Heard to Alfred M Rau. Mt \$60,000. July 18, 1910. 4:998-38 & 39. A \$52,000-\$54,000. nom

46th st W, Nos 106 & 108, s s, 120 w 6th av, 40x100.5, two 4-sty stn dwgs. Alfred M Rau to Wm N Heard. Mt \$50,000. July 11. July 20, 1910. 4:998-38 & 39. A \$52,000-\$54,000. O C & 100

48th st W, No 557, n s, 100 e 11th av, 25x100.4, 5-sty bk tnt & str. Sophie I Beckert to Lorenzo E Tripler. Mt \$14,000. June 29. July 19, 1910. 4:1077-5. A \$9,000-\$20,000. O C & 100

48th st W, No 234, s s, 225 e 8th av, 17x100, 3-sty stn dwg. Pauline A Drew et al to Fredk W Fieder, Jr. Mt \$23,000. July 14. July 19, 1910. 4:1019-55. A \$20,000-\$21,500. O C & 100

48th st W, No 236, s s, 204 e 8th av, 21x103.2x21.6x98.5, 3-sty bk dwg. Susan Lydecker to Fredk W Fieder, Jr. July 18, 1910. 4:1019-56. A \$24,000-\$25,000. 100

48th st W, Nos 234 & 236, s s, 204 e 8th av, runs s 98.9 x e 21.6 x n 2.9 x e 17 x n 100 to st, x w 38 to beg, 2 3-sty bk & stn dwgs. Fredk W Fieder, Jr, to Wessex Realty Co & The West Forty-Eighth Street Co. Mt \$23,000. July 18, 1910. 4:1019-55 & 56. A \$44,000-\$46,500. O C & 100

49th st W, No 165, n s, 41.8 e 7th av, 20.10x80, 4-sty stone front dwelling. Margt C Magan to Henry R Stern. July 14. July 15, 1910. 4:1002-3. A \$29,000-\$30,000. other consid and 100

50th st W, No 429, n s, 375 w 9th av, 25x100.5, 4-sty brk tenement & store and 3-sty brk tenement in rear. Regina Krumsick et al HEIRS, &c, Barbara Kay, decd, et al to Andrew Beer. Mort \$2,000. July 8. July 15, 1910. 4:1060-17. A \$12,000-\$17,000. 17,000

50th st W, No 524, s s, 350 w 10th av, 25x100.5, 4-sty bk loft & str bldg. Albert C Roussel to Marie A M & M N Roussel. B & S. Mar 23, 1907. July 18, 1910. 4:1078-47. A \$9,000-\$14,000. nom

51st st E, No 46, s s, 50 w Park av, 25x100.5, 2 & 3-sty bk stable. Henry Seligman to N Y State Realty & Terminal Co. July 13. July 18, 1910. 5:1286-40. A \$35,000-\$42,000. O C & 100

53d st E, No 119, n s, 165 w Lexington av, 25x100.5, 4-sty brk tenement and 3-sty frame tenement in rear. The Hungerford Real Estate Co to The Maze Realty Co. All liens. Dec 30, 1908. Re-recorded from Jan 7, 1909. July 15, 1910. 5:1308-10. A \$15,000-\$20,000. 100

59th st W, Nos 345 and 347, n s, 125 e 9th av, 50x100.5, two 5-sty brk tenements and stores. U S Trust Co of N Y EXR Ezekiel J Donnell to Edw T Walsh. July 15. July 16, 1910. 4:1112-6 and 7. A \$48,000-\$64,000. 77,500

59th st E, Nos 15 to 19, n s, 250 e 5th av, 75x100.5, three 4-sty stone front tenements and stores. FORECLOS, June 28, 1910. G Welles Wheeler, ref, to Judson Lawson. July 15. July 16, 1910. 5:1374-11 to 13. A \$225,000-\$255,000. 235,100

60th st E, Nos 317 and 319, n s, 250 e 2d av, 25x98, two 5-sty brk tenements and stores. Herman Weissberger to Union Realty Selling Co. ½ part. All liens. June 23. June 15, 1910. 5:1435-11 and 12. A \$18,000-\$42,000. nom

60th st W, No 249, n s, 125 e West End av, 25x100.5, 4-sty brk tenement. Thomas Mulhearn to Mortgage Holding Co. Mort \$9,500 and all liens. July 11. July 15, 1910. 4:1152-6. A \$6,000-\$10,000. nom

69th st W, Nos 315 to 323, n s, 225 w West End av, 124.5x100, 3 6-sty bk tnts & str. Aqueduct Construction Co to Bedford Park Construction Co. Mt \$127,200. May 12. July 20, 1910. 4:1181-19 to 23. A \$39,000-\$120,000. 100

70th st E, Nos 506 & 508, s s, 175 e Av A, 74x100.5, 2 6-sty bk tnts. Louvre Realty Co to Emma C West. Mt \$63,000. July 15. July 19, 1910. 5:1481-43 & 45. A \$20,000-\$76,000. nom

70th st E, Nos 506 to 512, s s, 175 e Av A, 148x100.5, 4 6-sty bk tnts. Emma C West to Louvre Realty Co. All liens. July 15, 1910. 5:1481-40 to 45. A \$40,000-\$152,000. nom

73d st E, Nos 503 to 507, n s, 98 e Av A, 75x102.2, 2 6-sty bk tnts & str. Max Stern to George S Fulton, of New Rochelle, N Y. Mt \$71,000. July 13. July 21, 1910. 5:1485-5 & 7. A \$20,000-\$76,000. O C & 100

74th st E, No 165, n s, 190 w 3d av, 20x102.2.

74th st E, Nos 167 & 169, n s, 150 w 3d av, 40x102.2, 3 4-sty stn tnts. Katie Davidson et al to Hyde Realty Co. Mt \$9,000. July 12. July 21, 1910. 5:1409-28 to 30. A \$40,500-\$57,000. nom

74th st E, No 416, s s, 288 e 1st av, 25x102.2, 7-sty bk tnt & str. Isaac Miller to Elias Miller. Mt \$28,250. July 18. July 21, 1910. 5:1468-37. A \$8,000-\$32,000. nom

74th st W, Nos 235 to 239, n s, 250 e West End av, 60x102.2, three 3-sty and basement brk dwellings. A L Mordecai & Son, a corpn, to Joseph H Davis Building Co. July 15. July 16, 1910. 4:1166-11 to 12. A \$45,000-\$63,000. 100

74th st W, No 235, n s, 290 e West End av, 20x102.2, 3-sty and basement brk dwelling. Blanche W Walton to A L Mordecai & Son, a corpn. Mort \$20,000. July 12. July 16, 1910. 4:1166-12. A \$15,000-\$21,000. other consid and 100

74th st W, No 237, n s, 270 e West End av, 20x102.2, 3-sty and basement brk dwelling. Mabel F Wilder HEIR Edw P Wilder to A L Mordecai & Son, a corpn. July 14. July 16, 1910. 4:1166-11½. A \$15,000-\$21,000. 100

75th st E, No 186, s s, 187.6 w 3d av, 18.8x102.2, 4-sty stn tnt. Margretta H Lash to Isaac Teschner. Mt \$10,000. July 20. July 21, 1910. 5:1409-44½. A \$11,500-\$16,000. O C & 100

78th st W, No 135, n s, 410 e Am av, 20x102.2, 3-sty b stn ft dwg. Paul Kaskel to Wallace B House. Mt \$18,000. July 14. July 15, 1910. 4:1150-17. A \$13,000-\$21,000. O C & 100

79th st W, Nos 203 to 209, n s, 100 w Amsterdam av, 66x102.2, four 4 and 5-sty brk dwellings. Laura B Lee to Jeanette Schaefer. July 12. July 15, 1910. 4:1227-26½ to 28½. A \$53,000-\$94,000. other consid and 100

Same property. Jeanette Schaefer to Geo C Engel. Mort \$90,000. July 15, 1910. 4:1227. other consid and 100

79th st E, Nos 427 and 429, n s, 382 e 1st av, 52x102.2, two 4-sty stone front tenements. Albert Hlavac Jr to Albert, Sylvester and Frank Hlavac. 9-11 parts. Mort \$16,000. July 13. July 16, 1910. 5:1559-17 and 18. A \$20,000-\$33,000. 100

82d st E, No 243, n s, 122.6 w 2d av, 15x102.2, 3-sty bk dwg. Henry Bodge to Harriet J wife Fredk Zittel. Apr —, 1899. Re-recorded from May 21, 1905. July 19, 1910. 5:1528-19½. A \$6,500-\$7,000. nom

82d st E, No 243, n s, 122.6 w 2d av, 15x102.2, 3-sty bk dwg. Harriet J Zittel to Harriette N Murphy. July 5. July 18, 1910. 5:1528-19½. A \$6,500-\$7,000. nom

83d st E, Nos 51 to 63, n s, 175 e Madison av, 125x102.2, 7 4-sty stn dwgs. Jos H Fargis to Loyola School. B & S & C a G. July 21, 1910. 5:1495-28 to 32. A \$150,000-\$200,000. O C & 100

86th st W, No 134, s s, 345 w Columbus av, 20x106.10, 4-sty and basement stone front dwelling. Kate B Sweeney to Julius Heilmann. July 15. July 16, 1910. 4:1216-47. A \$16,500-\$30,000. other consid and 100

87th st E, No 546, s s, 128 w East End av or Av B, 18x60.3x18x60.2, 3-sty stone dwelling. John S Hooper et al by Edith M McNeill GUARDIAN and ano to Malvina Singer. ¾ part. All title. July 15, 1910. 5:1583-33. A \$4,500-\$8,000. 6,375

87th st E, No 419, n s, 281 e 1st av, 25x100.8, 5-sty brk tenement. Theo E Casselman and ano INDIV and as EXRS Eva Casselman et al to Mary Betz. Mort \$11,000. July 7, July 16, 1910. 5:1567-12. A \$8,500-\$17,000. other consid and 100

87th st W, No 110, s s, 110 w Col av, 17.6x100.8, 3 & 4-sty & b stn dwg. Zadah H Rearkirt to Stronghold Realty Co. Mt \$21,000. June 7, July 19, 1910. 4:1217-38. A \$10,500-\$20,000. O C & 100

88th st E, Nos 447 & 449, n s, 107 w Av A, 40x100.8, 6-sty bk tnt & str. Sarah Goldstein to Rosie Cohen. Mt \$45,000. July 11, July 20, 1910. 5:1568-19. A \$13,500-\$45,500. O C & 100

89th st E, No 223, n s, 225 w 2d av, 25x100.8, 5-sty bk tnt. Ida Fraade to Julia Simpson. Mt \$24,650. May 24, July 20, 1910. 5:1535-15. A \$10,000-\$22,000. O C & 100

95th st W, s s, abt 130 e Bway, also at c l Bloomingdale rd - to w s Bloomingdale rd, x 75.6, vacant. Thomas G Taylor to Chelsea Realty Co. B & S. All title. May 9. Re-recorded from June 9, 1910. July 19, 1910. 4:1242-38B. A \$17,500-\$17,500. nom

96th st W, No 320, on map No 324, s s, 225 w West End av, 41.8x100.8, 6-sty bk tnt. Fulson Realty Co to Louvre Realty Co. Mt \$45,000. July 15, July 19, 1910. 4:1253-86. A \$25,000-\$70,000. O C & 100

97th st E, Nos 315 to 325, n s, 250 e 2d av, 150x100.11, 1 & 2-sty bk foundry. FORECLOS, July 5, 1910. Chas J Leslie, ref, to John S Lyle. July 19, July 21, 1910. 6:1669-11. A \$45,000-\$63,000. 39,000

97th st E, Nos 315 to 325, n s, 250 e 2d av, 150x100.11, 1 & 2-sty bk foundry. John S Lyle to Henry Frank, of Weehawken, N. J. B & S. July 19, July 21, 1910. 6:1669-11. A \$45,000-\$63,000. O C & 100

98th st E, No 221, n s, 297.6 e 3d av, 37.6x100.11, 6-sty bk tnt & str. Class Realty Co to Joseph Schrier. Mt \$—. July 18, July 19, 1910. 6:1648-13. A \$13,000-\$43,000. O C & 100

98th st W, No 139, n s, 425 e Am av, 24.9x100.11, 5-sty bk tnt. FORECLOS, July 6, 1910. Wm A Sweetser, ref, to Josephine A Stewart & Marie A Hough EXTRX Kathryn Schwarz. Mt \$21,000. July 6, July 20, 1910. 7:1853-18. A \$10,900-\$24,000. 1,000

99th st E, Nos 207 and 209, n s, 142.6 e 3d av, 37.6x100.11, 6-sty brk tenement and store. Jos Golding to Abraham Goldschlag. Mort \$30,000. June 30, July 16, 1910. 6:1649-7. A \$13,500-\$44,000. other consid and 100

100th st E, Nos 183 and 185, n s, 145 e Lexington av, 50x100.11, 6-sty brk tenement. FORECLOS, July 14, 1910. Wm T Keleher, ref, to Henry Zacks. Mort \$48,000. July 14, July 16, 1910. 6:1628-26. A \$16,000-\$56,000. 3,900

100th st E, No 222, s s, 230 w 2d av, 25x100.11, 5-sty brk tenement & str. Herman Weissberger to Union Realty Selling Co. 1/2 part. All liens. June 23, July 15, 1910. 6:1649-34. A \$9,000-\$22,000. nom

101st st E, No 134, s s, 109.4 w Lex av, 17.1x100.11, 3-sty bk dwg. Wm Fichandler to Anna V Kenealy. All liens. July 19, July 20, 1910. 6:1628-61. A \$6,500-\$8,000. nom

101st st E, No 134, s s, 109.4 w Lex av, 17.1x100.11, 3-sty bk dwg. Anna V Kenealy to Wm & Emanuel Fichandler. All liens. July 21, 1910. 6:1628-61. A \$6,500-\$8,000. nom

102d st E, No 322, s s, 275 w 1st av, 25x100.11, 5-sty bk tnt. Jennie Dreksler to Jacob Dreksler. All liens. 1/2 part all title. July 19, 1910. 6:1673-38. A \$7,000-\$21,000. O C & 100

104th st E, No 244, s s, 125 w 2d av, 25x100.11, 5-sty brk tenement and store. Herman Weissberger to Union Realty Selling Co. 1/2 part. All liens. July 8, July 15, 1910. 6:1653-30. A \$9,000-\$22,500. nom

106th st E, No 59, n s, 150 e Madison av, 25x100.11, 5-sty brk tenement and store. Jacob Klein to Cosmall Realty Co. Mort \$25,000. July 16, 1910. 6:1612-27. A \$12,000-\$21,000. nom

106th st E, No 158, s s, 300 w 3d av, 25x100.11, 5-sty stn tnt. Class Realty Co to Joseph Schrier. Mt \$—. July 18, July 19, 1910. 6:1633-49. A \$12,000-\$21,500. O C & 100

109th st E, No 129, n s, 280 e Park av, 25x100.11, 5-sty stn tnt & str.

109th st E, No 127, n s, 255 e Park av, 25x100.11, 5-sty stn tnt & str. Christopher F Campbell to Mary A Croscup. All liens. July 12, July 19, 1910. 6:1637-12 & 13. A \$20,000-\$44,000. 100

114th st W, No 62, s s, 275 e Lenox av, 16x100.11, 3-sty & b stn dwg. The S & F Realty Co to Isidor Harlam. July 11. Mt \$13,000. July 19, 1910. 6:1597-60. A \$8,500-\$11,000. O C & 100

115th st E, Nos 415 to 419, on map Nos 415 to 421, n s, 145 e 1st av, 70x100.11, two 6-sty brk tenements and stores. Maria Rubano widow and HEIR of Felice Rubano to Chas A Pecora. Morts \$84,500. Oct 15, 1909. July 15, 1910. 6:1709-7 and 9. A \$17,000-\$76,000. other consid and 100

115th st W, No 8, s s, 145 w 5th av, 25x100.11, 5-sty stn tnt. Theresa Lyons to Bertha Michaels. Mt \$26,000. July 14, July 20, 1910. 6:1598-42. A \$14,000-\$27,000. nom

115th st W, No 10, s s, 170 w 5th av, 25x100.11, 5-sty stn tnt. Pauline Lyons to Bertha Michaels. Mt \$26,000. July 14, July 20, 1910. 6:1598-43. A \$14,000-\$27,000. O C & 100

117th st W, No 49, n s, 283 e Lenox av, 27x100.11, 5-sty bk tnt. Fanny Lilienthal to Harris Levit of No 1775 Mad av. Mt \$21,000. July 19, July 20, 1910. 6:1601-13. A \$15,000-\$27,000. O C & 100

118th st W, No 5, n s, 127.9 w 5th av, 27.3x100.11, 5-sty stn tnt & str. Philip Goldstein to Rosa H Goldstein. Mt \$24,250. July 5, July 18, 1910. 6:1717-31. A \$15,000-\$30,000. O C & 100

119th st E, No 420, s s, 225 e 1st av, 25x148.3x37.1x120.7, 6-sty brk tenement and store. Lewis B Austin EXR Cornelia Austin to John P Butler and Annie E Brady EXRS John T Brady. July 15, July 16, 1910. 6:1806-39. A \$8,500-\$31,500. other consid and 12,000

122d st E, No 217, n s, 205 e 3d av, 25x100.11, 4-sty bk tnt. Pietro Brescia to John McKee of Bklyn, N Y. Mt \$13,000. July 19, July 20, 1910. 6:1787-9. A \$10,000-\$17,000. O C & 100

122d st E, No 425, n s, 287.11 e 1st av, 16.8x100.11, 3-sty stn dwg. Isaac Solinger to Simon Schneider. All liens. July 20, 1910. 6:1810-12. A \$4,000-\$7,000. nom

126th st E, No 223, n s, 237.6 e 3d av, 17x99.11, 5-sty brk tnt. FORECLOS, July 12, 1910. Chas E Moore ref to Smith Williamson EXR Francis C Taylor. Mt \$3,000. July 15, July 18, 1910. 6:1791-11. A \$5,700-\$16,000. 8,500

131st st W, No 148, s s, 200 e 7th av, 25x99.11.

131st st W, No 150, s s, 175 e 7th av, 25x99.11. two 5-sty stn tnts. Julius Wolf to Mary Simm. Mt \$48,000. July 14, July 20, 1910. 7:1915-55 & 56. A \$22,000-\$60,000. O C & 100

132d st E, No 57, n s, 115 w Park av, 20x99.11, 3-sty and basement stone dwelling. John F Holmes to Francis Turner. July 7, July 15, 1910. 6:1757-31. A \$6,000-\$8,500. other consid and 100

137th st W, No 55. Release assignment rents. Morris Moore to Martha Singer. July 20, July 21, 1910. 6:1735. 383

137th st W, No 55, n s, 275 e Lenox av, 25x99.11, 5-sty bk tnt. Martha Singer to Wm Herzberg. Mt \$20,000. July 20, July 21, 1910. 6:1735-13. A \$9,000-\$24,000. O C & 100

139th st W, n s, extends from land Devlin to w s land Hudson River R R Co -x- to e l blk bet 139th and 140th sts. N Y Magdalen Benevolent Soc to N Y State Realty & Terminal Co. All title. July 6, July 21, 1910. 7:2101 & 2087. 75,030

140th st W, No 57, n s, 200 e Lenox av, 41.8x99.11, 6-sty bk tnt. Pearl W Fass to Solfen Realty Co. Mt \$48,000. July 15, July 19, 1910. 6:1738-10. A \$13,500-\$48,000. O C & 100

143d st W, No 256, s s, 225 e 8th av, 25x99.11, 6-sty brk tenement and store. Jacob L Lindner to Edward A Siegel. Morts \$31,000. Nov 1, 1909. July 15, 1910. 7:2028-55. A \$8,500-\$32,000. other consid and 100

144th st W, No 313, n s, 199.6 w 8th av, 26x99.11, 5-sty brk tenement. Herman H A Wagner to Jennie Kuretsky. Mort \$15,000. June 15, July 16, 1910. 7:2044-24. A \$5,700-\$16,500. other consid and 100

145th st W, n s, 100 w Lenox av, 25x99.11, vacant. Irving Bachrach et al to Pincus Lowenfeld and William Prager. Mort \$8,000. May 14, July 15, 1910. 7:2014-27. A \$12,000-\$12,000. other consid and 100

146th st W, Nos 246 and 248, s s, 198.4 e 8th av, 49.2x99.11, 6-sty bk tnt & str. FORECLOS, July 14, 1910. Moses J Stroock ref to Coper Realty Co. Mt \$45,000. July 18, 1910. 7:2031-56. A \$16,000-\$54,000. 2,500

148th st W, No 204, s s, 137.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Chas Weill to Charles Kimmelman and Rachel Zauderer. Mort \$30,000. July 15, 1910. 7:2033-40. A \$10,500-\$35,000. other consid and 100

159th st W, Nos 566 and 568, s s, 150 e Broadway, 50x99.11, 2-2-sty fr dwgs. Michl Cohn and ano to Wm M Walker of Nassau Co, L I. Mt \$16,000. July 14, July 20, 1910. 8:2117-12 & 13. A \$16,000-\$21,000. O C & 100

162d st W, Nos 512 & 514, s s, 520 e Broadway, 40x99.10, 5-sty bk tnt. Mary Lee to Wm G Roehrich. Mt \$44,500. July 18, 1910. 8:2120-28. A \$14,500-\$43,000. 100

Av B, Nos 260 to 270 | s w cor 16th st, runs w 170.6 x s 103.3 16th st, Nos 546 to 552 | x e 75 x s 25.10 x e 95.6 to w s Av B x n 129.1 to beg. 4 4-sty bk tnts & str. 5 5-sty bk tnts & str. & 3 6-sty bk rear tnts. PARTITION, May 19, 1910. James E McDonald ref to Van Norden Trust Co as EXR Henry A Smith, dec'd, 263-1,344 parts, Francis J M Dillon 7-80 parts, Mary C Dillon 33-320 parts, John J O'Donohue 1-15 part, Thos J O'Donohue, Jr, 37-480 parts, Mary L Kelly 37-480 parts, Louis Smyth as COMMITTEE Cath J Smyth 9-112 parts, and Margt C S Carroll, Agnes M. Teresa R, Francis and Louis Smyth each 1-16 part. July 14, July 15, 1910. 3:973-29 to 37. A \$88,000-\$143,000. 142,500

Broadway | n e cor 125th st, 99.11x75. Release assignment of 125th st | rents. Packard & Co to Caroline Uhlig. July 12, July 18, 1910. 7:1980. nom

Broadway | s w cor 152d st, 99.11x150, 6-sty brk tenement 152d st, No 600 | and stores. Sun Construction Co to John M Gibson. Mort \$272,500. July 15, July 16, 1910. 7:2098-36. A \$80,000-P \$88,000. other consid and 100

Same property. John M Gibson to Monaton Realty Investing Corpn. Mort \$272,500. July 15, July 16, 1910. 7:2098. other consid and 100

Broadway | n e cor 125th st, 99.11x75. Release assignment of 125th st | rents. Packard & Co to Caroline Uhlig. July 12, July 18, 1910. 7:1980. nom

Bloomingdale rd, e s | bet 135th & 136th sts, being land lying in Bloomingdale rd, w s | bed of st. Wm E Dunning to Chelsea Realty Co. Q C. All title. Apr 9, July 21, 1910. 7:1988- part lots 74, 131 & 134. A \$-\$. 50

Fort Washington Depot road, n s, lot 11 on map made by Daniel Ewen, Oct 30, 1855, begins at point 75 e from w s of lot 9, runs w 75 x n 60 x w along s s lot 16 139 x s along e s lot 17 90 x s e & n - to beginning.

Also strip adj above, begins at inters of lines of lots 9, 11 & 16, runs n along lot 9 2.6 x w 139 x s 2.6 to n w cor lot 11 x e 139 to beginning, being property known as lot 312 blk 2177, except parts for Buena Vista av and 177th st.

Margaret Allchin of London, Eng, to Frank Schlitt of Jersey City, N J. June 23, July 15, 1910. 8:2177. nom

Same property. Frank Schlitt to Geo F Underwood 5-12 parts, & Chas H Griffing, N Y, 3-12 parts, James Bloomingdale of Saratoga Springs, N Y, 4-12 parts. Mt \$37,500. July 14, July 15, 1910. 8:2177. O C & 100

Lexington av, No 1708, w s, 34.3 s 107th st, 16.8x75, 3-sty stn dwg. Philip Goldstein to Rosa H Goldstein. Mt \$7,000. July 5, July 18, 1910. 6:1634-57 1/2. A \$7,000-\$9,000. O C & 100

Lexington av, No 181, e s, 20 n 31st st, 19.6x85.5.

Lexington av, Nos 183 to 187, e s, 39.6 n 31st st, runs e 85 x n 40.6 x e 14.7 x n 18 x w 100 to av x s 58.6 to beg. four 4-sty bk dwgs.

Yosta Rosenberg to Justa Realty Co. Mt \$-. Apr 22, 1909. July 20, 1910. 3:887-26 to 29. A \$69,500-\$84,500. 100

Lexington av, No 1745, e s, 84.3 n 108th st, 16.8x65, 4-sty stn tnt & str. Eva Rappaport to Lawrence Cohen. Mt \$-. Dec 30, 1908. July 21, 1910. 6:1636-21. A \$6,500-\$10,500. 100

Same property. Lawrence Cohen to Marion G Hoey. Mt \$12,000. July 18, July 21, 1910. 6:1636. O C & 100

Lenox av, No 471, w s, abt 78 n 133d st, -x-, 5-sty bk tnt & str. General release. Anita C Chester to Henry Martinson & Martin Nibur. Mar 24, July 19, 1910. 7:1918-32. A \$24,000-\$39,000. nom

Morningside av E, No 34, e s, 75 n 117th st, 25x100, 5-sty stn tnt. Margt Pendergast to James Pendergast. Mt \$22,000. July 20, July 21, 1910. 7:1944-4. A \$16,000-\$27,000. O C & 100

Morningside av E, No 9 | s e cor 115th st, runs e 101.5 x s 27 x w 115th st, No 352 | 84.9 to av x n 31.10.

Morningside av E, No 8, e s, 31.10 s 115th st, 43.5x72.8x36.11x 95.5. 2 5-sty stn tnts.

Edw J Lynn to Hattie B Menter. Mt \$0,000. June 17, July 21, 1910. 7:1849-16 & 18. A \$45,000-\$80,000. 100

Madison av, No 1789, e s, 75.8 s 118th st, 25.3x60, 5-sty brk tenement and store. Gustav Gotthelf to Jennie L Gotthelf. Mort \$17,000. July 15, July 16, 1910. 6:1623-54. A \$13,500-\$22,000. nom

Park av, No 1897 | s e cor 129th st, 24.11x80, 5-sty bk tnt & 129th st, Nos 100 & 102 | str.

135th st | s s, 551.11 w Willow av, 50x200 to 134th st, vacant. 134th st |

Westchester av, n s, 306.2 n e Tinton av, runs w 81 x n 25 x e 25 x n 25 x e 101.5 to av x s w 67.7 to beginning, vacant.

Walton av, w s, 97 n 183d st, 25x95, vacant.

Elias D Siegel to Abraham Siegel Realty Co. 1-7 part. Apr 28, July 18, 1910. 6:1777-69. A \$11,000-\$26,000; 10:2563 & 2655; 11:3187. nom

Riverside Drive, No 182 | n e cor 90th st, runs e 159.9 x n 100.8 x 90th st | w 6.6 x w 107.11 to drive, x s 110.8 to beginning, 2 and 3-sty and attic stone dwelling and 2-sty brk stable. Leicestershire Realty Co to Realty Co of America. Mort \$200,000. June 21. July 16, 1910. 4:1251-1. A \$220,000-\$290,000. other consid and 100

Same property. Realty Co of America to Mary B Pell. Mort \$200,000. July 15. July 16, 1910. 4:1251. other consid and 100

Seaman av, s s, 100 e Academy st, 100x100, 1 and 2-sty brk and frame rear building and vacant. Gretchen Scholfeldt to Fredk T Fuller. 1/4 part. Mort 1/4 of \$14,349. Dec 4, 1909. July 16, 1910. 8:2239-5. A \$12,000-\$12,000. nom

St Nicholas av, No 195. Release assignments of rents. Lydia Alexander to Edw J P Harrison. June 13. July 18, 1910. 7:1925. nom

West End av, No 749, w s, 92.10 n 96th st, 16.8x100, 3-sty and basement brk dwelling. Harry M Billings to Reliant Holding Co. Mort \$12,000. June 7. July 15, 1910. 7:1887-20. A \$11,500-\$19,000. other consid and 100

West End av | n w cor 97th st, 100.11x100, vacant. Jesse Lewisohn 97th st | to Samuel McMillan. Q C. Nov 17, 1909. July 18, 1910. 7:1887-50 to 53. A \$94,000-\$94,000. nom

Same property. Oscar Lewisohn to same. Q C. Nov 17, 1909. July 18, 1910. nom

Same property. Rebecca Mayer et al to same. Q C. Nov 17, 1909. July 18, 1910. 7:1887. nom

Same property. Julia L Henry to same. Q C. Nov 17, 1909. July 18, 1910. 7:1887. nom

Same property. Ph S Henry to same. Nov 17, 1909. July 18, 1910. 7:1887. nom

West End av, No 751, w s, 109.6 n 96th st, 16.8x100, 3-sty & b bk dwg. Henry E Jones to Reliant Holding Co. Mt \$12,000. July 5. July 20, 1910. 7:1887-21. A \$11,500-\$19,000. O C & 100

West End av, No 747, w s, 76.2 n 96th st, 16.8x100, 3-sty & b bk dwg. Nellie Meyer to Reliant Holding Co. Mt \$17,000. July 19. July 20, 1910. 7:1887-19. A \$11,500-\$19,000. nom

West End av, No 603, w s, 24 n 89th st, 20x90, 4-sty & b stn dwg. Agnes L Durant to Donald Durant. July 20. July 21, 1910. 4:1250-92. A \$13,000-\$27,000. 2,000

1st av, No 1845, w s, 50.8 n 95th st, 25x80, 5-sty bk tnt & str. FORECLOS, June 24, 1910. Chas L Hoffman, ref, to Frank Dvorak & Frances Mosner. Mt \$10,000. July 20. July 21, 1910. 5:1558-25. A \$9,000-\$17,000. 2,450

2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty bk tnt & str. Ralph V Wechsler to Jennie Adler. Mt \$14,500. July 15. July 21, 1910. 6:1678-51. \$10,000-\$15,500. nom

2d av, No 1034, e s, 86.5 s 55th st, 20x64, 4-sty stn tnt & str. Marx Arnstein to Ignatz Pollak. Mt \$8,000. July 18. July 21, 1910. 5:1347-52. A \$9,000-\$13,000. O C & 100

Same prop. Ignatz Pollak to Emma Muller. Mt \$8,000. July 19. July 21, 1910. 5:1347. O C & 100

2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty brk tenement and store. Anna E Jones to Ralph V Wechsler. Morts \$14,500. July 15, 1910. 6:1678-51. A \$10,000-\$15,500. exch

5th av | s e cor 38th st, 93.5x175. Power of attorney. Eliz M 38th st | Anderson to Albert G and Albert J Milbank. May 13, 1909. July 15, 1910.

5th av, No 2226, w s, 75.5 n 135th st, 25x84, 5-sty bk tnt & str. Lena Stern to Jacob Hirsch. Mt \$21,000. July 18. July 21, 1910. 6:1733-36. A \$11,500-\$24,500. O C & 100

7th av, No 275, e s, 59.5 s 26th st, 19.4x70, 4-sty brk tenement and store. Chas W Bock et al to Jeremiah W Dimick. Mort \$15,000. July 15. July 16, 1910. 3:801-80. A \$16,000-\$19,000. other consid and 100

7th av, No 492 | begins 36th st, n s, 80 w 7th av, runs n 36th st, Nos 205 to 217 | 98.9 x e 80 to w s 7th av x n 24.8 x w 100 x n 14.1 x w 125 x s 45.10 x s e 10.11 x s 16.8 x w - x s 75 to st x e 134 to beginning, 1-sty bk storage bldg, 5-sty bk stable, 3 4-sty bk tnts & str and 1 4-sty bk rear tnt. Betty M Hawkes to 7th Av Assoc. Mt \$360,000. July 15, 1910. 3:786-34 to 37 & 47. A \$134,000-\$169,000. O C & 100

7th av, No 492, w s, 74.1 s 37th st, 24.8x98.9, 4-sty bk tnt & str and 4-sty bk tnt in rear.

36th st W, No 205, n s, 80 w 7th av, 20x98.8, part 1-sty bk bldg. Lot begins 100 w 7th av and 75 n 36th st, runs n e 62.6 x n w 125 x s 45.10 x s e 10.11 x s 16.8 x e 18.8 to 8-ft alley x - 8 x - 86.10 to beginning, 5-sty bk stable.

36th st W, No 207, n s, 100 w 7th av, 16.10x75x16.11x75, part 1-sty bk bldg.

36th st W, Nos 209 to 213, n s, 116.11 w 7th av, 50.9x75, part 1-sty bk bldg.

36th st W, Nos 215 & 217, n s, 167.8 w 7th av, 46.4x75, 2 4-sty bk tnts.

Whitney Lyon to Betty M Hawkes. Mt \$18,000 and all liens. July 13. July 15, 1910. 3:786-35 to 37 & 47. A \$119,000-\$151,000. O C & 100

10th av, No 293, w s, 24.8 s 27th st, 24.8x100, 5-sty bk tnt & str. Geo W Thurston to Jacob Levy. July 12. July 19, 1910. 3:-698-39. A \$12,000-\$17,000. O C & 100

10th av, No 161, n w s, 73 s w 20th st, 23x100, 4-sty bk tnt & str with 2-sty bk ext. Norman Harned et al to Caroline L Harned. Q C. July 1. July 21, 1910. 3:691-33. A \$11,000-\$17,500. nom

Same property. Grace H Morse & ano to same. Q C. May 1. June 21, 1910. 4:691. nom

Same property. Mary T Connors to same. Q C. July 1. July 21, 1910. 3:691. 125

Same property. Caroline L Harned to James McVicker. Mt \$10,000. July 1. July 21, 1910. 3:691. O C & 100

Land lying in front of plots 57, 58 and 61 west of w s of Riverside Drive, on map property Lucius Chittenden at Ft Washington. Eugene L Bushe EXR and as TRUSTEE Frederick Bedford et al to J Romaine Brown and Alex P W Kinnan EXRS Loyal L Smith. Q C. All title. May 31. July 16, 1910. 5:-2178. 95

MISCELLANEOUS.

Assignment of all right, title & interest in estate of Chas A Harned, decd. Carrie H Birdseye to Caroline L Harned widow. Apr 4, 1902. July 21, 1910. 3:691. 6,500

Exemplified copy last will and testament of Georgia P Williams, of Newport, R I. Mar 9, 1905. July 21, 1910.

Exemplified copy of last will and testament of Susan M Clarkson. Jan 17, 1901. July 21, 1910.

Order of court appointing receiver & injunction in matter of Abraham Satz, a bankrupt. July 16. July 19, 1910.

Power of attorney. Themistocles G Psaki to Milton G Psaki. Nov 19, 1909. July 19, 1910.

Power of attorney. Alline P Woodworth to Julian W Robbins. Feb 26, 1908. July 19, 1910.

Power of attorney. Emil Geiger to Julius Geiger. Aug 12, 1909. July 19, 1910.

Power of attorney. Minnie Heintz to John C Heintz. Mar 19, 1904. July 19, 1910.

Power of attorney. Fredk O Denecke to Wm F Mohr. July 1. July 20, 1910.

Power of attorney. Louise R Bristow to Wm H Baldin. June 22. July 20, 1910.

Power of attorney. Bennie Leibovitz to Sam Nathanson. July 10. July 21, 1910.

BOROUGH OF THE BRONX.

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

Austin pl, s e s, 607.2 n e 144th st, 27x120.9x94.9x100, vacant. Giovanni Pellegrini et al to Josephina Pellegrini. Mt \$600. July 19. July 20, 1910. 10:2601. nom

Austin pl, s e s, 582 n e 144th st, 25x100, vacant. Same to Anna Sisto. Mt \$600. July 19. July 20, 1910. 10:2601. nom

Austin pl, s e s, 587 n e 144th st, 25x100, vacant. Same to Elvira Rainaldi. Mt \$600. July 19. July 20, 1910. 10:2601. nom

Brown pl | s w cor 138th st, 85x32.9, 5-sty bk tnt & str. 138th st, No 486 | Claus Bosch to Louis Wiebke. Mt \$24,000. July 20. July 21, 1910. 9:2782. 100

Beck st, No 778, e s, 425 n 156th st, 25x100, 2-sty bk dwg. Nannie Aborn to Broad Realty Co. Mt \$6,500. July 16. July 20, 1910. 10:2707. O C & 100

*Carroll st, n s, 23 e land Wilson P Billar, runs n 117 x e 55 x s 117 to st x w 55 to beginning, City Island. Frank Booth & ano by Joseph T Ryan GUARDIAN to Florence E Weaver. July 15. July 16, 1910. 4,000

*Dean st, w s, 150 s Town Dock rd, 50x100. James H Burns to Alexander Cruickshank. Mt \$450. July 14. July 15, 1910. O C & 100

Elsmere pl, No 801, n s, 250 w Marmion av, 25x100, 2-sty fr dwg. Fanny Strauss to David C Lewis. Mt \$3,250. July 18. July 20, 1910. 11:2956. nom

Same property. David C Lewis to Morris Strauss. Mt \$3,250. July 18. July 20, 1910. 11:2956. nom

Freeman st | n w cor Bryant av, 100x25, vacant. Swedish American Bryant av | can Realty Co to Clover Construction Co. July 6. July 18, 1910. 11:2994. O C & 100

Fox st, e s, 100 s Longwood av, 160x100, vacant. FORECLOS, June 30, 1910. Roger A Pryor, ref, to Chas L Morse. Mt 18,666.67. July 8. July 19, 1910. 10:2720. 500

Irvine st | s w cor Garrison av, 49.4x50x21.4x57.4. Garrison av Garrison av | s s, adj above. Declaration as to party wall agreement. Board Realty Co to whom it may concern. June 30. July 19, 1910. 10:2761.

Kelly st, w s, 365 s 167th st, 50x100, vacant. Gertie Halpin to Joseph Newmark. Mort \$5,500. June 8. July 16, 1910. 10:2705. other consid and 100

Kelly st, No 1065, w s, 114.5 n 167th st, 25.8x64.10x27.5x74.7, 2-sty bk bldg & str. FORECLOS, July 7, 1910. Chas Brandt, Jr, ref, to James G Gaffney. July 18. July 19, 1910. 10:2705. 5,800

Lewis pl | e s, 204.5 s 179th st, runs s 196.2 x e 100.8 x n 169 x e Cedar av | 48.8 to Cedar av x n 6.6 x w 128.5 to beginning, vacant. Annie L Morris et al to David C MacBride. July 1. July 15, 1910. 11:3231. 6,300

Oak Terrace, No 602, old No 12, s s, 124.6 w Beekman av, 25.6x100, 2-sty fr dwg. Rose Levin et al to John A Weber. Mt \$6,500. June 20. July 19, 1910. 10:2555. nom

Same prop. John A Weber to Francis Bayers. Mt \$6,500. June 29. July 19, 1910. nom

Lyman pl | n e cor Stebbins av, runs n 85.8 x e 71.11 to n s of Stebbins av | Stebbins av, x s w 111 to beginning, 4-sty bk tnt & str. Lillian G Sullivan to Wade Greene. Mts \$38,000. July 13. July 15, 1910. 11:2970. O C & 100

*Magenta st, lot 202 map (No 426) of lots near Williamsbridge Station. Abraham Shatzkin to Joseph Davi. Morts \$640. July 14. July 15, 1910. other consid and 100

Pierce st, near Kingsbridge road, being a plot at Spuyten Duyvil, contains 2 1-6 city lots, deeded Sept 15, 1882, by Nevins to Tierney & recorded in L 1677 page 300 on Sept 16, 1882. Richard H Tierney, S J, to Kath E & Eliz M Tierney. All title. Aug 23, 1909. July 15, 1910. 13:3407. nom

Pierce st, w s, at n e cor land Charles Murray, runs n w 100 x n e 36 x s e 100 to st x - to beginning, recorded in Westchester Co in L 336 of deeds, page 330. Richard H Tierney, S J, to Kath E & Eliz M Tierney. All title. Aug 23, 1909. July 15, 1910. 13:3407. nom

Simpson st, e s, 100 s 167th st, 88x100, vacant. James J Butler to Frank Begrisch, Jr. June 18. July 19, 1910. 10:2727. 100

Same prop. Frank Begrisch, Jr to Keese Building Co. July 18. July 19, 1910. 10:2727. O C & 100

West st | s s, 78.4 e Mohegan av, runs s 110.3 to 181st st x e 181st st | 50.6x103 to West st x w 50 to beg, 2-sty fr dwg & vacant. Marie Kessler to Wirth Realty & Construction Co. Mt \$5,300. July 19, 1910. 11:3124. nom

134th st | s s, 375 e St Anns av, 25x123.5 to n s Southern Southern Blvd | Blvd x 26.4x131.9, vacant. Schalam Goldberg to Luigi & Hugo F Ricca. Mt \$7,400. July 15, 1910. 10:2546. nom

135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tmnt. Ellen Priess to Mamie Wagner. Morts \$30,000. July 14. July 15, 1910. 10:2548. other consid and 100

135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tmnt. Mamie Wagner to William Bogen. Mort \$—. July 15. July 16, 1910. 10:2548. nom

135th st, No 625, n s, 584.6 e St Anns av, 40.6x100, 5-sty bk tnt. Mary E Mack to Anette A Olsen. Mt \$33,000. June 15. July 20, 1910. 10:2548. exch

137th st, No 461, n s, 620.10 e Willis av, 16.8x100, 3-sty & b bk dwg. Philip Dolfini to Lydiard Horton. Q C. July 15. July 15, 1910. 9:2282. nom

138th st, No 359, n s, 281.6 e Alexander av, 25x100, 5-sty bk tnt & str. Emma Levy to Gertrude M & Celia Winter. Mt \$20,000. July 18. July 19, 1910. 9:2301. 100

142d st, n s, 100 e Concord av, 44.9x100.8x33.2x100, vacant. Rose B Greenberg to Grace Hyde. All liens. June 28. July 15, 1910. 10:2574. nom

162d st, No 408, s w s, 465 s e Courtlandt av, 16x100, 2-sty fr dwg. Edward Bocker et al to Dora Bocker. Q C. July 20, 1910. 9:2383. O C & 100

165th st, Nos 505 & 507, n s, 126.2 w 3d av, 49.11x187, 1 & 2-sty bk & fr shop. Illinois Surety Co to Gustav Ernst. All liens. July 13. July 20, 1910. 9:2370. nom

169th st, No 364, s s, 40 w Teller av, 20x90, 3-sty fr dwg. Lillian V Polak to Andrew Burgbacher. Mt \$6,800. July 15. July 18, 1910. 9:2431. O C & 100

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

**BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS**
CHARLES W. TREMBLEY, 171 Broadway, N. Y.

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

- 179th st, n s, 120.7 w Cedar av, 83.6x89.7x40.8x125, vacant. Annie L Morris et al to Ida A Hopkins. July 6. July 15, 1910. 2,200
11:3231.
- 179th st, s s, 74.4 e Cedar av, 24.3x130x20.2x141.2, vacant. Annie L Morris et al to Samuel Eklus. July 6. July 15, 1910. 2,300
11:2881.
- 182d st, s s, 54.4 e Belmont av, 26.6x115.8x25.6x100.9, vacant. Emma M Adams to John P Duff. All liens. July 14. July 15, 1910. 11:3083.
- 183d st, No 504, s s, 126.5 w Bathgate av, 16x82.3, 2-sty bk dwg. Ernest Hammer to Levinson Impt Co. Mt \$4,600. July 20. July 21, 1910. 11:3050. O C & 100
- 187th st, No 417, n s, 23.4 w Park av, 33.4x100, 4-sty br tint. Irvine Realty Co to Edward W Desmond. Mt \$16,000. July 18. July 19, 1910. 11:3032. O C & 100
- 189th st, No 337, n s, 69.7 e Elm pl, 25x95.1x25x93.11, 2-sty fr dwg. Thomas C Lisk to James A Regan & Wm R Sanders. Mt \$5,500. July 14. July 20, 1910. 11:3023. O C & 100
- *217th st, s s, 280 e 5th av, 25x109, Laconia Park. Melrose Realty Co to Vincenzo Bova. Mt \$2,800. July 16. July 18, 1910. 1,150
- *229th st, s s, 105 w Prospect terrace, Wakefield, 100x114. Kate W Misch widow & DEVISEE Felix K Misch to Michael Jackle. Q C. Mar 29, 1910. July 16, 1910. 50
- *Same property. Flora A Canman & ano HEIRS Oscar L Misch to same. Q C. Nov 22, 1909. July 16, 1910. 75
- *230th st, n s, 305 e 2d av, 100x114, Wakefield. Ellen Brennan to Hermine Spaumberger & Wm J Koch. Mt \$2,500. July 14. July 18, 1910. O C & 100
- 234th st, Nos 237 & 239, n s, 485 w Katonah av, 50x100, 2 2-sty fr dwgs. Anette A Olsen to Mary E Mack of Livingston, N Y. Mt \$10,000. July 19. July 20, 1910. 12:3375. O C & 100
- 235th st, n s, 335 w Katonah av, 50x100, vacant. Jacob Lewis to Chas W Berndt. Mort \$1,000. July 14. July 15, 1910. 12:3376. other consid and 100
- 238th st (2d av), n s, 125 w Keppler av, 25x100, vacant. Robt L Irving to Chas Peterson & Otto Nasman. Mt \$4,500. July 15. July 18, 1910. 12:3373. O C & 100
- 239th st, No 329, n s, 250.6 w Martha av, 25x100, 2-sty frame dwg. Louis Eickwort to Daniel B Mahoney. Mort \$3,500. July 9. July 15, 1910. 12:3388. nom
- Andrews av | s e cor Tremont av, and being lots 79 & 80 map (No Tremont av | 1341) L G Morris, 61.6x114.2x50x114, vacant. Ernest M Welch to Rosamond A Welch. Mt \$5,320. July 15. July 16, 1910. 11:2878. nom
- Andrews av, e s, — s of c l of a lane formerly extending from n s | Macombs Dam road to foot of what is now W 177th st, ——. Release of easements. Eliz D Camp et al with Annie L Morris et al. May 27. July 15, 1910. 11:2878. nom
- *Barnes av (4th st), w s, 49.3 n 211th st, 24.6x99.7x24.7x100.1, FORECLOS, July 14, 1910. Gustavus A Rogers referee to Alfred Johnson. July 14. July 15, 1910. 3,600
- Bedford Park Boulevard, No 225 late 200th st | n w cor Valentine av | 25x92.6, 2-sty frame dwg. Sigmund Wechsler to Josiah Jones. Morts \$9,000. July 15, 1910. 12:3306. nom
- Brook av, No 471, w s, 24.11 n 146th st, 24.11x70, 4-sty bk tint & str. Gustav Efinger to Frank I Ametrano. Mt \$14,000. July 15. July 18, 1910. 9:2291. O C & 100
- Briggs av, late 1st av, w s, 100 s 196th st, late Ridge st, runs w — to w s 1st av x s 25 x e — to w s Briggs av x n — to beginning, being a strip bet old line 1st av and new line Briggs av. A Oldrin Salter et al to Catherine Wingrove. Q C. May 15, 1909. July 15, 1910. 12:3300. nom
- *Beach av, w s, 156.5 s West Farms road, 25x100. John F Miller to John H Uhlendherm. July 14. July 15, 1910. O C & 100
- *Beech av, s s, 325 w Elm st, 25x199x—x200, and being lot 163 map Laconia Park. Geo P Shirmer et al to Rosanna Hauptman. Q C. June 11. July 16, 1910. nom
- *Baychester av | s e cor Catherine st, 50x100, being lot 201 map Catherine st | Washingtonville. Anna M Cappelman & ano HEIRS Eymer Cappelman to Hermann A D Hollman. Q C. July 8. July 16, 1910. 50
- Bryant av, w s, 100 n Lafayette av, 50x95, 2 2-sty bk dwgs. Release mt. J Philip Van Kirk to Bronxland Realty Co. July 7. July 16, 1910. 10:2764. 1,000
- Boscobel av, No 1424, e s, 72.11 e Plympton av, runs n 26 x e 95.6 x s 1.3 & 27.8 x w 83.7 to beg, 2-sty fr dwg. Edmondson Construction Co to Daniel Cunningham. Mt \$5,000. July 14. July 15, 1910. O C & 100
- Bedford Park Boulevard, No 352, s s, 57.7 s e Marion av, 50.1x 100.5x50x103.9, 2-sty fr dwg. Kath Le Brun to C N Shurman Investing Co. Mt \$7,500. July 1. July 20, 1910. 12:3284. nom
- *Bronx Park av | n w cor 179th st, 25x100, and being lot 168 2d 179th st | map Neill estate. Saml Black to Herman Birnbaum & Louis Schmidt. Q C. July 15. July 20, 1910. nom
- Burnside av, n s, 108.5 e Anthony av, 50.10x99.9x42.1x72.9, vacant. James A Regan et al to Thomas C Lisk. Mt \$6,000. July 14. July 20, 1910. 11:3156. O C & 100
- Bryant av, No 2061 | n w cor 179th st, 109x32.2x109.9x31.8, 2-sty 179th st, No 993 | fr dwg. FORECLOS, July 7, 1910. William Klein ref to Otis L R Fowler. July 19. July 20, 1910. 11:3132. 7,025
- Bryant av, w s, 100 n Lafayette av, runs w 95 x n 50 x w 5 x n 50 x e 100 to av x s 100 to beginning, 4 2-sty bk dwgs. Release mts. John H Scudder to West Mt Vernon Realty Co. May 18. Rerecorded from May 19, 1910. July 20, 1910. 10:2764. 3,500
- *Briggs av, n s, lots 220 & 221 map lots of J S Wood at Williams-bridge, 50x91.6x50x92.6. Giovanni B Meli to Vincenzo Gallo. All title. Mt \$800. July 21, 1910. nom
- Belmont av, No 2318, e s, 250 n 183d st, 25x100, 2-sty fr dwg. Geo J Brenner to John Abbate. Mt \$4,000. July 20. July 21, 1910. 11:3088. 100
- *Bassett av, w s, 200 s Saratoga av, 25x100. Hudson P Rose Co to Victor Jehl. July 6. July 21, 1910. nom
- *Baisley av | s e cor Fairfax av, 100x100. Tuben Realty Co to Fairfax av | Louis Becker. June 29. July 21, 1910. O C & 100
- *Brady av, n s, 50 e Barnes av, 25x100. Fidelity Development Co to Annie O'Halloran, of Washington, D C. Feb 24. July 21, 1910. 100
- *Carpenter av, Nos 3983 to 3987, w s, 125 s 226th st, 74.3x105x 74.6x105. Gustave Blas to Victor Gerhards. July 9. July 21, 1910. nom
- Cauldwell av, No 724 & 726, e s, 100 s 156th st, 40x—x40x100.9, 5-sty bk tint. Michl Dumey et al to Edw Renshaw. All liens. July 9. July 21, 1910. 10:2628. omitted
- Clay av, No 1343, w s, 530.9 n 169th st, 16.8x80.2x16.8x80.4, 2-sty fr dwg. Chas W Berndt to Jacob Lewis. Morts \$3,750. July 14. July 15, 1910. 11:2782. 100
- Clay av, e s, 522.4 n 169th st, 125x90, vacant. Ess Ess Realty Co to Henry M Powell. July 15. July 16, 1910. 11:2887. other consid and 100
- Clay av, No 1138, e s, 147.8 s 167th st, 39x80, 5-sty bk tint. A J Schwarzler Co to Mathias Goeren. Mort \$20,500. July 15. July 16, 1910. 9:2426. other consid and 100
- Concord av, Nos 496 to 504, e s, 20 n 147th st, 98.6x100, 5 3-sty bk dwgs. Joseph Poldow to Louise Withey of Bklyn. All liens. July 11. July 15, 1910. 10:2580. nom
- *Coddington av, n s, 354 e Fort Schuyler road, 25x114.4x25.1x 116.11. Paul J Byrne to Paul Byrne. Aug 20, 1909. July 18, 1910. nom
- Creston av, No 2728, e s, 207.11 n 196th st, 25x103.1x25.1x105.4, 2-sty fr dwg. Mary A & James McCabe to Konrad Sturm. Mt \$16,800. July 13. July 16, 1910. 12:3315. O C & 100
- Courtlandt av, No 681, w s, 50 s e 154th st, 25x100, 4-sty bk tint & str. Chas Galewski to Rita wife Chas Galewski. All liens. June 14. July 18, 1910. 9:2413. 100
- Cedar av | s e cor 179th st, 68.10x96.6x44.7x74.4, vacant. Annie L 179th st | Morris et al to Rolinda E Leubrie. July 6. July 15, 1910. 11:2881. 4,300
- Cedar av, e s, 68.10 s 179th st, 25x106.7x24x96.6, vacant. Annie L Morris et al to Blanche E Frank. July 6. July 15, 1910. 11:2881. 1,550
- Cedar av, w s, 50 s 179th st, 50x100, vacant. Annie L Morris to Michael Murray. July 6. July 15, 1910. 11:3231. 2,700
- Cedar av | w s, 100 s 179th st, 50x138 to Lewis pl x51x148.6, vac- Lewis pl | ant. Annie L Morris et al to Isaac Englander. July 6. July 15, 1910. 11:3231. 3,300
- Cedar av | w s, 150 s 179th st, 50x128.4 to Lewis pl x50.9x138, Lewis pl | vacant. Annie L Morris et al to Richard S McCracken. July 6. July 15, 1910. 11:3231. 2,800
- Cedar av, w s, 220.7 n 179th st, 23x120.8x22.7x127.8, vacant. Annie L Morris et al to Sophia A Richter. July 6. July 15, 1910. 11:3231. 1,500
- Cedar av, w s, 25 s 179th st, 25x100, vacant. Annie L Morris et al to Terence Duffy. July 6. July 15, 1910. 11:3231. 1,350
- Cedar av, e s, 93.10 s 179th st, 75x137x72.3x106.7, vacant. Annie L Morris et al to Brian G Hughes, Jr. July 6. July 15, 1910. 11:2881. 4,200
- Cedar av, w s, 249.7 n 179th st, 46.8x108.11x45.6x120.8. 179th st | 179th st |
- Cedar av, w s, 249.7 n 179th st, 46.8x108.11x45.6x120.8. Cedar av, w s, 174.6 n 179th st, 46x127.7x45.4x141.7, vacant. Annie L Morris et al to John E Eustis. July 6. July 15, 1910. 11:3231, 3230. 21,650
- Cedar av | n w cor 179th st, 74.6x100x25x120.7, vacant. Annie L 179th st | Morris et al to Walter R White. July 15, 1910. 11:3231. 3,200
- *Chanute av, e s, abt 125 n Lafayette av, 25x100. Frances A Bryan, HEIR, & c, Foster A K Bryan to Harry C Bryan. Mt \$420 on this lot & lot 499 adj. July 12. July 15, 1910. 144
- Cedar av | w s, 100 s 179th st, 50x138 to Lewis pl x51x148.6, va- Lewis pl | cant. Isaac Englander to Max & Erna Englander. Mt \$2,310. July 14. July 18, 1910. 11:3231. O C & 100
- Clay av | n w cor 169th st, 50.10x88.10x48.8x89.7, 1-sty fr bldg & 169th st | vacant. Value Realty Co to Jacob Marx. Mt \$18,500. July 19. July 20, 1910. 11:2782. O C & 100
- *Cruger av, e s, 67 n Van Nest av, 33x50. Release mt. Julius B Denicke to Frank Zeman. July 1. July 19, 1910. nom
- *Devoe av, w s, at c l of subway connection at West Farms of N Y, Westchester & Boston Railway, runs n e — x s w — x s w — x s e — x n e — to av x n e — to beginning.
- Schieffelin lane, n s, 10 n from c l said railway, runs n e — x s e — x s w — x s w — x s w — to Boston Post road x s w — to beginning.
- N Y & Portchester R R Co to N Y, Westchester & Boston Railway Co. Nov 1, 1909. July 20, 1910. nom
- *Edison av, e s, — n Liberty st, and being lot 331 (map No 870 in Westchester Co) of 474 lots Haight Estate, Westchester. Theodore Prince to Samuel Cohen. ½ part. B & S. July 12. July 15, 1910. nom
- *Eastchester rd, e s, — s Saratoga av, 25.1x118.9x25x116.5 & being lot 10 map 327 lots Hunter Est. Giovanni Malpiedi to Nellie Brennan. July 13. July 16, 1910. nom
- Elton av, No 722 | n e cor 155th st, 25x99.6, 4-sty bk tint & str. 155th st, No 451 | Louis Wiebke to Claus Bosch. Mt \$21,000. July 6. July 21, 1910. 9:2377. O C & 100
- *Edison av, w s, 144 n Liberty st, 25x100. Regent Realty Co to Agnes Harrington. July 19. July 21, 1910. nom
- Forest av, No 1122. Power of attorney. Susanna W Bornhoeft to Edward Bornhoeft. Sept 22, 1909. July 21, 1910.
- Forrest av, No 1122, e s, 196 s Home st, 60x—, 2-sty fr dwg. Frank D Hadley et al HEIRS Robt H Elton to John & Joseph Stolz & John Stash. Q C. All title. July 6. July 21, 1910. 10:2661. 60
- Forest av, No 1122, e s, 196 s Home st, runs e 107.3 x n 57 x e 49.11 x s 117 x w 157.3 to av x n 60 to beg, 2-sty fr dwg & 2-sty fr bldg in rear. Edward Bornhoeft to Joseph & John Stolz & John Stash. Mt \$12,000. July 17. July 21, 1910. 10:2661. O C & 1,000
- Forest av, No 1159, w s, 86.11 n Home st, 19.9x96.11, 3-sty fr tint. Henry Schwanewede to Anna Balze. July 19. July 20, 1910. 10:2652. nom
- Garrison av, Nos 1104 & 1108, s s, 57.4 w Irvine st, 57.4x123.4x 50x151.4, 1-sty bk str. Broad Realty Co to Nannie Aborn. Mt \$19,000. July 7. July 19, 1910. 10:2761. O C & 100
- Hoe av | n w cor 172d st, 25x100, vacant. Emanuel Glauber to 172d st | Altro Realty Co. June 28. July 15, 1910. 11:2982. other consid and 100
- Hoe av, No 1520, on map No 1532, e s, 125 n 172d st, 25x100, 2-sty bk dwg. Annie wife John A O'Brien and ano to Albert Neumann. Mt \$7,300. July 12. July 16, 1910. 11:2989. O C & 100
- Heath av, No 3042, e s, 107 n e Boston av, 50x99.4x50x100, except part for Heath av, 2-sty fr dwg. Antonino Trapani to Santa Trapani. Oct 19, 1908. July 20, 1910. 12:3261. O C & 100



WATER-FRONT PROPERTIES

Tel., 1094 Rector

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

Hughes av | s e cor 189th st, 100x87.6.
 189th st, Nos 620 to 628 |
 Belmont av | s w cor 189th st, 100x87.6.
 189th st, Nos 632 and 636 |
 2 5-sty bk tmnts & strs and 3 4-sty bk tmnts.
 FORECLOS, June 7, 1910. Frank B York referee to Flordave Realty Co. July 14. July 15, 1910. 11:3076. 15,000
 Jackson av, No 1114, e s, 178.3 n 166th st. 20x87.6, 3-sty bk dwg. Anna Biele to Christoph or Christopher Wich. Mt \$10,000. July 18. July 19, 1910. 10:2651. O C & 100
 Kingsbridge road, n w s, 86.9 n e from line bet lands of Cox & Johnson, runs n e 50 x — to new road x s w 50.3 and 9 x — to beginning. Richard H Tierney, S J, to Kath E & Eliz M Tierney. All title. Aug 23, 1909. July 15, 1910. 13:3402. nom
 *Kingsbridge road | s e cor Digney av, being lot 8 map part Sect B Digney av | of Edenwald. Henry L Adt to John Rossman. Mt \$3,800. July 14. July 18, 1910. O C & 100
 Kingsbridge av, No 3427, w s, 228 n 234th st, 50x100, 2-sty frame dwg. Raphael Davis to Sarah S Moses. All liens. July 11. July 15, 1910. 13:3406. nom
 Morris av, e s, 100 n 177th st, 40.6x110x38.8x110, vacant. Annie L Morris et al to Burdick Realty Co. July 6. July 15, 1910. 11:2806. 4,500
 Morris av, No 2019, on map No 2009, w s, 294.8 s Burnside av, 25x100, 2-sty fr dwg. James D Taylor to Susan Brady. Mt \$4,750. July 14. July 16, 1910. 11:2807 & 2809. O C & 100
 Mott av, No 594, e s, 70.10 n 150th st, 17.5x100, 3-sty & b bk dwg. John H McQ Carter to Sallie A Carter widow. Mar 8, 1907. Rerecorded from Mar 12, 1907. July 20, 1910. 9:2443. nom
 Napier av | n e cor 233d st, 328.2x100.5x300.3x101.1, except part 233d st | for st, vacant. Release dower. Rose wife Thos E Munday to Susan Munday. July 14. July 18, 1910. 12:3365. nom
 *Neil av, n s, 26 e Matthews av, 52x95.10x50x110.10. Agnes K Murphy to Edw S Murphy. July 20, 1910. O C & 100
 *Oakes av, w s, 163.8 s Kingsbridge road, 25x100. Thos P Hickie to Thomas F Gavan. Apr 22. July 18, 1910. O C & 100
 Perry av, No 3332, e s, 375 s Gun Hill road, 25x100, 2-sty fr dwg. Louis Eickwort, Jr, to John D Sullivan. Mort \$5,000. July 9. July 15, 1910. 12:3348. nom
 Prospect av | n w cor 179th st, 50x100x49.11x100, vacant. Levin-179th st | son Impt Co to Hammer Realty Co. Mt \$8,800. July 20. July 21, 1910. 11:3094. 100
 Prospect av, No 2172 | s e cor 182d st, 32.8x90.1x32.6x93.6, 5-sty 182d st, No 760 | bk tint & strs. Wirth Realty & Construction Co to Anna Schwarz. Mt \$30,000. July 20. July 21, 1910. 11:3112. 100
 Prospect av | n w cor 181st st, 66x150, vacant. 181st st |
 Plot begins at n s lot 77 distant 100.1 w Prospect av, runs n 44 x w 50 x s 44 x e 50, being part of lot 76 map East Tremont. Jessie A Hall to Wirth Realty Co. Mt \$11,500. July 20. July 21, 1910. 11:3097. O C & 100
 Prospect av, No 2382 | s e cor 187th st, 70x26, 4-sty bk tmnt & 187th st, No 760 | strs. Henry M Powell to Ess Ess Realty Co. Mort \$15,000. June 18. July 16, 1910. 11:3114. other consid and 100
 Prospect av, No 1794 | s e cor 175th st, 95.10x20, 4-sty bk tint. 175th st, No 760 | Bruno Scholz to James J Butler, of St Louis, Mo. Mt \$20,000. July 14. July 19, 1910. 11:2952. O C & 100
 *Pratt av, e s, 215.3 s Kingsbridge rd, 50x100. Mary Maciek et al HEIRS Michael Fikar to Saml Fink. July 12. July 19, 1910. O C & 100
 Park av | n e cor 152d st, and being lot 416 map Melrose South. 152d st | 54.3x113.10x50x92.4 n s, except part for av, vacant. Marie Rupprecht to Angela Monteleone. Mt \$5,000. July 15. July 16, 1910. 9:2442. 100
 Park av, No 4053, w s, 428.10 s 175th st, 16.8x120x20x120, except part for av, 2-sty fr dwg. FORECLOS, July 7, 1910. Leighton Lobdell ref to Lizzie Wheat. July 19. July 20, 1910. 11:2899. 4,100
 Quarry road, closed, s e s, 110.5 n 179th st, runs e 62.10 x n 25 x w 54.11 to road x s w 26.2 to beginning, 3-sty fr dwg. James G Wagner EXR Emma Brown to Isaac N Heberd. July 15. July 19, 1910. 11:3046. 1,600
 Rider av | s e cor 136th st, 100x35, 4-sty bk loft bldg. 136th st, No 240 | Maskell I Fox to M Ewing C Brainerd & Louis V Fox composing firm M Ewing Fox & Co. All liens. July 11. July 18, 1910. 9:2320. O C & 100
 Ryer av, w s, 93.8 s 183d st, 50.4x132.8x50x126.9, vacant. Release mt. Louis F Schofield to Frances J Tierney. July 12. July 19, 1910. 11:3158. nom
 Ryer av, w s, 93.8 s 183d st, 50.4x132.8x50x126.9, vacant. Francis J Tierney to Chas W McDonald. All liens. July 15. July 19, 1910. 11:3158. O C & 100
 Stebbins av, e s, 62.6 n 167th st, 40.6x17.1x34.6x27.2, vacant. Josephine Ledwith et al to George and Elizabeth Johann. June 25. July 15, 1910. 10:2692. nom
 Sedgwick av, No 2503, w s, 204.5 n Public pl or unnamed st, at inters Sedgwick av and Bailey av, runs w 100 x n 37.8 to Sedgwick av x s 37.8 to beginning, 2-sty fr dwg. Lillian E Davis to Bronx Borough Bank. Mt \$10,000. July 5. July 16, 1910. 11:3237. nom
 *Schofield av, n s, 50 e line bet lots 5 & 6, 25x107x25x107, being part of lot 5 map estate Fredk Coons, City Island. Jacob Brady to Adele Collins. July 15. July 18, 1910. nom
 *Schofield av, n s, 75 e from line bet lots 5 & 6, 25x107.2x25x107.1, being part of lot 5 same map. Same to Alice Tubridy. July 15. July 18, 1910. nom
 *Schofield av, n s, 25 e line bet lots 5 & 6, 25x107x25x106.11, being part of lot 5 same map. Same to John F Brady. July 15. July 18, 1910. nom
 *Schofield av, n s, at line bet lots 5 & 6, runs n 106.10 x e 25 x s 106.11 x w 25, being part of lot 5 same map. Same to Carrie Mulligan. July 15. July 18, 1910. nom
 Southern Boulevard | n w cor 156th st, 100x100, vacant. FORE-156th st | CLOS, June 30, 1910. Roger A Pryor ref to Chas L Morse. Mt \$18,000. July 8. July 19, 1910. 10:2720. 500
 Tremont av, n e s, at inters e s Andrews av, 96x134.2x35x122, & being lots 21 to 23 map (No 1431) of 175 lots estate Lewis G Morris. Annie L Morris et al to Hugh Thomas. July 6. July 16, 1910. 11:2878. 7,500

Tremont av, s w s, 115.7 n w Grand Boulevard and Concourse, 59.3x89.7x37.6x136.8, vacant. Annie L Morris et al to David L Woodall. July 6. July 15, 1910. 11:2806. 3,700
 Tremont av, Nos 638, or 177th st, s s, 64.6 e Arthur av, 25x100.5, 2-sty fr dwg. John W Van Demark to Hippolyte C Kanski. Correction deed. Mt \$9,500. July 16. July 19, 1910. 11:2947. O C & 100
 Same property. Hippolyte C Kanski to Michil F Kerby. Mt \$9,500. July 18. July 19, 1910. 11:2947. O C & 100
 Vyse av | n e cor 180th st, 120.9x121.2x102.11x121.1, vacant. Re-180th st | lease mort. Knickerbocker Trust Co to Joseph Fried. July 12. July 16, 1910. 11:3133. 12,500
 Washington av, Nos 1937 and 1939, w s, 160 s w 178th st, 56x150, except part for av, 1 and 2-sty fr dwg & str. Rose Feigin to Clement H Smith. 1/2 part. June 29. July 15, 1910. 11:3034. 100
 Walton av, Nos 5 & 7, e s, abt 120 n Cheever pl, also 38.7 n lot 357, runs n 45.6 x e 16.2 x s 45.6 x w 117.8 to beg, being part of lot 358 map Mott Haven, 2 2-sty fr dwgs. Susan wife Wm Soons to Marlborough Churchill, of Orange Co, N J. Mt \$10,000. July 14. July 16, 1910. 9:2345. nom
 Washington av, Nos 1017 and 1023, w s, 70 s 165th st, runs s 50 x w 96.5 x n 25 x e 3 x n 25 x e 93.3 to beginning, 1 2 and 1 3-sty fr tmnts & strs. Ray Levy to Leonard Levis. Mort \$12,000. Apr 6. July 15, 1910. 9:2386. 100
 Webster av, e s, 125 s 171st st, 100x109.7 to w s Mill Brook x100.8x98.7, vacant. Geo H Janss to Augusta M de Peyster, of Lakewood, N J. Morts \$11,500 and all liens. July 14. July 15, 1910. 11:2896. other consid and 100
 Walton av, Nos 1 and 3, e s, 83.11 n Cheever pl, 38.7x118x38.8x119. 2-sty fr dwg. Wm Soons to Marlborough Churchill. Mort \$9,700. July 13. July 16, 1910. 9:2345. nom
 *White Plains road, w s, being lot 87 map Washingtonville, 26.3x189.6, except part for road. Nicola Spada to Eliz Beck. July 19, 1910. nom
 Walton av, w s, 208 s 183d st, 20x95, 2-sty bk dwg. Joseph Altieri to Giuseppe Zarriello. Mt \$—. July 19. July 20, 1910. 11:3186. O C & 100
 Washington av, No 1760, e s, 209.10 n e 174th st, 55.10x109.6x51.6x109.7, 2-sty fr dwg & vacant. Warren A Mandeville TRUSTEE for Mary C Mathews to James E J Martin of Brooklyn, N Y. Apr 8, 1910. July 20, 1910. 11:2916. 12,650
 Same property. Consent to sell. Mary C Mathews to Warren A Mandeville TRUSTEE. May 12. July 20, 1910. 11:2916. —
 Walton av, n w s, — n 157th st and at line bet lots 2 & 3, runs n w 100 x n e 25 x s e 100 to av x s w 25 to beginning, being part of lot 3 map (No 805) of heirs of Saml J Sherwood. Letitia W Vaughn to Emilie F Woodward. July 19. July 20, 1910. 9:2474. nom
 3d av, No 3462, e s, 69.6 n 167th st, 25x110.8, 2-sty fr dwg & str. Elise Boyd to Benj Moses. Mort \$6,000. July 15. July 16, 1910. 10:2609. omitted
 3d av, w s, 324.3 n 176th st, 51x95.8x51x97.7, vacant. Alonzo G Cannon to Howard M Canoune of Plainfield, N J. July 9. July 18, 1910. 11:2924. nom
 Plot begins at n w cor land conveyed by Samuel Valentine to N Y & Boston R R Co, said corner being in division line bet land Valentine & land now or formerly Augustus Van Cortlandt, runs s 212.10 x w 43 x n 212.2 x e 55.2 to beginning, contains 10,434 sq ft. Oscar J Mayer to N Y State Realty & Terminal Co. May 6. July 18, 1910. 12:3264. nom
 *Plot begins at high water line of East River or L I Sound, at s e cor land conveyed or intended to be conveyed by party 1st part to party 2d part, runs s w 1,346.7 x s w 600 x n w 1,329 to said high water mark x n e 80 x n e 512.1 x 163.3 to beginning, contains 20 377-1,000 acres. Cora Morris to Jesse H wife Alfred H Morris. Nov 25, 1893. July 18, 1910. nom
 Plot begins 122 w Union av and 122.11 n 165th st, runs w 69.5 x n 74.2 x e 69.5 x s 74.5 to beginning, also strip 2.9 wide used as alley, vacant. 228th st, late 14th st, s s, 405 e 4th av, 75x114, Wakefield. Thomas A Cryan to Michl J Sullivan. Mt \$17,000. Nov 17, 1909. July 19, 1910. 10:2760 and *. O C & 100
 *Plot begins at n w cor of said lot and adj land now or formerly Jared H Shaler, runs e 100 x w 100 x n 116 to beginning. Main st, e s, adj land Stephen D Horton, runs e 70 x s 25 x — 138.5 x w 67.4 to st x n 164.7 to beginning. Elizabeth st, s s, 67.6 e Main st, 200x100, City Island. Consent to sale of above premises. Fredk E Wood et al as stockholders of Fairacre Realty Co to Saml J Wood. Sept 7, 1909. July 20, 1910.
 *Lots 331 to 333 map portion Hunt estate, Van Nest Station. Christopher or Christoph Wich to Anna Biele. Mt \$2,900. July 18. July 19, 1910. 100
 *Griffins Creek, — s, adj salt meadow now or late Lavinia Jones, being 1/2 part of place called the Hammock, contains abt 3 acres. Edw T Mulligan to Bernhard Moral. July 15. July 16, 1910. nom
 *Land under water L I Sound, begins at high water mark on w s premises owned & occupied by Cora Morris, contains 88 143-1,000 acres. People of State of N Y to Cora Morris. Dec 28, 1890. July 18, 1910. letters patent

MISCELLANEOUS.

*Copy of last will & testament of Jacob Koch of Brooklyn, N Y. Feb 19, 1910. July 20, 1910. Wills & *.

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.

July 15, 16, 18, 19, 20 and 21.

BOROUGH OF MANHATTAN.

Allen st, Nos 27 & 29, all. Abraham Satz to Davis Shenkman; 3 yrs from May 1, 1910. July 21, 1910. 1:300.....7,500
 Bleecker st, No 306, all. John B Lotz to Herman Meyer; 5 years, from July 15, 1910. July 16, 1910. 2:588.....1,500

Notice is hereby given that infringement will lead to prosecution.

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NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

Delancey st | n e cor Mott st, store, &c. Rosa Herrmann Susswein Mott st | & ano to Nicholas Polito; 5 yrs from Apr 1, 1910. July 21, 1910. 2:479.....1,800 & 2,000 Front st, No 5, cor Moore st, all. Alice S Rowland & ano to Saml Lewis; from date of completion of repairs to May 1, 1916. July 21, 1910. 1:4.....1,800 & 2,000 Franklin st, Nos 178 & 180, n s, 125.4 w Hudson st, 33x87.6. Assign lease. Louvre Realty Co to Fulson Realty Co. July 15, 1910. 1:187.....100 Grand st, No 207, store and front basement. Sidney Cohn AGENT of estate Samuel Cohn to Vittoria Romano; 1 year, from Oct 1, 1910. July 15, 1910. 1:238.....1,320 Greenwich st, Nos 102 & 104, 3d floor. Geo J Faour et al to German-American Ins Co; 3 yrs, from Oct 15, 1910. July 20, 1910. 1:53.....2,400 Mulberry st, No 235, 1st floor. Donato Boria to Tony Aliano; 5 5-12 yrs, from May 1, 1910. July 19, 1910. 2:495.....576 Madison st, No 288, all. Lena Reich & ano to Nathan L Hershfeld; from Mar 1, 1909, to May 1, 1912. July 21, 1910. 1:269.....1,600 Norfolk st, No 75, store, &c. Max Spector to Geo Wolgand & Jacob Weisbarth; 4 10-12 yrs from July 1, 1910. July 21, 1910. 2:352.....780 Rivington st, No 263, str, &c. Ida Jaffe INDIV and as ADMRX to David Lind; 3 yrs, from May 1, 1910. July 18, 1910. 2:333.....1,050 Rivington st, No 152, 3 rooms on e s ground floor. Chas Rosen to Fiebert & Korn; 2 yrs, from May 1, 1910. July 20, 1910. 2:353.....126 Same property, east str. Same to same; 3 yrs, from May 1, 1909. July 20, 1910.....780 Rivington st, No 98, cor store. Saville Levin to Max Newmark; 3 years, from May 1, 1911. July 20, 1910. 2:411.....1,380 3d st, No 58 E, all. Isaac E Heller to Joseph Feinstein; 3 years, from June 1, 1910. July 16, 1910. 2:444.....4,500 6th st, Nos 644 & 646 E, all. Solomon H Siegel to Marcusz Roth; 5 yrs, from Nov 1, 1909. July 20, 1910. 2:388.....6,990 14th st, No 106 E. Assign lease. Geo H Huber to August Luchow. July 15, 1910. 2:559..... other consid and 100 18th st, No 16 W, all. Susquehanna Silk Mills, a corpn, to Julius Schwarzwald; 21 yrs, from Feb 1, 1911. July 20, 1910. 3:819.....3,000 to 4,500 18th st, No 16 W, all. Susquehanna Silk Mills, a corpn to Julius Schwarzwald; 21 yrs from Feb 1, 1911. July 20, 1910. 3:819.....3,000 to 4,500 21st st, No 36 W, all. Joseph M Adrian et al TRUSTEES Charlotte A Mount to Harry Fass; 5 yrs, from May 1, 1910, 5 yrs renewal at \$3,000 per year. July 20, 1910. 3:822.....2,400 23d st, No 161 W, all. J W Cushman & Co to Jacob Berlin; 5 years, from May 1, 1911. July 16, 1910. 3:799.....4,800 24th st, s s, 525 w 10th av, 75x98.9, lots only. Casimir de R Moore to Herman Kohn; 21 yrs, from July 1, 1910, privilege 21 yrs renewal. July 18, 1910. 3:693.....taxes, &c, and 2,100 35th st, Nos 154 & 156 W. Surrender lease. David Salvin to Henry E Jones. May 29, July 21, 1910. 3:810.....nom 40th st, No 263 W, all. James J Raisbeck to Isidor H Kempner; 5 yrs, from Sept 1, 1910. July 18, 1910. 4:1012.....2,748 42d st, No 200 W. Agreement modifying terms of lease. John P Windolph with Timothy F Paddell. July 14, July 19, 1910. 4:1013.....nom 48th st, No 51, n s, 648 w 5th av, 21.6x100.5. Assign lease. Lewis B Robinson to 51 West 48th St, a corpn. July 5, July 16, 1910. 5:1264.....nom 48th st, No 51 W, Consent to assign lease. TRUSTEES of Columbia College to Helen MacG Byrne. Apr 30. July 16, 1910. 5:1264..... Same property. Consent to assign lease. Same to Lewis B Robinson. July 5, July 16, 1910. 5:1264..... 51st st W, No 48, s s, 643 w 5th av, 22x100.5, the lot. TRUSTEES of Columbia College to Chloe C Kellogg; 21 years, from Aug 1, 1910, privilege 21 yrs renewal. July 19, 1910. 5:1266.....taxes, &c, & 1,951 Same property. Consent to assign lease. Same to Harriet S wife Chas E Bulkley. Oct 25, 1902. July 19, 1910. 5:1266..... Same property. Assign lease. Mary S Read to Chloe C Kellogg. July 13, July 19, 1910. 5:1266.....nom Same property. Consent to assign lease. TRUSTEES of Columbia College to Mary L S Read. July 13, July 19, 1910. 5:1266..... 55th st, No 618 W. Assign lease. Andreas Burgbacher to Lillian V Polak. July 15, July 16, 1910. 4:1102.....nom 55th st, s s, 225 w 11th av, 25x100.5. Leasehold. Andreas Burgbacher to Lillian V Polak. Q C. All title. Mt \$..... July 16, 1910. 4:1102.....O C & 100 60th st, No 315 E. Assign lease. Morris Steronberg to Charles Lewin. All title. Mar 1, July 20, 1910. 5:1435.....nom 99th st, No 205 E. Surrender lease. Anshel Levine to Frank Hillman. July 6, July 21, 1910. 6:1649.....nom 100th st, Nos 313 and 315 E, entire bldg except str. Rufus Realty Co to Wolf Susser; 3 yrs, from June 15, 1910. July 20, 1910. 6:1672.....3,056 109th st, Nos 413 to 415 E, ground & first floors. Moses Schwartz to Saml Max & Jacob Glickstein; from July 11, 1910, to May 1, 1920. July 21, 1910. 6:1703.....2,400 116th st, No 105 W, store. Simon E Bernheimer and ano to Saml Rich; 5 years, from May 1, 1910. July 16, 1910. 7:1901.....2,000 118th st, No 20 W, all. Alex & Saml Levinson to P Marcus Roth; 5 yrs, from May 1, 1910. July 20, 1910. 6:1601.....2,700 Av D, No 22, north basement. Morris Wolfe to Henry Krauss; 5 yrs, from July 1, 1910. July 20, 1910. 2:357.....120 Amsterdam av, No 1800 | n w cor 149th st, str. Christopher Pos-149th st | tera to Christian A Henrichsen; 5 yrs, from May 1, 1911. July 20, 1910. 7:2081.....2,200 & 2,400 Broadway | The Belnord, apartment No 114. Belnord Realty Co Amsterdam av | to John J Taylor; 3 yrs, from Oct 1, 1910. July 86th st | 18, 1910. 4:1234.....2,600 87th st | Broadway | n e cor 95th st, str, &c. Real Const Co to Martin J Mar-95th st | tell & John V Fitzpatrick; 9 3-12 yrs, from Oct 1, 1910. Rerecorded from Apr 20, 1910. July 19, 1910. 4:1243.....4,000 Columbus av | n e cor 109th st, store and cellar. Leon Sobel to 109th st | William Day; 5 years, from Aug 1, 1910. July 15, 1910. 7:1845.....1,500 and 1,800 Lenox av, No 127, store. Simon E Bernheimer and ano to Wm Meirowitz; 5 years, from May 1, 1910. July 16, 1910. 7:1901.....2,500

Lenox av, No 477, store, &c. Abraham Friedman to Henry Berger; 5 yrs from May 1, 1909. July 21, 1910. 7:1918.....2,100 Lenox av, No 477 | s w cor 138th st. Assign lease. Henry Berger 138th st | to Berger Wine & Liquor Co. June 17, July 21, 1910. 7:1918.....nom 1st av, No 2337, store, 5 rooms above store and basement. Daniel Eichner to Fredk Koeper; 5 years, from May 1, 1910. July 15, 1910. 6:1796.....600, 720 and 660 1st av, No 2165. Assignment of sum of \$75 deposit as security for conditions in lease. Pasquale Di Penna and ano to Lion Brewery. All title. July 1, July 15, 1910. 6:1683.....nom 1st av, No 2165, str & b. Carmela Paladino to Pasquale Diperno & Pietro Petroglio; 3 yrs, from Apr 1, 1910. July 15, 1910. 6:1683.....900 3d av, No 254, south store. Agnes M Cregier to Matteo Avalone; 4 years, from Oct 1, 1910. July 16, 1910. 3:876.....660 3d av, No 2343, str, &c. Henry Krauss to John & Domenico Malfetano; 3 yrs, from May 1, 1910. July 19, 1910. 6:1792.....900 3d av, No 700, all. Thomas Conville Brewing Co to Patrick J Lowry & Edmond Bresnihan; 7 9-12 yrs, from Jan 1, 1910. July 19, 1910. 4:1298.....3,400 & 3,700 4th av, No 56, e s, 80 n 17th st, 25.6x115, all. Forbes J Hennessy et al, TRUSTEES Ellen M Hennessy to Mary B Averill & Henry C Krueger; 10 yrs from Oct 1, 1910 (10 yrs renewal). July 21, 1910. 3:873.....taxes, &c, & 3,500 to 8,000 5th av | n w cor 34th st, corner basement, store and sub-basement. 34th st | Knickerbocker Trust Co to The Boston Florist, a corpn; 4 7-12 years, from Oct 1, 1910, with 5 years renewal at \$6,500. July 15, 1910. 3:836.....4,000 and 5,000 5th av, No 718 | s w cor 56th st, 27x50, all. Chas A Baudouine & 56th st | ano TRUSTEES Chas A Baudouine to Chas J Duveen; 21 years, from May 1, 1911. July 19, 1910. 5:1271.....taxes, &c, & 30,000 5th av | s e cor 38th st, 93.5x175, the lot. Eliz M Anderson (by 38th st | Albert G Milbank, ATTY) to Bonwit Teller & Co; 21 yrs, from Oct 1, 1911, privilege 21 yrs renewal. July 20, 1910. 3:867.....taxes, &c, & ground rental \$100,000 to \$130,000 7th av, Nos 701 to 709 | store, north of entrance to Columbia The-47th st | atre. The Columbia Building & Theatre Co to Meyer Levine; 5 years, from June 1, 1910. July 15, 1910. 4:1000.....2,000 7th av, No 151 | Surrender lease. John von der Born to Peter 19th st, No 158 W | Schlichtmann EXR Anton Schultz. June 30, July 19, 1910. 3:794.....nom 8th av, No 850, all. Henry E Eschenbach to John E Daly; 10 years, from July 1, 1910. July 16, 1910. 4:1023.....6,000 and 7,000

BOROUGH OF THE BRONX.

Elsmere pl, n s, 150 w Marmion av, 25x100; 1,000 year tax lease. City of N Y to Francis A Neilson. Jan 27, 1909. July 19, 1910. 11:2956.....535.50 Freeman st, No 922, s s, 3d st e So Blvd. Mabel E Ernhout to Albert Bischoff; 5 yrs, from July 1, 1910. July 18, 1910. 11:2979.....1,100 to 1,500 Freeman st, No 922, s e cor So Blvd, cor str. Mabel E Ernhout to Wm & August Eckhoff; 10 yrs, from Aug 1, 1910. July 18, 1910. 11:2979.....2,100 to 2,500 Marcy pl, n s, 112.6 w Grand Boulevard & Concourse, 23x105, 1,000-yr tax lease. City of N Y to Frances A Neilson. Jan 27, 1909. July 21, 1910. 11:2841.....170.65 139th st, No 526 E, all. Louis Lese et al to Bernard Crausman; 3 years, from July 1, 1910. July 15, 1910. 9:2266.....2,650 176th st, n s, 75 e Bathgate av, 20x72; 1,000 year tax lease. City of N Y to Francis A Neilson. Jan 27, 1909. July 19, 1910. 11:2924.....608.59 181st st, s s, 100 e Aud av, 45x119.6. Agt subordinating lease to mt. Max Marx & ano with Robt L Stix. July 18, July 21, 1910. 8:2152.....nom 182d st, No 760 E, cor store. Wirth Realty & Construction Co to Kath Rueppel; 5 yrs from May 1, 1910. July 21, 1910. 11:3118.....480 *Castle Hill av, No 1017 | s w cor Chatterton av, Unionport, all. Chatterton av | Christian Vordran and ano to Blasius Loeffler; 3 years, from June 1, 1910. July 15, 1910.....900 to 1,200 Jerome av, No 1501 | n w cor 172d st, Belmont Hotel, all. Mary 172d st | T Sweet to Wm J Blair and ano; 5 years, from July 1, 1910. July 15, 1910. 11:2845.....1,200 and 1,500 *Powell av, No 2100 | s e cor Olmstead av, all. Johanna L Barry Olmstead av | to John Schenk; 5 years, from Apr 1, 1910. July 15, 1910.....840 and 1,000 Villa av, e s, 71 s Van Cortlandt av, -x120.5; 1,000 years tax lease. City of N Y to Francis A Neilson. Jan 27, 1909. July 19, 1910. 12:3311.....218.30 Willis av, No 486, store and basement and 1st floor above store. Eliz C Doherty EXTRX John H Doherty to Fredericka Howard; 6 10-12 years, from July 1, 1910. July 15, 1910. 9:2291.....1,500

MORTGAGES

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

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

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given. Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

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

July 15, 16, 18, 19, 20 and 21.

BOROUGH OF MANHATTAN.

ALBANY CITY SAVINGS BANK with Israel Solomon. Monroe st, No 89. Extension of \$22,000 mort until June 7, 1915, at 5%. May 31. July 15, 1910. 1:272.....nom Allenen Construction Co to METROPOLITAN LIFE INS CO. Riverside Drive, n e cor 99th st, -x140.8x100.11x112.1. Subordination agt. July 19, July 20, 1910. 7:1888.....nom

DRAUGHTING

OTTO G. LINDBERG (Tel. 7811 Cort.) 9 Church Street

Special attention given to the preparing of **MAPS AND OTHER DRAWINGS** required in **REAL ESTATE TRANSACTIONS, SUBDIVIDING PROPERTIES, ETC.**

Anselmi, Amelia to THE METROPOLITAN SAVINGS BANK. Hester st, No 173, n s, 26.6 e Mott st, runs n 45.2 x e 1.2 x n 9.8 x e 4.4 x e 12.8 x s 10 x e 0.6 x s 46.1 to st x w 19 to beginning. July 11, 5 yrs, 5%. July 20, 1910. 1:238. 11,000

Alexander, Emanuel to Samson Lachman. 116th st, No 164, s s, 254.2 w 3d av, 15.10x100.11; 116th st, Nos 160 and 162, s s, 270 w 3d av, runs w 44 x s e — x s — x e 25 x n 100.11 to beginning, prior mt \$31,500, all; 116th st, Nos 168 to 174, s s, 175 w 3d av, 63.4x100.11, 1-3 part, prior mt \$33,000; 115th st, No 167½, n s, 245 w 3d av, 12.6x100, prior mt \$4,500; 115th st, No 167, n s, 257.6 w 3d av, 12.6x100, prior mt \$4,500; Lafayette st, late Elm st w cor Houston st, No 27, runs s 121.3 x w 3.5 x n w 119.9 to Houston st x e 16.10 to beginning, ½ part, prior mt \$12,500; 182d st, No 551, n s, 325 e St Nicholas av, 25x79.9, 1-3 part, prior mt \$5,000; Park Terrace East, s e cor 218th st, 103.8x78.8x100x51.5. ½ part, prior mt \$7,000. July 19, 2 years, 6%. July 20, 1910. 2:510, 6:1643, 8:2154, 8:2243. 7,500

Brigante (Michael) Co to Saverio Ursetti. Mulberry st, Nos 186 & 188, e s, 131.4 n Broome st, runs e 72.1 x n 0.7 x e 27.1 x n 25.11 x w 0.4½ x n 9.6 to Delancey st as extended x w 99.8 to Mulberry st x s 48.5 to beg. July 18, due Aug 1, 1913, 6%. July 21, 1910. 2:480. 16,000

Brown, Morell O et al trustees of Wm S Banta for Mary J Banta with The Baumann-Marx Realty Co. 127th st, No 122 E. Extension \$17,500 mt until May 31, 1913, at 5%. May 10. July 20, 1910. 6:1775. nom

Beetson, Margt A of Portchester, N Y, to Chas W Hadlev. 7th av, No 177, e s, 69 n 20th st, 23x80. Prior mt \$18,500. July 12, due June 27, 1912, 5%. July 20, 1910. 3:796. 2,000

Bauchle, Geo Y with LAWYERS TITLE INS & TRUST CO. 12th st, No 412 E. Agreement as to share ownership in mt. July 14, July 19, 1910. 2:440. nom

Briner, Magdalena with METROPOLITAN LIFE INS CO. 124th st, Nos 503 & 505, n s, 100 w Am av, 50x100.11. Extension of \$55,000 mt to March 1, 1915, at 5%. July 15. July 18, 1910. 7:1979. nom

BROOKLYN SAVINGS BANK with Paterno Bros. Riverside Drive, No 440, n e cor 116th st, runs n 107.6 x e 181.7 to w s Claremont av x s w — x w 62.5 to beginning. Extension of \$550,000 mt until July 7, 1915, at 5%. July 7. July 15, 1910. 7:1990. nom

Branigan, John to Wm Schweizer & wife. Col av, No 794, s w cor 99th st, No 100, 25.11x75. Prior mt \$30,000. July 15, due, &c, as per bond. July 16, 1910. 7:1853. 3,000

Berg, Isaac to N Y SAVINGS BANK. Col av, Nos 540 to 556, n w cor 86th st, No 101, 201.5 to 87th st, No 100, x30. July 14, due, &c, as per bond. July 15, 1910. 4:1217. 150,000

Bachrach, Irving & Isaac Schmeidler to American Mortgage Co. 146th st, s s, 100 w Lenox av, 25x99.11. July 11, 3 yrs, 5½%. July 15, 1910. 7:2014. 4,400

Beer, Andrew, of Weehawken, N J to TITLE GUARANTEE & TRUST CO. 50th st, No 429, n s, 375 w 9th av, 25x100.5. P M. July 14, due, &c, as per bond. July 15, 1910. 4:1060. 10,000

Betz, Mary to Theodore E Casselman and ano exrs of Eva Casselman. 87th st, No 419, n s, 281 e 1st av, 25x100.8. P M. July 15, 3 years, 6%. July 16, 1910. 5:1567. 3,000

Butler, John P and Annie E Brady exrs John T Brady to Timothy R Green et al trustees Andrew H Green. 119th st, No 420, s s, 215 e 1st av, 25x148.3x37.1x120.7. P M. July 15, due, &c, as per bond. July 16, 1910. 6:1806. 22,000

Brogan (Chas) Inc to GREENWICH SAVINGS BANK. 4th av, Nos 251 to 255, n e cor 20th st, No 101, 69x90. Building loan. July 15, 1910, 5 years, 5%. 3:876. 475,000

Same to same. Same property. Certificate as to above mortgage. July 15, 1910. 3:876. —

Same and State Realty & Mortgage Co with same. Same property. Subordination agreement. July 15, 1910. 3:876. nom

Cohen, Eli M to John Merkel and ano. 38th st, No 271, n s, 100 e 8th av, 20.6x98.9. P M. Prior mt \$11,000. July 15, 3 years, 6%. July 16, 1910. 16,500

Cohen, Eli M to Jacob Levy and ano exrs and trustees of Dorothea Levy. 38th st, No 269, n s, 120.6 e 8th av, 20.6x98.9. July 15, 3 years, 6%. July 16, 1910. 3:788. 16,500

Catlin, Frances H with Grand Investing Co. 111th st, No 215 East. Extension of \$32,000 mt until Apr 25, 1915, at 5%. April 22. July 15, 1910. 6:1661. nom

Cahn, Wm L to GUARANTY TRUST CO of N Y. 85th st, No 9, n s, 150 e 5th av, 50x102.2. July 18, 1910, 3 yrs, 4½%. 5:1497. 52,000

Cassidy, Mae H to Rena Sulzberger. Greenwich st, No 679, n e cor Christopher st, No 139, runs n 35 x e 67 x s 6.9 x w 74.9 to beg. Prior mt \$—. July 14, 1 yr, 6%. July 15, 1910. 2:-630. 650

Cohen, Solomon L with Alline P Woodworth. 8th av, Nos 2790 & 2792. Extension of \$57,000 mt until Nov 8, 1913, at 5%. July 5. July 19, 1910. 7:2034. nom

Cohen, Lawrence to Esther Michael. Lex av, No 1745, e s, 84.3 n 108th st, 16.8x65. Prior mt \$—. Apr 1, 2 yrs, 6%. July 21, 1910. 6:1636. 2,000

Dvorak, Frank & Frances Mosner to CENTRAL TRUST CO of N Y. 1st av, No 1845, w s, 50.8 n 95th st, 25x80. P M. July 20, 5 yrs, 5%. July 21, 1910. 5:1558. 11,800

De Meyendorff, Tekla with Henry E Jones. 35th st, Nos 154 & 156 W. Extension of \$50,000 mt until May 15, 1912, at 5%. July 5. July 21, 1910. 3:810. nom

Di Penna, Pasquale & Pietro Petroglia to Lion Brewery. 1st av, No 2165. Saloon lease. July 7, demand, 6%. July 15, 1910. 6:1683. 3,440.83

Dougherty, Margaret to The Henry McCaddin Junior Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S of America and Elsewhere, corpn. 119th st, No 127, n s, 250.6 e Park av, 20x100.11. July 18, 1910, due, &c, as per bond. 6:1768. 5,000

Danziger, Isaac J to David Israel. 69th st, Nos 331 and 333, n s, 425 w West End av, 50x100.5. Prior mt \$24,000. July 13, demand, 6%. July 15, 1910. 4:1181. 5,450

Same and Doris Schwarz with same. Same property. Subordination agreement. July 13. July 15, 1910. 4:1181. nom

Davis (Jos H) Building Co to A L Mordecai & Son. 74th st, Nos 235 to 239, n s, 250 e West End av, 60x102.2. Prior mt \$190,000. July 15, due, &c, as per bond. July 16, 1910. 4:-1166. 36,000

Dermody, Mary E to Louise Withey of Bklyn. 9th av, No 405, w s, 134 n 32d st, 17.2x64. Prior mt \$—. July 12, installs, \$25.00 monthly, 6%. July 15, 1910. 3:730. 400

Davis (Jos H) Building Co to LAWYERS TITLE INS & TRUST Co. 74th st, Nos 235 to 239, n s, 250 e West End av, 60x102.2. July 15, 1 year, 6%. July 16, 1910. 4:1166. 190,000

Same to same. Same property. Certificate as to above mt. July 15. July 16, 1910. 4:1166. —

Elias, Harry and Wolf to UNION TRUST CO OF N Y. East Broadway, No 65, s s, 90 w Market st, 25x75. July 15, 5 years, 4½%. July 16, 1910. 1:280. 35,000

EMIGRANT INDUSTRIAL SAVINGS BANK with Chas A Dards. 44th st, No 47 E. Extension of \$25,000 mt until June 28, 1913, at 5%. July 14. July 20, 1910. 5:1279. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Bartholomew Moynahan. 5th av, No 2011, e s, 91.11 n 124th st, 18x80. Extension of \$13,000 mt until June 1, 1915, at 4½%. July 20. July 21, 1910. 6:1749. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Bartholomew Moynahan. 129th st, Nos 42 & 44, s s, 327.6 w Park av, 37.6x99.11. Extension of \$25,000 mt until June 1, 1915, at 4½%. July 20. July 21, 1910. 6:1753. nom

Frank, Henry, of Weehawken, N J, to John S Lyle. 97th st, Nos 315 to 325, n s, 250 e 2d av, 150x100.11. P M. July 12, 3 yrs, 5%. July 21, 1910. 6:1669. 35,000

Finger, Annie with Harold Nathan. Av C, No 110. Agreement as to payment of mt on Sept 1, 1912. Apr 4. July 21, 1910. 2:377. nom

Fleischmann (Maximilian) Co with Edw G Soltmann. 36th st, Nos 206 to 216 W. Extension of \$85,000 mt until July 19, 1915, at 5½%. July 19. July 21, 1910. 3:785. nom

Fox, Julius B with Ella M Burke. 6th st, No 206. Extension of \$25,000 mt until July 21, 1915, 4½%. July 15. July 21, 1910. 2:461. nom

Fletcher, Jefferson B to Edith E McCagg. 22d st, No 112, s s, 235 w Lex av, 20x98.9. July 12, 3 yrs, 4½%. July 20, 1910. 3:877. 20,000

Fosdick, Katherine Y to TITLE GUARANTEE & TRUST CO. 67th st, No 52, s s, 100 w Park av, 20x100.5. July 16, due, &c, as per bond. July 20, 1910. 5:1381. 40,000

Fox, Julius B to Abraham Jacobi. 4th st, No 228, w s, 26.5 s 10th st, 26.5x101. July 19, 1910, 5 yrs, 4½%. 2:619. 30,000

Fieder, Fredk W Jr to TITLE GUARANTEE & TRUST CO. 48th st, No 236, s s, 204 e 8th av, 21x103.2x21.6x98.5. P M. July 18, due, &c, as per bond. July 19, 1910. 4:1019. 24,000

Fieder, Fredk W Jr to Pauline A Drew & ano. 48th st, No 234, s s, 225 e 8th av, 17x100. P M. Prior mt \$—. July 18, 1 yr, 6%. July 19, 1910. 4:1019. 9,000

Fogel, Rube R to the FARMERS' LOAN & TRUST CO. White st, Nos 94 and 96, n w cor Lafayette st, late Elm st, No 88, 44.1x 82.5x46.5x83.9. July 18, 1910, 5 yrs, % as per bond. 1:195. 60,000

Fichandler, Wm and Emanuel to Alexander Fichandler and ano. Monroe st, No 102, s s, 52 e Pelham st, 25.10x93.9. Prior mt \$25,000. July 11, due, &c, as per bond. July 16, 1910. 1:255. 5,000

Fitzpatrick, Annie E to Henry D Greenwald and ano. 22d st, No 340, s s, 100 w 1st av, 25x97.6. Prior mt \$20,000. July 11, 2 years, 6%. July 15, 1910. 3:927. 5,000

Fitzpatrick, Annie E to Theresa Koehler. 22d st, No 338, s s, 125 w 1st av, 25x97.6. Prior mt \$20,000. July 11, 2 years, 6%. July 15, 1910. 3:727. 5,000

Ford, Anna M, Howard H, Walter H, Frederic C, Raymond W, & Harold S Ford with BOWERY SAVINGS BANK. 2d av, s e cor 119th st, ——. Extension of \$75,000 mt until July 7, 1915, at 4½%. July 7. July 16, 1910. 6:1783. nom

GREENWICH SAVINGS BANK with Sam'l Rosenberg. Norfolk st, Nos 149 and 151. Extension of two mts for \$27,000 each until July 1, 1913, at 5%. July 11. July 15, 1910. 2:354. nom

Goldbronn, Theresa wife Jos to Robert Maynick et al exrs, &c, Henry W Schmidt. 74th st, No 326, s s, 250 e 2d av, 25x102.2. July 14, due Aug 1, 1915, 5%. July 15, 1910. 5:1448. 15,000

Goldschlag, Abraham to Joseph Golding. 99th st, Nos 207 and 209, n s, 142.6 e 3d av, 37.6x100.11. P M. Prior mt \$30,000. June 30, installs, 6%. July 16, 1910. 6:1649. 12,000

Gibson, John M to The Sun Construction Co. Broadway, s w cor 152d st, Nos 600 to 604, 99.11x150. P M. July 15, 1 year, 6%. July 16, 1910. 7:2098. 7,500

Gates, Mary W with Katie M Klein. 131st st, No 262 W. Extension \$5,000 mt until Aug 8, 1912, at 5%. July 15. July 18, 1910. 7:1936. nom

Gad Widow & Orphan Benefeol Assoc with Wm Geoghegan. 58th st, No 331, n s, 326.6 e 2d av, 23.6x100.5. Extension of \$10,000 mt until June 30, 1915, at % as per bond. June 30. July 16, 1910. 5:1351. nom

Goldstein, Annie, Louis, Isidor & Jacob J, Moses, David & Abraham with Joseph S Parry gdn Jos S Parry Jr et al. Clinton st, No 228, e s, 50 n Monroe st, 25x93.6x25x93.5. Extension of \$28,500 mt until June 27, 1915, at —%. June 27. July 15, 1910. 1:269. nom

Goldsticker Louis and Martin to Jacob W Mack. Fulton st, No 207, n s, abt 200 w Church st, runs w 24.11 x n 82.4 x e 25.6 x s — to beg. July 15, due, &c, as per bond. July 16, 1910. 1:85. 60,000

GREENWICH SAVINGS BANK with Paul Hoffman. 4th st, Nos 287 & 289 W. Extension of \$17,500 mt until July 1, 1915, at 4½%. July 14. July 19, 1910. 2:614. nom

Greenwich Investing Co to Hyman Kantor. Greenwich st, No 625, e s, 74.5 n Leroy st, runs e 44 x n 8 x e 22 x n 18.2 x w 63.3 to st x s 26.4. Prior mt \$6,500. July 15, 1 yr, 6%. July 19, 1910. 2:602. 6,000

same to same. Same property. Certificate as to above mt. July 15. July 19, 1910. —

Green, Michael to Samson Lachman. 17th st, No 510, s w s, 166.9 s e Av A, 23.9x92. Prior mt \$8,000. July 19, 1910, 3 yrs, 6%. 3:974. 3,500

GREENWICH SAVINGS BANK with Rachel Isaacs. 114th st, No 110 W. Extension of \$19,000 mt until Aug 1, 1915, at 5%. July 18. July 19, 1910. 7:1823. nom

Geiger, Alex of N Y & Emil Geiger of Milan, Italy, to LAWYERS TITLE INS & TRUST CO. W Broadway, No 423, e s, 225 n Spring st, 25x100. July 18, 5 yrs, 5%. July 19, 1910. 2:501. 28,000

Same to Pauline S Schimmer. Same property. Prior mt \$33,000. July 18, due Jan 18, 1911, 6%. July 19, 1910. 2:501. 1,000

Same to Albert H Hastorf. Same property. Prior mt \$28,000. July 18, 3 yrs, 6%. July 19, 1910. 2:501. 5,000

GREENWICH SAVINGS BANK with Sophie Cohen. Madison st, No 280. Extension of \$23,000 mt until July 1, 1915, at 5%. July 18. July 20, 1910. 1:269. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

NEW YORK

- GREENWICH SAVINGS BANK with Saml D Hoffman. 6th st, No 611 E. Extension of \$24,000 mt until July 1, 1915, at 5%. July 18, 1910. 2:389. nom
- GREENWICH SAVINGS BANK with Andrew Henderson. 59th st, No 328 W. Extension of \$23,000 mt until July 1, 1913, at 5%. July 14, 1910. 4:1049. nom
- Goldfarb, Hyman with Ella L Murphy guardian Elsie J Murphy. 116th st, No 64, s s, 190 e Mad av, 20x100.11. Extension of \$19,000 mt until Aug 1, 1912, at 5%. July 19, 1910. 6:1621. nom
- GREENWICH SAVING BANK with Patrick Goodman. 120th st, No 51 E. Extension of \$7,500 mt until July 1, 1913, at 5%. July 16, 1910. 6:1747. nom
- Gem Realty Co to Delia M Levy. Certificate as to mt for \$12,000 covering land in Queens Co, N Y. July 15, 1910. —
- Gossman, Jacob to the GERMAN SAVINGS BANK in the City of N Y. 2d st, No 239, s s, abt 250 w Av C, 25.4x75.5x24.4x76, e s. July 21, 1910, 3 yrs, 4½%. 2:384. 2,000
- Gallatin, Ida A with Madison Square Mortgage Co. 7th av, No 281, s e cor 26th st, No 162, 20.9x70. Extension of \$25,000 mt until Feb 18, 1912, at % as per bond. July 1. July 21, 1910. 3:801. nom
- Hill, Richard to Ida L Hill & ano. 15th st, No 115, n s, 175 w 6th av, 25x103.3. Prior mt \$—. July 20, demand, 5%. July 21, 1910. 3:791. 1,000
- Hoey, Marion G wife of Sidney to Christine Bladel. 156th st, No 554, s s, 275 e Bway, 17x99.11; Lex av, No 1745, e s, 84.3 n 108th st, 16.8x65. July 19, 2 yrs, 6%. July 21, 1910. 6:1636, 8:2114. 1,500
- Hyde Realty Co to TITLE INS CO of N Y. 74th st, Nos 165, 167 & 169, n s, 150 w 3d av, 3 lots, each 20x102.2. 3 mts, \$27,500 each. July 15, 1 yr, 6%. July 21, 1910. 5:1409. 82,500
- Same to same. Same prop. Certificate as to above mts. July 15, 1910. 5:1409. —
- Heard, Wm N to Joseph F Cullman and ano trustees for Edna Cullman. 46th st, Nos 106 & 108, s s, 120 w 6th av, 2 lots, each 20x100.5. 2 morts, \$30,000 each. July 18, 3 yrs, 5%. July 20, 1910. 4:998. 60,000
- Highwood Realty & Construction Co to METROPOLITAN LIFE INS CO. Riverside Drive, n e cor 99th st, 105x140.8x100.11x 112.1. July 19, due Oct 1, 1920, 6%. July 20, 1910. 7:1888. 600,000
- Same to same. Same property. Certificate as to above mt. July 19, 1910. —
- Hennessy Realty Co to Romeh Realty & Construction Co. 114th st, No 421, n s, 100 e Am av, 50x100.11. Certificate as to mt for \$20,000. July 14, 1910. 7:1867. —
- Hawks, Betty M to Whitney Lyon. 7th av, No 492, w s, 74.1 s 37th st, 24.8x100; 36th st, No 205, n s, 80 w 7th av, 20x98.9; plot begins 100 w 7th av & 75 n 36th st, runs n e 62.6 x n w 125 x s w 45.10 x s e 10.11 x s 16.8 x e 18.8 to an alley x — 8 x — 86.10 to beginning; 36th st, No 207, n s, 100 w 7th av, 16.11x 75; 36th st, Nos 209 to 213, n s, 116.11 w 7th av, 50.9x75; 36th st, Nos 215 & 217, n s, 167.8 w 7th av, 46.4x75. P M. Prior mt \$18,000. July 15, 1910, 3 years, 5%. 3:786. 342,000
- Holy Trinity Roman Catholic Church to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 82d st, No 207, n s, 100 w Am av, runs n 120.10 x w 25.1 x n to 83d st, Nos 212 to 216, x w 75 x s 204.4 to 82d st x e 100 to beg. Prior mt \$122,000. July 15, 1 yr, 5%. July 16, 1910. 4:1230. 125,000
- Heimann, Julius to Kate B Sweeney. 86th st, No 134, s s, 345 w Col av, 20x106.10. P M. July 15, 3 yrs, 5%. July 16, 1910. 4:1216. 25,000
- Hennessy Realty Co to Romeh Realty & Construction Co. 114th st, n s, 100 e Am av, 50x100.11. Prior mt \$110,000. July 14, 3 yrs, 6%. July 15, 1910. 7:1867. 20,000
- Hubener, Louis and Martin Escher to John Egmont Schermerhorn et al exrs Katie T Schermerhorn. Downing st, Nos 24 to 28, s s, 75 e Bedford st, 66x75. July 13, 5 years, 5%. July 15, 1910. 2:527. 50,000
- Same and Eliz Reed with same. Same property. Subordination agreement. July 13. July 15, 1910. 2:527. nom
- Hawks, Betty M to Louis Fredenberg. 37th st, No 206, s s, 100 w 7th av, 20.10x60. P M. July 15, 1910, due, &c, as per bond. 3:786. 18,000
- Herzog, Alexander to Henry C Glaser. 86th st, No 124, s s, 286.8 e Park av, 25.6x102.2. July 12, 3 years, 6%. July 16, 1910. 5:1514. 4,000
- Herzog, Alexander to Henry C Glaser. 86th st, No 126, s s, 312.2 e Park av, 25x102.2. July 12, 3 years, 6%. July 16, 1910. 5:1514. 4,000
- Herzog, Alexander and Emanuel Simon with Henry C Glaser. 86th st, No 124, s s, 286.8 e Park av, 25.6x102.2. Subordination agreement. July 15. July 16, 1910. 5:1514. nom
- Same with same. 86th st, No 126, s s, 312.2 e Park av, 25.7x102.2. Subordination agreement. July 15. July 16, 1910. 5:1514. nom
- Harrison, Edw J P to Sevilla B Doudge et al trustees James R Doudge. St Nicholas av, No 195, w s, 59.3 s 120th st, 29.6x 82.11x25.2x67.5. July 15, 5 years, 4½%. July 16, 1910. 7:1925. 20,000
- Harrison, Edw J P to Joseph Schrier. St Nicholas av, No 195, w s, 59.3 s 120th st, 29.6x82.11x25.2x67.5. Prior morts \$25,700. July 15, 1 years, 6%. July 16, 1910. 7:1925. 1,482
- House, Wallace B to Paul Kaskel. 78th st, No 135, n s, 410 e Am av, 20x102.2. P M. Prior mt \$18,000. July 14, 3 years, 6%. July 15, 1910. 4:1150. 6,000
- Harlam, Isidor of Brooklyn, N Y, to Tylrae Co. 114th st, No 62, s s, 275 e Lenox av, 16x100.11. Prior mt \$13,000. July 18, 2 yrs, 6%. July 19, 1910. 6:1597. 1,200
- Heine, Sigmund B to Louis Masbach. 8th av, No 2800, s e cor 149th st, No 298, 37.5x100. Prior mt \$55,000. July 18, 1 yr, 6%. July 19, 1910. 7:2034. 2,500
- Heine, Sigmund B to Rachel H Pfeiffer. 8th av, No 2800, s e cor 149th st, No 298, 37.5x100. July 18, 5 yrs, 5%. July 19, 1910. 7:2034. 55,000
- Ida Realty Co to Jacob Klein. 112th st, Nos 63 and 65, n s, 249.6 e Madison av, 39.9x100.11. Prior mort \$39,000. June 18, due, &c, as per bond. July 15, 1910. 6:1618. 2,000
- Jones, Henry E to SEAMENS BANK FOR SAVINGS in the City N Y. 34th st, Nos 122 & 124, s s, 95 w Lex av, 46x117.6. July 5, 3 yrs, 4½%. July 16, 1910. 3:889. 30,000
- Jones, Henry E of Newport, R I, to TITLE GUARANTEE & TRUST CO. 34th st, Nos 126 and 128, s w cor Lex av, 95x 117.6. July 5, due, &c, as per bond. July 19, 1910. 2:655,000
- Kramer, Yatty to Adolf Mandel. Rivington st, No 321, s w cor Goerck st, No 79, 24.6x64. Prior mt \$23,000. July 15, demand, 6%. July 16, 1910. 2:328. 5,000
- Klein, Morris to Felix Kunstler. Broome st, No 99, s s, abt 75 w Sheriff st, 25x75. July 14, due June 30, 1913, 5%. July 16, 1910. 2:336. 1,000
- Klein, Isaak with U S TRUST CO of N Y. 5th st, No 415 East. Extension of \$17,000 mort until June 30, 1915, at 4½%. Mar 5. July 16, 1910. 2:433. nom
- Krauss, Philip to Catherine Brenen and ano. 21st st, Nos 133-135, n s, 395 e 7th av, 42.6x98.9. July 15, due, &c, as per bond. July 16, 1910. 3:797. 31,000
- Kelly, Robt E to TITLE GUARANTEE & TRUST CO. 41st st, No 222, s s, 270 e 3d av, 22.6x98.9. P M. July 14, due, &c, as per bond. July 15, 1910. 5:1314. 10,000
- Kuretsky, Jennie to Herman H A Wagner. 144th st, No 313, n s, 199.6 w 8th av, 26x99.11. Prior mort \$15,000. June 15, due Dec 15, 1912, 6%. July 16, 1910. 7:2044. 1,335
- Kimmelman, Chas and Rachel Zaudrer to Chas Weill and ano. 148th st, No 204, s s, 137.6 w 7th av, 37.6x99.11. P M. Prior mort \$30,000. July 15, 1910, 4 years, 6%. 7:2033. 3,500
- Kaskel, Paul & Henry Hahn to Millicent Latz et al. 43d st, No 356, s s, 125 e 9th av, 25x100.4. July 16, 5 yrs, 5%. July 21, 1910. 4:1033. 26,000
- Same to same. Same prop. Subordination agt. July 21, 1910. 4:1033. nom
- Kamlet, Saml & Barut & Saml Klar with Fanny Lesser. 4th st, No 145 E. Agreement as to share ownership in mt. July 20, July 21, 1910. 2:432. nom
- King, Abel with Hobart J Park et al trustees Jos Park. 111th st, Nos 88 to 92, s s, 50 w Park av, 48x100.11. Agreement as to share ownership in mt. May 26. July 21, 1910. 6:1616. nom
- LAWYERS TITLE INS & TRUST CO with Henry E Holt. 65th st, No 138, s s, 140 e Lex av, 20x100.5. Extension of \$14,000 mt until July 12, 1915, at 4½%. July 12, 1910. 5:1399. nom
- LAWYERS TITLE INS & TRUST CO trustee of Naomi M Andrews with Henry Pfaltz & ano. Pearl st, No 300, s e s, 24.2x86x24.2 x84.8. Extension of \$18,000 mt until July 1, 1913, 4½%. June 30, July 20, 1910. 1:98. nom
- Lawson, Judson to HARLEM SAVINGS BANK. 59th st, Nos 15 to 19, n s, 250 e 5th av, 75x100.5. July 14, 3 years, 4½%. July 16, 1910. 5:1374. 170,000
- Lavers, Fredk to Pauline W Goeltz. 84th st, No 42S, s s, 266.8 e 1st av, 16.8x102.2. July 15, 3 years, 5%. July 16, 1910. 5:1563. 4,000
- Lazarus, Joseph and Wm Worth, Emil Heller and Henrietta S and Max M Lederer with Theo Goetze. 137th st, Nos 42 and 44 West. Extension \$30,000 mort until Aug 27, 1912, at 6%, and subordination of same. June 1. July 16, 1910. 6:1734. nom
- Lowenfeld, Pincus and Wm Prager to American Mortgage Co. 145th st, n s, 100 w Lenox av, 25x99.11. July 14, 1 years, 5%. July 15, 1910. 7:2014. 7,000
- Lind, David to V Loewers Gambrinus Brewery Co. Rivington st, No 263. Saloon lease. July 15, demand, 6%. July 18, 1910. 2:333. 2,095
- Lazarus, Joseph & Wm Worth to Theodor Goetze. 137th st, Nos 42 and 44, s s, 447.6 w 5th av, 37.6x99.11. July 14, 5 yrs, 5%. July 15, 1910. 6:1734. 30,000
- L H & N W Co to METROPOLITAN TRUST CO of City N Y. 25th st, Nos 130 and 132, s s, 325 w 6th av, 50x81.1. Bldg loan. July 15, 1910, due Aug 1, 1911, 6%. 3:800. 130,000
- Same to same. Same property. Certificate as to above mt. July 15, 1910. 3:800. —
- Lippmann, Gustav with Emma C Carroll. 29th st, No 416 W. Extension of \$12,000 mt until May 1, 1915, at 5%. Apr 28. July 20, 1910. 3:726. nom
- Lindsay, Mary, Wm E White & Frances Ketcham et al exrs Adeline Ketcham with Clairville E Benedict guardian of Eliz A Benedict. 35th st, No 235 E. Subordination agreement. July 18. July 20, 1910. 3:916. nom
- Lowinson, Emanuel to Moris Steronberg. 60th st, No 315 E. Agreement as to judgment, &c. Mar 1. July 20, 1910. 5:1435. nom
- Lawyers Mortgage Co with Mayden Realty & Const Co. 101st st, No 317 E. Extension of \$20,000 mt until June 7, 1915, at 5%. June 27. July 20, 1910. 6:1673. nom
- Lyle, Henry H M to William Schlemmer. 53d st, No 50, s s, 164 w Park av, 16x100.5. Prior mt \$25,000. May 24, 20 yrs, 4%. July 19, 1910. 5:1288. 15,000
- Louvre Realty Co to Fulson Realty Co. 96th st, No 320, on map No 324, s s, 225 w West End av, 41.8x100.8. Prior mt \$45,000. July 15, due Aug 1, 1913, 6%. July 19, 1910. 4:1253. 20,000
- LAWYERS TITLE INS & TRUST CO with Jennie E Peirce. 127th st, No 25 W. Extension of \$10,000 mt to July 1, 1915, 5%. July 15. July 18, 1910. 6:1725. nom
- Levy, Jacob to Eleanor P Wentworth trustee Geo W Parsons. 10th av, No 293, w s, 24.8 s 27th st, 24.8x100. P M. July 12, 5 yrs, 5½%. July 19, 1910. 3:698. gold, 15,000
- LAWYERS TITLE INS & TRUST CO with Susie S Hall. 64th st, No 108 W. Extension of mt for \$15,000 to July 11, 1913, at 5%. June 20. July 15, 1910. 4:1135. nom
- Lindsay, Mary and Wm E White to Clairville E Benedict guardian of Elizabeth A Benedict. 35th st, No 235, n s, 200 w 2d av, 20x98.9. July 14, 3 yrs, 5%. July 19, 1910. 3:916. 8,000
- Monness, Hyman with James Stokes. 119th st, s s, 140 e Park av, —x—. Extension of \$19,000 mt until Aug 1, 1915, at 5%. May 27. July 20, 1910. 6:1767. nom
- Meyer, Ida A M with August Schulz. 183d st, No 563 W. Extension of \$6,000 mt until July 20, 1913. —. July 18. July 20, 1910. 8:2154. nom
- Mann & Zipp, Inc, to Stella Forman. Certificate as to mt for \$2,800 covering land in Nassau Co. July 15. July 20, 1910. Genl mts. —
- McSweeney Realty Co to Austin B Fletcher as trustee. Perry st, n s, 136 w Washington st, 66x100.3. Certificate as to mort for \$52,000. July 13. July 15, 1910. 2:637. —

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Morgan, Mary F to The Soc for the Relief of the Destitute Blind of the City of N Y & its Vicinity. 1st av, No 1697, s w cor 88th st, No 356, 25.2x100. Prior mt \$10,000. July 19, 5 yrs, 4½%. 2,500
 July 20, 1910. 5:1550.

McAvoy, Maria T to Arthur B Lapsley and ano exrs, &c, David Lapsley. 11th st, No 50, s s, 355.5 e 6th av, 21.8x94.10. P M. June 20, due, &c, as per bond. July 15, 1910. 2:574. 23,500

Mestel, Morris with Irene L Rauch. 13th st, No 323 East. Extension of \$3,500 mort until July 9, 1920, at % as per bond. July 11, July 15, 1910. 2:455. nom

Mestel, Morris with Elsie J Lent. 13th st, No 323 East. Extension of mort for \$3,500 to July 9, 1920, —%. July 15, 1910. 2:455. nom

Mestel, Morris with EMIGRANT INDUSTRIAL SAVINGS BANK. 13th st, No 323 East. Extension of mort for \$8,000 to July 11, 1915, at 5%. July 11, July 15, 1910. 2:455. nom

Mundorff, George et al exrs, &c, Peter Mundorff with Bernhard Rosenstock et al. 117th st, No 360 West. Subordination agreement. July 6. July 15, 1910. 7:1943. nom

McEnroe, Christiana M J with Joseph L R Wood. 130th st, No 268 West. Extension of \$11,000 mort until July 31, 1913, at 5%. July 5. July 16, 1910. 7:1935. nom

Michelman, Barnett to Frank Gens. Columbia st, No 84, e s, 125 n Rivington st, 25x117.8. July 18, 1910, 1 yr, 6%. 2:334. 1,500

Muller, Minna, of Ridgfield Park. N J, to Julius Simon. 72d st, No 409, n s, 163 e 1st av, 25x102.2. July 14, due Oct 23, 1914. 6%. July 18, 1910. 5:1467. 3,000

Mosher, Martha B to St Luke's Hospital. Bway, No 3550, e s, 24.11 s 146th st, 75x100. July 1, 5 yrs, 4½%. July 16, 1910. 7:2077. 90,000

Murphy, Harriette N to Harriet J Zittel. 82d st, No 243, n s, 122.6 w 2d av, 15x102.2. P M. July 5, 5 yrs, 5%. July 18, 1910. 5:1528. 7,500

Maze Realty Co of N Y to Home for Incurables, a corpn. 53d st, No 117, n s, 190 e Park av, 50x100.5. June 2, 5 yrs, 4½%. July 15, 1910. 5:1308. 50,000

Same to same. Same prop. Certificate as to above mt. June 2, July 15, 1910.

Marglin, Max to Henrietta Greenberg. Broome st, No 186, n s, 49.5 w Clinton st, runs n 25 to n s Broome st x e 51 to beg (?) probable error. July 15, 1 yr, 6%. July 16, 1910. 2:347. 1,000

McMann (T R) Co to Louis Westphal et al exrs & trus Paul Westphal. 36th st, Nos 307 to 313, n s, 104.10 w 8th av, 77.2x98.9. Prior mt \$45,000. July 15, 2 yrs, 6%. July 19, 1910. 3:760. 15,000

Marcuson, Kate to Chas T Lark. 182d st, Nos 521-523, n s, 70 e Aud av, 50x79.9. Prior mt \$37,500. Correction mt. July 18, due, &c, as per bond. July 19, 1910. 8:2155. 4,000

Midville Realty Co to Abby Story Marshall. 45th st, No 17, n s, 233.6 w 5th av, 16.6x100.5; 45th st, No 19, n s, 250 w 5th av, 25x100.5; 45th st, No 21, n s, 275 w 5th av, 25x100.5. July 18, 1 yr, 6%. July 19, 1910. 5:1261. 75,000

Same to same. Same property. Certificate as to above mt. July 15, July 19, 1910.

Moody, Manual Co to METROPOLITAN TRUST CO as trus. All copyrights, files, &c, and good will of publication, known as Moody's Manual of Railroads & Corporation Securities. Supplemental mt. July 14. July 19, 1910. Misc. nom

Marx, Max to Robert L Stix. 181st st, s s, 100 e Aud av, 45x 119.6. July 16, 5 yrs, 5%. July 21, 1910. 8:2152. 40,000

Martino, Nicola to Beadleston & Woerz. Thompson st Nos 98 & 100. Saloon lease. July 20, demand, 6%. July 21, 1910. 2:502. 200

Miller, Isaac B, of Union Hill, N J, to Fredk Meyer. 38th st, No 411, n s, 150 w 9th av, 25x98.9; 38th st, No 413, n s, 200 w 9th av, 25x98.9. Prior mt \$18,000. July 20, due as per bond, 6%. July 21, 1910. 3:736. 6,000

Margoles, Joseph to Tillie Gutter. West st, No 401, e s, 67 s Charles st, 22.3x93.9x21.5x87.10. Prior mt \$14,000. July 14, due, &c, as per bond. July 21, 1910. 2:636. 900

Neuman, Clara to TITLE GUAR & TRUST CO. 81st st, No 52, s s, 120 w Park av, 20x102.2. July 20, due, &c, as per bond. July 21, 1910. 5:1492. 20,000

N Y LIFE INS CO with Walstein S Reade. Broadway, Nos 2660 to 2668, n e cor 101st st, No 215, 126.10x100. Extension of \$515,000 mts to June 13, 1915, at 4½%. June 13. July 18, 1910. 7:1873. nom

Same with same. Same property. Extension of \$10,000 mt to June 13, 1915, at 4½%. June 13. July 18, 1910. 7:1873. nom

N Y LIFE INS & TRUST CO with Siegel-Cooper Co. 6th av, Nos 288 to 304, n e cor 18th st, Nos 29 to 65, 184 to 19th st, Nos 34 to 70, x460; 18th st, Nos 25 & 27, n s, 410 w 5th av, 50x 92. Extension of 2 morts aggregating \$1,680,000 until Aug 10, 1920, at 4½%. July 7. July 18, 1910. 3:820. nom

Nordlinger, Louis to Mina Nordlinger. 42d st, No 304, s s, 85 e 2d av, 15x98.9. P M. July 7, 3 years, 5%. July 15, 1910. 5:1334. 7,000

New York Exchange for Womens Work, a corpn with BANK FOR SAVINGS in City N Y. Madison av, No 1334. Extension of \$20,000 mort until Apr 24, 1912, at 4½%. July 6. July 16, 1910. 6:1278. nom

Nemerowsky, Rachel to John A Aspinwall & ano trustees John W Minturn. 3d st, No 59, n e s, abt 205 e 2d av, 25x96.2. June 28, 5 years, 4½%. July 19, 1910. 2:445. 29,000

O'Donnell Restaurant Co to George Ehret. Broadway, Nos 1845 & 1847. Leasehold. July 18, demand, 6%. July 19, 1910. 4:1113. 10,000

Same to same. Same property. Certificate as to above mt. July 18, July 19, 1910. nom

O'Neill, Henry to Emma C wife Wm H Linson & ano. 125th st, Nos 107 to 113, n s, 75 w Lenox av, 100x99.11. Prior mt \$—. June 1, 3 yrs, 5%. July 19, 1910. 7:1910. 10,500

Olsen, Ole H to Emma L Darling extrx Chas F Garrigues. Haven av, n e cor 170th st, runs n 123.11 x e 89.5 x s 22.6 x e 25 x s 97.6 to st x w 83.4 to beginning. July 14, 1 year, 4½%. July 15, 1910. 8:2139. 28,000

Oestreicher, Henry to Barbara Lowenstein. 103d st, No 108, s s, 150 w Col av, 42.10x100.11. July 15, 3 yrs, 6%. July 16, 1910. 7:1857. 5,000

Oakley, Robert H trustee Thos F Cock with Isaac Singer & ano. 106th st, No 210, s s, 135 e 3d av, runs s 100.11 x e 25 x n 13.4 x e 0.6 x n 24 x w 0.6 x n 40.2 x e 0.6 x n 23.5 to st x w 25.6 to beginning. Extension of \$23,000 mt until Jan 5, 1914, at 5%. July 19, 1910. 6:1655. nom

Powell, Thomas, of Bklyn, N Y, to Thomas M Blake. 18th st, Nos 648 and 650, s s, 88 w Av C, 50x92. P M. Prior mort \$—. July 15, 1910, 2 years, 5%. 3:985. 10,000

Plain Realty Co to Benj Kaufman. Av D, Nos 97 and 99, w s, 36.6 n 7th st, 36.6x77. Prior mort \$—. July 13, 5 years, 6%. July 15, 1910. 2:377. 10,000

Pell, Mary B to METROPOLITAN TRUST CO of City N Y. Broadway, Nos 169 & 171, s w cor Cortlandt st, Nos 1 to 11, 56.6x 104.6x56.6x106. July 14, 3 yrs, 5%. July 15, 1910. 1:62. 300,000

Pinchot, Mary E to Leonard Weber. 46th st, No 25, n s, 300.6 w 5th av, 20.4x100.5. P M. July 9, due Jan 19, 1915, 4½%. July 19, 1910. 5:1262. 50,000

Przeworsky, Annie with Solomon H Kohn. Delancey st, No 168. Extension of \$20,000 mt until Jan 2, 1912, % as per bond. Jan 6. July 21, 1910. 2:348. nom

Polito, Nicolo to Lion Brewery. Mott st, n e cor Delancey st, —. Saloon lease. July 20, demand, 6%. July 21, 1910. 2:479. 2,000

Rubinger, Charles & Ray to Joseph L Bittenwieser. 12th st, Nos 137, 139, 145, 147, 149 & 151, n s, 325 e 7th av, 125x103.3. July 21, 1910, due June 1, 1911, 6%. 2:608. 25,000

Realty Holding Co to LAWYERS TITLE INS & TRUST CO. 37th st, Nos 5 to 9 W. Certificate as to mt for \$500,000. July 18, July 21, 1910. 3:839.

Realty Holding Co & Henrietta Ingber with LAWYERS TITLE INS & TRUST CO. 37th st, Nos 5, 7 & 9 W. Subordination agt. July 18. July 21, 1910. 3:839. nom

Reich, Jennie & Lena to Nathan L Hirshfeld. Madison st, No 288, s s, 56.2 w Montgomery st, 18x75. Leasehold. Feb 19, 1909. Given to secure lease. July 21, 1910, due as per lease. 1:269. 1,500

Raffetto, Giovanni B to TITLE GUARANTEE & TRUST CO. 13th st, No 408, s s, 124.2 w 9th av, 18.10x103.3. June 28, due, &c, as per bond. July 19, 1910. 2:645. 10,000

Reliant Holding Co to Harry M Billings. West End av, No 749, w s, 92.10 n 96th st, 16.8x100. P M. Prior mort \$—. July 14, 2 years, 6%. July 15, 1910. 7:1887. 2,500

Rahil, James to Minnie Hummel. 169th st, Nos 559 & 561, n s, 125 e 11th av, 50x81.7. July 13, due, &c, as per bond. July 19, 1910. 8:2116. 12,000

Realty Holding Co to Chelsea Realty Co. 35th st, No 239, n s, 378.11 w 7th av, 21x98.9. July 19, 1 yr, 5%. July 20, 1910. 3:785. 24,000

Same to same. Same property. Certificate as to above mt. July 19, July 20, 1910. 3:785.

Realty Holding Co to LAWYERS TITLE INS & TRUST CO. 37th st, Nos 5 to 9, n s, 195 w 5th av, 75x98.9. July 18, 1 yr, 6%. July 20, 1910. 3:839. 500,000

R B Investing Co with Frederic de P Foster. Lenox av, No 148. Extension of \$26,000 mt until June 20, 1920, at 4½%. July 19, July 20, 1910. 6:1601. nom

Reliant Holding Co to Henry E Jones. West End av, No 751, w s, 109.6 n 96th st, 16.8x100. Prior mort \$12,000. July 5, due Dec 1, 1912, 6%. July 20, 1910. 7:1887. 4,000

Roth, Isaac to Isaac Untermyer et al exrs Bernard Lowenstein. 2d av, Nos 2331 to 2337, s w cor 120th st, No 246, 100.11x110. July 19, 5 years, 5%. July 20, 1910. 7:1784. 75,000

Same & Peter Otten with same. Same property. Subordination agreement. July 14. July 20, 1910. 6:1784. nom

Siegel, Cooper Co & MERCANTILE TRUST CO as trustees with N Y LIFE INS & TRUST CO. 6th av, Nos 288 to 304, n e cor 18th st, Nos 25 to 65, 184 to 19th st, Nos 34 to 70, x460x irreg. Subordination agreement. July 12. July 19, 1910. 3:820. nom

Steffens, Cord to N Y Protestant Episcopal Public School. 8d av, No 683, n e cor 43d st, No 201, 20.5x80. July 19, 1910, 5 yrs, 4½%. 5:1317. 33,000

Same & Bernard T Kearns with same. Same property. Subordination mt. July 16, July 19, 1910. 5:1317. nom

Schopen, Celia B to Wm C Stuart & ano trus Ellen E Ward for Virginia S Mackay-Smith. 40th st, Nos 537 & 539, n s, 225 e 11th av, 50x98.9. July 19, 1910, 5 yrs, 5%. 4:1069. 15,000

Siegel Cooper Co to N Y LIFE INS & TRUST CO. 6th av, n e cor 18th st, Nos 25 to 65, runs e 510 x n 92 x w 50 x n 92 to s s 19th st, Nos 34 to 70 x w 460 to 6th av x s 184 to beg. Prior mt \$1,680,100. July 7, due Aug 10, 1920. July 18, 1910. 3:820. 69,900

Sun Construction Co to Wm S Baker. Bway, s w cor 152d st, Nos 600 to 604. —x—. Agreement as to share ownership in mt. July 15. July 18, 1910. 7:2098.

Sun Construction Co with Hulda Stein. Bway, s w cor 152d st, Nos 600 to 604, 99.11x150. Extension of \$25,000 mt until May 27, 1913 at 6%. May 20. July 16, 1910. 7:2098. nom

Singer, Malvina to Emily May Hooper. 87th st, No 546, s s, 128 w Av B, 18x60.3. Equal lien to mt \$4,875. P M. July 15, 10 yrs, 5%. July 16, 1910. 5:1583. 1,625

Smyth, Margaret with Abraham Kaufman and Alex M Schwartz. 117th st, No 273, n s, 150 e 8th av, 25x100.11. Extension of \$4,000 mt until July 1, 1913, at 6%. July 8. July 15, 1910. 7:1923. nom

Sklamberg, Mollie wife Hyman with John A Brown Jr. 9th st, Nos 406 and 408 East. Extension of \$37,000 mort until July 10, 1915, at 4½%. July 7. July 15, 1910. 2:436. nom

Stern, Joseph W & Edw B Marks to Edward S Clark. 22d st, No 22, s s, 257 e w 4th av, 26.3x98.9. May 7, due, &c, as per bond. July 16, 1910. 3:850. 40,000

Sturgis, Danford N B to Harman W Hendricks et al exrs Emma B Hendricks. 24th st, No 453, n s, 162.6 e 10th av, 20.10x98.9. July 15, due, &c, as per bond. July 16, 1910. 3:722. 12,500

Smith, Jennie A to TITLE INS CO of N Y. 60th st, No 128, s s, 104.6 w Lexington av, 20.6x100.5. July 15, 3 years, 5%. July 16, 1910. 5:1394. 25,000

Schaefer, Jeanette to Laura B Lee. 79th st, Nos 203 to 209, n s, 100 w Amsterdam av, 66x102.2. P M. July 12, 5 years, 5%. July 15, 1910. 4:1227. 90,000

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- Stern, Henry R to TITLE GUARANTEE & TRUST CO. 49th st, No 165, n s, 41.8 e 7th av, 20.10x80. P M. July 14, due, &c, as per bond. July 15, 1910. 4:1002. 32,000
- Same to Margt C Magan. Same property. P M. Prior mort \$32,000. July 14, 3 years, 6%. July 15, 1910. 4:1002. 16,000
- Singer, Malvina to Edith M McNall. 87th st, No 546, s s, 128 w East End av, late Av B, 18x60.3x18x60.2. (Equal lien with mort for \$1,625.) P M. July 15, 10 years, 5%. July 16, 1910. 5:1583. 4,875
- Scheuer, Max and Solomon to TITLE INSURANCE CO of N Y. 100th st, No 151, n s, 225 e Amsterdam av, 25x100.11. June 28, 5 years, 4 1/2%. July 15, 1910. 7:1855. 16,000
- Schlitt, Frank of Jersey City, N J, to Margt Allechin. Road leading from Kingsbridge road to Hudson R R R near Fort Washington pl, n s, being lot 11 on map made by Dan'l Ewen. Oct 30, 1855, runs w 75 x n 60 x w 139 x s 90 x s e and n — to beginning; also strip adj above in rear, 139x2.6. P M. July 14, 5 years, 5%. July 15, 1910. 8:2177. 37,500
- Schrier, Joseph with Sevilla B Doudge et al trus James R Doudge. St Nicholas av, No 195. Subordination agreement. June 13, July 16, 1910. 7:1925. nom
- Soltmann, Edw G to Maximilian Fleischmann Co. 36th st, s s, 605 e 8th av, 21x98.9; 36th st, s s, 95 w 7th av, 79x98.9, together known as Nos 206 to 216 West 36th st. Prior mt \$101,000. July 19, due, &c, as per bond. July 21, 1910. 3:785. 44,000
- Saratoga Holding Co to EMPIRE TRUST CO as trustee. Consent to mt for \$200,000. July 20. July 21, 1910. —
- Trustees of Columbia College to A Lowenbein's Sons. 5th av, No 586. Consent to mt on lease. July 12. July 21, 1910. 5:1263. —
- Taft Construction Co to Herman Knobloch & ano. Certificate as to mt for \$2,500 covering land in Kings Co. July 15. July 21, 1910. —
- TRUST CO OF AMERICA with Kitty Kiernan. 50th st, No 361 West. Extension of \$8,000 mort until June 30, 1913, at 5%. June 27. July 15, 1910. 4:1041. nom
- Turner, Francis to Trustees of The Peabody Education Fund, a corpn. 132d st, No 57, n s, 115 w Park av, 20x99.11. P M. July 12, due, &c, as per bond. July 15, 1910. 6:1757. 5,000
- Tripler, Lorenzo E to Daniel Whitford. 48th st, No 557, n s, 100 e 11th av, 25x100.4. P M. July 19, due as per notes. July 19, 1910. 4:1077. notes, 4,600
- Unger, Anna to GERMAN SAVINGS BANK in City of N Y. 94th st, No 8, s s, 158.10 e 5th av, 19.6x100.8. July 1, 3 yrs, 4 1/2%. July 19, 1910. 5:1505. 25,000
- Whitfield, Lizzie to John C Gulick. 18th st, No 345, n s, 140 w 1st av, 20x92. July 19, 1910, 3 yrs, 5%. 3:924. 3,000
- Wells, Walter A to YORKVILLE BANK. 85th st, Nos 216 & 218, s s, 300 w Am av, 68.9 to Broadway, Nos 2330 to 2342, x102.5x75.11x102.2. Leasehold. July 18, demand, 6%. July 19, 1910. 4:1232. 25,000
- Walsh, Edw T to U S TRUST CO of N Y. 59th st, Nos 345 and 347, n s, 125 e 9th av, 2 lots, each 25x100.5. Two P M morts of \$26,000 each. July 15, due July 1, 1913, 5%. July 16, 1910. 4:1112. 52,000
- Walsh, Edw T to Hudson Mortgage Co. 59th st, Nos 345 and 347, n s, 125 e 9th av, 50x100.5. P M. July 15, due Jan 15, 1911, 6%. July 16, 1910. 4:1112. 10,000
- Wagner, John trustee Edward Geiger with Delia I Donihee. 61st st, No 147 West. June 17. July 15, 1910. 4:1133. nom
- Whitmarsh, Theodore F to GREENWICH SAVINGS BANK. 77th st, No 339, n s, 400 w West End av, 20x102.2. July 14, due, &c, as per bond. July 15, 1910. 4:1186. 30,000
- Willard, Amelia B wife D Seymour to Kenneth F H Underwood. 81st st, No 304, s s, 80 w West End av, 20x68.2. June 16, due July 1, 1912, 5%. July 15, 1910. 4:1244. 2,000
- Wood, Henry E with Harris Hepner and ano. 122d st, Nos 212 to 216 East. Extension of \$48,000 mort until June 29, 1915, at 5%. May 23. June 15, 1910. 6:1786. nom
- West Shore Boarding & Livery Stables, a corpn to whom it may concern. Certificate as to mt of \$1,635. July 18. July 19, 1910. —

BOROUGH OF THE BRONX.

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

- Altro Realty Co to Emanuel Glauber. Hoe av, n w cor 172d st, 25x100. P M. Prior mort \$—. June 28, 1 year, 6%. July 15, 1910. 11:2982. 4,500
- Abbate, John to Giovanni De Bernardi. Belmont av, No 2318, w s, 250 n 183d st, 25x100. July 20, 3 yrs, 6%. July 21, 1910. 11:3088. 1,000
- Adams, Margaret S to TITLE INS CO of N Y. Jackson av, w s, n 1/2 lot 77 map Belmont Village, 50x100. July 21, 1910, 3 yrs, 5 1/2%. 11:3089. 3,000
- *Anderson, Carl F to Eliz A Hays. Commonwealth av, e s, 125 n Mansion st, 25x100, except part for Commonwealth av. July 20, due, &c, as per bond. July 21, 1910. 4,000
- *Burekhardt, George to John Kohler. Lots 9 & 10 map 131 lots Est Thos A Woolf. July 8, 5 yrs, 5%. July 21, 1910. 2,000
- Blau, Hymon & Louis Lese with Julia L Butterfield. 139th st, No 510, s s, 47.4 e Brook av, 37.6x100. Subordination agt. June 4. July 21, 1910. 9:2266. nom
- Bryman, Philip with Cath E Weber & ano, trustees for Chas C Weber et al. Belmont av, No 2503. Subordination agt. July 20. July 21, 1910. 11:3078. nom
- *Bronx Development Co to Jessie Overington & Harry Overington as guardians of Helen Overington. Newell av, e s, 100 n Post av, 75x125, Olinville. July 19, 3 yrs, 6%. July 21, 1910. 2,000
- *Same to same. Same prop. Certificate as to above mt. July 19. July 21, 1910. —
- Benenson, Benjamin to LAWYERS TITLE INS & TRUST CO. 154th st, n s, 220 w Elton av, 50x100. July 19, 5 years, 5%. July 20, 1910. 9:2376. 36,000
- Balze, Anna to Henry Schwanewede. Forest av, No 1159, w s, 86.11 n Home st, 19.9x96.11. P M. July 19, due Aug 1, 1913, 5%. July 20, 1910. 10:2652. 7,000
- Blaesius, Emilie to The General Synod of the Reformed Church in America. Mapes av, No 2110, e s, 93 n 180th st, 25x70. July 19, 5 yrs, 5%. July 20, 1910. 11:3111. 6,500
- Brunel, Gladys E to Anna Kearney. 261st st, late Cuthbert av, n s, 25.7 w Fieldston av late Ketcham av, 25x110.6x25x104.11. July 18, 1 year, 5%. July 20, 1910. 13:3423. 2,900
- *Bracco, Rachela, wife of & Francesco to STATE SAVINGS BANK of City N Y. Barnes av, e s, 78.3 s Sheil st, 26.5x112x25x103.4, s s, except part for av. July 15, 1 yr, 6%. July 16, 1910. 2,000
- *Bursing, Henry to Wm H Deady. Van Nest av, s w cor Van Buren st, 26x— & being lot 74 map Van Nest Park. July 18, 1 yr, 6%. July 19, 1910. 2,500
- Bronxland Realty Co with Julia G De Haven. Bryant av, w s, 100 n Lafayette av, 25x100. Subordination agt. July 14. July 16, 1910. 10:2764. nom
- Same with Mary I Cozzens trus for Angie C Cozzens. Bryant av, w s, 125 n Lafayette av, 25x100. July 14. July 16, 1910. 10:2764. nom
- Burdick Realty Co to N Y LIFE INS & TRUST CO as trus. Morris av, e s, 100 n 177th st, 40.6x110x38.8x110. P M. July 12, 1 yr, 5%. July 15, 1910. 11:2806. 3,150
- *Bova, Vincenzo to Melrose Realty Co. 217th st, s s, 280 e 5th av, 25x109, Laconia Park. P M. July 16, due Feb 24, 1912, without interest. July 18, 1910. 290
- Brook Construction Co to N Y LIFE INS & TRUST CO. 180th st, s s, 40 e Clinton av, 40.6x107. July 14, 5 years, 5%. July 15, 1910. 11:3094. 34,000
- Same to same. Same property. Certificate as to above mort. July 14. July 15, 1910. 11:3094. —
- Same to same. 180th st, s s, 80.6 e Clinton av, 40.6x107. July 14, 5 years, 5%. July 15, 1910. 11:3094. 35,000
- Same to same. Same property. Certificate as to above mort. July 14. July 15, 1910. 11:3094. —
- Same to same. Clinton av, e s, 107 s 180th st, 41x120.9x46x120.9. July 14, 5 years, 5%. July 15, 1910. 11:3094. 31,000
- Same to same. Same property. Certificate as to above mort. June 14. July 15, 1910. 11:3094. —
- Same to same. Clinton av, s e cor 180th st, 107x39.9x107x40. July 14, 5 years, 5%. July 15, 1910. 11:3094. 48,000
- Same to same. Same property. Certificate as to above mort. July 14. July 15, 1910. 11:3094. —
- Berndt, Chas W to Jacob Lewis. 235th st, n s, 335 w Katonah av, 50x100. P M. Prior mort \$1,000. July 14, 3 years, 6%. July 15, 1910. 12:3376. 1,500
- Bergen, Wm C to James M Anderson trustee James W Anderson. Aqueduct av, e s, 687.6 s 183d st, 37.6x98.9x37.6x99.6. June 29, 3 years, 5%. July 16, 1910. 11:3211. 12,500
- Baldwin, Clarence D to Robert Mazet trustee for James G Dimond. Longwood av, n s, 24.6 w Garrison av, 35.8x65.8x35.8x67.10. July 6, due, &c, as per bond. July 15, 1910. 10:2731. 6,000
- Brady, Susan to James D Taylor. Morris av, No 2019, w s, 294.8 s 179th st, 25x100. P M. Prior mort \$4,750. July 14, due &c, as per bond. July 16, 1910. 11:2807 and 2829. 1,000
- Brenner, Geo J with Leon Gottheil guardian Mildred Gottheil, Jr. Belmont av, e s, 250 n 183d st, 25x100. Extension of \$4,000 mt until Jan 15, 1913, at 5%. Jan 8. July 21, 1910. 11:3088. nom
- COHOES SAVINGS INSTN with Abraham Davidson and Barnet Finkelbrand. Union av, Nos 1164 and 1166. Extension of \$30,000 mort until July 12, 1913, at 5%. June 3. July 15, 1910. 10:2681. nom
- Clover Construction Co to Swedish-American Realty Co. Bryant av, n w cor Freeman st, 25x100. P M. July 18, 1910, 1 yr, 5%. 11:2994. 6,150
- *Carbone, Francesco to Katherine Schmitt. Lot 130a map bldg lots near Wmsbridge sta of N Y & Harlem R R, No 426. July 1, due, &c, as per bond. July 18, 1910. 3,500
- *Same to Isaac Buller. Lot 130, same map. July 1, due, &c, as per bond. July 18, 1910. 3,500
- *Clancy, James F to Herbert S Ogden. Louise st, e s, 200 s Van Nest av, 25x100. July 18, 3 yrs, 5 1/2%. July 19, 1910. 3,500
- Cunningham, Daniel to Edmondson Construction Co. Boscobel av, No 1424, e s, 72.11 from s s Plympton av, runs n 26 x e 95.6 x s 1.3 & 27.8 x w 83.7 to beg. Prior mt \$5,000. July 14, 7 yrs, 6%. July 15, 1910. 11:2874. 670
- Cohn, Bernard to THE FRANKLIN SAVINGS BANK. Prospect av, No 1358, s e cor Freeman st, runs e 16.10 x s 31.11 x e 6.11 x s 34 x w 45.4 to P av x n 51.6 to beg. July 19, 1910, 5 yrs, 5%. 11:2970. 7,500
- Conover, Mary J to Mary Kiss. 237th st, s s, 100 e Kenler av, 40x100. July 18, 3 years, 5 1/2%. July 19, 1910. 12:3377. 4,000
- Carter, Sallie A to Lizzie B Cook. Mott av, e s, 70.10 n 150th st, 17.5x100. July 12, 5 years, 5 1/2%. July 20, 1910. 9:2443. 4,000
- *Devine, Eliz T to Wm Ludden. Westchester av, s s, 25 e 174th st, 25x124x25x—. July 19, due, &c, as per bond. July 20, 1910. 5,000
- Dill, Anton to Alois Dill. Washington av, e s, 55 n 165th st, 25x100. Equal lien to mt \$2,500. July 1, 5 yrs, 6%. July 19, 1910. 9:2370. 2,500
- Same to same. Same property. Equal lien to mt \$2,500. July 1, 5 yrs, 6%. July 19, 1910. 9:2370. 2,500
- Duffy, Terence to J Clarence Davies. Cedar av, w s, 25 s 179th st, 25x100. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 945
- *Dursic, Teresina to William Ludden. Prospect Terrace, s w cor 228th st, 38.6x100. July 1, due, &c, as per bond. July 16, 1910. 4,500
- Duff, John P of Bklyn, N Y, to Jennie F C Baker. 182d st, s s, 54.4 e Belmont av, 26.9x115.8x25.6x100.9. P M. July 14, due, &c, as per bond. July 15, 1910. 11:3083. 2,250
- Di Menna, Lucia to Theodore Wentz. 187th st, n e s, 50 s e Hughes av, 25x70. Subordination agreement. July 11. July 16, 1910. 11:3076. nom
- Eid, Magdalena with Christoph Wich. Forest av, w s, 122 s 165th st, 22.3x91. Extension of \$2,000 mt until July 15, 1915, at 5%. July 19, 1910. 10:2649. nom
- Eustis, John E to Annie L Morris. Cedar av, n e cor 179th st, 263.11x138.1x300.5x90.4; Cedar av, w s, 249.7 n 179th st, 46.8x108.11x45.6x120.8; Cedar av, w s, 174.6 n 179th st, 46x127.7x45.4x141.7. P M. July 11, 3 years, 5%. July 15, 1910. 11:3231 and 3230. 15,000
- Eid, Magdalena with Christoph or Christopher Wich. Forest av, w s, 122 s 165th st, 22.3x91. Extension of \$2,500 mt until July 15, 1915, at 5%. July 19, 1910. 10:2649. nom
- Englander, Isaac to Lewis G Morris. Cedar av, w s, 100 s 179th st, 50x138 to Lewis st x51x148.6. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 2,310
- Ess Ess Realty Co to Henry M Powell. 187th st, No 760, s e cor Prospect av, No 2382, 26x70. P M. July 15, due Aug 3, 1911, 6%. July 16, 1910. 11:3114. 1,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

F T Construction Co to Prospect Investing Co. Findley av, s e cor 165th st, 94.7x160.3x108.11x185.2. Building loan. July 15, due Mar 1, 1911, 6%. July 16, 1910. 9:2424 and 2432. 116,000

Same to same. Same property. Certificate as to above mort. July 15, July 16, 1910. 9:2424 and 2432. —

Fordmont Realty Co to Annie L Morris. Cedar av, w s, 74.7 n 179th st, No 90x100.7. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 1,960

Same to N Y LIFE INS & TRUST CO as trustee. Cedar av, w s, 124.7 n 179th st, 50x100.7. P M. July 12, 1 year, 5%. July 15, 1910. 11:3231. 1,960

French, Francis W to DOLLAR SAVINGS BANK of the City of N Y. 236th st, s s, 52.8 e Verio av, 20x100. July 20, 1910, due Dec 1, 1911, 5%. 12:3397. 2,200

Same & German Real Estate Co with DOLLAR SAVINGS BANK of the City N Y. Same prop. Subordination agt. July 10. July 20, 1910. 12:3397. nom

Fowler, Otis L R to Jessie Gifford. Bryant av, No 2061, n w cor 179th st, No 993, 109x32.2x109.9x31.8. P M. July 19, due, &c, as per bond. July 20, 1910. 11:3132. 4,500

Greene, Wade to Lillian G Sullivan. Lyman pl, n e cor Stebbins av, runs n 85.8 x e 71.11 to Stebbins av x s w 111 to beg. P M. July 13, due May 29, 1913, 6%. July 16, 1910. 11:2970. 6,500

Graham-Adams Co to LAWYERS TITLE INS & TRUST CO. 153d st, s s, 170 w Elton av, 50x100. July 19, 5 years, 5%. July 20, 1910. 9:2374. 38,000

Gaffney, James C to Rose Reilly. Kelly st, No 1065, w s, 114.5 n 167th st, 25.8x64.10x27.5x74.7. July 18, 3 yrs, 5 1/2%. July 19, 1910. 10:2706. 5,000

Gross & Herman, Inc, to TITLE GUARANTEE & TRUST CO. 165th st, s w cor Tiffany st, runs w 55.2 x s 73 x s 22.3 x e 50 to st x n 98.11 to beg. Bldg loan. July 14, 5 yrs, 6% until completion of bldg and 5% thereafter. July 15, 1910. 10:2715. 44,000

Same to same. Same prop. Certificate as to above mt. July 14. July 15, 1910. —

Givens, Elizabeth A to Jacob W Mack and ano trustees. 155th st, s s, 220 w Elton av, 25x100. July 15, due, &c, as per bond. July 16, 1910. 9:2376. 1,500

Graham-Adams Co to LAWYERS TITLE INS & TRUST CO. 153d st, s s, 170 w Elton av, 50x100. Certificate as to mt for \$38,000. July 19. July 21, 1910. 9:2374. —

Gillen, John J to DOLLAR SAVINGS BANK of the City of N Y. Brook av, n w cor 153d st late Grove st, runs n 213.6 to Bergen av x s w 158 to c 1 Mill Brook x s 59.10 to G st x e 44.7 to beg. July 20, due June 1, 1915, 5%. July 21, 1910. 9:2363. 51,000

*Geffe, Ernestine with Henry Grote. Av D, n w cor 3d st, runs w 205 x n 108 x e 100 x s 25 x e 105 to av x s 83 to beginning. Extension of \$3,800 mt until July 16, 1913, at 5%. July 12. July 21, 1910. nom

Higgins & Co to J Frederic Kernochan & ano trustees Stephen S Whitney. Trinity av, w s, 100 s 163d st, 50x125. July 20, 5 yrs, 5%. July 21, 1910. 10:2631. 48,000

Same to same. Same prop. Certificate as to above mt. July 20. July 21, 1910. 10:2631. —

Hoerter, Clara E to Albertina Loewenthal. Valentine av, e s, 90.1 n 197th st, 50.1x102.9x50x99.11. P M. Prior mt \$11,000. July 2, due, &c, as per bond. Re-recorded from July 18, 1910. July 21, 1910. 12:3301. 3,000

Horton, Lydiard to Drayton Burrill trustee of James L Bogert. 137th st, n s, 620.10 e Willis av, 16.8x100. July 20, 3 yrs, 5%. July 21, 1910. 9:2282. 4,500

Hauser, Ernst A to GERMAN SAVINGS BANK in City N Y. Decatur av, s s, 113.4 w 205th st, 25x112.6. July 15, 3 years, 4 1/2%. July 16, 1910. 12:3353. 5,000

Hebberd, Isaac N to James G Wagner exr Emma Brown. Quarry road, s e s, 110.5 n 179th st, 26.2x54.11x25x62.10. July 15, 1 year, 5%. July 16, 1910. 11:3046. 1,000

Hughes, Brian G, Jr, to J Clarence Davies. Cedar av, e s, 93.10 s 179th st, 75x137x72.3x106.7. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:2881. 2,940

Hopkins, Ida A to J Clarence Davies. 179th st, n s, 120.7 w Cedar av, 83.6x89.7x40.8x125. P M. July 8, 3 yrs, 5%. July 15, 1910. 11:3231. 1,540

*Hughes, Mary wife James to Jane Breen. 174th st, w s, 381 s Gleason av, 50x100, Westchester. July 14, 3 yrs, 6%. July 15, 1910. 900

Hoerter, Clara E to Albertina Loewenthal. Valentine av, e s, 90.1 n 197th st, 50.1x102.3x50x99.11. Prior mt \$11,000. July 2, due, &c, as per bond. July 18, 1910. 11:3301. 3,000

*Heilman, Conrad with Phillipine Kraus. Green lane, w s, 50 s Glebe av, 25x100x25.4x100. Agreement correcting description in mt. July 18, July 19, 1910. nom

*Horne, Charlotte E to Henry Stolte. Lot 107 amended map No 1038 Bronxwood Park, 40x100. July 16, 3 yrs, 6%. July 19, 1910. 800

Horenburger, Emma to Mary Hitchcock. 159th st, s s, 150 w Elton av, 25x98.1. July 18, 5 years, 5 1/2%. July 20, 1910. 9:2380. 5,000

Horenburger, Emma to Julius Pfund. 159th st, No 424, s s, 150 w Elton av, 25x98.1. Prior mt \$5,000. July 18, 2 yrs, 6%. July 20, 1910. 9:2380. 750

Immoor, Charles to Christian Meyer. Arthur av, No 2135, w s, 43.9 n 181st st, 18.9x94.8x18.9x94.9. July 15, 3 years, 5%. July 16, 1910. 11:3063. 5,000

Immoor, Charles of Brooklyn, to Benjamin Benenson. Arthur av, No 2135, w s, 43.9 n 181st st, 18.9x94.8x18.9x94.9. Prior mort \$5,000. July 15, due Sept 15, 1910, 5 1/2%. July 16, 1910. 11:3063. 1,250

Johnson, Geo F with TITLE GUARANTEE & TRUST CO. Kelly st, w s, 549 n Longwood av, 206.8x100. Subordinate 6 mort. July 16, 1910. 10:2702. nom

Jones, Josiah to Sigmund Wechsler. Bedford Park Boulevard, No 225, late 200th st, or Transverse road, n w cor Valentine av, 25x92.6. P M. Prior mort \$7,000. July 15, 1910, 2 years, 6%. 12:3306. 2,000

Jackson, Hattie B widow to Mary A Harley. 207th st, n s, 494.3 s e Woodlawn rd, runs n e 48.4 x s e 64.9 x s w 31.4 to st x n w 62 to beg. July 18, due, &c, as per bond. July 19, 1910. 12:3343. 2,500

*Janss, Geo H to John Goergen. Fulton st, w s, 200 n Becker av, 25x100 Prior mt \$5,000. July 18, 1910, due, &c, as per bond. 1,500

*Janss, Geo H to Timothy W McKeever. Lot 541 map Arden property No 208. Prior mort \$800. July 19, 1910, due, &c, as per bond. 400

*Jones, E Colgate with Therese P Taupier. 2d st, s s, 205 w Av B and being lot 9 map Unionport, 50x216. Subordination agt. July 12. July 15, 1910. nom

Keese Building Co to Manhattan Mort Co. Simpson st, e s, 100 s 167th st, two lots, each 44x100. Two mts, each \$32,000. Two prior mts \$— each. July 18, due, &c, as per bond. July 19, 1910. 10:2727. 64,000

Same to same. Same property. 2 certificates as to above mts. July 18. July 19, 1910. 10:2727. —

Kenney, Thos P to TITLE GUARANTEE & TRUST CO. 173d st, No 491, n s, 110 e Old Washington av, 19x100. July 18, 1910, due, &c, as per bond. 11:2915. 3,500

Kraus, David to Victor Stolte. Arthur av, n e cor 181st st, 46.8x 90x70x93. July 14, 3 years, 6%. July 15, 1910. 11:3070. 7,500

*Kronemeyer, Eliz L to John C Heintz. West Farms road, s w cor St Lawrence av, 27.8x124.4x25x136.3; West Farms road, s s, 27.8 w St Lawrence av, 27.8x112.5x25x124.4. Prior mort \$14,000. July 15, due, &c, as per bond. July 16, 1910. 1,000

*Kaysser, Wm F to Chas Massoth. 236th st, s w cor Digney av, 4 lots, each 25x100. 4 mts, each \$3,500. July 20. July 21, 1910, 3 yrs, 6%. 14,000

*Same to same. Same prop. Certificate as to above mts. July 20. July 21, 1910. —

Levinson Impt Co to Ernest Hammer. 183d st, s s, 126.5 w Bathgate av, 16x82.3. Prior mt \$3,600. July 20, due, &c, as per bond. July 21, 1910. 11:3050. 1,000

Same to same. Same prop. Certificate as to above mt. July 20. July 21, 1910. 11:3050. —

LAWYERS TITLE INS & TRUST CO with Ida Hillmann. Union av, n w s, lot 23 map of bldg lots in Morrisania east of Boston av, 40x101. Extension of \$5,500 mt until Nov 15, 1911, at 6%. July 19. July 20, 1910. 10:2673. nom

Lewis, Jacob to Wm E Rabell. Clay av, No 1343, w s, 530.9 n 169th st, 16.8x80.2x16.8x80.4. P M. July 14, 3 years, 5%. July 15, 1910. 11:2782. 3,500

Same to Harry Cahn. Same property. P M. Prior mt \$3,500. July 14, 2 years, 6%. July 15, 1910. 11:2782. 775

*Lutz, John J to Therese P Taupier. 2d st, s s, 205 w Av B, 50x 216 to 1st st, Unionport. July 14, due, &c, as per bond. July 15, 1910. 4,000

*Lorch, Frederick W to James Reilly. Edison av, e s, 100 n Tremont rd, 50x125. July 19, 1910, due Sept 19, 1910, 6%. 350

LAWYERS TITLE INS & TRUST CO with Friedman Construction Co. Westchester av, n w s, 191.11 n e Hoe av, 100x96.9x—x 76.11. Extension of \$70,000 mt until Nov 15, 1915, at 5%. July 15. July 19, 1910. 10:2751. nom

Martin, James E J of Bklyn to Warren A Mandeville trus for Mary C Mathews. Washington av, No 1760, e s, 209.10 n 174th st, 55.10x109.6x51.6x109.7. May 23, due, &c, as per bond. July 20, 1910. 11:2916. 11,800

*Mackenzie, Annie F to Christian Leukel. Taylor av, w s, 150 s McGraw av, 25x90, and being lot 21 map 370 lots McGraw Est, Van Nest Station. Prior mt \$4,000. July 15, 2 yrs, 6%. July 18, 1910. 1,000

McCracken, Richard S to J Clarence Davies. Cedar av, w s, 150 s 179th st, 50x128.4 to Lewis pl x50.9x138. P M. July 6, 3 yrs, 5%. July 15, 1910. 11:3231. 1,960

Murray, Michl to J Clarence Davies. Cedar av, w s, 50 s 179th st, 50x100. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 1,890

*Munday, Susan, widow to James Callahan. Napier av, n e cor 233d st, 328.2x100.5x300.3x101.1, except part for st. Prior mt \$10,000. July 14, 3 yrs, 6%. July 18, 1910. 3,000

Mascher, Carolina and Mary A Dolan with DOLLAR SAVINGS BANK of the City of N Y. So Boulevard, n s, 100 w Alexander av, 25x100. Subordination agt. July 14. July 18, 1910. 9:2309. nom

MacBride, David C to Lewis G Morris. Lewis pl, e s, 204.5 s 179th st, runs s 196.2 x e 100.8 x n 169 x e 48.8 to Cedar av x n 6.6 x w 128.5 to beg. P M. July 1, 3 yrs, 5%. July 15, 1910. 11:3231. 4,300

*Muller, Mira with Isaac Butler. Magneta pl, lot 130 map bldg lots near Wmsbridge sta on N Y & Harlem R R, 25x100. Subordination agt. July 16. July 18, 1910. nom

*Same with Katherine Schmitt. Magneta pl, lot 130a same map. Subordination agt. July 16. July 18, 1910. nom

*Moral, Bernhard to Wm G Mulligan. Griffins creek — s adj salt meadow land now or late Lavinia Jones, contains about 10 acres, partly uplands and partly salt meadow situated at place called The Hammock, Eastchester. P M. July 15, 1yr, 6%. July 16, 1910. 10,000

*Milone, Rachel to Brokerage Co. Byron st, s e cor Kossuth av, runs e 99.4 x s w 155.4 x w 56.10 x n 168.5 to beginning. July 15, installs, 6%. July 16, 1910. 600

Mahoney, Daniel B to Louis Eickwort. 239th st, No 329, n s, 250.6 w Martha av, 25x100. P M. Prior mort \$3,500. July 9, due Jan 14, 1922, 6%. July 15, 1910. 12:3388. 2,250

*Mallett, Wm A to Commercial Finance Co. Balcom av, e s, 75 n Marin st, 75x100; Vreeland av, e s, 275 n Marrin st, 50x100; Vreeland av, e s, 300 s Latting st, 50x100. Collateral mort. July 14, 1 year, 6%. July 15, 1910. 3,000

Mathews (Robt H) Co to Emily A Loughman. Brook av, s w cor St Pauls pl, 36.9x80x32.1x80.1. Prior mt \$36,000. July 19, due Oct 19, 1910, 6%. July 20, 1910. 11:2896. 2,500

Mestaniz, Emma M S to Max Cohen and ano. Jackson av, n e cor 160th st, 48.8x79. Prior mort \$48,761. July 14, demand, 6%. July 15, 1910. 10:2647. 3,000

McCann, Mary M to Van Dyke Estate, a corpn. Ogden av, w s, 80 s 164th st, 75x94.6. Prior mort \$9,000. July 15, due Jan 15, 1911, 6%. July 16, 1910. 9:2524. 2,000

Murphy, Arthur H to James J McMahon. Pelham av, s e cor Webster av, 36.9x127.3x39.7x127.7. Prior mort \$24,000. June 8, due, &c, as per bond. July 16, 1910. 11:3033. 4,000

Mascher, Carolina to DOLLAR SAVINGS BANK. Southern Boulevard, n s, 100 w Alexander av, 25x100. July 15, 1910, 3 years, 5%. 9:2309. 10,500

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| GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HANNOVER - GERMANY ALSEN ON HUDSON RIVER, N. Y. | ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT" | ALSEN | SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS | This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion. |
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Moses, Benj to Elise Boyd. 3d av, No 3462, e s, 69.6 n 167th st, 25x110.8. Prior mort \$6,000. July 15, due, &c, as per bond. July 16, 1910. 10:2609. 800

Olsen, Anette A to Mary E Mack. 135th st, No 625, n s, 584.6 e St Ann's av, 40.6x100. P M. June 15, 1 yr, 6%. July 20, 1910. 10:2548. 2,000

O'Kennedy, J J Karby to J Clarence Davies. Cedar av, s w cor 179th st, 25x100. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 1,400

O'Halloran, Annie to Fidelity Development Co. Brady av, n s, 50 e Barnes av, 25x100. Feb 24. July 21, 1910, 3 yrs, % as per bond. 800

*Plott, Oliver O to Geo Quigley. Lots 112 & 113 map 120 lots Daily Est, No 957. July 21, 1910, 3 yrs, 6%. 700

Peterson, Charles & Otto Nasman to Robert L Irving. 238th st, n s, 125 w Keppler av, 25x100. P M. Prior mt \$4,500. July 15, 2 yrs, 6%. July 18, 1910. 12:3373. 900

Pletscher (Martin) Construction Co to Geo J Palmer. Bryant av, e s, 270 s Garrison av, 20x100. July 12, 3 yrs, 5½%. July 18, 1910. 10:2761. 4,000

Same to same. Same prop. Certificate as to above mt. July 12, 1910. 10:2761. —

Pletscher (Martin) Construction Co, Inc, to Joseph Buellesbach. Bryant av, e s, 310 s Garrison av, 20x100. July 12, due July 1, 1913. 5½%. July 15, 1910. 10:2761. 4,500

Same to same. Same property. Certificate as to above mort. July 12, 1910. 10:2761. —

Same to J Homer Hildreth as trustee. Bryant av, e s, 330 s Garrison av, 20x100. July 12, 1910, due July 1, 1910, July 15, 1910. 10:2761. 4,500

Same to same. Same property. Certificate as to above mort. July 12, 1910. 10:2761. —

Perna, Martha to TITLE GUARANTEE & TRUST CO. Vyse av, s e cor Freman st, 130.6x50x108.4x54.8. July 15, due, &c, as per bond. July 16, 1910. 11:2993. 12,000

Pletscher (Martin) Construction Co to J Homer Hildreth trus Bryant av, e s, 100 s Garrison av, 25x100. July 12, due Jan 1, 1911, 6%. July 20, 1910. 10:2761. 7,000

Same to same. Same property. Certificate as to above mt. July 12, 1910. 10:2761. —

Podvin, Ed C to NORTH SIDE SAVINGS BANK. Morris av, w s, 120.5 s Fordham road, 37.6x75.11. July 20, 1910, 1 year, 5½%. 11:3184. 7,000

Riemschneider, Louis with Margt L O'Brien. 167th st, n s, 172 e Park av, 20x100; plot begins 100 n 167th st and 27 w Washington av, runs n 22.6 x w 23 x s 22.6 x e 23. Extension of \$2,000 mort until July 2, 1913, at 5%. July 5, July 15, 1910. 9:2389. nom

Richter, Sophia A to J Clarence Davies. Cedar av, w s, 220.7 n 179th st, 23x120.8x22.7x127.8. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 1,050

Rose Realty Co to Rosa wife Jeremiah Altieri. Fulton av, w s, 81.9 n Wendover av, 41.8x100. July 2, 1 yr, 6%. July 18, 1910. 11:2929. 10,000

Same to same. Same prop. Certificate as to above mt. July 1, 1910. 11:2929. —

*Reutel, John to Christian Leukel. Van Buren st, e s, 125 n Col av, 25x100. Prior mt \$3,500. July 15, 2 yrs, 6%. July 18, 1910. 1,200

Ricca, Luigi & Hugo F to Schalam Goldberg. 134th st, s s, 375 e St Ann's av, 25x123.5 to So Boulevard, 26.4x131.9. P M. Prior mt \$—. July 15, 1910, due Oct 15, 1911, 6%. 10:2546. 3,400

Ricca, Luigi & Hugo F to Schalam Goldberg. 134th st, s s, 375 e St Ann's av, 25x123.5 to So Boulevard, 26.4x131.9. P M. July 15, 1910, 3 yrs, 6%. 10:2546. 4,000

Rosenberg, Alexander to Jacob Levy. Crotona av, s e cor Fairmount pl, 40x90. July 11, 1 yr, 6%. July 19, 1910. 11:2950. 16,000

*Rueckel, Geo to Joseph Miller. Av B, w s, 54 n 2d st, 54x105. Unionport. July 18, 3 yrs, 5½%. July 20, s e cor. 2,000

*Rossman, John to Susie Adt. Kingsbridge rd, s e cor Digney av, —x—, being lot 8 map Sect B of Edenwald. P M. July 13, due, &c, as per bond. July 18, 1910. 1,700

Strachan, Frank T to Sarah F Dennen. Creston av, w s, 290 s Fordham or Highbridge road, 25x125. July 14, 1 year, 6%. July 15, 1910. 11:3173. 500

Sullivan, John D to Louis Eickwort, Jr. Perry av, No 3332, e s, 375 s Gun Hill road, 25x100. P M. Prior mort \$5,000. July 9, 6 years, 6%. July 15, 1910. 12:3348. 1,150

Susskraut, Rosie to Tillie Eichner. Vyse av, No 1468, e s, 106.3 n Jennings st, 18.9x100. July 9, due, &c, as per bond. July 16, 1910. 11:2995. 2,000

Stengele, Rosalia with Gustav Efinger. Brook av, No 471. Extension of \$7,000 mt to May 17, 1912, 5½%. July 14. July 18, 1910. 9:2291. nom

Safe Realty Corporation to Geo Lewis et al trus Dorothy Lewis under will Henry Lewis. Declaration as to mt for \$5,000 covering land in Kings Co, N Y. July 14, July 18, 1910. —

Same to Sarah Williamson. Declaration as to mt for \$5,000 covering land in Kings Co, N Y. July 15, July 18, 1910. —

Same to Harriet A Bates. Certificate as to mt for \$7,000 covering land in Kings Co, N Y. July 15, July 18, 1910. —

*Silvani, Gervaso to James Faulkner. Hancock st, w s, 350 s Van Nest av, 50x100. Prior mt \$4,000. July 14, 3 yrs, 6%. July 19, 1910. 500

*Savoy Improvement Co to Vincenzo Laporta. 217th st, n s, 20 e Paulding av, 4 lots, each 20x95. Four mts, each \$700. Four prior mts \$4,000 each. June 27, 3 yrs, 6%. July 19, 1910. 2,800

*Savoy Improvement Co to Vincenzo Laporta. 217th st, n e cor Paulding av, 20x95. Prior mt \$6,000. June 27, due June 17, 1913, 6%. July 19, 1910. 1,000

*Savoy Improvement Co to Vincenzo Laporta. Paulding av, e s, 95 w 217th st, 19.4x100. Prior mt \$4,000. June 27, 3 yrs, 6%. July 19, 1910. 700

Schmid, Geo E Realty & Construction Co to Frances X Geoghegan as trus Timothy Geoghegan. Valentine av, e s, 305.9 n 198th st, 25x98.6x25x98.7. July 18, 5 yrs, 5%. July 19, 1910. 12:3302. 8,500

Same to same. Same property. Certificate as to above mt. July 18, July 19, 1910. —

*Shongut, Abraham L to John H Tonjes. 225th st, n s, 105.7 e Paulding av, 26.4x100. July 12, 5 yrs, 5%. July 16, 1910. 1,700

*Stahl, John, Henry & Frederick to Clara P Meech. 2d st, s w cor 1st av, 285 to Bronx River x462x480x300, Olinville. July 18, 3 years, 6%. July 20, 1910. 8,000

Saverio, A Mascia Co to Bartolmeo Zumino. 151st st, Nos 275 & 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. Prior mt \$40,000. July 19, 3 yrs, 6%. July 20, 1910. 9:2411. 10,000

Same to same. Same property. Certificate as to above mort. July 14, July 20, 1910. —

*Schmidt, Louis & Herman Birnbaum to Arthur I Keller. Bronx Park av, n w cor 179th st, 25x100. July 19, 3 yrs, 5½%. July 20, 1910. 5,750

*Schrenkeisen, Pauline K to Emily Dorland & ano. 13th st, n s, 261.2 w Av E, runs n 83.9 x e 2.7 x n 112.11 to s s Tremont av x e 301.11 to w s Av E x s 40.3 to 13th st x w 261.2 to beg. July 18, 3 yrs, 5½%. July 21, 1910. 9,000

Sinnott (Wm) Co to Joshua Velleman. Kelly st, No 1029, w s, 80.3 n 165th st, 50x100. July 21, 1910, 5 yr, 5%. 10:2705. 37,500

Same to same. Same prop. Certificate as to above mt. July 21, 1910. 10:2705. —

Stevens, Matilda E, of Peconic, L I, to Cordelia Nelson. Walton av, No 1910, e s, 100 n 177th st, 42.9x45x42.6x45. July 20, 3 yrs, 5%. July 21, 1910. 11:2828. 3,000

Stolz, Joseph & John & John Stash to Edw Bornhoeft. Forest av, e s, 196 s Home st, runs e 107.3 x n 57 x e 49.11 x s 117 x w 157.3 to av x n 60 to beg. P M. July 20, due Oct 14, 1912, 6%. July 21, 1910. 10:2661. 2,000

*Scholhamer, Katharine to John J Scholhamer. Lot 93 map land Wm H Wallace on Ft Schuyler rd, No 1175. July 5. July 21, 1910, 3 yrs, 5½%. 500

Stevens, Elmer E, of Peconic, L I, to Cordelia Nelson. 177th st, No 55, n s, 20.5 e Walton av, 24.6x100. July 20, 3 yrs, 5%. July 21, 1910. 11:2828. 5,500

Stevens, Elmer E, of Peconic, L I, to Georgina Nelson. 177th st, No 53, n e cor Walton av, 20.5x100. July 20, 3 yrs, 5%. July 21, 1910. 11:2828. 7,250

Thorn, Thos H to Henry Staats. Grand av, e s, 350 s 192d st, 50 x100. July 5, 3 yrs, 5%. July 19, 1910. 11:3204. 8,000

Ten Brook, Frank A to Martin Livingston. Lyman pl, e s, 119 n Stebbins av, 33.6x83.1. Prior mort \$19,000. July 14, 2 years, 6%. July 16, 1910. 11:2970. 3,000

Same to same. Lyman pl, e s, 85.6 n Stebbins av, runs e 71.11 x n e 17.3 x n 20 x w 83.1 to Lyman pl x s 33.4. Prior mort \$17,000. July 14, 2 years, 6%. July 16, 1910. 11:2970. 3,000

Thomas, Hugh to Annie L Morris. Tremont av, e s & being lots 21 to 23 map No 1431 estate Lewis G Morris. P M. July 12, 3 years, 5%. July 16, 1910. 11:2878. 5,250

Value Realty Co to Wm A Spencer and ano trus Lorillard Spencer for benefit Lorillard Spencer & remaindermen. Clay av, n w cor 169th st, 50.10x88.10x48.8x89.7. July 15, 5 yrs, 5%. July 20, 1910. 11:2782. 18,500

Same to same. Same prop. Certificate as to above mt. July 14, July 20, 1910. —

Vecchio, Maria de P wife of & Anselmo to Cath E Weber & ano, trustees for Chas C Weber et al. Belmont av, w s, 199.7 s Pelham av, 18.9x87.6. July 20, 5 yrs, 5%. July 21, 1910. 11:3078. 3,500

Wiebke, Louis to Claus Bosch. 138th st, s w cor Brown pl, 32.9x85. P M. Prio mt \$—. July 6, 3 yrs, 6%. July 21, 1910. 9:2282. 6,000

*Wygant, Barbara C to Geo Hauser. Louise st, w s, 175 n Col av, 25x100. July 20, 1 yr, 6%. July 21, 1910. 300

Wagner, Mamie to Ellen Priess. 135th st, No 621, n s, 544.6 e St Anns av, 40x100. P M. Prior mort \$30,000. July 14, 1 year, 6%. July 15, 1910. 10:2548. 1,000

Winderman, Louis to Chas Fechheimer. 143d st, n s, 210.3 e Willis av, 14.9x100. Prior mt \$—. July 15, due Jan 15, 1911, 6%. July 18, 1910. 9:2288. 2,500

White, Walter R to J Clarence Davies. Cedar av, n w cor 179th st, 74.6x100x25x120.7. P M. July 12, 3 yrs, 5%. July 15, 1910. 11:3231. 2,240

Woolf, Eugene T to Eli Berman. Lots 38 and 39 map 131 lots of Est Thos O Woolf. Extension of \$1,890 mt until July 8, 1913, at 6%. July 8, July 15, 1910. 11:2795. nom

Whalen, Bridget to Herbert S Ogden. Taylor av, e s, 525 s Col av, 50x100, except part for Taylor st or av. July 14, 1 yr, 6%. July 15, 1910. 600

Wirth Realty & Construction Co to Greenwich Mortgage Co. West st, s s, 78.4 e Mohegan av, 50x103 to 181st st, 50.6x110.3. July 19, 1910, 1 yr, 6%. 11:3124. 28,000

Same to same. Same property. Certificate as to above mort. July 19, 1910. 11:3124. —

West Mount Vernon Realty Co to Mary I Cozzens trus for Angie C Cozzens. Bryant av, w s, 125 n Lafayette av, 25x95. July 1, 3 yrs, 5½%. July 16, 1910. 10:2764. 6,250

Same to same. Same property. Certificate as to above mt. July 14, July 16, 1910. 10:2764. —

Same to Julia G De Haven. Bryant av, w s, 100 n Lafayette av, 25x95. July 1, 3 yrs, 5½%. July 16, 1910. 10:2764. 6,250

Same to same. Same property. Certificate as to above mt. July 14, July 16, 1910. 10:2764. —

Warren (A) Construction Co to Henry W Ruppert. Creston av, Nos 2307 to 2311, w s, 115.9 n 183d st, 3 lots, each 18.8x117.6. Three mts, each \$1,000. Three prior mts, \$7,000 each. July 18, due, &c, as per bond. July 19, 1910. 11:3172. 3,000

Same to same. Same property. Certificate as to above mt. July 18, July 19, 1910. 11:3172. —

*Weaver, Florence E to Mary P Kugel. Carroll st, n s, 23 e boundary line lands of Wilson P Billar, 55x117, City Island. July 15, due, &c, as per bond. July 16, 1910. 3,000

Wilson, Margt M to Manhattan Mortgage Co. Washington av, No 2134, e s, 369 n 180th st, 16.8x79.5x16.11x76.3, except part for av. Prior mt \$—. July 19, due, &c, as per bond. July 20, 1910. 11:3049. 3,000

Webb, Elmer W with Manhattan Mortgage Co. Washington av, No 2134. Subordination agt. July 19. July 20, 1910. 11:3049. nom

*Zeman, Frank to Jennie M Denicke. Cruger av, e s, 67 n Van Nest av, 33x50, being lots 172 & 173 map part Hunt estate, Van Nest Station, No 1023. July 1, 3 years, 5½%. July 19, 1910. 1,800

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

JUDGMENTS IN FORECLOSURE SUITS.

July 14.
26th st, s s, 56 w Madison av, 18x83. Annie Dinkel agt Bertha A Brodsky; Theodore Schulthier, att'y; James C Meyer, ref. (Amt due, \$2,072.18.)

July 15.
Jackson av, e s, 100 s 161st st, 72.7x75. Joseph H F Claffy agt James Reynolds et al; Phillips & Avery, att'ys; Geo E Weller, ref. (Amt due, \$—.)

July 16.
No Judgments in Foreclosure filed this day.

July 18.
Front st, No 124. Carrie Kauffman agt Henry L R Topfitz; Edward Jacobs, att'y; Henry M Goldfogle, ref. (Amt due, \$23,025.37.)
9th av, n s, — 4th av, —, Bronx. Sarah O Mason agt Elizabeth Smithson; Wm C Arnold, att'y; Wm R De Land, ref. (Amt due, \$3,692.55.)

July 19.
Lots 295, 298 & 299, map of 329 lots of Schieffelin Estate, Bronx. Robert N Quinn agt Brownhill Co; Eugene Sweeney, att'y; Edw C Crowley, ref. (Amt due, \$1,419.69.)
Jackson av, w s, 196 n 165th st, 19.3x85. Margaret S Hill agt Isabelle D Fielder et al; V Simpson, att'y; Chas B Page, ref. (Amt due, \$3,759.42.)

July 20.
138th st, s s, 325 e Lenox av, 225x99.11. Mutual Life Ins Co agt David Levy et al; James McKeen, att'y; L Harding Rogers, ref. (Amt due, \$51,666.67.)

LIS PENDENS.

July 16.
145th st, s s, 90.5 w Brook av, 25.2x96.7, northerly 2-3 part. George Scherer agt Annucio Santini; action to recover possession; att'y, W B Dressler.

Garrison av, s e cor Edgewater rd, 141x213.10x 143.11x228.11. James McConnell agt Arthur McConnell et al; partition; att'y, M J Sullivan.

1st av, s e cor 117th st, 25.2x63.6. Lillian Lipstadt agt Hiram Van Dusen et al; foreclosure of tax lien; att'y, A S Aaronstam.

July 18.
71st st, No 117 West. Walter S Edelmeyer agt Emily H Coburn et al; partition; att'ys, Ellison, MacIntyre & Davis.
205th st, n s, 125 e White Plains rd, 75x75. Ruggero Stanchina agt David G O'Hara et al; action to foreclose mechanics lien; att'y, W A Keating.

Broadway, n w cor 113th st, 175.11x100. Scheer-Ginsberg Realty & Construction Co agt Broadway and 113th Street Co; action to remove encroachment; att'y, M H Hayman.

Leland av, n e cor Old Road, 75.1x109. Mary Monahan agt Louis M Ebling; action to recover possession; att'y, A F Engel.

July 19.
109th st, s s, 332 e 2d av, 25x100. Arthur S Hamlin, trustee, agt Nicola Arbolino et al; action to set aside deed; att'y, E B Boise.
6th av, s w cor 4th st, 105x54. City of N Y agt Sixth Avenue and Fourth Street Realty Co; notice of levy att'y, A R Watson. Same property. Same agt same; att'y, A R Watson.

Elton av, w s, 72 n 152d st, 28x100. Hermine Olpp agt Frederick A Olpp; accounting, &c; att'ys, Bergman & Davis.

Bathgate av, w s, 77.5 s 180th st, 25x81.2. Frances M Gribben agt Gilbert V D Smissen; action to declare lien; att'ys, Hoadley, Lauterbach & Johnson.

123d st, Nos 214 & 216 East. A Joseph Geist trustee agt Louis Levinsohn et al; action to set aside conveyance; att'ys, Katz & Sommerich.

Teller av, e s, 93 s 166th st, 256.11x107.6x256.11 x103.4. Butler & Hermann Co agt Caroline Uhlig et al; action to compel conveyance; att'ys, Eidlitz & Hulse.

114th st, s e cor Riverside Drive, 135.6x52. Baltimore Bridge Co agt John J Hearn Construction Co et al; action to foreclose mechanics lien; att'ys, Wait & Foster.

128th st, No 174 East. Isidore Jackson agt Lillian L Miller et al; foreclosure of transfer of tax lien; att'y, A Stern.

July 20.
Robertson pl, n w cor Hugenot st, —, Parcel of salt meadow, adj meadow of William Pinckney & James Hunter, Bronx.

White Plains rd, e s, 100 n property of Geo J Penfield, —, —.

Penfield av, s s, adj lot 145, map of Penfield property, Bronx.

Chauncey O Middlebrook agt James T Penfield et al; partition; att'y, B F Gerding.

125th st, n e cor Madison av, 16.10x119.5x irreg. City of N Y agt August Dreyer, trustee; notice of levy; att'y, A R Watson.

Market st, w s, 40.6 s Cherry st, 20x51. City of N Y agt Israel Jacobson; notice of levy; att'y, A R Watson.

Wickman av, e s, 125 s Nereid av, 25x97.6. Willson & Adams Co agt Vincenzo Hanzione et al; action to foreclose mechanics lien; att'ys, Johnson & Mills.

July 21.
3d av, n s, 205 w 4th st, 33.4x114, Bronx. Cambrelling av, e s, 300 n 185th st, 25x100. Cornell av, s e cor Birch st, 100x100.

Geo W Grote agt Charles Lake et al; action to set aside conveyance; att'y, S Ecker.

47th st, No 73 West. James S Lawlor agt Mae Nardi et al; action to foreclose mechanics lien; att'ys, Coffin & Goldmark.

53d st, s s, 94 e 1st av, 200x126.7x irreg. Abner P Bigelow et al agt Artificial Ice Co; action to foreclose mechanics lien; att'y, A R Bunnell.

132d st, s s, 100 w Amsterdam av, 123x100. Angelo Gagliano agt Robert Friedman Construction Co; action to enforce mechanic lien; att'ys, Katz & Sommerich.

July 22.
No Lis Pendens filed this day.

FORECLOSURE SUITS.

July 16.
Mulberry st, Nos 186 & 188. Savoy Trust Co of N Y agt Michael Brigante Co; att'ys, Otterbourg, Steindler & Houston.

Av A, Nos 1408 & 1410. Henry Gerken agt Louvre Realty Co et al; att'ys, Forster, Hotaling & Klenke.

152d st, Nos 220 to 224 East. Matilda O Del Giudice agt Carmelo Atonna et al; att'y, M M Henschel.

11th st, No 58 East. Louis Jerkowsky agt Samuel B Haines et al; att'y, B O Oppenheim.

July 18.
156th st, No 1015 East. Fanny C Sinclair agt Emma Kramer et al; att'y, H Swain.

July 19.
Av B, No 287. Chas G Moller agt Samuel C Baum et al; att'ys, Bowers & Sands.

67th st, n s, 475 w 1st av, 50x100. American Mortgage Co agt Morris Trood et al; att'ys, Bowers & Sands.

132d st, No 224 West. Wm M Morse et al agt Geo H Pigueron et al; att'ys, Brewster & Farries.

24th st, No 332 East. Samuel Halperin agt Rosa Halperin et al; att'ys, Stone & Chugerman.

133d st, No 208 West. James C Brown agt Mary F Stanley et al; att'ys, Lord, Day & Lord.

Allen st, No 27. Jonas Weil et al agt Paul Shalet et al; att'y, M Sundheimer.

Allen st, No 29. Jonas Weil et al agt Paul Shalet et al; att'y, M Sundheimer.

4th st, No 399 East. Metropolitan Savings Bank agt Anton Klug et al; att'ys, A S & W Hutchins.

18th st, No 416 East. Emma E Horn agt Francesco Priore et al; att'ys, Peacock & Steves.

Mercer st, w s, 306 s 3d st, 56x52x41.9x50. Mercer st, w s, 305.2 s 3d st, 10 inches x 50. Frederick Sellar agt Stanley Crawford et al; att'ys, Phillips & Avery.

Chrystie st, No 118. Bernhard Mayer agt Samuel Fensterheim et al; att'y, M Sundheimer.

July 20.
39th st, No 532 West. Wilhelmena J Fosa agt Louis Offner et al; att'y, J H Hayes.

Perry st, Nos 113 & 115. John H Vought et al agt Abraham A Levin et al; att'y, P S Dean.

66th st, No 239 West. Alexander Hadden agt John H Tietjen et al; att'ys, Reed & Pallister.

Central Park West, w s, 68.3 n 94th st, 108x100; two actions. Pittsburgh Life & Trust Co agt Emory F Dodson et al; amended; att'ys, Berlinicke & Adams.

155th st, No 274 East. Aaron Moses agt Minnie V Minegus et al; att'y, E C Hamburg.

129th st, n w cor Old Broadway, 38.10x100x irreg. State Realty Mortgage Co agt William Gunn et al; amended; att'y, A J Shaw.

July 21.
Lenox av, s e cor 143d st, 24.11x85. Corn Exchange Realty Co agt Spencer Blake Realty Co; att'y, J B P Everett.

182d st, s e cor Belmont av, 28x87.3x27.7x74.1. Eugene L Brisach agt August Rehbock; att'y, S J Stillwell.

5th av, e s, 63.2 s 120th st, 37.6x100. Pauline L Goodman agt Hyman Korovsky et al; att'ys, Krakower & Peters.

47th st, s s, 220 e 5th av, 20x100.5. Robert L Gerry agt Benjamin B Davenport et al; att'ys, Harris & Towne.

July 22.
58th st, No 144 East. Geo F Chamberlin, trustee agt Lillian E Eaton et al; att'y, W B Chamberlin.

107th st, n s, 450 w Amsterdam av, 50x100.11. Elizabeth A Colton agt Carrie Herzog et al; attorney's Gifford, Hobbs & Beard.

153d st, s s, 675 w Broadway, 25x99.11. American Mortgage Co agt Stillman F Kneeland et al; att'ys, Bowers & Sands.

107th st, n s, 350 e 3d av, 25x100.11. Nanette Weber agt Ettie Rothenberg et al; att'y, L S Goebel, Jr.

32d st, s s, 314 w 1st av, 18x98.9. Rudolph Hartman agt Albert Strehan et al; att'y, H A Herold.

159th st, No 522 West. George Whiteside agt John Wagner et al; att'y, J J Pheelan.

117th st, No 546 East. Rose Wolf agt Katharine Nachtigall et al; amended; att'y, J S Weinberger.

168th st, No 516 West. James Ulmann agt Leo Levinson et al; att'ys, Meighan & Necarsulmer.

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.

18 Alley, Henry F—Milburn Electric Co. 391.91
19 Armati, Guiseppe et al—A Mangongna. 304.91
19 Archer, Lucien M—T A Aiton...costs, 68.06
19 Abrams, Isaac et al—J Yanover et al. 94.96
19 Abramowitz, Henry S et al—J Yanover et al 94.96

20 Allen, David B—Van R Swesey Coal & Lumber Co.....51.43
20 Albert, Philip—Utopia Land Co...costs, 27.63
20 Abrahams, Louis S—Manhattan Collecting Co.....100.75
21 Abrahams, Morris—D E Duclos.....277.59
21 Alper, Israel—American Woolen Co of N Y10,751.10

16 Bresschneider, Abraham—C Frankel...167.05
16 Bellsey, Samuel—D Nicoll et al.....25.61
16 Bisco, Herman S—H Alois1,097.17
18 Bean, Ortes N—J J Loughran.....74.50
18 Baier, August R—Am Surety Co of N Y78.41

18 Bernstein, Jacob—M J Drummond.....31.72
18 Brennan, John—The Rudolph Wurlitzer Co.30.01
18 Berthold, Agnes—C Schaefer23.10
18 Blake, Ernst L—J Schettler.....26.08
18 Brand, Jacob—E V Kraus59.50
18 Bell, Robert P—E Thompson Co.....352.46
19 Brackett, Henry M—Frawley Taxi Co.....49.14
19 Barrett, T Frost—Wilkerson Carroll Cotton Co4,525.63

19 Balamuth, Nathan & Esther et al—H Davidson453.16
19 Berkowitz, Samuel—J Mendelowitz.....82.43
19 Berger, Charles & Carrie—N Hutkoff.....34.41
19 Benden, Louis A—A S Bassett.....26.40
19 Belafsky, Lena or Rabinowitz—B Gordon.....167.65
19 Bohlog, Philip—M Mirisch36.09
19 Buggehn, Alfred—M Held85.54
19 Browning, Chas W gdn—Erie R R Co.....costs, 37.10

19 Burnham, Ralph—O H Graff.....1,048.80
19 the same—the same1,470.09
19 Bessling, John—J Gallup213.65
20 Borsodi, William—Evening Herald Co.....73.05
20 Barbul, Gabriel—A A Kehary28.31
20 Becker, Henry—Cosio Cigar Co.....132.16
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20 Birnzwieg, Isidore & Saul et al—Press Pub Co.....52.10
20 Brody, Joseph—L Roossin152.40
20 Bardach, Morris et al—M McNamara.....82.70
21 Blanchard, Otillie—United Electric Light & Power Co.....19.49

21 Bringula, Alphonso—G Verona321.91
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21* Brophy, John et al—Gibson Distilling Co.....103.97
21 Boehmer, Arthur—U S Gas Fixture Co of the City of N Y.....92.20
21 Berry, Chas S—Pantasote Co.....402.11
21 Brooks, Eva R or Von Zee—A P Dienst Co.....462.76

21 Bonnell, Geo P P—G R Mackenzie...547.15
21 Baxter, Dennison E—H A Ritchie et al. 51.14
21 Blight, Thomas et al—Syracuse Stove Works.....34.20
22 Ball, Mary W—N Y Edison Co.....14.80
22 Buchman, George et al—A W Ferrin...43.06
22 Burlando, Adelaide et al—J Tino et al. 74.28
22 Burt, William—J Rosenblith18.90
22 Brown, Wm L—Diamond Rubber Co of N Y531.28

22 Bonomolo, Domenico—Wechsler4,229.72
16 Crogan, Robert Jr—R W Roff.....94.55
16 Cardezo, Edward J M & Howard J M Jr et al—E O Osborn et al.....2,218.76
16 the same—W E S Griswold.....7,897.62
16 Cahn, Jule et al—A Lichtig.....144.71
18 Cella, August—The Rudolph Wurlitzer Co.69.41

18 Campbell, Samuel—City of N Y.....43.72
19 Cowley, Edw A—F D Hearn.....114.41
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19 Cooper, Rosa—H Musliner43.26
19 Calvi, Minerva F—John Wanamaker N Y719.64

19 Crawford, Wm H et al—Sherwin Williams Co524.66
19 Campbell, James A—Yale & Towne Mfg Co.122.35
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20 Carruthers, Allen—Colonial Co.....20.14
20* Cohen, Abraham & Meyer—S H Wohlberg.....95.95

20 Cohen, Jacob & Annie—American Woolen Co of N Y51,092.70
20 Collier, Rita—J J Healy45.86
20 Crawford, Geo C et al—L Leonard.....439.63
20 Calvi, Mary—M McNeill et al.....80.84
21 Cohn, Adolph—United Electric Light & Power Co.....18.37



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- 21 Clarke, Henry S & Lizzie M—West Side Bank...1,039.37
- 22 Callan, Thomas—J M Davis...714.91
- 16 Del Papa, Antonio—M H Bears...74.86
- 16 De Poli, Ulric J—C S Buccino...costs, 112.60
- 18 Downs, Loren N—Am Surety Co of N Y...32.36
- 18 Dodson, George & Charles A Rapp—B Menschel...274.22
- 18 Dayshert, Charles L—J P Cahill...4,179.62
- 19 Dickson, Herbert E—Aaron Buchsbaum...155.21
- 19 Deady, Daniel J—Neptune Meter Co...80.51
- 19 Draper, T Wain Morgan—J Bisson...485.15
- 19 Deisler, Joseph F et al—W E Smith...379.40
- 20 Di Nicola, Antonio—W McArthur...44.80
- 20 Dimand, Charles—E Dimand...1,127.47
- 21 Degen, Abraham—A Prince...217.80
- 22 Dellett, John E—Flint Granite Co...194.95
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- 22 Dickson, Herbert E—S Bloch et al...36.22
- 22 Dill, Clarence—G Morgan et al...550.27
- 22 de Grandi, Giuseppe—C W Koven...3,760.48
- 22 Di Bajo, Filippo gdn—J Klein...costs, 13.08
- 18 Englehardt, Albert—L Hass...379.55
- 18 Ernst, Frank—A C Palmeter...164.72
- 19 Epstein, Charles et al—W E Smith...379.40
- 20 Edelman, Harry—L Wisner...164.30
- 20 the same—Model Construction Co...272.22
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- 20 Einhorn, Moses* & Annie et al—J Morrison et al...114.35
- 21 Engel, Frank et al—Syracuse Stove Works Co of N Y...628.42
- 22 Ellenbogen, Samuel—S Ellenbogen...costs, 130.02
- 18 Fay, Michael—J Sinnott exr...120.63
- 18 Fisher, Eva—S Halpin et al...23.10
- 19 Fernbach, R Livingston—T A Cawthra...99.45
- 19 Friedman, Jeno—H Gress et al...45.41
- 19 Finley, Fred H—H Isaacs...130.47
- 20 Fleury, James—National Lead Co...39.78
- 20 Faine, David—L Bezdek et al...46.02
- 21 Fitzgerald, Christine G—G A Tuele...329.62
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- 22 Farrell, James E—N Henley...costs, 17.67
- 16 Williams, Louis & Richard S et al—E C Osborn...2,218.76
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- 18 Geen, Victor as admrs—the same...37.72
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- 19 Hell, Chas M—W Lewisohn et al...311.70
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- 19 Hricovec, Frank et al—Adolf Prince Co...208.92
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- 20 Hackstaff, Frederick W—N Hart et al...280.38
- 20*Hallahan, Wm J et al—Joseph Beck & Sons...222.01
- 20 Herter, Henrietta et al—German Exchange Bank...6,550.72
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- 22 Harris, Jacob et al—Standard Milk Flour Co...1,025.14
- 19 Israel, Nathan—F L Hall et al...816.55
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- 20 Isenberg, Martin—Funk & Wagnalls Co...84.11
- 20 Ice, Thew J—Trenaman Dental Mfg Co...205.41
- 21 Issacs, Mary—United Electric Light & Power Co...30.80
- 22 Immerman, Morris—N Y Edison Co...18.58
- 22 Isham, Alfred H—the same...23.59
- 16 Jorrich, Max et al—Pierce, Butler & Pierce Mfg Co...5,864.11
- 16*Joseph, Jacob et al—L Markal...126.90
- 16 Jablonsky, Machman—N Y Butchers Dress-Meat Co...136.69
- 18 Judd, Benjamin A—Am Surety Co of N Y...137.22
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- 20 Jaffe, Simon—I Lefkowitz et al...30.66
- 20 Jacobs, Emil—J Manheimer et al...99.51
- 21 Johnson, Luman W—A Kaht...94.78
- 21 Jones, Katie—G J Glugoski...costs, 12.78
- 21 Jones, Geo W—G J Glugoski...costs, 12.78
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- 19 Kane, Peter F & Wm A—H Berler...1,564.70
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- 21 the same—R W Baldwin et al...1,232.17
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- 22 Kossmann, Joseph F—N Y Telephone Co...30.82
- 22*Knopp, Clyde D et al—A W Ferrin...43.06
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- 19 Merver, David—J A McCafferty...74.64
- 19 Maurer, Geo H—George Ringler & Co...1,650.60
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- 21*Merwin, Geo T et al—A P Dienst Co...462.76
- 21 McKernan, Owen—C Pekowich et al...103.69
- 21 McCloskey, Anna—Brooklyn Union Elevated R R Co...costs, 109.58
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- 22 Multz, Solomon—R De Coursey...82.65
- 22 Matthews, William—H C Babcock Co...44.11
- 22 Martenhoff, John H Jr—City of N Y...costs, 56.85
- 22*Marks, Harry L et al—A Coopersmith...31.28
- 22*Malitz, Joseph et al—the same...31.28
- 16 Nimagren, Robert et al—N Schwartz...26.50
- 19 Nagelsmith, Genevieve—E Sommerich...80.07
- 19 Newman, Herman J—R & R Handkerchief Co...244.41
- 22*Neuringer, Mayer et al—M J Drummond...34.72
- 16 Olsen, Cornelius—E Shrandtkurst...155.74
- 19 Offshlek, Rubin—B Grossman...31.41
- 19*O'Donnell, Frank et al—B F Conner et al...147.16
- 19 O'Connor, Wm T—M O'Connor...costs, 322.71
- 19 Oelkers, Richard—N Y Telephone Co...27.50
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- 21 Oppenheimer, Herbert—United Electric Light & Power Co...96.31
- 21 Oppenheim, Albert & Benjamin exrs—H A Truxillo...221.51
- 21 Oestreicher, Emil & Ella—E Osserman et al...80.80
- 22 Oliver, Alexander H—N Y Telephone Co...27.17
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- 16 Park, Stephen F—S V Blake...221.12
- 18 Peller, Levin—S Burman...124.65
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- 20 Phillips, John—C R Demarest...2,654.05
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- 22 Perello, Adamo—N Y Edison Co...13.78
- 22 Puff, Harry—N Y Telephone Co...47.66
- 22 Papantonio, Antonio et al—J Tino et al...74.28
- 22 Paxton, George—Witmark Music Library...43.66
- 22 Putney, Arthur et al—Ocean Steamship Co of Savannah...142.50
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- 16 Roth, Herman L et al—A Lichtig...144.71
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- 16 Rose, Samuel B—Whitehead & Hoag Co...74.65
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- 18 Radin, Matthias—Edward Thompson Co...156.74
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- 19 Rabinowitz, Lena or Blafsky—E Gordon...167.65
- 19*Rubin, Jacob L et al—J Yanover et al...94.96
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- 19 Rosenthal, Charles—N Y Telephone Co...64.76
- 20 Rosenthal, Robert—Fleischmann Realty & Construction Co...4,669.35
- 21 Ruben, Joseph—Star Co...costs, 48.22
- 21 Reiss, Alexander—United Electric Light & Power Co...37.92
- 21 Russell, William—P Karadontes...53.14
- 21 Riker, Samuel Jr, Trustee—H S Gwynne...387.53
- 21 Rosenblum, David—J Schliensky...71.15
- 21 Russell, Thomas K—Sheffield Farms Slatson Decker Co...43.41
- 22 Riehl, Albert N—N Y Edison Co...47.90
- 22 Rasmussen, Anton—G Savarrese et al...51.72
- 22 Rogers, Wm A—N Y Telephone Co...27.96
- 22 Rosenstein, Marcus—the same...59.84
- 22*Rahaim, Tamius et al—H O Falk...43.16
- 22 Richards, John—F C Grenside...35.44
- 16 Stronbing, Morris—J Cohn et al...costs, 67.36
- 16 Schomer, Abraham S—E H Paul...787.86
- 16 Stewart, Robert A et al—Pierce, Butler & Pierce Mfg Co...5,864.11
- 16 Stout, G Lee exr—E S Osborn et al...2,128.76
- 16 the same—W E S Griswold...7,897.62
- 16 Small, Nathan A—G B Raymond & Co...359.98
- 16*Singer, Israel et al—A Mendel...31.05

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| 18 Sacks, Meyer—C Dominco..... | 1,041.06 |
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| 18 Steinman, Theresa—A Sosno..... | 25.11 |
| 18 Silverstein, Morris D—A Kohn.....costs, 23.10 | |
| 18 Suretzky, Abraham—E F Glacken..... | 61.76 |
| 18 Sully, Quincy—S Ebstein..... | 30.11 |
| 19 Spitzenberg, Philip—W B Keller Pub Co..... | 388.72 |
| 19 Schepper, Abraham—J Meyers..... | 27.91 |
| 19 Spenadel, Max—H Bruner et al..... | 49.90 |
| 19 Sherwood, Robert E—C Graham et al..... | 27.65 |
| 19 Stevenson, David—Swift & Co..... | 36.72 |
| 19 Selvaggi, Nicolas—A M Yuzzolino..... | 37.15 |
| 19 Sheldon, Richard—C Z Wells..... | 178.35 |
| 20 Shary, Adolph J—Crandall Stone & Co..... | 151.31 |
| 20 Samboline, Adolph—General Music Supply Co..... | 395.82 |
| 20 Sherman, Jacob F—Funk & Wagnalls Co..... | 95.69 |
| 20 Selig, Louis N—the same..... | 122.85 |
| 20 Schols, Adolf—North American Distilling Co..... | 65.53 |
| 20 Shamforoff, Bessie—L Borgenivht et al..... | 341.41 |
| 20 Siegel, Aaron et al—L Dickman et al..... | 43.89 |
| 20 Schnackenberg, Herman A—Deverall Perfection Mfg Co..... | 39.21 |
| 20 Schneider, Ernest E W & Mathilda et al—German Exchange Bank..... | 6,550.72 |
| 21 Sykes, Walter F—E W Cregg..... | 75.38 |
| 21 Scheinberg, Moses—United Electric Light & Power Co..... | 24.02 |
| 21 Stager, Adolph—the same..... | 75.01 |
| 21 Seward, Almedo T—L W Wortheimer..... | 65.41 |
| 21 Secor, Chas A—E J Adams et al..... | 84.41 |
| 21 Seraphic, Joseph—B Degundji et al..... | 304.05 |
| 21 Stolzenberg, Joseph—J Reitman.....costs, 49.38 | |
| 21 Starmilakin, John—H Pouletos..... | 36.30 |
| 21 Shatz, Barnett—E Hamilton..... | 178.83 |
| 21 Stolz, Otto—A Becker..... | 46.22 |
| 21 Shannon, Wm J—Siegel Cooper Co..... | 45.60 |
| 21 the same—Greenhut & Co..... | 490.44 |
| 21 Schlang, Alexander—H M Phillips..... | 185.91 |
| 21 Spiegalthal, Robert—M E Losee..... | 316.91 |
| 22 Steinfeld, Max—N Y Edison Co..... | 12.04 |
| 22 Siegel, Amelia—J Scharmann..... | 45.25 |
| 22 Simpson, Marcus—R B Freeman..... | 126.91 |
| 22 Selig, Joseph & Rose—Broad Realty Co..... | 89.72 |
| 22 Shapiro, Samuel—D Siegel..... | 113.21 |
| 22 Stanchina, Ruggero—Bigelow Varnish Co..... | 53.27 |
| 22 Schoenblum, Rosie et al—H J Drummond..... | 34.72 |
| 22*Stolman, Abe et al—A Coopersmith..... | 31.28 |
| 22*Schults, Jacob et al—the same..... | 31.28 |
| 16 Thompson, Walter Jr—Charles & Co..... | 69.65 |
| 16 Truxillo, Henry A—W Chubbuck..... | 92.24 |
| 16 Tracy, John T—Estey Bros Co..... | 1,524.40 |
| 16 Trainor, Robert A—Church E Gates & Co..... | 372.12 |
| 19 Thorn, David—H Musliner..... | 180.41 |
| 20 Thayer, Geo L et al—Curtis Blaisdell..... | 159.41 |
| 20 Tallmadge, Thomas D—United Electric Light & Power Co..... | 19.61 |
| 21 Tinker, Herbert—the same..... | 18.99 |
| 21 Tiefert, Lydia—H Spear et al..... | 154.91 |
| 21 Tracy, John T—W Brodie Jr..... | 775.10 |
| 21 Travers, John L et al—Gibson Distilling Co..... | 103.97 |
| 21 Taylor, Geo H—L Kantor et al..... | 124.16 |
| 22 Tiernan, Hugh H—R Wuerz..... | 203.91 |
| 22 Tracy, Thomas J—L K Comstock..... | 220.64 |
| 22 Thompson, Wm J et al—Ocean Steamship Co of Savannah..... | 142.50 |
| 19 Usbelmessaer, Chas R—Galvanotype Engraving Co..... | 21.41 |
| 20 Ubert, Harvey J—A H Schonger et al..... | 95.82 |
| 21 Urban, Christian G—O Fitzgerald—G A Twele..... | 329.62 |
| 19*Vasi, Lucca et al—A Mangongon..... | 304.91 |
| 19 Vincent, Wm E—D A Freiker..... | 20.01 |
| 19 the same—J S Moyer & Co..... | 221.43 |
| 19 Vincent, William et al—J Canamento et al..... | 186.12 |
| 21 Von Zee, Eva or Brooks—A P Dienst Co..... | 462.76 |
| 21 the same—Abraham—United Electric Light & Power Co..... | 81.86 |
| 22 Vail, John—N Y Edison Co..... | 50.74 |
| 22 Von Twistern, William—M N Clement..... | 1,820.97 |
| 18 Werstein, Ida—Bayonne Button Mould Mfg Co..... | 35.41 |
| 18 Walzman, Schulem—J Einstoss..... | 25.96 |
| 18 Wiltshire, Henry—O Michaels et al..... | 60.15 |
| 19 Wells, Edw E et al—B F Conner et al..... | 147.61 |
| 19 Walton, L Roberts—F Kieg..... | 39.71 |
| 19 Weinberger, Chas H—Ocean Fish Co..... | 80.71 |

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| 19 Wilkinson, James E—S Kohn..... | 44.85 |
| 19 Weinberg, Adolph et al—J Yanover et al..... | 94.96 |
| 19 Washburn, Irving—H C Mapes et al..... | 496.32 |
| 19 Weingarten, Abraham C—C L Spannake..... | 540.16 |
| 19 Ward, Chas M—M Currie et al..... | 64.33 |
| 20 Walden, D Henry W—W C Bantz..... | 64.40 |
| 20 Wade, Frederick W—M H Clement..... | 104.97 |
| 20*Worthington, Daniel B et al—Curtis Blaisdell Co..... | 159.41 |
| 20 Weidler, John B—Joseph Beck & Sons..... | 112.86 |
| 20 Weidler, John B et al—the same..... | 222.01 |
| 20 Wolbarst, Samuel et al—J Morrison et al..... | 114.35 |
| 21 White, Samuel H—McCreery & Co..... | 82.06 |
| 21 Wolz, Peter—A Berni..... | 171.97 |
| 21 Waterbury, Lawrence—J E Place..... | 582.39 |
| 21 White, William—Ocean Steamship Co of Savannah..... | 22.90 |
| 21 West, Samuel R et al—F J Rooney Lamp Co..... | 115.27 |
| 21 Wigan, Levi—M B Ripin..... | 111.95 |
| 22 Willson, Joseph H—Curtis Blaisdell Co..... | 106.23 |
| 22 Wardner, Torrey E—F A Munsey..... | 1,015.21 |
| 22 Wheeler, Eugene S—J C Hensel..... | 1,148.52 |
| 22 Wagman, Aaron—R H Thomas..... | 89.33 |
| 22 Waters, Michael A—C C Miller..... | 60.15 |
| 22 Weber, Joseph L et al—Standard Milk Flour Co..... | 1,025.14 |
| 19 Young, Henry H—J Walter Thompson Co..... | 46.11 |
| 19 Yaeger, Geo S—N Y Telephone Co..... | 25.65 |
| 22 Yamin, Alexander et al—H O Falk..... | 43.16 |
| 18 Ziegfeld, Mignon & Hugo—P Schotland..... | 180.26 |

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|---|----------|
| 22 Haft Construction Co—A E Feldman..... | 368.65 |
| 22 Brown-Dewey Co—Diamond Rubber Co of N Y..... | 1,405.68 |
| 22 Emerson Realty Co—A A Rosenthal..... | 1,734.31 |

SATISFIED JUDGMENTS.

| | |
|---|-----------|
| July 16, 18, 19, 20, 21 and 22 | |
| Adler, Jacob P—I Goldenberg..... | 250.19 |
| Same—the same..... | 32.41 |
| Augenblich, Samuel & Charles Nieberg—Thomas F Cushing Co..... | 529.31 |
| Adams, Walter C—C A Brown et al..... | 1,708.51 |
| Same—the same..... | 610.72 |
| Adams, Walter C & John W Cody—C A Brown et al..... | 1,441.92 |
| Arkin, Rubin—S Siegel et al..... | 103.21 |
| Brady, Catherine V—V Lamsingh..... | 111.45 |
| Blumenthal, Henry A—M L Meletzer..... | 108.95 |
| Buckley, Michael A—Board of Education..... | 68.35 |
| Blumberg, Meyer—M Zwerdling..... | 225.50 |
| Blumberg, Meyer—M Zwerdling..... | 120.98 |
| Bradley, William—W Shaffer et al..... | 2,259.97 |
| Same—the same..... | 88.65 |
| Baldwin, Clarence D—A N Rogers..... | 157.70 |
| Baynard, Oscar—F Wesmayer..... | 157.57 |
| Brannan, Catherine—Health Dept..... | 262.41 |
| Cornell, Herbert B, Florence B & Morton S R Hill..... | 125.97 |
| Cello, Joseph & Frank Pittelli—M McGowan..... | 271.41 |
| Cooke, James M—R Williams..... | 508.61 |
| Cimitti, Walter E—C B Dunn..... | 119.77 |
| Same—the same..... | 599.92 |
| Deum, John J—F S Johnson..... | 73.79 |
| Divinage, Pierre—James G Wilson Mfg Co..... | 199.07 |
| Same—Toch Bros..... | 227.37 |
| De Carlo, James—J Goodstein et al..... | 87.65 |
| Same—P Raber..... | 73.86 |
| Same—G Lombardi..... | 67.22 |
| Dunn, Isaac L—L V La Velle..... | 4,183.43 |
| De Cordova, Cyril—City of N Y..... | 110.00 |
| Same—the same..... | 110.00 |
| Same—the same..... | 110.00 |
| Dienstag, Morris—Weber Piano Co..... | 359.42 |
| Fairchild, James C & Leo Von Rosenberg—H Tappan..... | 346.98 |
| Feinberg, Barnett—Bennett, Sloan & Co..... | 51.57 |
| same—Eppens Smith & Wieman Co..... | 251.28 |
| Fink, August D—N Y Auto Supply Co..... | 121.17 |
| Flanders, Wm P—W H Goodman..... | 74.30 |
| Green, Michael—M Haug..... | 332.19 |
| Goodstein, Isaac—City of N Y..... | 59.67 |
| Griebel, Geo H—Sun Construction Co..... | 142.15 |
| Hoey, Marion G—B Freed..... | 77.41 |
| Holtz, William—I Bernstein..... | 1,446.35 |
| Heyman, William—Standard Plumbing Supply Co..... | 165.86 |
| Isaac, Louis—A Billow..... | 109.03 |
| Jackson, Joseph—I Goldstein..... | 770.86 |
| Krauss, Otto—E B Muller..... | 1,728.16 |
| Kern, Louis—J Stern et al..... | 380.20 |
| Kahn, Alexander, Charles Telleus & David Goldstein—Felix Isman Inc..... | 117.42 |
| Kanze, Gustave—N Y Telephone Co..... | 210.26.95 |
| Kohring, Henry & William F—E Stadtman et al..... | 147.37 |
| Lavin, Henry—M Egan..... | 122.41 |
| Lipshitz, Moses & Fani—A Flaster..... | 178.92 |
| *Lang, Adolph—Scoville Mfg Co..... | 49.29 |
| Moran, John J—Mercantile Finance Co..... | 199.00 |
| Mincrowski, William—Rafferty & Hosier..... | 98.17 |
| Munday, Thomas E—H C Hazen..... | 396.55 |
| McCreery, Hugh—C U Verga..... | 150.00 |
| Mirando, Mary—N Y Life Ins Co..... | 816.70 |
| Mirando, Francesco & Pasquale Di Iorio—A Tirabasso..... | 322.64 |
| Nelwell, Frederick—F Holder..... | 37.87 |
| Novixk, Ida—J Fradkin..... | 186.80 |
| Nitz, Henry—A Wierl..... | 179.67 |
| Oneill, Daniel F—Bloomingdale Bros..... | 115.15 |
| Oppenheim, William—W H Sage et al..... | 190.9 |
| Same—the same..... | 4,099.61 |
| Potosky, Alfred—M E Harris..... | 49.95 |
| Paine, William—L J Marshall..... | 29.31 |
| Pearl, Dyer—City of N Y..... | 110.00 |
| Same—the same..... | 110.00 |
| Quonz, Valentine—Christine Gobel..... | 119.65 |
| Rosenthal, Bessie—S Kastel..... | 462.06 |
| Rothenberg, John W & Ettie—State Bank..... | 381.84 |

CORPORATIONS.

| | |
|---|-----------|
| 16 Buckman & Vanderpool Co—P W Orvis..... | 17,133.89 |
| 16 St Elmo Co et al—A Lichtig..... | 144.71 |
| 16 American Buckwheat & Gritts Mills—Delaware Fire Ins Co of Dover, Delaware..... | 32.65 |
| 16 Orwell Bathing Co et al—W M Young..... | 71.15 |
| 18 Inwood Bathing & Boating Co—T D Merri-gan..... | 540.06 |
| 18 New York Equity Co—C Melvin et al..... | 74.41 |
| 18 Presburg & Co—V Lombardo..... | 431.40 |
| 18 the same—the same..... | 432.40 |
| 18 United Dental Laboratory—Knickerbocker Trust Co..... | 111.51 |
| 18 Thomas Bonner Heating Co—T F Cushing Co..... | 951.68 |
| 19 Gordon Hertzner Construction Co et al—L Bossert et al..... | 241.35 |
| 19 Palmer Sheet Metal Works et al—J Casamento et al..... | 186.12 |
| 19 Jacob Mark Sons—J Acevedo..... | 27.61 |
| 19 Municipal Decorative & Sign Co et al—Sherwin Williams Co..... | 524.66 |
| 19 Graham Holding Co—N Y Telephone Co..... | 63.45 |
| 19 Hammond Virgin Cotton Co—E R Dick et al..... | 1,046.54 |
| 19 Garfield Construction Co—E M Quinlan..... | 29.11 |
| 20 Gore Meenan Co—Jure Oil Co..... | 125.19 |
| 20 Red Mountain R R Mining & Smelting Co et al—Leonard..... | 493.63 |
| 20 Silver Land Improvement Co—Braveman Zellman Realty Co..... | 23.78 |
| 20*Levinson-Kaiser Realty Co et al—M McNamara..... | 62.70 |
| 20 Stone Steel Co—S Geneen..... | 316.78 |
| 20 the same—the same..... | 250.00 |
| 20 Authors & Newspapers Assn—Funk & Wagnalls Co..... | 66.35 |
| 20 Hotel Melbourne Co—F B Schmalholz..... | 434.53 |
| 21 Electric Brick Enameling Co—United Electric Light & Power Co..... | 81.37 |
| 21 Parkway Garage Co—the same..... | 116.26 |
| 21 E L Shea Construction Co—Aetna Life Ins Co..... | 207.52 |
| 21 Campbell House—A Grossman..... | 22.41 |
| 21 N Erlanger Klungart & Co—C M Becker..... | 565.56 |
| 21 Johnston Umsted Realty Co—J S Connbeer..... | 73.51 |
| 21 Thompson Bros—E Mulligan..... | 1,140.23 |
| 21 Proctor & Gamble Co—L H F Hovey..... | 324.27 |
| 21 Pruett Pub Co—H Lindenmeyr et al..... | 76.52 |
| 21 Sparking Trucking Co—C Stein..... | 60.20 |
| 22 Witherbee Mfg Co—N Y Edison Co..... | 130.11 |
| 22 Keap's United States Patrol Co—the same..... | 24.27 |
| 22 D Brown Co—the same..... | 85.36 |
| 22 Nichols Construction Co—N Y Telephone Co..... | 28.34 |
| 22 Phoenix Pottery Co—J Efsen..... | 110.34 |
| 22 Bartram Realty Co—Knickerbocker Wall Paper Co..... | 64.37 |

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| | |
|---|----------|
| Richter, Max—J Shelng et al. 1910..... | 427.35 |
| Ries, Kuno—M N Clement. 1910..... | 96.19 |
| Shaw, James G & J Edw Young Jr—Stanley Jordan & Co. 1910..... | 166.57 |
| Schultz, Carl R—Knox Automobile Co. 1909..... | 609.75 |
| Shellhouse, Elizabeth—W J Farrell Co. 1910..... | 109.31 |
| Turner, Wm T—W J Wright et al. 1910..... | 68.57 |
| Trott, Edward—P McDonald. 1906..... | 146.67 |
| Ungar, Victor—M Rose. 1910..... | 164.24 |
| Veit, Maurice, George & Sidney—M Nelson et al. 1908..... | 6,064.97 |
| Watts, John H—D Baum et al. 1908..... | 199.65 |

CORPORATIONS.

| | |
|--|-----------|
| C W & S A Construction Co—Thomas F Cushing Co. 1910..... | 529.31 |
| Foot, D E & Co—J P Carroll. 1910..... | 1,966.87 |
| Grand Central Ice Cream Co—Orange County Milk Ass'n. 1910..... | 348.81 |
| Union Trust Co of N Y—R V McKim. 1910..... | 10,897.50 |
| Interstate Land & Building Co-operative Ass'n—A W Ferrin. 1910..... | 77.18 |
| Jobson Hooker Co—Wheeler Green Electric Co. 1910..... | 622.98 |
| Germansky Construction Co—C A Soarks. 1910..... | 175.66 |
| Interborough Rapid Transit Co—K L Weber. 1910..... | 704.77 |
| Ithaca Street Ry Co & Albert H Flint—John A Roebings Sons Co of N Y. 1910..... | 1,842.56 |
| Manhattan Transit Co—P A Cronin. 1909..... | 1,204.02 |
| Same—same. 1910..... | 89.75 |
| Manhattan Storage & Warehouse Co—C Waggaman. 1910..... | 100.00 |
| Radley Steel Construction Co—Giant Construction Co. 1910..... | 599.39 |
| Sonora Phonograph Co—P C Baker. 1910..... | 1,230.64 |
| Swain, H C & Son, Henry C Swain, George Swain & Eleanor Swain—Market & Fulton National Bank. 1907..... | 2,579.30 |
| United Waterproofing & Contracting Co—L Leavitt. 1910..... | 283.55 |

¹Vacated by order of Court. ²Satisfied by appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

July 16.

| | |
|---|----------|
| 103—8th av. Nos 711 to 715. Nathan Strom agt Wm W Astor, Jacob Harris and Charles Newmark..... | \$225.00 |
| 104—109th st, No 200 West. Jas McBride Co agt Lloyd Construction Co..... | 846.50 |
| 105—Courtlandt av, Nos 622 & 624 and 623 & 625. Alfred Hitchings agt Onyx Realty & Construction Co..... | 600.00 |
| 106—170th st, n s, 95 w Ft Washington av, 100x97.6. Nathan H Brandt agt L & M Holding Co..... | 700.00 |
| 107—East Broadway, No 233. Isaac Rosenstein agt Rachel Girsdansky and Max Girsdansky..... | 117.25 |
| 108—Holland av, No 3644. Standard Plumbing Supply Co agt Co-Operative Construction Co and Wm J Breen..... | 400.00 |

July 18.

| | |
|---|----------|
| 109—Courtlandt av, Nos 622, 623, 624 & 625. Bonyer & Simon agt Onyx Realty & Construction Co..... | 1,675.00 |
| 110—Courtlandt av, Nos 719 & 721. Same agt same..... | 250.00 |
| 111—Mansion st, s w cor Commonwealth av, 95x75. Antonio D'Andrea agt St Anthony's Church & Rectory of Van Nest & Henry De Vivo..... | 6,673.49 |
| 112—Daly av, e s, 290 s 177th st, 130x150. Louis W Miller agt Harry C Perlner Construction Co & Albrecht Bros..... | 135.00 |
| 113—Rivington st, No 134. Louis Goldstein agt D A Levison & M J Ortman & Albert Halpern..... | 206.34 |
| 114—Same property. Albert Halpern agt Max J Ortman & David A Levine..... | 1,816.00 |
| 115—Montgomery st, Nos 59-61. Louis Sherman agt Estate of Harris Gabrielowitz et al & Harry Weinstock..... | 45.00 |
| 116—Rivington st, No 134. Atlas Metal Ceiling Co agt Max J Orthman & David A Levine & Albert Halpern..... | 178.00 |
| 117—Ryer av, s e cor 180th st, 104x104. John Summartano & Co agt S A Whisten Construction Co..... | 775.00 |
| 118—2d av, No 180. Christian Jacobs agt Polish National Alliance, Sigmund Fox & J Bosenweig..... | 325.00 |
| 119—183d st, n s, 300 w Webster av, 25x100. Standard Damp Proofing Co agt William Van Antwerp..... | 300.00 |
| 120—Rivington st, No 126. Samuel Shanker agt Rosa Mintz, Morris Greif & Albert Halpern..... | 50.00 |

July 19.

| | |
|--|----------|
| 121—45th st, Nos 141 to 147 West. P J Darcian Inc agt Forty-Fifth Street Exchange..... | 5,097.04 |
| 122—Rivington st, No 134. Samuel Rosenberg agt Max J Ortman, A Levine & A Halpern..... | 160.00 |
| 123—Daly av, Nos 1910 to 1916. Adam Albrecht et al agt Harry E Benline Co..... | 1,025.00 |
| 124—43d st, No 66 West. Samuel Shanker agt Louisa M Gerry & Alex Stewart..... | 126.00 |
| 125—Grand st, No 37. Harry I Kensen agt David Schwartz & Isidor Muller..... | 61.00 |
| 126—59th st, No 241 East. Jacob Portman agt C Dillenberg & William Block..... | 150.00 |

July 20.

| | |
|--|----------|
| 127—132d st, No 69 West. Harry Grohman agt Jeanette White..... | 8.50 |
| 128—Broadway, s w cor 169th st, 90x160. Isidor Engel agt Hugh J Lawler & William Bloch..... | 106.40 |
| 129—236th st, Nos 310 to 330 East. Standard Plumbing Supply Co agt German Real Estate Co..... | 2,275.37 |
| 130—45th st, n s, 271.9 e 7th av, 60.6x100.4. Baldwin Engineering Co agt John E Olson & Forty-Fifth Street Exchange..... | 4,375.00 |
| 131—Madison av, No 340. Fort Hamilton Fireproof Sash & Door Co agt Pease & Elliman & W Shelton Swallow..... | 480.00 |
| 132—111th st, No 229 East. Jacob Plotkin et al agt Guiseppa Derrico, Nicola Nesi & Giovanni Cappozzola..... | 115.00 |
| 133—Same property. Same agt Nicola Nesi Giovanni Cappozzola & Guiseppa Derrico..... | 305.00 |

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|---|--------|
| 134—3d av, No 3961. Ida Wallman et al agt Joseph & Kate Lauber & Charles Ferster..... | 75.00 |
| 135—Charlton st, n w cor Greenwich st, 54x 18. Kassel Golod agt Henry Nesselman & Clark & Appleton..... | 150.00 |
| 136—45th st, n s, 271.9 e 7th av, 68.6x100.4. Geo R Gibson Co, Inc, agt Forty-Fifth Street Exchange & John E Olsen..... | 945.75 |
| 137—So Boulevard, s w cor Tiffany st, 80x100. Ernst H Cokefair agt Eberhardt & Podgur & Weisburg Mularkey Co..... | 140.00 |

July 21.

| | |
|--|----------|
| 138—Anthony av, e s, S1 n 172d st, 98.11x103.6. Rudolf Gersmann agt Anthony Avenue Construction Co & Anthony F Barro..... | 3,250.00 |
| 139—212th st, s s, 50 w Holland av, 25x100. Ermino Corti agt Alfonso Bettino..... | 525.00 |
| 140—26th st, No 441 West. Morris Babich agt Francesco & Prividenco Licato and Jacob Babich..... | 116.00 |
| 141—Ludlow st, No 55. William P Youngs et al agt E A Vail, A. V. Welch & Vail Estate & Ellison Construction Co & McDermott & Hannigan..... | 692.25 |
| 142—Cauldwell av, No 695. Ben Kaplan agt Heyman Roman & Morris & Rosa Wiederman..... | 76.00 |
| 143—Walton av, w s, 468.9 s Fordham av, 319 x102. Wilkinson Contracting Co agt Walton Building Co & Coluina Costaldo & Co..... | 185.00 |
| 144—Same property. Same agt Walton Building Co..... | 93.00 |
| 145—2d av, No 180. Truss Metal Lath Co agt Polish National Alliance of United States of America & S Fox & Co..... | 100.00 |
| 146—236th st, Nos 310 to 330 East. G B Raymond & Co agt German Real Estate Co..... | 407.31 |
| 147—Sheridan av, n w cor 163d st, 105.7x69.3. Stephen Yovins et al agt Briggs Avenue Realty Co..... | 195.00 |
| 148—Madison av, No 340. Hay Foundry & Iron Works agt Pease & Elliman and W S Swallow Co..... | 290.00 |
| 149—3d st, Nos 61 & 63 East. William Markowitz et al agt Moses B Walowitz & Harrison Baron..... | 74.50 |
| 150—Washington st, No 389. Robert Peyton agt William Piggot, Children's Aid Society & Julius Jacobs & F T Nesbit & Co..... | 226.11 |
| 151—Av St John, Kelly st & Prospect av, triangular plot. David Saperstein agt Mercury Realty Co..... | 3,522.00 |
| 152—Ryer av, s e cor 180th st, 35x104. Joseph Nobiletti & Bro Co agt S A Whisten Construction Co..... | 555.00 |

July 22.

| | |
|---|----------|
| 153—Forrest av, n w cor 158th st, 100x100. John Cullo agt William F Bohrig Co..... | 300.00 |
| 154—200th st, n s, 75 e Bainbridge av, 25x75. Joseph Pogliano agt Wm J Broderick & Joseph J Marrin, Jr..... | 140.54 |
| 155—Anthony av, e s, 178.10 s 173d st, 98.11x 96.1x101.6. Church E Gates & Co agt Anthony Avenue Construction Co..... | 1,664.55 |
| 156—29th st, Nos 315 & 317 East. D B Pershall & Son agt East Twenty-Ninth Street Co & John Mooney..... | 230.93 |
| 157—Courtlandt av, Nos 622 & 624 & 623 & 625. Bronx Marble Works agt Onyx Realty & Construction Co..... | 1,340.00 |

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158-2d av, No 180. Magnesia Cement Co agt National Polish Alliance of North America & S Fox & Co.616.00
 159-5th av, No 871. Anthony Falcier agt Harry P Whitney, C C Hendrickson & Alexander Pelli250.00
 160-Mt Hope pl, s s, 114 w Jerome av, 50x100. Harry Budelman agt Rehbock Construction Co.488.00
 161-Broadway, No 4308
 184th st, No 622 West
 Wm L Phelan agt William Lyman.....1,944.65
 162-Park av, s e cor 103d st, -x-. Pittsburgh Plate Glass Co agt Simon Cohen & Isaac Kraft (Renewal)383.70
 163-75th st, No 170 West. Benj Z Stanger agt Arthur Bookman & Levin & Finkelstein75.00

July 20.
 Westchester av, s s, 25 e Taylor av, 25x124. Frederick A Southworth, att'y, loans Elizabeth T Devine to erect a 1-sty brick building; - payments5,000
 Riverside Drive, n e cor 99th st, 105x140.8. Metropolitan Life Ins Co loans Highwood Realty & Construction Co to erect a 12-sty apartment; 14 payments.....600,000
 45th st, Nos 17 to 21 West. Abby S Marshall loans Midville Realty Co to erect a 10-sty loft; 8 payments75,000
 37th st, Nos 5 to 9 West. Lawyers Title Ins & Trust Co loans Realty Holding Co to erect a 12-sty loft; 7 payments.....500,000

Houston st, No 121 West. Fernandino Ionelli et al agt Joseph Tassi et al. (Dec 2, 1909).1,030.00
 July 21.

118th st, No 420 West. Arthur T Fowler agt James C Bushby et al.56.81
 Crotona Park East, s e cor 173d st. Jacob Baum agt Francis Z Keil et al. (July 15, 1910)27.50
 Same property. Jacob Cohen agt John Kayell et al. (July 15, 1910)20.00

July 21.
 No Building Loan filed this day.
 July 22.
 Westchester av, s w s, whole front bet Fox & Simpson sts, 245.7x106.3x irreg x163.7. Edward Hirsh loans Henry Acker to erect a - sty bldg; - payments50,000
 Hobart st, s w cor 236th st, 100x100. Charles Massoth loans Wm F Kaysser to erect a - sty bldg; - payments14,000

July 22.
 Simpson st, w s, 360 n Westchester av. Jacob Baum agt Graham Adams Co et al. (July 14, 1910)73.50
 Same property. Jacob Cohen agt same. (July 15, 1910)40.00
 42d st, No 328 West. Brooklyn Vault Light Co agt West Side German Dispensary et al. (Aug 6, 1909)203.00
 Teller av, n w cor 163d st. Jacob Baum agt William Simpson et al. (July 14, 1910).59.00
 Same property. Jacob Cohen agt same. (July 15, 1910)40.00
 East Broadway, No 253. Grossman Bros et al agt Simon Liebowitz. (Nov 10, 1909).75.00

SATISFIED MECHANICS' LIENS.

BUILDING LOAN CONTRACTS.

July 16.
 165th st, s s, whole front between Findlay & Teller av, -x-. Prospect Investing Co loans F T Construction Co; to erect a -sty bldg; - payment116,000
 Hoe av, e s, 75 n 172d st, 50x100. Same loans Albert B Olsson; to erect a -sty bldg; - payment30,000

July 16.
 Lenox av, Nos 673 & 675. Barnet Norotzky agt Emanuel Strauss et al. (Feb 24, 1908)249.80
 45th st, Nos 141 to 147 West. William Strianese agt Forty-Fifth Street Exchange et al. (June 30, 1910)1,975.00
 45th st, Nos 141 to 147 West. Geo H Storm agt same. (June 16, 1910)2,182.67
 Same property. William Strianese agt same. (July 9, 1910)1,850.00
 Paulding av, e s, 25 s 217th st. Mott Haven Lumber Co agt Frank Yoria et al. (June 7, 1910)103.40
 Broadway, Nos 1845 & 1847. Edw I Shire et al agt James H O'Donnell et al. (May 2, 1910)4,385.00
 Brook av, n w cor 170th st. Gaetano Zingales agt George H Hill Realty Co et al. (Nov 10, 1909)114.00

Discharged by deposit.
 Discharged by bond.
 Discharged by order of Court.

ATTACHMENTS.

July 14.
 Keeling, Albert D; Benjamin Lowenstein; \$1,360.04; M S & I S Isaacs.

July 15.
 Godbald, Wm A; Charles N Fairchild et al; \$900; Cowing, White & Wait.
 Laramie Henricks Co; George Orlevitch; 508.92; L Schuldenfrei.

July 16 and 18.
 No attachments filed these days.

July 19.
 Johnson, Henry; Nellie B Johnson; \$1,453; W G Merritt.
 John J White Mfg Co; Albert I Mehrbach; \$1,030.55; Prince & Nathan.

July 20.
 No attachments filed this day.

CHATTEL MORTGAGES.

July 14, 15, 16, 18, 19 and 20.
 AFFECTING REAL ESTATE.
 Mellwin Realty & Const Co. Mapes av, n e cor 180th st. Colonial Mantel & Ref Co. Refrigerators. \$176
 Wellbrock, Martin. 208 Pearl. Roeser & Sommer Co. Gas & Electric Fixtures. 95

ADVANCE REPORTS.

(Continued from page 152.)

Schools and Colleges.

QUEENS.—Bids will be received July 25, by the Supt. of Buildings, Dept. of Education, Park av and 59th st, Manhattan, for installing electric equipment in the addition to and alterations in Public School 58, on the southerly side of Grafton av, between Walker av and Clinton pl, Woodhaven, Borough of Queens. Also, at same time and place, for (Item 1) installing heating and ventilating apparatus, and (Item 2) installing temperature regulation in old and new buildings of Public School 58, on southerly side of Grafton av, between Walker av and Clinton pl, Woodhaven, Borough of Queens.

Stores, Offices and Lofts.

27TH ST., N. Y. C.—Otto Wagner, of 40 E. 12th st, is taking bids on the 10-sty 20x83 str & loft bldg to be erected at No. 113 W. 27th st, from plans by William Kurtzer, 192 Bowery. The building is to be fireproof and of brick and stone construction. Estimated cost, \$45,000.
 WEST 45TH ST, N. Y. C.—John Kennedy & Son, of 103 Park av, have received the general contract for a 10-sty studio office building and store to be erected at Nos. 17-19 W. 45th st, for A. S. Jammes of 434 5th av, from plans by

architect H. C. Severance, 21 W. 45th st. The building will be fireproof and marble front, 41x90.

144TH ST, N. Y. C.—Figures will be taken about August 1st-15th for a 6-sty office building with stores and rooms to be erected at the north side of 144th st, bet Rider av and Canal pl, Bronx, for the New York Edison Co., of 55 Duane st, N. Y. C., of which A. N. Brady is pres. and L. B. Cawtry secy. The building is to be built fireproof of brick and stone construction and measure 42x125. W. Weissenberger, care the owner, is the architect. Estimated cost, \$150,000.

Government Work.

BRADFORD, PA.—Sealed proposals will be received until the 29th of August, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. post-office at Bradford, Pa. Address, James Knox Taylor, Supervising Architect, Washington, D. C.

OLEAN, N. Y.—Sealed proposals will be received at this office until August 31 for the construction complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Olean, N. Y. James Knox Taylor, Supervising Architect, Washington, D. C.

MARLBORO, MASS.—Sealed proposals will be received until the 25th of August, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. post-office at Marlboro, Mass. Address, James Knox Taylor, U. S. Supervising Architect, Washington, D. C.

PONTIAC, MICH.—Proposals will be received on the 18th of August, for the construction, complete, (including plumbing, gas-piping, heating apparatus and electric conduits and wiring), of the U. S. Post Office at Pontiac, Mich., in accordance with the drawings and specifications, copies of which may be obtained from the Custodian of site at Pontiac, Mich., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

CARBONDALE, PA.—Sealed proposals will be received in this office until the 22nd day of August, 1910, and then opened, for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. post-office at Carbondale, Pa., in accordance with drawings and specifications, copies of which may be obtained from the Custodian of site at Carbondale, Pa., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.



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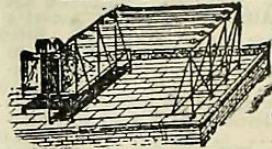
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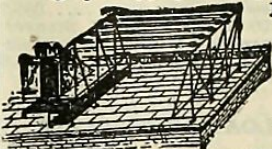
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