

REAL ESTATE RECORD AND BUILDERS' GUIDE

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No. 2268

A VALUABLE SERVICE TO PROPERTY OWNERS.

The Bureau of Information Established by Borough President Miller in the Bronx—Has Answered 250 Questions a Month During Its First Year.

THE McClellan administration was marked by an extraordinary number of official inquiries into the conduct of city departments. The political situation was of a sort to encourage investigation and exposure. The State administration was Republican; that of the city, Democratic. Besides, the community was alarmed by the rising tide of municipal expenditures, and was insisting upon economy in public office. The prevalence of graft and inefficiency, exposed notably by the Charter Revision Commission of 1907, was, indeed, an inheritance of long standing, but in its changed temper the electorate was not disposed to tolerate practices which had theretofore been condoned.

During the campaign by which the present administration was ushered into

designed merely to furnish employment for voting place-hunters.

The Fusion candidates who were elected were pledged to correct the abuse disclosed by the late investigations. The work of correction fell mostly to the share of the Borough Presidents. These officials exercise extensive powers under the charter. They have charge of the local street improvements and other public work in their respective boroughs, and the expenditures which they recommend is of the largest importance to real estate owners. The first of the newly elected Borough Presidents to work out an effective scheme of publicity with respect to public works was Mr. Miller of the Bronx.

In May of last year he established a Bureau of Information, the object of which is to furnish information to the

The bureau is in charge of Henry L. Bridges. Since it was opened, the inquiries received have averaged 250 a month. They have, according to Mr. Bridges, related to petitions for the laying out of streets, titles to streets and the dates of vesting of title; confirmation of titles; dates when title proceedings were initiated in the Board of Estimate; the appointment of Commissioners of Estimate and Assessment; the status of the proceedings of such commissioners; the progress of various proceedings in the Board of Estimate and Apportionment; the widening, regulating, grading and paving of streets; the construction of sewers; advertised public lettings; execution of contracts; the dates when assessment lists were forwarded to the Board of Assessors; the dates when assessments were confirmed; the ceding of land for street purposes; outstanding taxes and assessments; prospective assessments; corporate stock issues for public schools, and so on.

Formerly, citizens were expected to apply to numberless departments, of the existence of most of which the ordinary person was unaware, for information that is now centralized in one bureau. It would be difficult to overestimate the value of the service which the new bureau renders. Its estimates of coming assessments are especially helpful to real estate owners. A partial enumeration of the assessments to which the owner of a 25-foot lot is liable will be sufficient to show how essential it is for him to know approximately what his charges will be and when they will fall due.

He may be called upon to pay \$50 to \$250 for acquiring title by the city to a 60-foot street, and \$250 to \$750 in the case of wider streets, while his expenditure in connection with a street-widening proceeding, where buildings and property are taken, may amount to \$1,000 or \$1,200, as was the case in Walker avenue. Only when a street is to be 100 feet or more wide is he relieved of part of the cost, the city assuming 13 1/3 per cent. of the expense on a 100-foot street. For regulating and grading (including the laying of sidewalks, flagging, crosswalks and curbs, and fencing) his average assessments are \$75 to \$150 on 60-foot streets, and from the latter figure up to \$400 on wider streets. Sewers may cost him from \$100 to \$400; and first-class paving, from \$150 to \$250.

In this connection, it should be pertinent to note that two classes of pavements are in use, officially designated Class A and Class B. The latter comprises certain comparatively cheap, temporary pavements, especially bituminous pavement, consisting of 1 1/2 inches of wearing surface and 4 inches of concrete foundation. These are intended for use in outlying sections, where traffic is not heavy, and are expected to last some ten years. They cost about \$60 for each 25-foot lot. When the permanent pavement of Class A is eventually laid, the city de-

Oakland Place

From *Submitt. Nov* to *Project Nov* *City Recd. 1909*

Petition No. 274-1909 Presented to Local Board of CROTONA, 24th DISTRICT. Date: *Dec. 2, 1909* *2 B. 7m*
Mr. Miller's order for 25' wide
1909 page 167

Report of *C.R.M. Dec '09* Cost \$ *8600* - Assessed Value of Real Estate \$ *31,370* - Lin. fr. \$

Resolution adopted by Local Board *Dec. 22, 1909* and approved by President *Sec. 4/1909*
Mini. 1909 page 167

" " Board of Estimate and Apportionment Prel. Authorization APR 8, 1910 *C.R. Reg. 4141*
 Final JUL 1, 1910 *C.R. Reg. 7930*

Contract Let *Aug. 11-1910*
 Contract Cost \$ *6,949.35* Contract executed *Aug. 29-1910* Contractor *Carroll Asphalt Pav. Co.*
30 days Contract Time

Date of Payment on Acceptance *Nov. 14-1910* Amount \$ *6,949.07*
 Eng'r. *34418*
 Inspector *13643*
2771 Aug
24-2

Total Cost \$ *7,666.18* *Asphalt Analysis by Mr. Mearns* *21-*

Assessment List Forwarded *Feb. 17-1911* Advertised in City Record

" Confirmed *June 13-1911* Entered *4/31 C.R. 1911 P. 5257*

Title Vested

NOTES

Petition signed by Mr. B. Bridges with 12 others

Sewer. Water Main & Gas Main in street

Grading final at 24' wide 4 1/2' C.R. 7624

Not for being Aug. 10 C.R. 7624
7-4-1911

Notice of proceedings by B. Bridges
Assessments
C.R. 1911
7-4-1911

CARD USED FOR STREET OPENING AND TITLE PROCEEDINGS.

office, telling use was made of the recent exposures. Perhaps the most effective of these related to offices which come into direct contact with real estate owners. The Fusion candidates brought forward as convincing evidence of mismanagement the fact that, although the city is the custodian of a vast bulk of documents affecting real estate interests, the indexing of these instruments of record, preserved in innumerable departments, was so imperfect as to be of no practical service. Even the city itself, when in quest of reliable information concerning the liens on property which it contemplated acquiring for public use, was obliged to purchase the information from private title companies.

The companies were making a commercial enterprise of furnishing a service which the city neglected. They were indexing for quick reference documents in the custody of city departments. If, for example, a taxpayer wished to know what assessments were outstanding or falling due on his property, he could not be sure of obtaining a complete list without resort to a private corporation. Because of the inability of taxpayers to keep themselves informed about public works bearing on their real estate interests, there was no effective publicity to deter dishonest officials from wasteful contracts, padded wage rolls and "improvements"

public respecting local improvements and matters which have been acted upon by the various Local Boards. The information given embraces every phase of public improvements, from their inception to their conclusion, that come under the jurisdiction of the Borough President, as well as other matters of a public character.

18-102-09 (B) 10,000

19

Deputy Collector of Assessments and Arrears, Borough of The Bronx,
 177th Street and Third Avenue, Borough of The Bronx.

Dear Sir: The undersigned hereby requests that the following described parcels of land in the Borough of The Bronx be registered in the Division of Notification of Assessments, Bureau for the Collection of Assessments and Arrears, Department of Finance, City of New York, in the name of

Post Office Address _____

Applicant's interest in property _____

Yours truly,

LOCATION	DESCRIPTION			LOCATION	DESCRIPTION			LOCATION	DESCRIPTION		
	Section of Ward	Block	Lot		Section of Ward	Block	Lot		Section of Ward	Block	Lot

A CARD THAT PROPERTY OWNERS SHOULD FILL OUT.

ducts the payment which the lot owner had made for the temporary pavement. The effect of this arrangement is to relieve the lot owner of the necessity of defraying the full cost of a regulation permanent pavement until he has had time to recover from the heavy outlays for street opening and other early street improvements.

It will be apparent, however, from the foregoing enumeration, that the aggregate of assessments which fall upon property owners in the newer sections is very large, and that a considerable part of them is likely to become due just about the time when the owner is building. In the past, many house builders have unwittingly assumed financial responsibilities which they could not meet, because they had no means of calculating the amount and the date of prospective assessments; and have lost their investments through foreclosure proceedings. The new Information Bureau meets the needs of home builders of moderate means, who seldom are in a position to avail themselves of the information service offered by private corporations.

In order to explain the variety of assessments to which a property owner is liable, it may be well to describe briefly how the borough government is organized. The head of the borough govern-

ment is the Borough President. He is ex-officio a member of the Board of Aldermen and of the Board of Estimate. The Borough President has cognizance and control in his borough:

1. Of regulating, grading, curbing, flagging and guttering streets, and of laying crosswalks.
2. Of constructing and repairing public roads.
3. Of paving, resurfacing and repairing all streets, and of relaying all pavements removed for any cause.
4. Of laying or relaying surface railroad tracks in any public streets; of the form of rail used, or character of foundations, and the method of construction, and of the restoration of the pavement or surface after such work.
5. Of filling sunken lots, fencing vacant lots, digging down lots, and of licensing vaults under sidewalks.
6. Of the removal of incumbrances.
7. Of the issue of permits to builders and others to use or open the streets.
8. Of the construction and maintenance of all bridges and tunnels which are within his borough and form a portion of the highways thereof, except such bridges as cross navigable streams.
9. Of all subjects relating to public sewers and drainage in his borough. He shall initiate the making of all plans for the drainage of his borough, except as otherwise specifically provided in the city charter. He shall have charge of the construction of all sewers in accordance with said plans. He shall have in charge the management, care and maintenance of the sewer and drainage system of the bor-

ough and the licensing of all cisterns and cesspools.

10. Of the construction, repairs, cleaning and maintenance of public buildings, including markets, except schoolhouses, penitentiaries and the fire and police houses and other buildings whose care and custody are otherwise provided for in the charter.
11. Of the care and cleaning of all offices leased or occupied for public uses.
12. Of the location, establishment, care, erection and maintenance of public baths, urinals and comfort stations; and of the placing of all signs indicating the names of streets and other public places.

The Borough President of the Bronx appoints, among other officials, a Commissioner of Public Works; a Chief Engineer, under whom are a Topographical Bureau, a Highway Division and a Bureau of Sewers; a Superintendent of Highways (Maintenance), under whom are a Bureau of Permits and Incumbrances and other bureaus; a Superintendent of Public Buildings and Offices; and a Superintendent of Buildings.

Finally, mention must be made of the Local Boards of Improvements. Of these, there are four in the Bronx. They meet in the Borough Hall at the call of the Borough President. They are composed of the Borough President and of the Al-

dermen who represent Aldermanic districts within the Local Improvement District. The Borough President's secretary is secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters pertaining to two or more districts, the boards of the districts affected sit in common.

The powers of the boards are thus defined in the charter: "Sec. 428. A local board, subject to the restrictions provided by this act, shall have power, in all cases where the cost of the improvement is to be met in whole or in part by assessments upon the property benefited, to initiate proceedings for the following purposes: to construct tunnels and bridges lying wholly within the borough; to acquire title to land for parks and squares, streets, sewers, tunnels and bridges, and approaches to bridges and tunnels; to open, close, extend, widen, grade, pave, regrade, repave and repair streets, avenues and public places, and to construct sewers within the district; to flag and reflag, curb and recurb, the sidewalks, and to relay crosswalks on such streets and avenues; to set or reset street lamps, and to provide signs designating the names of streets. . . ."

"Sec. 429. A local board shall have power to hear complaints of nuisances in streets or avenues, or against disorderly houses, drinking saloons conducted in violation of the laws regulating the traffic in liquor, gambling houses or any other places or congregations violative of good order or of the laws of this State, or other matters or things concern-

ing the peace, comfort, order and good government respecting any neighborhood within the district, or concerning the condition of the poor within the district, and to pass such resolutions concerning the same as may not be inconsistent with the powers of the Board of Aldermen or of the respective administrative departments of the City of New York, and to aid such Board of Aldermen and departments in the discharge of their duties respecting the good government of the said district. All resolutions passed under the authority of this section shall be submitted to the Mayor; and if he shall, within ten days thereafter, declare the same to be general in character, they shall be invalid; otherwise, they shall take effect upon the expiration of said period of ten days."

The quorum in a Local Board consists of the Borough President and one other member. No measure originating in a Local Board becomes a valid ordinance without the approval of the Borough President. Over certain street improvements, including the laying of pavements and crosswalks, the fencing of lots, etc., the board has full authority, provided the total cost does not exceed \$2,000. All other improvements involving assessments must go before the Board of Estimate.

Mr. Miller inaugurated the system of holding Local Board meetings at night. Formerly these meetings were held in the daytime, and many property owners were unable to attend them. The interest now shown by the taxpayers is attested by the fact that the meetings are often attended by one hundred or more persons, including many women, who come from every section of the borough to advocate or protest against a local improvement.

The process by which a measure looking toward a local improvement usually becomes effective may be described as follows: When a request for a local improvement is presented by property owners to the Borough President, it is turned over by him to his Chief Engineer, who takes measures to ascertain whether the project is feasible. This question is frequently referred to the Topographical Bureau. If the project is approved by the Chief Engineer, he has it drawn up in the form of a petition. This the Borough President sends to the property owners from whom the original request came. These owners are expected to sign the petition and to obtain the signatures of as many other interested owners as possible. When the petition returns to the Borough President, he advertises for ten days in the "City Record" that the Local Board will hold a hearing on it at a given meeting. There the petition is read and a statement given of the probable assessment on each 25-foot lot within the assessment area.

If there is objection from the property owners at the hearing, the President asks them to come to an agreement among themselves before the next meeting of the Local Board. If there is no objection, the petition is adopted, whereupon it is forwarded to the Board of Estimate, which gives a preliminary authorization for the work to be done. Final plans and figures are then prepared in the Bureau of Design, a borough office instituted by President Miller. The final plans and figures, when submitted to the Board of Estimate, are referred to the Chief Engineer of that board. If his report is favorable, the project is then acted upon by the Board of Estimate. If a final authorization is granted by the Board of Estimate, contracts for the work are advertised for in the "City Record." The bids are opened by the Borough President or his representative. Three weeks usually elapse between the letting and the execution of the contract.

When the work is completed and the expenses in connection with it have been defrayed out of a fund of \$23,000,000 maintained by the city for the purpose of advancing money for public improvements the cost of which is to be eventually paid by property owners, the assessment lists are prepared in the Borough President's office. These are forwarded to the Board of Assessors, a city department. Hearings on the list are then advertised in the "City Record." If the assessments adopted by the Board of Assessors are questioned, an appeal may be made to the Board of Revision of Assessments, which consists of the Comptroller, the Corporation Counsel and the President of the Department of Taxes. When the assessment lists are finally confirmed, they are forwarded to the Comptroller's office. Ten days after their "entry" there, they become a lien against the property concerned.

The foregoing description applies in a general way to all public improvements which involve assessments, but which do not require the appointment of condemnation commissioners. It will be seen that assessment improvements are not only of many different kinds, but that each measure has to go through many official

From _____ to _____

LAYING OUT ON MAP CITY OF NEW YORK OR CHANGE OF GRADE

Petition No. _____ Presented to Local Board of _____ Date _____

Report of Engineer _____ Resolution of Local Board adopted _____

Map and Resolution transmitted to Board of Estimate and Apportionment _____

" " " adopted by " " " " " " " " " " " "

Filed in the Office of { Register
Corporation Counsel
President, Borough of the Bronx

Title Vested _____

NOTES _____

ACQUIRING TITLE

From _____ to _____

Petition No. _____ Presented to Local Board of _____ Date _____

Report of Engineer _____ Resolution adopted by Local Board _____

Resolution transmitted to Board of Estimate and Apportionment _____ Adopted _____

Appointment of Commissioners of Estimate and Assessment to consider Damages and Awards _____

Names " " " " " " " " " " " "

Transmission of Maps to Corp'n Counsel for use of Commissioners { Rule Map
Damage " Profile "
Damage Map
Final Benefit "

Confirmation of Complete Report of Com'rs by Supreme Court _____

CARD HISTORY OF A STREET IMPROVEMENT.

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5. Of filling sunken lots, fencing vacant lots, digging down lots, and of licensing vaults under sidewalks.
6. Of the removal of incumbrances.
7. Of the issue of permits to builders and others to use or open the streets.
8. Of the construction and maintenance of all bridges and tunnels which are within his borough and form a portion of the highways thereof, except such bridges as cross navigable streams.
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stages before it becomes effective. It is the business of the Information Bureau to keep track of every measure through its entire progress from the introduction of a petition in the Local Board to the final determination of the individual assessments on property owners.

The method of recording developed by Mr. Bridges is well adapted for quick

reference. A card system, containing three forms of cards, is used. Two forms of cards are devoted to public improvements involving assessments. The third is designed for miscellaneous records. Of the two sorts of cards for assessment improvements, one is used for street opening and title proceedings. It is blue in color and is easily distinguished in the

card catalogue. The cards devoted to assessment improvements which do not require the appointment of condemnation commissioners are white. The cards reproduced here give an indication of the many official acts which the Bureau of Information records and the system by which the bureau is able to answer inquiries without delay.

THE TAXPAYER AND THE BUDGET EXHIBIT.

In Consequence of the Fiscal Reforms of the Last Few Years, Property Owners Are Now in a Position to Judge Intelligently of Department Expenditures.

THE Budget Exhibit, which is to be held shortly in the old Tefft-Weller Building at 330 Broadway, is the third annual affair of the kind conducted by the city. The official municipal exhibits were preceded in 1908 by a private exhibit, gotten up by a number of civic associations under the auspices of the Bureau of Municipal Research. It required some courage to undertake this first Budget Exhibit. The outcome of any attempt to popularize so dry a subject as the endless tables of figures contained in the city budget was problematical. However, the analyses of statistics that were presented in chart and diagram were supplemented by interesting lectures on the various branches of the city government. These were more or less outspoken on graft and mismanagement, and the newspaper reports of the daily lectures by prominent men helped to give the exhibit a wide publicity. Not fewer than 50,000 people visited the private exhibit of 1908. With so convincing a demonstration of popular interest in the fiscal affairs of the city, it was not difficult to induce the Board of Estimate to make an appropriation for a similar exhibit the next year. The attendance then was even larger than it had been the year before; and it showed a further increase in 1910. The record of attendance appears to be a sufficient warrant for assuming that the annual official exhibit is to be a permanent institution.

What is the value of the exhibit? And what use can real estate interests make of it?

So far the Budget Exhibit has served chiefly as a means of exposing defects in the city government and of creating a public demand for their correction. The administration has been put upon the defensive. Every department head knows that the appropriation which he demands for the coming year will be subjected to a far more searching scrutiny than the members of the Board of Estimate can give it unaided. The demand will be thoroughly discussed in a popular forum before it is acted upon by the board. Each department head is called upon not merely to convince a small appropriating body, composed as a rule of his personal friends, but to justify his demands before impartial critics, whose verdict is likely to determine the action of the Board of Estimate. The annual exhibits have compelled city officials to carry on their work in the open. Being exposed to public surveillance, officials are impelled to regulate their conduct so as to merit the approval of the generality of voters.

The publicity attending the exhibits has reinforced the demands formulated by the Bureau of Municipal Research and other friends of good government for improvements in the method of preparing the budget and for a modern system of accounting in the Finance Department. These demands have already been put into effect. For the first time in its existence, the Board of Estimate is in a position to exercise a close supervision over the management of every department in the city government. This position the board has achieved through a simple reform in the making up of the annual budget. To bring out the importance of the reform a brief explanation may be given of the nature of the budget.

The budget as defined by the charter comprises the amounts estimated to be required to pay the expenses of conducting the public business of the city of New York and the counties of New York, Kings, Queens and Richmond. It is prepared annually by the Board of Estimate during the month of October and covers the anticipated expenditures of the next ensuing fiscal year beginning January 1. In order to enable the board to make up the budget, the charter provides that the presidents of the several boroughs and the heads of departments, bureaus, offices,

boards and commissions shall not later than September 10 send the Board of Estimate a statement in writing of the proposed expenditures, specifying in detail the objects thereof and including a schedule of their own salaries and the salaries of their employees. Before voting the budget, the Board of Estimate shall, according to the charter, allow the taxpayers of the city to be heard in regard thereto. After the budget is adopted, it shall be submitted within five days to the Board of Aldermen, whereupon a special meeting of that body shall be called by the Mayor to consider the budget, and the same shall simultaneously be published in the "City Record." If the Board of Aldermen takes no action within twenty days, the budget shall be deemed to be finally adopted as submitted by the Board of Estimate.

The Board of Aldermen may reduce the several amounts fixed by the Board of Estimate, except such amounts as are fixed by law and such amounts as are inserted for the payment of State taxes or for the payment of interest and principal of the city debt; but the Board of Aldermen may not increase appropriations or vary the terms and conditions thereof or insert new items. Reductions by the Board of Aldermen are subject to the veto power of the Mayor, and the veto can be overridden only by a three-fourths vote of the Board of Aldermen. Prior to December 25 in each year the budget as finally adopted shall be certified by the Mayor, the Comptroller and the City Clerk, whereupon the said several sums shall be and become appropriated to the several purposes named. On or before December 31 in each year the budget shall be filed in the office of the Comptroller and published in the "City Record."

The charter provisions relating to the budget have remained unchanged since the consolidation of the greater city. So far as the charter is concerned, there has been no time when the Board of Estimate has not had full authority to administer the finances of the city down to the minutest details. This authority is if anything ampler and more concentrated than that of the board of directors of an ordinary business corporation. However, it is only since a "segregated budget" was adopted, coupled with new methods of accounting and of compiling departmental reports that the Board of Estimate has had the machinery for exercising its authority. The introduction of this machinery, for which the Bureau of Municipal Research and other friends of good government had been contending, has been brought about largely under the pressure of public sentiment created by the Budget Exhibits. A financial system has been devised by which the Board of Estimate can enforce administrative honesty and efficiency through the budget.

In a "segregated budget" blanket appropriations are done away with. The services performed by each department are classified and the resulting classification or schedule is subject to approval by the Board of Estimate. For each item in the schedule there is a specific appropriation, which cannot be used except for the particular purpose specified. The departmental reports, being made to correspond as regards topics to the departmental service schedules, tell at the end of the year how each specific appropriation has been used. In other words, both the request for money and the report on how the money has been spent are in substance categorical answers to questions asked by the Board of Estimate and repeated each year.

From these answers, the taxpayer is, for example, able to learn what the cost of repairing and maintaining streets was per mile in the Bronx last year, compared with the year before, and how the cost in the Bronx compares with that in any other borough. He is in a position

to inform himself perhaps quite as fully as is the Board of Estimate concerning the expediency of granting a requested appropriation. As has already been noted, department requests for appropriations are handed in to the Budget Committee of the Board of Estimate not later than September 10. Under a rule observed in recent years they are to be had in printed form by applying to the Chairman of the Budget Committee.

One of the main purposes of the budget reforms adopted by the Board of Estimate is to secure an expression of opinion by property owners on the various expenditures proposed. How shall the real estate owner go about the business of forming a competent opinion. According to Dr. William H. Allen, he should consider these questions:

1. Are the proposals so stated that they show what properties will be affected by government investments?
2. What will they, if executed, cost my property?
3. What general improvements will they promote or hinder?
4. What special improvements near my property will they promote or hinder?
5. What special assessments upon my property will they entail?
6. What will be their effect upon the city's credit?
7. Are they commensurate with property's power to pay?
8. How will they affect capital's willingness to invest in real estate?
9. Through what agency or agencies are property owners endeavoring to protect themselves against ill-considered, unintelligent, wasteful budget making?
10. Am I paying my share of the cost of securing a budget that while fitting the community's needs, also advances the interest of my own property?

The last question implies that, if a real estate owner does not feel himself competent or has not the leisure to make a thorough study of the budget, he is morally bound as a good citizen to support some organization which will do the work for him. There are a number of real estate organizations that have means enough at their command to perform this function, but the Record and Guide is not informed whether any of them is actually performing it.

More Claimants for Trinity Property.

A new version of the old Edwards claim came to light the other day when two attorneys from Wisconsin came into the office of the Title Guarantee and Trust Company and asked if they might see Liber B of deeds recorded in the Register's office.

They stated that they had been employed by clients in Wisconsin to look up a claim to large estates of land in New York City. As usual, this claim centered around the Trinity Church property on lower Broadway, the graveyard and other nearby lots, and it was said that the property was held by the Trinity Corporation by virtue of a lease of ninety-nine years, which was just about to expire.

The clients had received letters from claim agents in the East stating that Liber B, which contained the lease or deed to Robert Edwards, was missing from the New York Register's office and was in their possession, and accordingly they were the only persons who were in a position to prove the claim.

As a matter of fact, Liber B is one of the books which is missing from the New York Register's office, but as it was there at the time that the Title Guarantee and Trust Company made its copy of the records, that company has in its possession a copy of this liber, which it is always willing to show to attorneys or others interested in its contents.

AN ENCROACHMENT CASE.

A Loss of Rented Space Through Removal of Stoops and Areas Must be Borne by Tenants.

On August 30, Mr. Justice Giegerich handed down an opinion in the case of Duhain vs. the Mermod, Jaccard & King Jewelry Company which he had had under advisement since last April, when the case was tried before him in Park XII. of the Supreme Court. The issue was a novel one and the decision of far-reaching importance to real estate interests, as it is on the question of the relative rights and duties of landlords and tenants growing out of the removal of front stoops, areas, etc., necessitated by the widening of the roadway on Fifth avenue, 42d street and the various other thoroughfares on which the city has inaugurated that new policy.

The substance of the decision is that, in the absence of express covenants in a lease, any loss of space and other inconvenience growing from the change must be borne by the tenant and not by the landlord.

In the case decided by Judge Giegerich, the facts show that Duhain was the landlord of the old Butterfield mansion, known as No. 400 Fifth avenue; the building was originally a high-stoop private residence, but had been converted to business uses by turning the basement and parlor floor into stores. Every square foot of space in this locality was so valuable for renting purposes that there was demand even for the space under the stoop and the basement hallway in the rear.

An iron high stoop in the usual form, but with plate glass beneath it on each side, was substituted for the original old-fashioned brownstone stoop and masonry, and this stoop with 20 feet of the basement hallway in the rear was rented to the Mermod, Jaccard & King Jewelry Company in 1905 for five years, at an annual rental of \$2,400, payable quarterly in advance.

This stoop space was seven feet wide and extended from the house line out in the street a distance of about fourteen feet, which, with the twenty feet of hallway space, gave the tenant a depth of about thirty-four feet. Acting under the pressure of the city authorities, who required the same, the landlord removed this stoop, which left the tenant a depth of only about twenty feet, which space the landlord enclosed with a door and show window, with a frontage of seven feet on Fifth avenue.

The rule of law is that where a tenant is evicted or deprived of the possession of any part of his space, the rent is suspended, and although the tenant continues in possession, the landlord can recover no rent until he restores the space to the tenant. Judge Giegerich held, however, that such rule does not apply in these cases, because, as he held, it governs only in cases where the loss of space is occasioned by the voluntary or wilful act of the landlord; whereas what the landlord did here was under the compulsion of the city authorities, who had absolute control over the space on which the stoop was and who had title paramount thereto.

The tenant claimed, however, that the landlord had reduced his space by putting the entrance door on a slant, or, as Judge Giegerich described it, "so that it formed the hypothenuse of a right-angled triangle, the other two sides being one a line about a foot long on the street frontage and the other being a line about two feet long, measured back on the side line," and Judge Giegerich held that this arrangement was more advantageous to the tenant, as it left him more valuable frontage for display purposes, and that it was optional with the tenant to alter the front if he saw fit.

Judge Giegerich based his decision on the further fact that it was proven upon the trial that the value of the stoop store, even though the depth was lessened fourteen feet by the removal of the stoop, was greater than the value in its original condition, and gave judgment for the landlord for the full amount of his rent with costs. Henry W. Unger was the attorney for plaintiff, and William Hepburn Russell attorney for defendant.

"Lotta" Leases Harlem Property.

Barnett & Co. have leased the group of buildings at the southeast corner of Madison avenue and 125th street, owned by Lotta M. Crabtree, the famous "Lotta" of a generation ago, who invested a large part of her earnings in New York realty.

This plot on which there are several three and four-story structures, including Madison Hall, has been leased for a term

of twenty-one years, with three renewals—eighty-four years in all—at an aggregate rental of about \$2,100,000. The property includes 1939 to 1945 Madison avenue and 50 to 58 East 125th street, with frontages of 113.10 feet on the avenue and 110 feet on the street. The lessee is said to be a Westerner and nothing definite has yet been announced as to what use will be made of the property.

Syndicate Takes Broadway Lease.

A syndicate, headed by Samuel A. Cunningham, president of the Bankers' Safe Deposit Co., has concluded negotiations for taking over the lease of the Albany apartment house property on Broadway, between 51st and 52d streets. This site was leased last winter by John Murray, the restaurateur, for twenty-one years, at an annual net rental averaging about \$63,000. The property has frontages of 201.10 feet on Broadway, 108 feet on 51st street and 103.11 feet on 52d street. The plot was acquired about ten years ago by the late John J. Emery for \$500,000.

Large Greenwich Village Lease.

Samuel Weil, who is erecting an eight-story fireproof structure at the southeast corner of Greenwich and Laight streets, has leased the structure from the plans to the Mercantile Warehouse Company for a term of ten years, at an aggregate rental of over \$250,000. The building will occupy a plot fronting 89 feet on Greenwich street and 120 feet on Laight street, and will be completed before the first of the year.

The site forms the northerly half of the block-front on Greenwich street, between Hubert and Laight streets, 177.5x100x irregular, purchased a couple of years ago from Trinity Corporation by Mr. Weil.

PRIVATE REALTY SALES.

South of 59th Street.

GREENE ST.—Godfrey B. Moore resold for the estate of Emanuel Lehman to Julius Tishman 175 and 177 Greene st, a 6-sty loft building on plot 40x100. Mr. Tishman owns 171 and 173 Greene st adjoining. Nos. 175 and 177 were recently bought by the Lehman estate at foreclosure sale. Plans are being prepared for extensive alterations.

PERRY ST.—C. E. Haskell sold for Charles H. Coddington to the St. John's Park Realty Co., James H. Cruikshank and William D. Kilpatrick 155 to 159 Perry st, a plot 66x100, once occupied by Burns Brothers for a coal yard. A new mercantile building will be erected on the site. The property has been in the seller's family for the last thirty years. The plot adjoining on the west was recently owned by the purchasing company in the present deal and was resold by it to the McSweeney Realty Co., which has improved the site with a 6-sty mercantile structure, since leased and for which negotiations are pending for its purchase.

37TH ST.—Alexander J. Roux & Co. sold for Conrad Hubert 417 to 425 West 37th st, old buildings, on plot 125x98.9, to J. W. Dimick, who gave in part payment the 5-sty business building at 392 and 394 West Broadway.

3D AV.—Dr. Harry E. Fry bought from the estate of Abbie S. Urner 884 and 886 3d av, two 5-sty single flats, on plot 40x70. The property abuts Brevoort Hall in the rear and is about 60 ft. south of 54th st.

North of 59th Street.

62D ST.—Pease & Elliman sold for Lorillard Spencer, Jr., of Newport, R. I., to a client for the use of the Studio Club of New York, an association of girl art students, the 5½-sty school building, on plot 40x100.5, at 35 and 37 East 62d st. Miss Newman, general secretary, said that the Studio Club had leased the premises. The club has been located in 56th st, and is moving into more commodious quarters. The building was at one time occupied by the Keller school.

63D ST.—G. Seide & Son sold 163 West 63d st, a 5-sty apartment house, to a client for investment. This property has not changed ownership in more than twenty years.

112TH ST.—Angelo R. Palladino sold for Clemente De Luisi the 4-sty brick double flat at 145 East 112th st, on lot 25x100.11.

131ST ST.—Max Blau & Co. sold for Johanna Strach 42 and 44 West 131st st, two 5-sty double flats, each on lot 25x99.11.

180TH ST.—I. Katz sold for Julius Eccloskey to the Ernwall Realty Co. 707 and 709 West 180th st, a 5-sty apartment house on plot 50x110. The seller takes in part payment five two family houses in the Flatbush section of Brooklyn. The transaction is reported to have involved about \$150,000.

AUDUBON AV.—Max Blau & Co. sold for the Simon Construction Co. the northeast corner of Audubon av and 175th st, a 5-sty apartment house on plot 50x100, to an investor.

AMSTERDAM AV.—Shaw & Co. sold for the Worthville Realty Co., Berry B. Simons, president, the 6-sty apartment house, with stores, at 1253 Amsterdam av on plot 40x100. This is the third house to be sold of a row of five occupying

The two Wisconsin attorneys learned from an inspection of the book that there was no deed or lease in it to Robert Edwards and that this claim, like others of the same general character, is purely mythical and used by dishonest people to collect money from unsuspecting persons at a distance. People by the name of Edwards are addressed with the hope that the similarity of names will stir up the hope that such an estate may be recovered for division among claimants.

These various claims, including the famous Anne Jans claim, have been thoroughly investigated by the Title Guarantee and Trust Company and by those interested in the management of Trinity Church, and it may be stated with absolute certainty that there is no basis for any such claim.

SECURED DEBT TAX.

One Half of 1 Per Cent to State Secures Local Exemption.

The law which lays a tax for the benefit of the State upon secured debts went into effect September 1. Blank forms will be furnished without charge by the State Comptroller, to those wishing to pay the tax, upon either personal or written application at the State capitol or at the branch office of the Comptroller at 165 Broadway, New York City.

Comptroller Sohmer says it must not be expected that his department will be able to register all secured debts during the next few days, but every effort to comply as speedily as possible will be made. Sufficient preparation has been made, he says, to perform a reasonable amount of work each day. Mr. Sohmer gave out the following explanation of the law:

"This law permits the owner or holder of a secured debt to present such debt or a description thereof to the Comptroller and pay to him a tax of one-half of one per centum on its face value. The payment of such tax will forever exempt such debt from liability to local assessment.

"This law, as I understand it, is in substance an extension of Article 11 of the Tax law, known as the Mortgage Recording Tax Law. The term 'secured debt' is carefully defined to include mortgages on property outside of the State, bonds and other evidences of debt, and practically all forms of taxable securities, except commercial papers, which do not now come under the operation of the Mortgage Recording Tax law.

"It is not intended that this law should interfere in any way with the operation of the Mortgage Recording Tax law and no debt will be registered by this office under the Secured Debt law if the provisions of the Mortgage Recording Tax law are applicable thereto.

"It is impossible to anticipate the revenue of the State under this law, for the reason that the payment of the tax thereunder is optional, and for the added reason that positive knowledge of the amount of secured debts held or owned in the State cannot be obtained. The advantages to be gained by paying the tax under this law will undoubtedly encourage many to avail themselves of its provisions. At the time of the enactment of this law, it was estimated by some that the receipts thereunder during the first year of the law's operation, the State would receive in the neighborhood of \$2,500,000.

"Letters received at this Department and conferences with owners and holders of debts affected by this law would seem to indicate that during the first year the State may receive at least twice that amount. One letter states that the writer proposes to have registered under this law bonds aggregating in par value the sum of \$1,700,000. The tax on this amount is \$8,750. Although this the largest amount stated in a single letter received at this department, many others naming comparatively large amounts have also been received.

"Preparation for the work of this department under this law has been a most difficult task, for the reason that no similar law is now on our statute books which would serve as a guide, nor is it possible to anticipate with any degree of accuracy the amount of work which the department will be called upon to perform."

Prominent Bronx Lawyer Dies.

Much regret is felt throughout the Bronx over the death of Harry Overington, who has been one of the prominent lawyers in that borough for the past thirty years. He was fifty-three years old. His death occurred from pneumonia, after an illness of only a week. His office was at 391 East 149th street and he made a specialty of real estate law.

the block front on the east side of the avenue, between 121st and 122d sts.

EIGHTH AV.—William Corcoran sold to Josephine Sussman 2496 Eighth av, a 5-sty flat, with stores on lot 25x100. The buyer gave in exchange 759 Jennings st, a similar house on plot 40x134. The trade was negotiated by M. H. Meyer.

PINEHURST AV.—The Degenhardt Construction Co., sold to the Haven Realty Co., the 5-sty apartment house known as the Henry Hudson, at the northwest corner of Pinehurst av and 178th st, on plot 50.1x100. The selling company erected two buildings at this point and last February sold 28 and 30 Pinehurst av, adjoining to George J. Schreiner.

Bronx.

BRADY AV.—George J. McCaffrey, Jr., sold for Edward J. Cahill the lot, 25x100, on the south side of Brady av, 50 ft. west of Muliner av, Morris Park track.

FOWLER AV.—George J. McCaffrey, Jr., sold the lot, 25x98, on the west side of Fowler av, 350 ft. north of Rhineland av, Morris Park track.

HUGHES AV.—Heller & Sussman sold for Sophie Knepper the dwelling at 2134 Hughes av to a client for occupancy.

HARRINGTON AV.—George J. McCaffrey, Jr., sold for Edward J. Cahill the plot, 50x100, on the north side of Harrington av, 150 ft. east of Mayflower av, to a builder for improvement.

MACOMB'S RD.—The Robison estate sold the plot of about 20 lots at the southeast corner of Macomb's rd and Belmont st, extending to Inwood av, the property fronting about 356 ft. on Macomb's rd and 314 ft. on Belmont st.

TOWN DOCK RD.—George J. McCaffrey, Jr., sold for Jacob Cohen the lot, 25x100, on the Town Dock rd, 75 ft. from Valentine av.

SOUTHERN BOULEVARD.—Arnold, Byrne & Baumann, sold for Grossman Brothers & Rosenbaum the plot of eight lots in the west side of Southern Boulevard, 120 ft. south of 173d st. The buyer is the Reville-Siesel Co. which will improve the site with apartments and stores.

CITY ISLAND.—Shaw & Co. sold for Samuel J. Wood, Fairacres, at City Island, with a frontage of 100 ft. on Eastchester Bay and having a depth of 275 ft. On the property there is a 17-room house, a garage and a cottage.

Leases.

BENJAMIN R. LUMMIS leased to the H. W. Boettger Silk Finishing Co. the store in 137 to 141 Madison av.

JAMES A. SHEERAN leased for Edmund J. Curry 1267 Lexington av, a dwelling, to Joseph Finan, for three years.

EDGAR S. KINGSLEY leased in 3 and 5 East 28th st, space to Wurmser & Co., L. Salz & Co. and the Von Jegg Embroidery Co.

GODFREY B. MOORE leased for a client of F. Zittel & Sons to Mrs. A. Ellis 264 West 107th st, a 4-sty American basement dwelling.

CHARLES E. JONES leased in the new Croisic Building, at 218 and 220 5th av, the seventeenth floor to the Mississippi Wire Glass Co.

SLAWSON & HOBBS leased the store in 2389 Broadway to Thomas Cook & Son, also the store in 2441 Broadway to the Dolly Trading Co.

ROYAL SCOTT GULDEN leased a loft in the building at 17 and 19 West 45th st, to Jos. Zito and space in the Windsor Arcade to Kate Johnston.

LEONARD J. MUHLFELDER leased for the Twenty-fifth Construction Co., the top floor in 135 to 141 West 29th st, from the plans, to Arkin & Guild.

SNOWBER & SMITH leased for the estate of Seth Barton French the dwelling at 15 West 51st st on plot 33x100.5, for a term of ten years to a dressmaker.

M. & L. HESS leased for the Twentieth Street Realty Company the store, basement and first loft in 45 and 47 East 20th st to Goodman & Brother.

PEASE & ELLIMAN leased the building at 447 Lexington av to Morris Goldman, doing business as the Holland lunch. The building will be extensively altered.

THE DUROSS CO. leased the store in 120 and 122 West 18th st to B. T. Babbit & Co., for a premium room; also a loft in 147 and 149 West 25th st to M. Ingerman.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., leased for Josephson Brothers the store in the northwest corner of Broadway and 40th st to a Boston tailoring establishment.

SPEAR & CO. AND LEWIS B. PRESTON leased the fourth loft in the Clarendon Building to the Brainerd-Armstrong Company; also with L. Tanenbaum, Strauss Company a loft in 841 Broadway.

J. ARTHUR FISCHER leased for William R. Hunt the 3-sty dwelling at 428 West 34th st to Carrie E. Burkhardt; also for Michael McBride the 4-sty dwelling at 221 West 38th st to F. Katcherian.

HARRIS & VAUGHN leased space in the Windsor Arcade, 5th av and 46th st, to the following: a store and 2d floor front to the Reinhardt Galleries; a store to Louis Ralston; a store to Arthur H. Hahlo and part of the 2d floor to Mrs. Esther Stephen.

THE DUROSS CO. leased for Thomas W. Tovey to Charles Huber the two 3-sty houses at 139 to 141 West 15th st, for ten years; also for William H. Karch the 3-sty house at 151 West 13th st, to Mary Gleason.

HENRY BARNETT & CO. leased for George Leach to a Mrs. Fallon the 3-sty dwelling at 7 East 125th st; also for Daniel Birdsall to Subrer & Gray, florists, the store in 31 East 125th st and to the Volunteers of America the upper part of the building at 2316 Third av.

BAUMANN & OSORIO leased to the Imperial Bread Co., a newly organized company, the two large ovens and bakery located at 405 and 407 East 92d st. The company has at the present time several other plots under consideration. They intend to erect a large plant.

THE DUROSS CO. leased the 4-sty building at 368 7th av to Fox & Falk as a motion picture theatre and the two upper floors in 364 7th av to Umberto Vetromili and Romeo Crisi for photo studios; also for Sampson H. Schwartz to Edward Walters, the store in 731 Washington st, for a term of years.

H. C. SENIOR & CO. leased for H. L. Scheurman the 4-sty dwelling at 35 West 60th st to L. Wolfert; also for J. L. Van Sant the 4-sty dwelling at 147 West 71st st to Katherine Strauss; also for N. Walsh the 3-sty dwelling at 141 West 64th st to N. Plasse and for Wm. L. Levy the 3-sty dwelling at 31 West 60th st to Mary E. Goodwin.

W. C. WATTON leased for Jules S. Bache and Henry Wollman, the group of twenty buildings on 10th av, between 33d and 34th streets, just west of the French Hospital. The lessee is Frederick S. Justice, and the lease is for a term of years at an aggregate rental of about \$100,000. The lessors have been acquiring the property for several years.

SPEAR & CO. leased a loft in 136 to 140 West 21st st for Harry H. Dine to Philip J. Mendetz; also a loft in 49 and 51 1st st for Charles A. King; for the Cheeseborough estate, the store and basement in 33 Howard st; for the New York Life Insurance & Trust Company two lofts in 70 to 74 West Houston st, and for Charles Brendon the top loft in 120 and 122 West 18th st.

FREDERICK FOX & CO. leased for F. P. Pound the 4-sty building, on a plot 60x80, at the northeast corner of 8th av and 34th st, to Thomas Conville, a brewer, for a term of twenty-one years, with the option of three renewals for similar periods. For the first term the rent aggregates \$458,000. Mr. Conville will convert the building into stores and offices.

THE CHARLES F. NOYES CO. leased the store in 51 Fulton st to the United States Express Co.; also the store in 13 Dutch st to the New York Frame and Picture Co.; also the store in 12 Dutch st to the same tenant; also the basement store in 124 Front st to William Polatsik; also a floor in 82 Duane st to the Bishop Calculating and Recorder Co.; also a floor in 46 Fulton st to Henry Brandon, and space in 4 and 6 Cedar st to the Chemical Specialty Co.

THE RULAND & WHITING CO. leased the store in 164 Pearl st to Hyman Basch; also the first loft in 69 Cortlandt st to the Michigan Wheel Co.; also the first loft in 57 Fulton st to M. H. Levy & Co.; also a loft in 84 and 86 West Broadway to the Model Aeroplane & Supply Co.; also a loft in 34 Spruce st to the Marburg Leather Co.; also a loft in 225 Pearl st to Norring & Fisher; also a loft in 99 Gold st to Loeb Brothers Leather Belting Co., and the top loft in 143 Bleecker st to A. Wolff & Co.

MRS. LOUISE C. H. DYCKMAN leased from the plans to one tenant the 12-sty building to be built at 118 and 120 East 25th st, on plot 41.8x98.9. The work of construction has just been started, and it is planned to have the structure ready for occupancy by May 1, 1912. The Edward Corning Company has been awarded the building contract. The property was acquired in July from Col. Archibald Gracie, of Washington, D. C., and from Mrs. Dalliva Dutton, Albert P. Shack and Mrs. Archibald Gracie.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the following: For Blum & Koch, the top loft in 84 to 90 5th av to Harris Siegel & Co.; for the Empire State Suspender Co., part of the store in 550 Broadway to Herman Hirsch; for the Marlton Realty Co., a loft in 113 to 119 West 17th st to Samuel Hyman; for the Willard S. Burrows Co., a loft in 440 Broadway to Samuel Bienzucht; for William Lauterbach the top loft in 14 Waverley place to William Tesser, and for M. Gropper & Sons, a loft in 88 Bleecker st, to Sugar & Lubam.

EDWARD M. LEWI leased for I. Unterberg space in 121 to 127 West 27th st; also for Gibson-Steingart Company space in 146 to 150 West 25th st; also for Ellis P. Earle space in 129 and 131 West 22d st; also for John J. Geraty space in 14 to 18 East 32d st; also for the Douglas Realty Company space in 124 West 18th st; also for the Mentor Realty Company space in 158 West 23d st; also for the Brown-Weiss Realty Company space in 153 to 157 West 23d st; also for the Flemish Realty Company the ninth loft in 13 and 15 East 22d st, and for Cuneo & Fogliasso space in 66 East 8th st.

CHARLES S. KOHLER leased for the estate of William Nunn to a Mr. Reynolds the 4-sty dwelling at 81 West 104th st; also for Mrs. Elizabeth Wright to Mrs. Fred L. Kriebel the 3-sty dwelling at 83 Manhattan av; also for Miss Minnie Miller to Miss C. V. Hall, the 3-sty Queen Anne dwelling at 113 Manhattan av; also for William H. Francis to Dr. Joseph Moorehead, the 3-sty Queen Anne dwelling at 129 Manhattan av; also for G. W. Stokes to Mrs. Dora Dow the 3-sty Queen Anne dwelling at 131 Manhattan av; also for Jonathan Bulkley to Mrs. Nellie Baker the 3-sty dwelling at 121 West 106th st, and for Blum Brothers Co. to Louis Kaplan the double store in 923 Columbus av.

THE CHARLES F. NOYES CO. leased space on the ground floor and a large suite of offices on the fourth floor of the Hilliard Building to the Armstrong Agency at an aggregate rental of about \$35,000; also offices in the Hanover Building, 130 Pearl st, to William Bergman; also offices in 37 and 39 Liberty st to the United States Dredging & Rubber Company, and to Francis J. Hopson; offices in the White Building, at 95 and 97 Liberty st, to the American Creosoting Company; offices in the Wolff Building, at 80 and 82 William st, to W. W. Palmer, Morton Bond & Mortgage Company and T. Morton Harris Company; also offices in the Frankel Building to M. M. Tanenbaum and a suite of five offices in the Fulton-Chambers Building, at 102 Fulton st, to Betz & Vollmer.

Real Estate Notes.

AT A RECENT MEETING of the stockholders of the M. Morgenthau, Jr. Co., the following directors were elected for the coming year: Myron I. Borg, E. C. Atwood, I. H. Lehman, Fred M. Stein and M. Morgenthau, Jr. Messrs. Morgenthau, Lehman and Atwood were afterward re-elected president, vice-president and secretary, respectively, and F. M. Stein was elected treasurer. J. E. Weiss and S. Strauss remain assistant treasurer and assistant secretary.

FOLSOM BROTHERS, INC. will remove from their present offices at 835 Broadway to 127 East 34th st on or about September 1.

THE LEWIS H. MAY CO. has been appointed agent of the Stuart Arms and Wilmington apartments, at 97th st and Broadway.

HARRY GOODSTEIN AND JOHN PALMER deny the report that they have sold the seven lots at the northwest corner of St. Nicholas av and 164th st.

JOSEPH P. DAY will hold the first sale at the new Bronx auction salesroom at 3156 Third av, on Thursday, Sept. 7. The property to be disposed of is at 3552 Holland av the proceedings being a foreclosure sale by order of Clarence Y. Palitz, referee, to satisfy a lien of \$2,335.21.

BOROUGH PRESIDENT MILLER returned to his desk at the Bronx Borough Hall on Monday after a vacation at his summer home in northern Vermont.

ROBERT WALLACE, a real estate dealer on Gun Hill rd, Williamsbridge, has just returned from a two weeks' vacation spent in Maine.

THE EDENWALD TAXPAYERS' ASSOCIATION of the Bronx held their annual dinner on Saturday, Aug. 26, at the Bay View Hotel, City Island. The affair was very successful.

THE PARK COMMISSIONERS of the various boroughs in the City of New York are preparing to enforce a law which goes into effect Sept. 1, prohibiting the painting of signs on public property. Much of this sort of advertising has been done in the past, such as painting hat, clothing signs, &c., especially on rocks throughout our parks and parkways.

THE WIDENING, REGULATING and grading of 230th st, from Broadway to Riverdale av, is nearing completion. The work of curbing and flagging is now under way.

THE ERNESTUS GULICK CO. has been appointed manager of the new Putnam Building, at 2 to 6 West 45th st, a 16-sty building, on plot 75x100. Fenimore C. Goode, formerly connected with the Brevoort Construction Company, is now associated with the company as manager of the company's renting department.

SNOWBER & SMITH were the brokers in the sale of 349 Amsterdam av, for John O'Connell to Thomas McLaughlin & Sons.

JACOB WEISS has opened a real estate office in 150 Broadway. Mr. Weiss was recently connected with the Long Island City office of L'Cluse, Washburn & Co., as manager.

L. J. PHILLIPS & CO. will offer at auction, by order of Gustave F. Simon and others, executors of the estate of Ulrich Simon, deceased, on Thursday, Sept. 14, at the Exchange Salesrooms, 14 Vesey st, the 4-sty dwelling, 50 West 70th st, on lot 25x100.5.

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

TUESDAY, SEPTEMBER 5.

CITY ISLAND BRIDGE.—Easterly approach included in parcels A & B. 1 p. m.

BRONXWOOD AV.—Opening from Burke av to Gun Hill Road. 2.30 p. m.

WEDNESDAY, SEPTEMBER 6.

HAVILAND AV.—Opening from Virginia av to Zerega av. 3 p. m.

SEAMAN AV.—Opening from Academy to Dyckman sts, and of an UNNAMED ST, north-easterly from Seaman av to Broadway. 11 a. m.

LACOMBE AV.—Opening from Bronx River to Westchester Creek. 1.30 p. m.

BENSON AV.—Opening from West Farms rd to Lane av. **OVERING AV.** from West Farms rd to Westchester av; **ST. PETER'S AV.** from Westchester av to West Farms rd; **SEDDON ST.** from St. Raymond's av to West Farms rd; **ROWLAND ST.** from Westchester av to St. Raymond av, and **HUBBELL ST.** from Dorsey st to MacLay av. 2 p. m.

THURSDAY, SEPTEMBER 7.

WADSWORTH TERRACE, opening from 188th st to Fairview av; **BROADWAY TERRACE,** from 193d st to Fairview av; **188TH ST;** **190TH ST,** from Wadsworth av to Wadsworth Terrace and **193D ST,** from Broadway to Broadway Terrace. 11 a. m.

METCALF AV.—Opening from Bronx River av to 177th st and **BRONX RIVER AV,** from Lacombe av to Metcalf av. 2 p. m.

SEAMON AV.—Assessment, from Academy to Dyckman sts. 11 a. m.

LAFAYETTE AV, opening from Edgewater rd to Clasons Point rd. 10 a. m.

ST. LAWRENCE AV.—Assessment from Westchester av to Clasons Point rd. 11.30 a. m.

PATTERSON AV.—Opening from Bronx River to Pugsley Creek. 2 p. m.

FRIDAY, SEPTEMBER 8.

WADSWORTH TERRACE, ETC.—Assessment from 188th st to Fairview av. 11 a. m.

CRESTON AV.—Closing, from Tremont av to Minerva pl. 10 a. m.

235TH ST.—Opening from Spuyten Duyvil Parkway to Riverdale av; **236TH ST,** from Cambridge av to Riverdale av, and **CAMBRIDGE AV,** from 234th to 236th sts. 3 p. m.



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The government of Uruguay offers 100,000 pesos (\$103,000) for a statue of General Artigas, victor of the battle of Las Piedras, and hero of the Uruguayan war of independence in 1811. Competitors, who may be from any country, must send in their designs on or before December 31.

Chicago architects have planned a building which will limit the amount of noise which can be produced by practicing musicians. Besides soundproof floors and walls, the structure is to have double-thickness doors and double windows. This is the last word in the protection of songsters.

A new high-pressure pipe holder will be among the exhibits of the Fire Department at the coming Budget Exhibit. The holder was designed by mechanics in the department. Its cost of manufacture is \$7. For the purchased holders heretofore used, the department has been paying \$102 a piece.

If uniformity in building regulations throughout the city is a matter of importance, the Mayor scored a strong point in favor of the central building department proposed in the Cullen-Foley charter when he called attention to the fact that, as the building code is now administered by independent borough bureaus, concrete construction is encouraged in some boroughs and all but prohibited in others.

The State Board of Equalization met yesterday for the first time in many years to adopt an equalization table which will form the basis for the imposition of a direct State tax of six-tenths of a mill, as provided for by the Legislature. This tax is expected to yield about \$6,000,000. The total value of real and personal property in the State subject to taxation this year is approximately \$10,000,000,000. The direct tax will revive the fine old fencing matches that used to take place annually between the representatives of the counties in this city and the up-State counties before the Board of Equalization.

Staten Island this week opened its annual county fair, which will last over Labor Day. The posters promised three days of "trotts," two days of running races, prizes for home-made bread, cakes and jams, prizes for "original oil paintings" and crazy quilts, and a list of about 1,600 prizes for farm animals and produce, beginning with "Pen of Dark Brahmas," and ending with "Sow, under six months." The census for 1900 showed that Richmond had 290 farms, half of them under 20 acres, two over 500 acres. These farms were valued at \$4,390,372 and yielded an annual product of \$479,572. The figures for 1910 are not yet published.

A rather unexpected difficulty in the use of motor fire engines has been found in the condition of the street pavements. Drivers of auto-vehicles bound for fires cannot stop to pick their way around holes, ruts and bumps; and expensive machines have no chance to survive many bad runs. As a result of an investigation of the city's streets, made by Fire Commissioner Johnson, it was announced this week that Mayor Gaynor would recommend to the Legislature that the repair of the streets be placed in charge of a city Department of Streets to be created. In his report, Commissioner Johnson said that, in view of the fact that about 100 new pieces of automobile fire apparatus are to be bought during the coming year, it was of the utmost importance to have the streets repaired.

Industrial Uncertainty.

General business is in a condition which seems to be both puzzling and disappointing to the majority of business men. Many people expected not long ago that access of activity would take place during the coming year. Throughout the summer the steel trade had improved and the commercial agencies reported a slow but steady expansion in the volume of mercantile transactions. It was anticipated that the railroads would have to buy more liberally and that an easy money market would stimulate improvements of all kinds. In the last week or two, however, some of these anticipations have already been falsified. Certain railroads, instead of initiating a more liberal policy, have begun to retrench more drastically than ever. A check to the improvement in the steel trade has already taken place. It is wholly improbable that during the coming year general business conditions will show any improvement over those of the present year. The readjustments indispensable to any revival of prosperity have not yet been completed.

The business of the country has not become thoroughly adapted to the fundamental economic changes of the last ten years. It is obliged to carry a much heavier burden than previously in almost every branch of the expense account—higher wages, higher rentals and higher cost of materials. The individual, whether wage-earner or capitalist, is also obliged to pay more money for everything he wants, and his wants have increased. Capital accumulates much less rapidly than formerly, and new business enterprises have to face greater difficulties in getting started and established. There has been an enormous increase in the general power of consumption, but this increase has been purchased by a diminution of the rate of business expansion—which may prove to be permanent. The American people as an economic body cannot both spend money as they do now and at the same time save enough to supply capital for future expansion at anything like the old rate. The conflicting demands of the various classes have, also, still to be readjusted. Employers will undoubtedly meet the demands of organized labor with much more resistance during the next few years than they have in the last few years. They realize that either the government or economic conditions will make it increasingly difficult for them to shift the cost of increased wages or shorter hours. The result may be a series of bitter and dangerous labor disputes.

Prospective Seats of Activity.

It has been a great many years since the real estate market has been as uninteresting and as dull as it has been this summer. There were periods of acute dullness in the summers of 1903 and 1908, but in these years movements in particular branches of the real estate market had been started which looked promising for the future. In 1903 the speculation in tenements and five-story flats was beginning, which was to dominate Manhattan real estate during the three following years. In 1908 indications were plainly visible of the equally remarkable speculation in the new mercantile district, which ever since has been the most important single cause of real estate and building activity. But during the past summer the dullness has been unrelieved by any intimations of better things.

The trading has exhibited no tendency which enables a man to make a guess as to the centers of interest, if any, which will develop during the coming real estate season. As a result of the very moderate rate of apartment house construction, renting conditions have improved on Washington Heights—although the free rent evil is still widespread. In all probability a larger amount of new construction will be undertaken on the Heights during 1912 than in 1911, and in the same year the Dyckman tract will come in for a larger share than ever of the attention of builders. There are some indications also that Lexington avenue may extort the tribute of a certain amount of speculative buying. A number of causes are co-operating to create centers of business along the line of that avenue. One may be expected to spread from 42d street north and south. Another will tend to make the blocks north and south from 59th street more valuable than ever for certain kinds of business. South of 34th street the improvement on Lexington avenue will probably have to wait for another five years—that is until more headway has been made in the improvement of the side streets, and until the new subway is in operation. Seventh avenue, on the West Side, will probably be trans-

formed with new mercantile buildings before any similar good fortune befalls this part of Lexington avenue.

A moderate amount of activity will take place in other parts of the new mercantile district; but the enormous area of rentable space which will be contained in the new Madison Square Garden will discourage other builders from competing with such an enterprise. Finally, a certain number of fireproofed apartment houses will continue to be built on the East and West Sides. None of these various activities promises, however, to obtain very much strength and volume. The Record and Guide sincerely hopes that these anticipations will be falsified by the event, but at present there are no premonitory signs of any considerable revival of business in any particular section or class of improvement.

The Mayor's Powers.

The many varied controversies which have been occasioned by the hearings on the proposed amendments to the charter, have shown conclusively that no consensus of public opinion exists in New York as to the form of the city's municipal charter. The controversy which has naturally aroused most attention is that which concerns certain proposed increases in the Mayor's powers, and it is inevitable that much difficulty should have been created in this matter, because as a matter of fact the present position of the Mayor in the local scheme of municipal government is both anomalous and ambiguous. The anomaly of his position does not consist in his large responsibility for the city administration, but in his relation to the Board of Estimate. His relation to the Board is not one which makes either for good administration or good legislation. The existing arrangement is in truth a sort of compromise form of government and the autocratic concentration of power in the Mayor's hands. For a generation the New York charter developed in both of these directions—that is in the directions of increasing the powers both of the Mayor and the Board.

But the time has now come for the city to choose between the two different methods of municipal government. Either legislative and administrative authority should both be concentrated in a differently constituted Board of Estimate as in the commission form of city charter—or else certain administrative functions which the board now enjoys should be taken away from it, and it should revert to the position of a small city council—elected on a general ticket. The Mayor on the other hand should have even greater administrative control than he has at present, but he should at the same time be more effectually checked by the city council or Board. This method is now being tried in Boston, Pittsburgh and Seattle. It has many advantages for a big city over the commission form of government. The proposed amendments to the charter avoid these fundamental matters and make a lot of changes in detail which are mostly either unnecessary or unwise. The whole matter should go over until the question of revision can be submitted to public opinion in some more decisive and edifying way.

The Week in Real Estate.

Trading in Manhattan real estate was practically at a standstill this week. August has been more than usually dull, but this week has proved to be exceptionally poor. When the combined efforts of all the brokers can produce only about a dozen sales in Manhattan and less than that number in the Bronx, the low-water mark is surely in sight. The week before and the week after Labor Day are, as a general rule, the poorest of the year, but the number of sales closed this week is only about one-half as great as for the same period in the two preceding years. Under these conditions, it is rather hard to be very optimistic of the immediate future. The only hopeful sign is the fairly large amount of rather substantial leasing which is being put through. Apartment renting continues to be brisk, and business leasing is very good for this season of the year. If this continues, the effect is bound to be felt later on in the selling line, as, after all, leasing is the determining factor in all buying, other than that of a purely speculative character.

The most important sale reported can hardly be classed with this week's business, as it was not made public until it passed through the Registrar's office. The sale referred to is that of the south corner of 97th street and Central Park West, which was acquired this spring by Bing

& Bing from the First Church of Christ Scientist. The church originally purchased the site with the intention of erecting a building for use as a publishing house, but the plan met with opposition, and was abandoned. After carrying the property for several years, it was finally decided to sell, and the price obtained was \$262,812.50. This was somewhat less than the cost to the church. The new owner is Joseph A. Schulze, and he will probably improve it with an apartment house. In fact, the original contract with Bing & Bing calls for this kind of an improvement, and also provides that there shall be no stores or shops on the park side.

The only other interesting change of ownership occurred in Greenwich Village. The old coal yard at 155 to 159 Perry street was bought by the St. John's Park Realty Co., for improvement with a manufacturing building. This company, which is composed of James H. Cruikshank and William D. Kilpatrick, has been very largely instrumental in again bringing this ancient section into prominence, and the buildings which they have erected are among the best of the structures designed solely for manufacturing.

By far the best deal of the week was the lease, for a long term, of the property at the southeast corner of Madison avenue and 125th street. This site is owned by Lotta M. Crabtree, famous on the stage a generation ago as "Lotta." The lessee is understood to be a Western capitalist, and it is reported that a department store will occupy the site. The total rental involved is over \$2,000,000.

A further inroad in the private-house section, near Fifth avenue, was made this week. The estate of Seth Barton French leased to a dressmaker the dwelling at 15 West 51st street, near the Vanderbilt residence, and the property will be altered to suit the needs of the new tenant. A short time ago the estate was reported to have sold the site, but this turned out to be untrue.

Besides furnishing one of the important sales of the week, Greenwich Village also figured in a lease, involving more than a quarter of a million dollars. Half the block-front on Greenwich street, between Hubert and Lighthouse streets, has been leased for ten years by Samuel Weil to the American Warehouse Co. An eight-story fireproof building is under construction on the site.

Proof that there is some prospect of obtaining the much-needed Seventh avenue subway was furnished this week by the Public Service Commission. Bids for further subway construction have been advertised for, and borings to determine the character of the ground will be taken in Seventh avenue. A definite assurance that such a line will be constructed is almost sure to produce some activity in this section, which has failed so far to live up to its expectations, at least, since the Pennsylvania Terminal was opened.

In connection with the subway building, an apparently feasible plan has been suggested by the Long Island City Business Men's Association, which would permit the reclamation of the swamp land under the Queensboro Bridge without much expense to the city. It is suggested that the rock and dirt from the excavations, which now cost the contractors somewhat to dispose of, be dumped on this swamp through chutes from the bridge. It is said that this procedure would add about \$1,000,000 worth of land to the city's possession, and incidentally save about \$250,000. The project will be discussed at a meeting to be held on September 15 at the office of Borough President Greaser in Queens County.

The Board of Estimate received an offer this week of the Brighton Beach race track property at \$2,250,000, for use as a public seaside park. The Dreamland site and a large tract at Rockaway Park have already been offered and are under consideration. Mayor Gaynor has expressed himself as being opposed to the Rockaway property. The new offer has been referred to a special committee for a report on September 21.

Powers of the Tenement Department.

Editor of the RECORD AND GUIDE:

Could you give me information as to the following: A lady owning a tenement house, fifteen families, received about thirty days ago a notice from the Tenement House Department, giving a long string of so-called violations, such as whitewashing, defects in plumbing, etc., which looked as if an inspector had gone through the house resolved not to let the slightest defect escape. She now has received another notice that, if within ten days the original notice is not complied with, proceedings will be taken to impose penalties for each violation.

This lady would like to know what the penalties are, and if a lien can be put on her property, and how long will it take before such penalty could be inflicted, and if they have a right to order whitewashing, etc.?

This house was built twenty years ago and was built according to the plans approved by the department.

It has two fire-escapes, one on each side, so every apartment has a fire-escape leading to the shaft; also in the hallways on each landing there are doors leading to a fire-escape on the side. Now the department orders a fire-escape on the rear of the house and also on the front, making four fire-escapes, besides the doors opening on every landing to a fire-escape. The fire-escape on the front would destroy the value of the property.

Now, is such an order legal and enforceable? It seems confiscation, as the laws were complied with when the building was erected, and four fire-escapes are unheard of. Is there any remedy against such injustice?

The lady suggested that you could answer this. She also asks if there would be any advantage in joining a taxpayers' association to aid her in anything that does not seem right from the department. She would not care to have this inquiry published, as it might be noticed by the department, and as the ten days are nearly up, if you would favor me with a short answer I could hand it to her.

New York, Aug. 24.

[This letter is typical of the questions that occur to property owners who are put to expense by orders from the Tenement House Department. The Record and Guide therefore takes the liberty of answering it here for the benefit of its readers, while deferring to the wish of the sender to the extent of omitting the signature. There is absolutely no question as to the right of the department's taking the steps mentioned, as Section 124 of the Tenement House Law reads:

"Each person who shall violate or assist in the violation of any provision of this chapter shall be guilty of a misdemeanor punishable by imprisonment for ten days for each and every day that such violation shall continue, or by a fine of not less than ten dollars nor more than one hundred dollars if the offense be not wilful, or of two hundred and fifty dollars if the offense be wilful, and in every case of ten dollars for each day after the first that such violation shall continue, or by both such fine and imprisonment in the discretion of the court. . . . Any person who, having been served with a notice or order to remove any such nuisance or violation, shall fail to comply with said notice or order within five days after such service, or shall continue to violate any provision or requirement of this chapter in the respect named in said notice or order, shall also be subject to a civil penalty of two hundred and fifty dollars. . . . Said penalty is to be a lien upon said house and lot."

Section 127 explains what a lien is, and how it works:

"Every fine imposed by judgment under section one hundred and twenty-four of this chapter upon a tenement house owner shall be a lien upon the house in relation to which the fine is imposed from the time of the filing of a certified copy of said judgment in the office of the clerk of the county in which said tenement house is situated, subject only to taxes, assessments and water rates and to such mortgage and mechanics' liens as may exist thereon prior to such filing; and it shall be the duty of the Tenement House Department upon the entry of said judgment, to forthwith file the copy as aforesaid, and such copy, upon such filing, shall be forthwith indexed by the clerk in the index of the mechanics' liens."

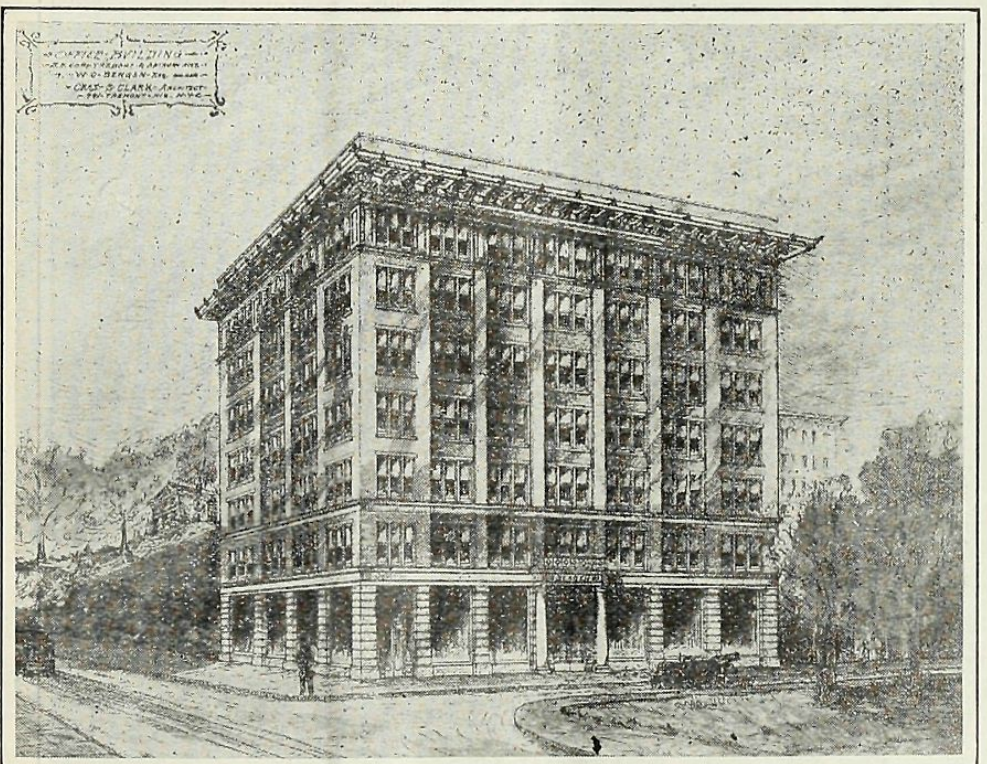
Section 102 of the law explains the requirements of the inspector in endeavoring to keep the house in good order: "Every tenement house and all the parts thereof shall be kept in good repair, and the roof shall be kept so as not to leak, and all rain water shall be so drained and conveyed therefrom as to prevent its dripping on to the ground or causing dampness in the walls, ceilings, yards or areas." He is required to report all such defects.

The next question has caused more worry to the average old-tenement owner than probably all of the rest of the law put together. "Should a house built twenty years ago according to the plans approved by the Department at that time be subject to further alterations?" The present Tenement House Law is divided into two parts, one of which relates to old-law tenements. The purpose of the law is to make all tenement houses, whether old or new, sanitary and safe from fire. The department has wide powers to order structural changes in buildings approved under earlier laws. It aims to use its power with the least possible hardship to owners, and if owners feel aggrieved by orders issued in conformity with inspectors' reports, they will do well to seek a personal interview with the commissioner or a deputy commissioner of the department.—Ed.]

Trying Out New Pavements in the Bronx

The samples of pavements, which have been laid along White Plains avenue, north of Pelham Parkway, for a distance of about a mile, and from which the borough officials of the Bronx are to choose one for permanent use, are subject to a great deal of inspection by officials of other cities. Last week the mayor, comptroller and other city officials of Providence and the officials and engineers of Baltimore, made an inspection of these samples.

Deputy Commissioner Connell stated that section two is the pavement approved by the Bronx officials and that this same pavement is now in use by the city of Washington.



Tremont, Southeast Corner Arthur Aves. Charles S. Clark, architect. BERGEN BUILDING.

To be erected in the Borough of the Bronx, at a cost of \$200,000. It will represent a high grade of achievement in this class of construction for this section, and will be largely occupied by the City for the use of the Department of Water Supply, Gas and Electricity, and by the Department of Taxes and Assessments.

REAL ESTATE STATISTICS

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

MANHATTAN
CONVEYANCES

1911		1910	
Aug. 25 to 31	Aug. 26 to Sept. 1	Aug. 25 to 31	Aug. 26 to Sept. 1
Total No.....	122	197	
Assessed value.....	\$4,462,500	\$7,035,700	
No. with consideration..	8	11	
Consideration.....	\$521,400	\$371,757	
Assessed value.....	\$433,000	\$310,200	

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
Total No.....	6,532	7,376	
Assessed value.....	\$367,195,625	\$433,406,130	
No. with consideration..	562	670	
Consideration.....	\$34,452,963	\$37,820,881	
Assessed value.....	\$31,034,075	\$32,261,200	

MORTGAGES

Aug. 25 to 31		Aug. 26 to Sept. 1	
Total No.....	76	90	
Amount.....	\$2,253,130	\$2,842,250	
To Banks & Ins. Cos.....	19	19	
Amount.....	\$406,000	\$828,000	
No. at 6%.....	29	29	
Amount.....	\$482,248	\$711,300	
No. at 5½%.....	3	3	
Amount.....	.....	\$30,000	
No. at 5%.....	22	35	
Amount.....	\$680,500	\$1,205,450	
No. at 4½%.....	7	4	
Amount.....	\$579,000	\$331,750	
No. at 4%.....	.....	1	
Amount.....	.....	\$1,000	
Unusual rates.....	1	.....
Amount.....	\$80,000	.....
Interest not given.....	17	18	
Amount.....	\$431,382	\$562,750	

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
Total No.....	5,169	5,934	
Amount.....	\$182,371,538	\$221,104,300	
To Bank & Ins. Cos.....	1,147	.....
Amount.....	\$85,016,394	.....

MORTGAGES EXTENSIONS

Aug. 25 to 31		Aug. 26 to Sept. 1	
Total No.....	25	27	
Amount.....	\$842,666	\$713,000	
To Banks & Ins. Cos.....	4	11	
Amount.....	\$401,500	\$527,000	

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
Total No.....	1,613	1,659	
Amount.....	\$62,901,442	\$70,996,209	
To Banks & Ins. Cos.....	558	.....
Amount.....	\$35,147,205	.....

BUILDING PERMITS

Aug. 26 to Sept. 1		Aug. 27 to Sept. 2	
New buildings.....	14	19	
Cost.....	\$1,368,500	\$2,477,400	
Alterations.....	\$543,807	\$147,525	

Jan. 1 to Sept. 1		Jan. 1 to Sept. 2	
New buildings.....	601	631	
Cost.....	\$67,401,430	\$78,620,755	
Alterations.....	\$9,082,822	.....

BRONX

CONVEYANCES

Aug. 25 to 31		Aug. 26 to Sept. 1	
Total No.....	99	109	
No. with consideration..	4	3	
Consideration.....	[\$77,055]	\$12,450	

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
Total No.....	4,860	4,751	
No. with consideration..	335	.....
Consideration.....	\$3,305,525	\$3,877,891	

MORTGAGES

Aug. 25 to 31		Aug. 26 to Sept. 1	
Total No.....	98	92	
Amount.....	\$726,891	\$908,425	
To Banks & Ins. Cos.....	12	9	
Amount.....	\$175,800	\$152,500	
No. at 6%.....	45	44	
Amount.....	\$223,141	\$531,475	
No. at 5½%.....	14	10	
Amount.....	\$124,500	\$55,000	
No. at 5%.....	15	19	
Amount.....	\$242,300	\$186,000	
Unusual rates.....	.....	2	
Amount.....	.....	\$18,000	
Interest not given.....	24	17	
Amount.....	\$136,950	\$117,950	

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
Total No.....	4,256	4,653	
Amount.....	\$68,601,748	\$44,680,359	
To Banks & Ins. Cos.....	504	.....
Amount.....	\$8,832,450	.....

MORTGAGES EXTENSIONS

Aug. 25 to 31		Aug. 26 to Sept. 1	
Total No.....	6	7	
Amount.....	\$139,000	\$20,460	
To Banks & Ins. Cos.....	1	.....
Amount.....	\$38,000	.....

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
Total No.....	432	430	
Amount.....	\$7,282,144	\$5,540,450	
To Banks & Ins. Cos.....	87	.....
Amount.....	\$3,164,850	.....

BUILDING PERMITS

Aug. 26 to Sept. 1		Aug. 27 to Sept. 2	
New buildings.....	45	35	
Cost.....	\$1,323,150	\$769,720	
Alterations.....	\$2,550	\$10,650	

Jan. 1 to Sept. 1		Jan. 1 to Sept. 2	
New buildings.....	936	1,289	
Cost.....	\$16,536,435	\$27,419,840	
Alterations.....	\$921,432	.....

BROOKLYN

CONVEYANCES

1911		1910	
Aug. 24 to 30	Aug. 25 to 31	Aug. 24 to 30	Aug. 25 to 31
Total No.....	392	369	
No. with consideration..	22	20	
Consideration.....	\$101,275	\$151,570	

Jan. 1 to Aug. 30		Jan. 1 to Aug. 31	
Total No.....	17,099	18,317	
No. with Consideration..	1,075	.....
Consideration.....	\$8,967,282	\$10,455,623	

MORTGAGES

Aug. 24 to 30		Aug. 25 to 31	
Total No.....	325	330	
Amount.....	\$1,241,885	\$1,193,246	
To Banks & Ins. Cos.....	77	.....
Amount.....	\$403,266	.....
No. at 6%.....	184	193	
Amount.....	\$630,490	\$567,378	
No. at 5½%.....	50	48	
Amount.....	\$191,850	\$185,500	
No. at 5%.....	78	51	
Amount.....	\$394,356	\$268,401	
Unusual rates.....	1	5	
Amount.....	\$5,000	\$71,300	
Interest not given.....	12	33	
Amount.....	\$20,189	\$100,667	

Jan. 1 to Aug. 30		Jan. 1 to Aug. 31	
Total No.....	15,050	17,378	
Amount.....	\$67,660,013	\$83,021,541	

July 1 to Aug. 30	
To Banks & Ins. Cos.....	960
Amount.....	\$5,447,103

BUILDING PERMITS

Aug. 24 to 30		Aug. 25 to 31	
New buildings.....	93	103	
Cost.....	\$1,264,275	\$809,945	
Alterations.....	\$100,190	\$58,435	

Jan. 1 to Aug. 30		Jan. 1 to Aug. 31	
New buildings.....	3,433	4,251	
Cost.....	\$22,885,743	\$25,597,769	
Alterations.....	\$3,656,350	\$3,236,686	

QUEENS

BUILDING PERMITS

Aug. 25 to 31		Aug. 26 to Sept. 1	
New buildings.....	74	70	
Cost.....	\$206,990	\$146,425	
Alterations.....	\$3,680	\$9,995	

Jan. 1 to Aug. 31		Jan. 1 to Sept. 1	
New buildings.....	3,974	2,827	
Cost.....	\$16,620,308	\$10,201,185	
Alterations.....	\$568,952	\$504,391	

Richmond.

CORNELIUS G. KOLFF sold for A. B. Liebe his dwelling at 31 Chestnut av, Rosebank, on lot 25x100, to Joseph F. De Molle.

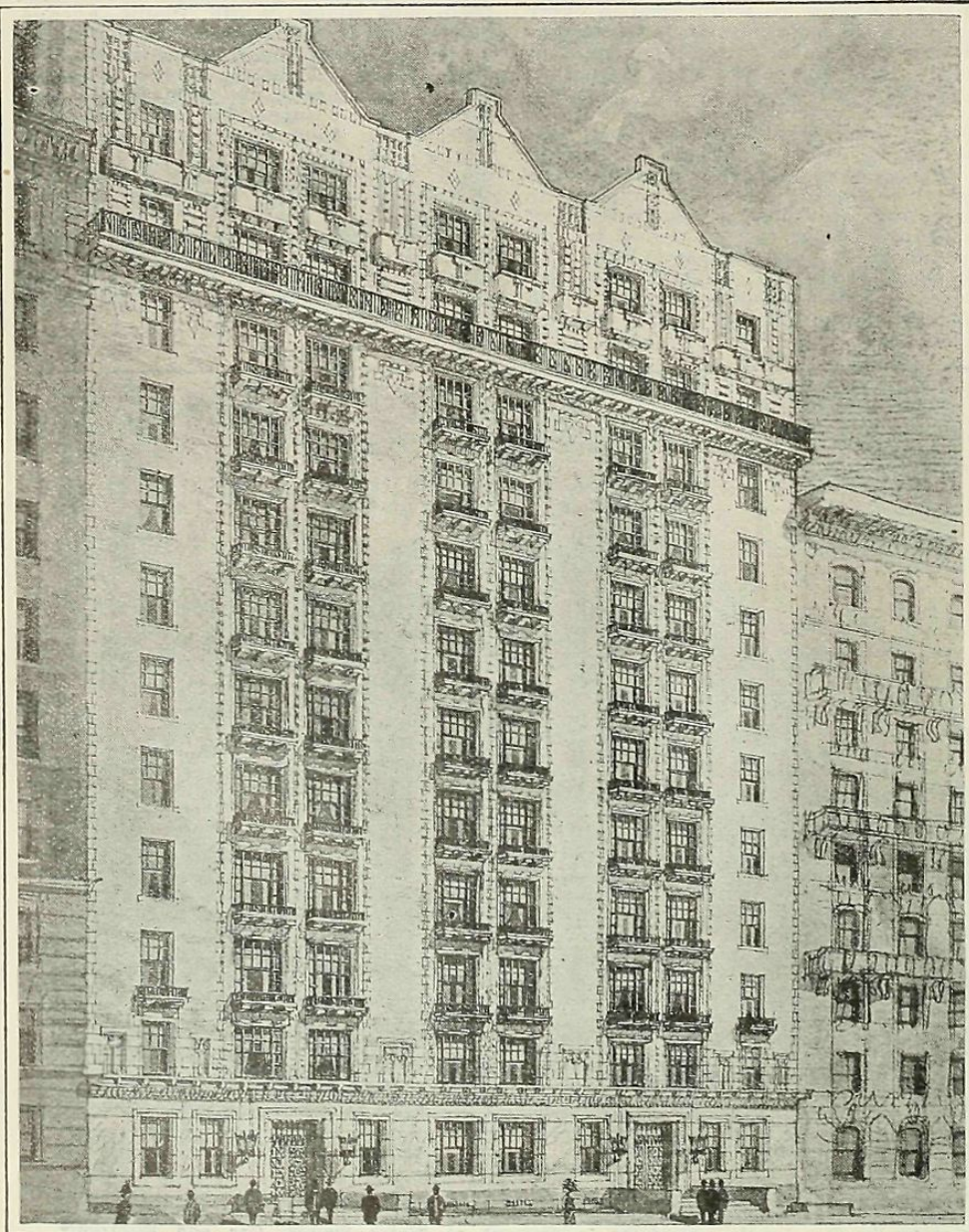
J. STERLING DRAKE sold for Martines S. Merrell to Michele and Joseph Valentino the property with a residence at the junction of Wellington, Linden and Central avs, Commerce Park; also for Charles W. Griffith, of Franklin, Mass., a plot, 40x75, at the corner of Lathrop and Neal Dow avs, Westerleigh, on which Mr. Wearren, the buyer, will erect a Colonial cottage.

CORNELIUS G. KOLFF sold for Henry Christ to Charles D. Durkee & Co., manufacturers of marine hardware, two large tracts at Grasmere Station. One plot is located on the south side of the railroad, and has a frontage of about 700 ft. on Clove av, 600 ft. on Fingerboard rd and 600 ft. on the railroad. The other plot is located on the north side of the railroad and has a frontage of about 350 ft. on Clove av and 610 ft. on the railroad. The buyers will erect on the smaller tract a large brick factory building, which they will use for the manufacture of marine hardware, while on the larger tract they will erect a number of dwellings to be occupied by employes.

A Riverside Drive Operation.

(Subject of Illustration.)

Two connecting twelve-story apartment houses on Riverside Drive, 225 feet south of 119th street, which will provide additional living quarters for over seventy-two families, are now undergoing finishing touches. Each house contains thirty-six apartments of four, five and six rooms and foyers. The fronts are effectively composed of three vertical groups of windows terminating in gables of richly ornamental white terra cotta with wrought iron balconies and railings. The base is of white marble in large pieces, with piers of white enameled brick matching the terra cotta and laid in double Flemish bond. The two houses together will be called "Oxford Hall."



454 Riverside Drive.

George and Edward Blum, Architect.

OXFORD HALL.

NOTABILITIES IN THE CURRENT NEWS

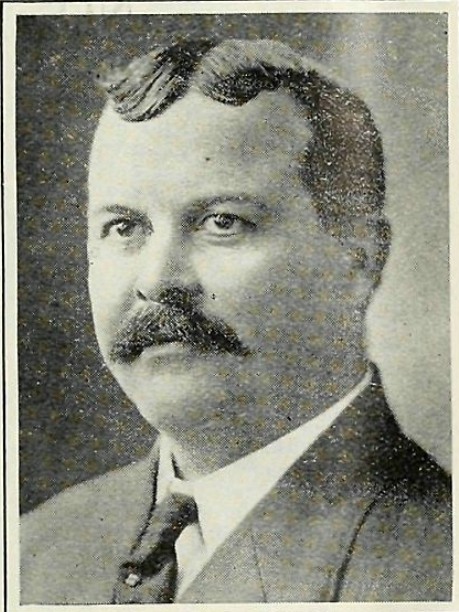
LEADERS IN THE REINFORCED CONCRETE INDUSTRY

Men of Creative Resourcefulness Who Are Overcoming the Difficulties Which Inevitably Occur in a New Industry that Is Revolutionizing Building Construction

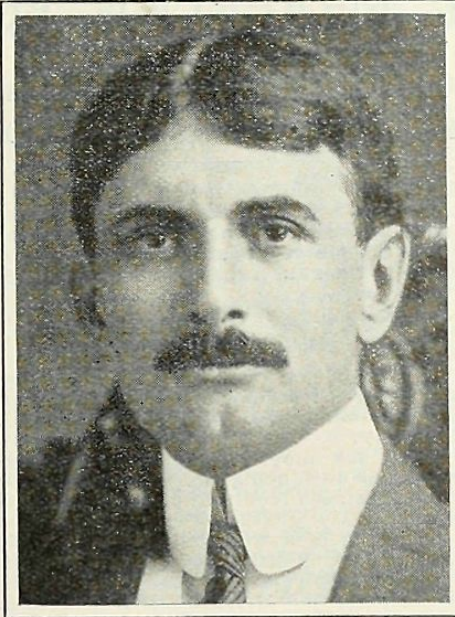
WITH the perfecting of American methods in the manufacture of Portland cement, its reduction in cost thereby, and the introduction of reinforced concrete, many forms of building in this country, have practically become revolutionized within the past few years.

Prominent among the men in the concrete trade who have been factors in the development of this form of construction, are: William C. Tobey, of the Standard Concrete Company, Ross F. Tucker, of the Concrete Products Company, H. C. Turner, of the Turner Construction Company, Thomas M. Vinton, of Tucker and

earlier in 1850, when Lambot constructed a boat of it, and subsequently exhibited it at the Paris Exposition. It was Coignet who in 1861, applied the principles of reinforced concrete in the manufacture of beams, arches, etc. In the United States, Ernest L. Ransome, in 1865, combined metal in the use of concrete, while in 1875, a W. E. Ward, built himself a house entirely of reinforced concrete. Monier, procured the first patents for reinforced concrete, although he was not the first to apply it. He later disposed of the German and American rights.



WM. C. TOBEY, President
Standard Concrete Steel Co.



ROSS F. TUCKER, President
Concrete Products Co.

in 1824, but was not produced in this country until 1871, at Coplay, Penna., and at South Bend, Indiana. Its manufacture did not obtain in this country to any extent until early in the eighties. Since that time its production has increased so rapidly that it has now reached the unparalleled total that I just quoted you for 1910.

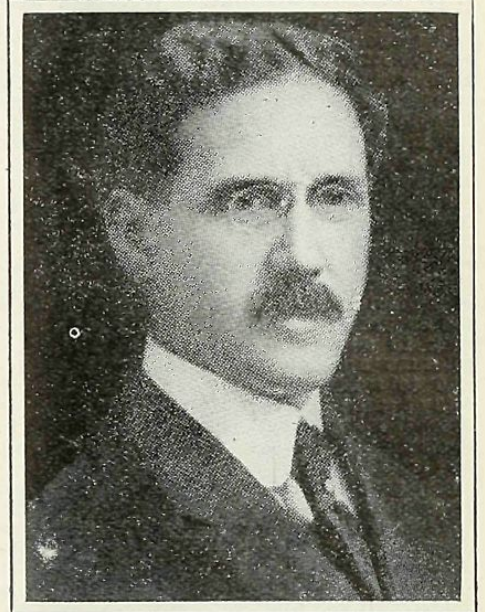
"While England, France and Germany produce an excellent quality of Portland cement, that which is manufactured in this country, is far superior in every way, because of the more modern methods employed.

"And the difference in those methods?" queried the reporter.

"Begins with the type of kiln used," was the reply. "The first kiln used in this country, which was about fifty years ago, was of the vertical type, and was copied after the kiln for so many years the standard abroad. It was equipped with a series of gratings. First there was a layer of coal, then a layer of cement rock, then alternate layers of coal and cement rock. This method of necessity could only result in a crude and non-uniform product. But American ingenuity and experimentation soon effected a departure from these old methods. It was an American who invented the rotary kiln, enclosing an inclined tube through which a flame is steadily forced. This method was found to insure a perfect combustion and a finished product. The first kiln of this character was thirty feet in length, but to-day some are constructed as long as one hundred and sixty feet.

"It was as far back as 1850 that Joseph Gibbs procured an English patent for the casting of solid walls in wooden molds, and not until 1897 that C. W. Stevens received a patent for making artificial stone with concrete.

"The theory of increasing the load-carrying capacity of concrete by reinforcing it with metal, is said to have originated with a Frenchman named Joseph Monier, who used a wire screen enmeshed in concrete in the making of tubs and tanks in 1867. The first use to which this reinforced material was put, however, was



H. C. TURNER, President
Turner Construction Co.

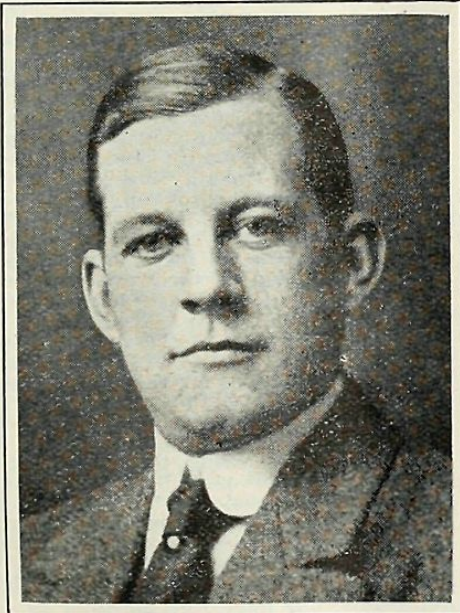
"Ransome in this country, between the years 1874 to 1884, continuously increased his experiments with reinforced concrete, first with wire rope and hoop iron, and took out his first patent in 1884 for a deformed bar. It was in 1890 that he erected his first important building, the Leland Stanford, Jr., Museum Building. From the first use of slabs of reinforced concrete in 1891 in this country, the development of the product has made gigantic strides. The introduction and development of this form of building construction, moved more slowly in Europe, however. Although Hennebique manufactured reinforced concrete slabs back in 1879, he did not patent his system until 1892.

"Concrete and reinforced concrete have become so adaptable for engineering structural

Vinton, Raymond Baffrey, of the Hennebique Construction Company, and H. I. Moyer, of the Moyer Engineering and Construction Company. All specialists in their line, these men have brought the manufacture of reinforced concrete to such a high state of perfection commercially that the United States is now producing more Portland cement than any other two countries combined.

President Baffrey, of the Hennebique Company, in an interview a few days ago gave a most interesting account of the development of the industry.

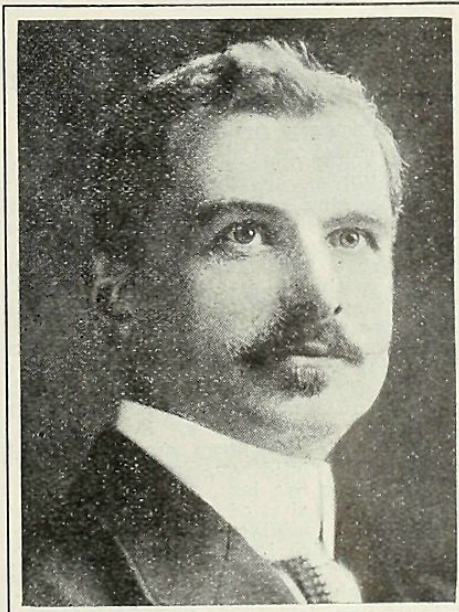
"The demand for the use of reinforced concrete in the building world in the last ten years has caused the Portland cement manufacturers within that period to increase the output of their mills tenfold," said Mr. Baffrey. "This you



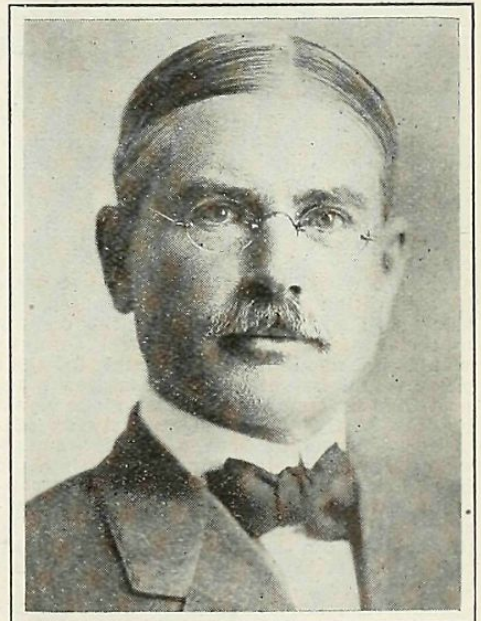
THOMAS M. VINTON, President
Tucker & Vinton.

can readily see is an enormous production when you are confronted with the fact that a total of 76,000,000 barrels were turned out in the year 1910. There are now in the United States between forty and fifty of these mills in operation, with a combined yearly capacity of 100,000,000 bbls.

"In the manufacture of Portland cement two processes are employed. Those are known as the wet and the dry. In building the wet process is preferable, but for blocks or artificial stone the dry process is to be preferred. Portland cement was first manufactured in England



RAYMOND BAFFREY, President
Hennebique Construction Co.



H. I. MOYER, Vice-President and General
Manager
Moyer Engineering and Construction Co.

work, that it is now regarded as one of the necessary materials of construction. There are any number of devices or forms of steel reinforcement which are severally applied according to the structural part to be reinforced; such as spiral wire column reinforcing, patented stirrups, bar fabric, girderless floor construction and unit steel reinforcement.

"Concrete was used originally only for heavy foundations, but at the present time so extensive have its uses become, that it is rapidly revolutionizing many forms of building."

BUILDING SECTION

HOW LONG WILL FIREPROOF BUILDINGS STAND?

Will They Be Here 200 Years Hence?—Electrolysis a Real Danger, But Easily Controlled—Careful Inspections of Foundations Necessary—What Architects Say.

AT the corner of Wall and Nassau streets a great building is being constructed of which it might be said that it is "built for all time." Workmen were this week engaged at the very apex of the structure, 543 feet above the sidewalk, setting the last courses of masonry. Seeing how substantially the beautiful white edifice has been put together and how by its altitude and form it proclaims its monumental character, the question comes to every gazer, how long will it endure?

It has been said that as long as the foundations of a modern steel skyscraper can resist and keep out the tidewater it will stand. The lowest floor in this building is far below ground-water level, but is protected by a heavy concrete wall in the nature of a cofferdam rising from bed-rock to a height of 70 feet. The steel columns all have their foundations carried to solid rock and are all seated on sets of girders which distribute their loads over the masonry. The columns are in two and three-story lengths up to 55 feet, and some of the single pieces weigh as much as 64,000 lbs. All the columns are fireproofed with terra cotta blocks and the floor trusses with concrete three inches thick. The weight of the massive structure is estimated at 60,000 tons.

It might be said of the edifice that it is indestructible, and yet only seventy-five or a hundred years is the period of time allowed for such a building to endure by some modern engineering authorities. These scientific men also maintain that the only measure of success for an office building is the average net return from rentals for a period of say fifteen years.

A structural engineer of prominence once said: "It sounds very imposing to say we are building for all time, but it might be much better business to say we are building for fifteen years. The canvas tent of the traveling circus, the plaster buildings of a world's fair, the granite and marble of a municipal building, differing as they do, exactly meet the requirements of its particular case. Below Chambers street we may expect to see eventually all the space occupied by office buildings, and so we should build for at least fifty years. In other localities wisdom would limit the estimate of the probable life of a building to twenty years."

Of late years architects have been accustomed to say that the city will see no improvement in business construction in the future except in detail. In every era the same opinion has been expressed and controverted by events. In the light of the past it would seem as if one would be on surer ground as a prophet if he asked what will the buildings of the next era be composed of. A few weeks ago an architect was heard to predict that glass in connection with certain new forms of reinforced concrete would be the coming material of construction. Steel columns would be no longer used and in their place would be columns of common glass protected by concrete, because glass would be less costly than steel, nearly as efficient as a weight bearer and more durable. Exterior walls would continue to be of brick or stone but supported on concrete girders at each floor level. Whenever used above ground concrete would be protected from atmospheric agencies by being surfaced or covered with some other material.

The writer has heard many different expressions of opinion on this subject of late, as it is one which is more and more engaging the attention of real estate investors in the central sections of this city. In view of both the physical and economic depreciation of buildings and the steady appreciation of land values, a man who builds for profit must now look far into the future. What should he do—build to the limit of size and cost or simply meet the minimum requirement for an investment?

A Record and Guide representative interviewed some of the highest authorities in the architectural profession this week in regard to some of the phases of this interesting question as to how long the

first class buildings now being erected in this city will endure—will they be here two hundred years from now? Do they contain agents of disintegration that will destroy their usefulness within that period?

"POSSIBLY A THOUSAND YEARS"—
ERNEST FLAGG.

Ernest Flagg, famous the world over as the architect of the Singer tower and other monumental works, answered in this way:

"You ask me how long the first-class buildings now being erected in the principal business centres of this city will stand.

"The life of a well-built building which is kept continuously occupied and in a fair state of repair is practically unlimited if it escapes fire and earthquake. There are many buildings in Europe which have been in constant use for a thousand years or more, and if they are occupied and cared for in the future as they have been in the past there is no reason why they should not continue to stand for a thousand years to come.

"The main requisite in the preservation of a building, barring accidents, is to keep the weather out. Most of our modern buildings of the first-class are well built and are likely to stand until they burn up or are torn down. The reason that buildings generally, which escape fire, do not stand long is because the need for which they were built changes or the fashion changes and they are torn down to make place for others which are more in accord with the requirements of the time.

"The truth of this is well illustrated in the case of two types of mediaeval buildings—churches and castles. The time was when there were probably more castles than churches, and the castles, as a rule, were more strongly built than the churches, yet most of the former have disappeared entirely or are in a state of ruin while a great many of the churches survive. The churches have been continuously occupied and the purpose for which they were built remains unchanged, while the opposite is true of the castles. If the churches had been abandoned even for a comparatively short time it is probable that they too would have become ruined. It is the constant occupancy and the care which that implies which has saved them.

"Ancient dwellings of the ordinary kind though once far more numerous than the churches are now comparatively scarce. They have disappeared partly because the method of living has changed and partly because they were not so well built as the churches; but many dwellings still stand which have been in constant use for five or six centuries and some for a much longer time.

"It may be assumed therefore that ordinary use will not wear out a strong building, but on the contrary will tend to preserve it indefinitely.

FACTORS OF DESTRUCTION.

"The chief factors in the destruction of our buildings are fire, poor construction and changing requirements of occupancy, which lead to destruction or abandonment. When this country was first settled there was great need for shelter and scant means with which to obtain it. Therefore flimsy and shiftless methods of building were used, the influence of which still survives in most of our modern work. This is particularly noticeable in our walls. These are generally very thin, poorly built and offer but little resistance to the spread of flames. Such walls, together with the large amount of wood used in the buildings, are responsible for most of our fire loss, which is out of all proportion to that of countries where more substantial building is the rule.

"With a fire loss such as we have it would not be safe to predict a long life for any building in an American city.

"Our flimsy methods of construction are also responsible for the destruction of buildings in other ways than by fire. Poorly built structures become dilapidated by settlement and general weakness, walls and floors get out of plumb and the

building in time becomes unsightly or unsanitary and is removed for those reasons.

We have acquired a habit of destroying buildings simply because they are old; and buildings which would be thought new in other countries are often torn down here apparently for no other reason.

"When a new public building is wanted here to replace another it is the habit to pretend that the old one is unsafe or unsanitary. The Chicago post-office was torn down for the former reason, though the building was so strong and massive that gunpowder was required to remove it. And now we hear that the Tweed Court House is unsanitary and must be torn down, when for a comparatively trifling sum it could be made as sanitary as any building in the city.

A GIGANTIC EXPERIMENT.

"Still another cause for the destruction of buildings here is the gigantic experiment we are making in building to unheard-of heights. This way of building has given exaggerated value to the land in certain small areas, where the high buildings are clustered, at the expense of the surrounding districts. The value of the land is based on the earning capacity of the high building and is taxed accordingly. The owners of it are therefore forced to rebuild or else to hold their property at a loss. At first we see five and six-story buildings torn down to make place for ten-story ones, then the comparatively new ten-story buildings give way to twenty-story ones and so on.

"Who can tell when we shall have reached the limit? I think it will be when we find out, as we soon will, that it is not profitable to build these tall and expensive structures only to have the light shut out from them by higher ones of the same kind, and adopt adequate regulations to secure light."

"Do you consider that fireproof buildings contain in their physical members elements of disintegration certain to destroy them in time?" Mr. Flagg was asked.

"That they contain structural defects which will make them short-lived I do not believe. Though I have no doubt that some of the earlier ones may in time show structural weaknesses, due to rust and disintegration of the iron framework, especially in the foundations, and will have to be strengthened or taken down. Some of these are supported on foundations of metalwork which was not properly protected against moisture and so placed that it cannot be readily inspected."

"Can you conceive of any system of new construction so much cheaper than those now in use that the most substantial structure will become obsolete in as short a period as their predecessors?" was another question asked Mr. Flagg, to which he answered:

"I do not see how these great buildings can be rendered useless by any new system of construction, for there is no economy in the destruction of property no matter how cheaply it can be replaced. I doubt if the cost of building will decline materially owing to the invention of new methods of building, but I do think that the business buildings of the future will be of a less extravagant kind than those which have been built during the last few years when the profits from building high and pre-empting the light of neighboring land was great.

"In the future I think we may expect regulations which will limit the area of buildings, above a certain limit of height, in proportion to the size of the plot upon which they can be built, so that a fair share of light for adjoining property may be insured, and I also think we may expect to see more reasonable and business-like methods of building and decoration than has prevailed here in the past. The commercial building will not seek to rival the palace and the present extravagance in construction and decoration will give place to a more simple and logical treatment for both interior and exterior. I also think that the use of wood in the high buildings will entirely disappear."

D. Everett Waid, the architect who passes on the plans of buildings on which the Metropolitan Life Insurance Company makes building loans, said:

"There is no inherent physical reason why present day buildings, erected according to our best standards of construction, should not be standing in good condition two hundred years hence.

"Many of our buildings, even those of apparently first-class construction, will be expensive to maintain in good repair for such a period by reason of disregard of certain essentials of good construction. In this climate, in order to prevent the admission of moisture and subsequent destructive effects of frost and oxidation, it is important that the exterior surfaces of a building shall be composed of materials practically impervious, and that the joints of mason work which are commonly left hollow, or imperfectly filled, should be solidly filled with best quality mortar, and that structural steel in exterior walls should have special protection from corrosion. A wise selection of materials subject to wear and tear likewise aids the durability of buildings.

ELECTROLYSIS A REAL DANGER.

"Electrolysis I believe to be a real danger to steel framing and reinforced concrete construction; a danger which demands careful investigation. Such investigation will undoubtedly cause the adoption of easily applied safeguards.

"The nearest approach to any assurance that 'economic depreciation' of commercial buildings will not be so rapid as that of the structures which they are displacing will be found in adopting, first, the most flexible arrangement of the interior of buildings by means of easily movable, or rather easily destroyed and reconstructed, partitions; secondly, the provision of a maximum amount of light and ventilation through large windows of fireproof construction, and the prohibition of projecting cornices, which, if continued as now constructed on high buildings, will cut off from 10 per cent. to 25 per cent. of the width of our canyon-like streets; thirdly, ample provision of exit stairways wisely located; fourthly, the insulation of every story from every other story, and the division of large spaces, to prevent the spread of fire, which will be a menace so long as contents of buildings continue to be combustible.

FIREPROOF CONSTRUCTION WILL BE CHEAPENED.

"I have no doubt that our present best methods of steel construction will be improved and cheapened gradually. I maintain that methods of fireproofing have not become 'antiquated quickly,' as some say. One can mention a number of important buildings erected twenty-five years ago which, in essentials, are up to date at the present time. Many of the buildings being erected to-day will become antiquated quickly only because they were twenty years behind the times when erected. In other words, a large part of the building public fail, either from false ideas of economy or other reasons, to conform to up-to-date standards of good construction."

WILL BE STANDING 200 YEARS HENCE, MR. BORING BELIEVES.

William A. Boring, who has erected notable buildings in many cities, said with particular reference to the first-class buildings now being erected in New York City, that they will be standing two hundred years hence. He did not consider electrolysis a real danger to the steel frame of such buildings when proper specifications are carried out. He considered that it was certain that the physical deterioration of the new buildings of our day will by no means be as rapid as in the case of the buildings they are displacing, and as to economic depreciation Mr. Boring could not conceive of any change of ideas which would ever demand their removal.

"STEEL FRAMES WILL NEED NEW RIVETS."—ALFRED H. TAYLOR.

"If some means can be found to put in new rivets and new connections at vital points, particularly where the steel frame takes hold of the lowest foundation, our latest buildings of the first order will be standing two hundred years hence," answered Alfred H. Taylor.

"This same danger would apply to the elevated road, if it were impossible to get at the rivets and reconstruct the iron work, and while the vibration in the elevated structure is far greater than that in the modern skyscraper, the same elements are at work in a slower way to destroy the ironwork of tall buildings, and as the foundation is very much further removed from the top of the structure the strain is correspondingly greater, and the danger also is greater, on account of its being covered up and forgotten.

"I have wondered why this matter of the inspection of the all-important matter of the connections between the steel-work and the foundations of tall buildings has not been thought of and provided for, as our method of constructing these buildings is to use every thought and care as to the planning and erection and then leave them to a more or less kindly fate to decide how long they will last, and be content to wait until a calamity occurs.

INSPECTION OF FOUNDATIONS.

"Is it fair to future generations to give them a very difficult and dangerous problem, the solution of which we have not attempted? Another thing that occurs to me is that a really comprehensive method of inspection for foundations of tall buildings would result in a practically safe building limit being made, as the higher the building is built, the more thorough and drastic the quality and extent of the inspection should be, and if the owner refused to make this inspection, it should be done by the city, and the expense be made a lien on the property.

"As to the matter of electrolysis in buildings, I consider this a real danger, the remedy being a simple one, as it would not be an expensive matter to guard against it by connecting all the steel members of tall buildings with copper connections and grounding these in the earth below the line of moisture.

"As to the economic depreciation, I do not consider that it will be nearly as rapid as has been the case of the buildings erected prior to the steel frame era, and if a system of inspection and repair such as I have suggested can be devised and this inspection insisted upon, with the same regularity (although at longer intervals) that engineers of railroads inspect steel bridges on their lines, the life of a modern building would be an indefinite one. I can conceive of no form of construction that would be cheaper and more durable than the present method of steel skeleton, properly protected against rust and other deterioration, encased with good masonry, and I do not believe that the buildings will become antiquated for many generations."

Eliminating Builders Who Don't Pay.

The New York correspondent of "Brick" has discovered a concerted movement on foot here in the East to eliminate, as far as possible, from the building field, unscrupulous speculative builders. He says the Greater New York Brick Co. is only one of the many associations or companies that have been formed recently to guard against the losses which have been numerous in this district during the last five years. These have been so extensive that following the boom in 1909, many dealers came perilously near to financial bankruptcy and there were not a few houses that had to carry themselves along on notes not only through 1910, but well into the current year.

The result has been, according to the correspondent of "Brick," the placing of strict credit conditions upon building operations of the "fly-by-night" type. That is given as one reason why the volume of building operations in the Metropolitan district during the last six months has been lower than in previous years. The correspondent then gives the information that builders of the sort complained of have vanished from the Bronx and have sought to renew their operations in Queens, a comparatively new territory as far as building activity is concerned, and in New Jersey where land subdivided three or more years ago, is now being built up.

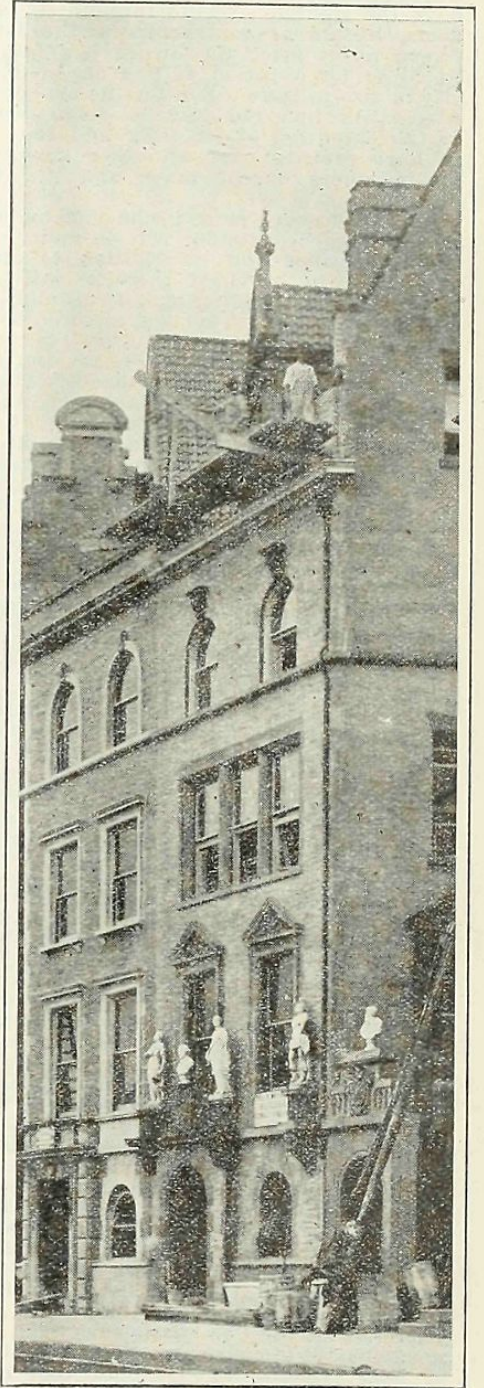
"But the association idea has preceded this class of builder there. He finds that he must pay cash for his materials, if his New York record is below par. Pessimistic writers have pointed out, in the public press, that the reduced number of speculative operations is a sign of a deterioration of the building movement. But such is really not the case. Personal visits to the trade in the suburbs, reveal a volume of trade in building material almost as great as in the first half of last year, and with a volume of actual cash business far in excess of that for the same period a year ago.

"This shows the relative improvement in demand for common brick, inasmuch as this commodity represents about one-third of the total stock carried by the average building material distributor, and also, in a measure, accounts for the prevailing low prices for brick not only in the New York market, but in the suburban field, since the first of the year. Prices might well be lower when brick is sold to consumers on practically a cash basis, or on well secured credits, than when the purchaser is unknown and his credits run considerably over 90 days, if not for a whole year.

An Architectural Aberration.

This town has produced a great variety of architectural effects, but it remains for Riverside Drive to advance the most recent scheme for the exterior adornment of a building.

The house in question is just north of S2d street and is one of the row which recently figured in so much litigation. The owner of the corner who had been objecting for years to the projections on the dwellings was finally successful, and the bay windows were shorn off by order of the Park Department. The particular building in question was bought by a well-known actress and since its style has been changed to that of a straight front, she has placed a row of statues on the ledge



STATUARY IS THE LATEST NOVELTY IN THE ADORNMENT OF A PRIVATE DWELLING.

above the ground floor. Whether the owner is beating the press agent at his own game and indulging in a new form of publicity, or whether she is simply giving her Lares and Penates a summer outing on the Drive is hard to say.

One cannot but help admiring the daring and ingenuity of the owner, but it is hardly probable that the style will become fashionable.

A New Concrete Pavement.

A distinctly new type of pavement, consisting of an ordinary properly constructed concrete base and a thin wearing surface of bitumen and sand, has been developed and extensively used by the city engineer at Ann Arbor, Mich. This pavement has been laid on the principal streets there, where it has been subjected, during the past two years, to all conditions of traffic of a city of 15,000. The materials and equipment necessary are to be found or easily obtained in all localities

NEW TENEMENT LAW.

Enlarged Powers Conferred on the Commissioner Under the New Charter.

The draft of the proposed new charter now under consideration by the joint committee from the Legislature is so greatly different from the bill which was widely printed last April that it should receive careful consideration by building interests. More than four hundred new sections have been added in the meantime, or an increase from 995 to 1,443. Those who presume that they sufficiently digested the contents of the bill at that time may be therefore deceiving themselves.

One of the provisions of the new Charter with reference to the Tenement House Department is that the department shall have the right to execute through its officers, agents or contractors any orders issued by it after the owner has failed to do so for a period of five days. The city is also to have a lien for the expenses necessarily incurred by the department in the execution of an order and this is to have priority over all other liens or incumbrances except taxes and assessments.

Moreover, every person who violates an order of the department will be guilty of a misdemeanor and in addition to any other penalty provided therefor will be subject to a civil penalty of two hundred and fifty dollars. The law already provides severe penalties for violators, including imprisonment, and it also gives the department the right to vacate a tenement house where conditions endanger human life. The department may after issuing a notice or order file in the office of the County Clerk a notice of the pendency of the action or proceeding, and it will have the effect of a notice under the civil code.

There is to be in the Tenement House Department a new-building bureau, an inspection bureau and a bureau of records. The new-building bureau is to file and examine plans and specifications for tenement houses hereafter altered or erected for use as tenement houses, and is to inspect all such houses in course of erection. The inspection bureau of the Tenement House Department is to inspect all tenement houses and record all violations of the Tenement House law and ordinances. The bureau of records is to keep statistics of all tenement houses.

EXCLUSIVE POWER.

The department is to have exclusive power to require every tenement house to be equipped with proper fire-escapes and other means of escape in case of fire; prevent the obstruction of fire-escapes on tenement houses, and provide for the light and ventilation of tenement houses and the premises connected therewith. When a house is unfit for human habitation or dangerous to life or health by reason of want of repair, the department may issue an order to vacate the premises.

The new charter requires the department to inspect tenement houses in course of construction for the purpose of ascertaining whether such houses are being constructed, altered or converted in conformity with law and the plans and specifications filed with the department. Apartments renting for less than twenty-five dollars a month are to be inspected once a month and other apartments at the discretion of the Commissioner. Such inspections are to consist of the examination of halls, cellars, toilets, plumbing, fire-escapes, yards, areas, roofs, shafts, tanks and other parts of the house.

The Police Commissioner is to detail on the requisition of the Tenement House Commissioner not more than one hundred members of the police force, who shall be known as the Tenement House Squad, and report to the Tenement House Commissioner. The department is to have in respect to tenement houses the same powers, duties and remedies as the Department of Health in relation to the repair of buildings and is to have the assistance and co-operation of the Police Department. The latter is to furnish to the Tenement House Department weekly a record of the number of arrests of persons living in tenement houses. The department may also require reports regarding persons living in tenement houses from dispensaries, hospitals and other institutions. There is to be kept in the department a general complaint book in which any person may make an entry.

Property owners are opposing the provision which permits a lien for the expense of executing an order of the department to take precedence over all mortgages, which is not permitted under the state law. They are saying that this

will make savings banks and other lenders reluctant to make loans. It is also asserted that the charter by going so much into detail creates a conflicting set of laws, inasmuch as the duties and powers of the Tenement House Department are already set forth in the State law. The Commissioner might issue, it is said, almost any order under the new authority and entirely ignore requirements of the old law. The existing charter requires a complainant to give his name and address, but the proposed law does not require either the complainant's name or his address. The provision that the police shall furnish the department with a weekly statement of arrests of persons living in all houses classed as tenements is also opposed.

BUILDING TRADE STRIKES.

Ironworkers Demand Union Conditions— National Marble Dealers Support Local Employers.

About three hundred architectural ironworkers are on strike against two leading firms in the trade, Lieberman & Sanford of West 57th street near Eleventh avenue, and the East Side Ironworks of 448 East 167th street, in an effort to obtain union conditions. Open-shop has prevailed in this trade hitherto, and consequently there has been no signed agreement between employers and workmen.

Some time ago the employers received a bill of agreement to sign, providing for a fifty-hour working week and 26 cents an hour. The employers refused to make a union agreement and the men have determined to enforce their demands if possible by declaring strikes against one or two firms at a time instead of a general strike against all the associated employers in the trade. Not only the men in the shops of the two firms named are on strike, but also men from some other shops where work for these two was being executed.

The strike is being handled for the employers by a committee of the Allied Iron Trades, consisting of three representatives each from the Employers' Association of Architectural Ironworkers, the Iron League Erectors' Association and the Ornamental Bronze and Iron Masters. A general lockout will not be declared, for the reason that the employers have no lockout clauses in their contracts, and under such circumstances a general lockout might result in suits for damages against them.

Daniel Haberman, business agent of the architectural ironworkers' union, states that the strikers will have the moral support of the housesmiths and bridgemen, who erect the iron and steel work of buildings, while the architectural ironworkers make iron fences, doors, stairs, shutters, fire-escapes and ornamental ironwork of all kinds. The architectural ironworkers' union is affiliated with the International Association of Bridge and Structural Ironworkers, against the members of which the National Erectors' Association declared open shop some years ago. A number of independent firms are reported to have signed the agreement with the union.

The employers in the marble industry report that they have made considerable progress in filling the places of the polishers, rubbers and sawyers who went on strike in the shops some weeks ago. Non-union men are being accepted for these places, as open shop has been declared on this class of work. Cutters, carvers and setters are coming into the new union and being set at work, but at a slower rate than the other workers. A number of buildings have been manned with new men.

A conference was held on Monday between the executive committee of the Marble Industry Employers of this city and the general executive board of the National Association of Marble Dealers of the United States, with the result that the national board decided to support the stand taken by the local employers and to assist them in case the strike is extended to contracts of the New York employers in other cities. W. J. Evans of the Evans Marble Company of Baltimore is president of the national association. The local dealers are not under the government of the national body but are in a measure affiliated with it.

—The National Fireproofing Co. is authority for the statement that 25 per cent. more terra cotta is going into suburban construction work this year than at any corresponding time in the company's history.

LIMITATION OF BUILDING HEIGHT.

The Provision in the Proposed New Charter Confers Wide Discretion.

An ordinance which went into effect in Chicago on September 1 limits the height of buildings hereafter to be erected to 200 feet. The present limit is 260 ft. Naturally, there was an unusual number of plans filed for buildings of a greater height than 200 feet in order to anticipate the operation of the law, the supposed effect of which will be to prevent greater congestion in certain centers, to cause the city to spread out farther and to more equitably distribute the increment in real estate values arising from business growth.

Here in New York there is at present no limit on the height of buildings, but the proposed new charter provides in Section 853 that building height may be restricted and regulated by ordinance when approved by the Board of Estimate, and that such ordinance may be limited in its application to a part of the city. So far no public objection has been made on the part of building interests to this provision.

Under this authority the Board of Aldermen and the Board of Estimate would have power to "regulate" building height in various ways, one of which might be the plan that has been proposed by Ernest Flagg. A marked tendency in metropolitan architectural design now is toward exceedingly lofty and graceful towers, which is a tendency certain in time to bestow upon Manhattan Island an architectural distinction possessed by no other city to an equal degree. The new charter does not necessarily interfere with this architectural movement but gives the city authorities power over it.

A horizontal limitation of the height of buildings has been advocated by the Committee on Congestion of Population. Others have proposed restricting the area of buildings rather than their height, and still others have maintained that any restriction of height should be limited in its application to certain kinds of buildings and to certain parts of the city. The Tenement House law already regulates the height of multi-family houses, but hotels and factories, as well as office buildings, may rise to any altitude.

Section 853 in the proposed new Charter reads as follows:

"The height of buildings and structures to be erected in the city may be restricted and regulated by ordinance, provided that when an ordinance on such a subject is introduced the Board of Aldermen shall provide for public hearings before the Board or a committee thereof, and no such ordinance shall be passed except by a majority of all the members of the board and shall not take effect until approved by the Board of Estimate by a vote of members entitled to cast at least twelve votes. Such an ordinance may be limited in its application to a part of the city."

Objection has been made in the past when it has been proposed to confer power upon the local authorities to limit the height of buildings on the ground that an element of uncertainty would be introduced as to the stability of any policy adopted by a local administration. The consequence of a vacillating policy would, it has been argued, be a serious menace to real estate values.

Generally speaking, the owners of suburban real estate favor a restriction on building height, while property interests in business sections are opposed to any ordinance which would restrict the size of the buildings they may wish to erect in order to develop the earning capacity of their lands.

Wireless Messages From Automobile.

A number of cadets from a military academy of the Northwest are now making a tour of about three thousand miles through the east and back to Chicago in four automobiles, whose engines drive the generators for the electricity of the wireless apparatus with which each machine is equipped and the machines are operated about thirty or forty miles apart, communication being maintained by means of the wireless. Each machine is provided with an extension mast, while balloons, also forming part of the equipment of each machine, can be utilized for carrying the antennae wires to any desired height. The expedition anticipates visiting Washington, New York, etc.—"Electrical Review."

INTERIOR HARDWOOD.

The Woods That Are Preferred for the Finish and Fitting of a House.

First among the various details of the interior finish and fitting of the house is the choice of the kind of wood for the interior trim.

Before the specifications for the interior are written it is well to look into the relative advantages of the various woods for the trim and at the same time to consider the finish which will be best suited to these. For such work there is a decided interest evinced to-day in several of the less expensive woods. We hear much of the merits of cypress, yellow pine and red gum, and while the two former have always been more or less used in the interior finish of the moderately priced house, the claim of artistic beauty has never until of late been made for them.

Red gum is practically a newcomer among the woods used for interior finish and it is generally prophesied it will not long be classed among the cheaper grades. It is a wonderfully hard and durable wood and has a surface which shows interesting figure and grain.

For many years this wood was kept out of its place in structural work, as it was considered liable to warp and twist, and but for the scarcity and consequent increased cost of many of the hardwoods its value would probably not yet have been discovered. When, however, certain experts in recent years began to experiment upon this wood they succeeded in proving beyond question that red gum properly dried would rank with the best hardwoods. A double process of curing and drying is absolutely essential to its lasting qualities. The lumber must be carefully piled and air dried for a year before it is marketable. It has been found that the green wood contains an astringent sap which caused warping, but with this sap eliminated there is no further trouble.

It must be realized, then, that this wood in structural work is no longer in the experimental stage. It has been used as interior trim in some of the best designed and handsomest apartment houses, hotels and theatres in New York and other large cities, as well as in residential work. Its natural color is slightly deeper than mahogany. Under a light nut-brown stain it is especially beautiful and its appearance justifies the name of satin walnut, which it carries in the European market. Its surface is exquisite and in its figure greatly resembles Circassian walnut. It is also beginning to be much used in making furniture of good design and construction, which can at present be obtained at very moderate prices.

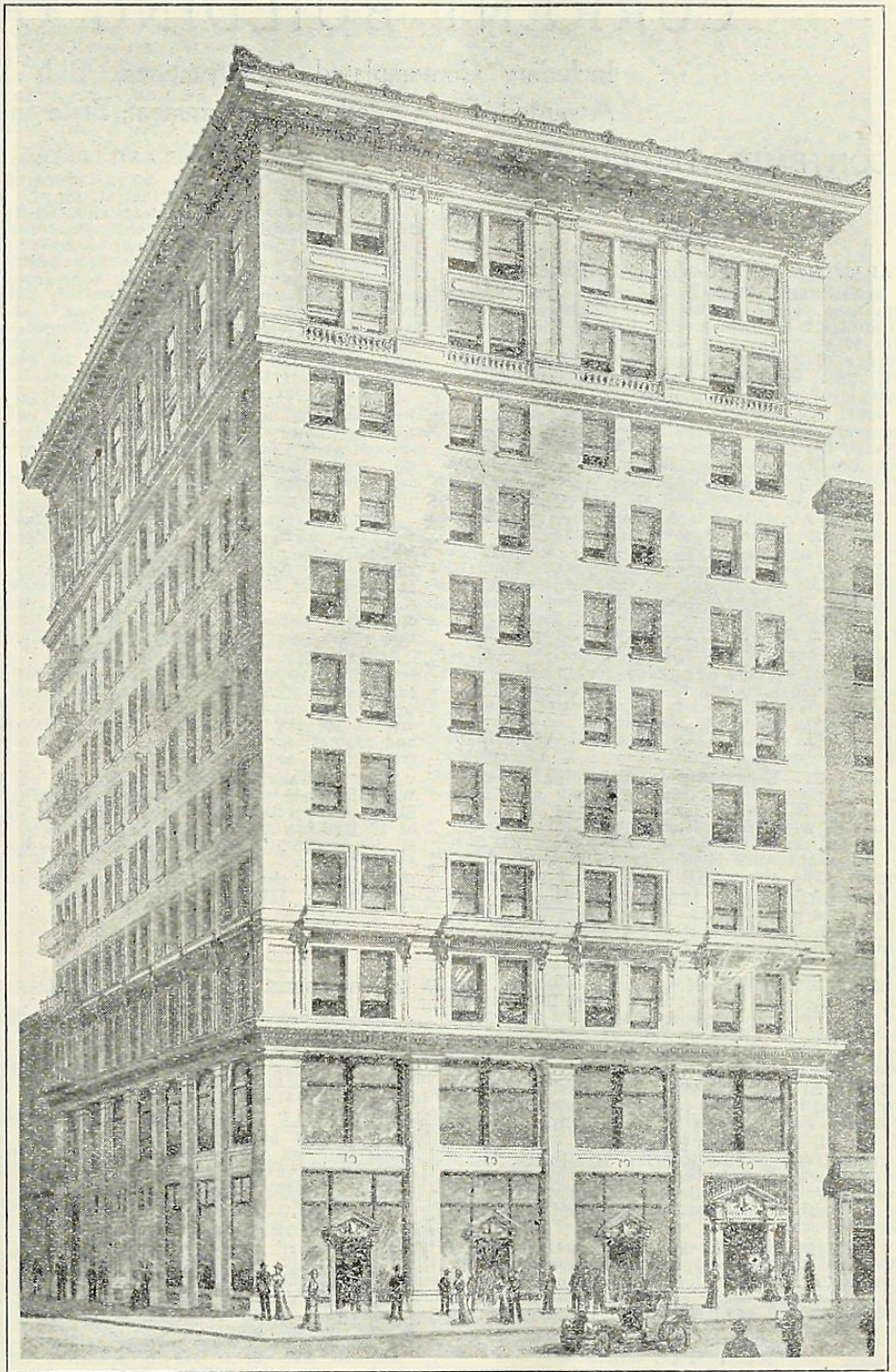
Yellow pine and red gum are both serviceable for floors. The former has long been considered the best medium-price flooring. Where the effect of a mahogany floor is desired red gum will be found especially adaptable, and properly cut and laid it gives excellent service. For the living rooms of the house the first choice is for a floor of oak. No other wood is so satisfactory for this purpose.

Chestnut and ash are satisfactory for the interior of the house from a utilitarian as well as an artistic standpoint. Under the natural, weathered or time-darkened effects that are now obtainable by the use of the excellent stains procurable, these woods equal or surpass in beauty some of the costlier ones. This timber is by no means so abundant as it was a few years ago, chestnut particularly being very scarce in some localities. Ash and chestnut are both somewhat similar to oak, though much less costly. Ash is more often used for the cheaper qualities of cabinet work.

Birch, both the red and white varieties, is much used for standing woodwork and also in the manufacture of furniture. It is susceptible of beautiful, soft color effects under stain, and in the dull or semi-gloss finish is equally desirable. Its light color and close, fine grain make it particularly well adapted to an enamel surface. In specifying its use for paneling doors, etc., selected, thoroughly dried lumber should be insisted upon, for in this way warping and shrinking will be avoided and a good surface insured.—Margaret Greenleaf in "Arts and Decoration."

Terra Cotta R. R. Stations.

The Lehigh Valley Railroad has under construction three stations of terra cotta, situated at Meshoppen, Fullerton and Cementon. It is probable that stations of the same material will also be put up at Trumansburg and Leighton. The Lehigh Valley will have about ten terra cotta stations when those now under way are completed. Other places at which the company has used this material are Cortland, Interlaken, Honeoye Falls, Freeville, Milan and East Waverly.



THE FRANCIS BUILDING. Fifth avenue, at 53d street. C. P. H. Gilbert, Architect.

New Building for the Fashionable Trade (Subject of illustration.)

Another prominent operation which will effectively add to the architectural beauty of Fifth avenue is the new eleven-story "Frances Building," which Edward Holbrook, of the Gorham Co., is to erect at the southeast corner of Fifth avenue and 53d street, fronting 85 feet on the avenue and 125 feet in the street. The exterior will be of classic design, made up wholly of buff limestone, with a main entrance finished in Hauteville marble. The first story is to be fitted up for high class stores or banking purposes, while the upper floors will be arranged for offices. There will be five elevators of the traction type, made by Otis, and all the upper halls and stairs will be finished in Hauteville marble. Excavating is now going on.

Borings for the Subway.

The Public Service Commission advertises for bids to make borings along the lines of proposed rapid transit railroads. Bids will be received at the office of the Commission until 12 o'clock, noon, of Tuesday, September 12.

Borings are required in advance of the making of plans for new subways and river tunnels, so that the engineers of the Commission may design a structure suitable to the character of the ground through which it is to pass. They are also useful to bidders in making up their estimates for construction, as they show the character of the soil through which the excavating is to be made.

The borings now called for are to be made at the following points in Manhattan: Under Seventh avenue, from 14th

to 59th street; in 59th street, from Seventh avenue to Second avenue; in 50th street, from Fifth avenue to Second avenue; in Broadway, from 14th street to 42d street.

Borings on land are to be carried generally to the bottom of the proposed tunnels, but may extend to a greater depth. If rock is encountered, a penetration of 15 feet may be required.

For Bronx Parkway.

In giving expression to an appeal to the county for more enthusiastic support of the proposed Bronx Parkway, "The Review" of Bronxville regrets that there does not seem to be a general realization of the importance of the work and what it means to county. What is considered essential is some real enthusiasm and hearty endorsements from municipalities and civic bodies and the people generally, to show an overwhelming public sentiment that the matter be carried through with the least possible delay.

The Review adds:

"We have no hesitation in stating our opinion that this is the opportunity of the century for Westchester County and in particular the Valley of the Bronx. What Riverside Drive is to the west side and what Central Park is to central New York City, the Bronx Parkway will be to this valley from Wakefield to Kensico. As always in cases of this kind, there is some dissension. When Central Park was laid out it was attacked as being too far out of town. Riverside was criticised as being too costly and too great an opportunity for grafting. Yet, what citizen of New York to-day would give them up or what investment has the city made which has been so profitable?"

CURRENT BUILDING OPERATIONS

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

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—No subcontracts have yet been placed for the 6-sty apartment house, 103.9x143.1 ft., which the Axelrod Realty Co., 314 West 100th st, is to erect at the southeast corner of Riverside Drive and 151st st, to cost \$175,000. Geo. Fred Pelham, 507 5th av, has completed plans.

60TH ST.—Builders are still figuring the general contract for the 9-sty apartment house, 41x100 ft., to be erected at 128 East 60th st, by the 128 East 60th Street Co., of which E. De Forest Simons, 111 Broadway, is treasurer. J. M. Darrach, 10 East 33d st, is the architect.

PARK AV.—Plans are ready for the 12-sty apartment house, 60x90.5 ft., which the 521 Park Avenue Co., 2 Rector st, is to erect at 521 Park av, at a cost of \$350,000. Wm. A. Boring, 32 Broadway, is the architect. Ira Barrows, 17 Maiden Lane, president; Arthur Van Brunt, 52 Wall st, treasurer, and Herbert Frazier, 2 Rector st, secretary. Edward Corning Co. has the general contract.

48TH ST.—Plans are ready for the 6-sty flat house 50x86.6 ft., which the 48th Street Realty Co., 325 West 43d st, is to erect in the south side of 48th st, 150 ft. west of 8th av, at a cost of \$50,000. Harold L. Young, 67 West 125th st, architect.

86TH ST.—Excavating is still going on at 68 and 70 East 86th st for the 12-sty apartment house to be erected for the Putnam Construction Co., Samuel A. Herzog, president, 43 Cedar st, from plans by Schwartz & Gross, 347 5th av. Gunvald Aus, 11 East 24th st, is steel engineer. The owner will handle all subcontracts.

AUDUBON AV.—M. Zipkes, 103 Park av, has completed plans for the 6-sty tenement, 25x85.6 ft., which the Morris Simon Constn. Co., 94 Audubon av, will erect at the southeast corner of Audubon av and 170th st, to cost \$20,000.

127TH ST.—The Schuck Realty & Constn. Co., 19 St. Nicholas pl, will soon start the erection of two 5-sty flat buildings, 44x87.11 ft., in the north side of 127th st, east of Convent av, to cost \$80,000. J. C. Cocker, 2017 5th av, has completed plans.

10TH ST.—H. Tishman, 316 West 112th st, owner, will alter the two 5-sty tenements, 346-348 East 10th st, from plans by C. B. Meyers, 1 Union Sq. Estimated cost, \$7,500.

BROADWAY.—The Kohring Realty Co., 3236 Broadway, will make alterations to the three 4-sty flats, 3230-3234 Broadway, from plans by J. H. Knubel, 318 West 42d st. Estimated cost, \$4,000.

HAWTHORNE ST.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for four 5-sty tenements, 31x88 ft., for the Hawthorne Constn. Co., 530 West 207th st, in the north side of Hawthorne st, 100 ft. east of Vermilye av, to cost about \$90,000.

MUNICIPAL WORK.

LIGHTING SYSTEM.—Bids will be received by the Commissioner of Correction until Thursday, September 7, for labor and material required for the complete installation of a three-wire 110-220 volt lighting system in Building No. 5, known as the Branch Workhouse, Hart's Island, N. Y., together with a service connection and panel board, etc., in Building No. 4.

HARDWARE, PAINTS.—The Commissioner of Correction will open bids on Thursday, September 7, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

REPAIRS.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, until Friday, September 8, for painting, laying cement concrete sidewalk and erecting floor at the various pumping stations.

ELECTRIC LIGHTING.—Bids will be received by the President of the Borough of Manhattan, until Tuesday, September 5, for alterations and additions to electric lighting equipment at the Jefferson Market Court House Building, 6th av and 9th st, Manhattan.

ELECTRIC LIGHTING.—Estimates will be received by the President of the Borough of Manhattan at the City Hall, until Tuesday, September 5, for alterations and additions to the electric lighting equipment at the Court House Building, located at 314 West 54th st, Manhattan.

POWER FIXTURES AND WIRING.—Estimates will be received by the President of the Borough of Manhattan at the City Hall, until Tuesday, September 5, for furnishing and installing electric lighting and power fixtures and wiring in the Harlem Court House Building, 121st St and Sylvan Pl, Manhattan.

LIGHTING AND PLUMBING.—Estimates will be received at the office of the Mayor, Chairman of the Armory Board, until Wednesday, September 6, for a complete additional electric lighting system and wiring in the 12th Infantry Armory, 62d St. and Columbus av, and installing an auxiliary plumbing and high pressure water supply and standpipe system in the 7th Regiment Armory, 66th St and Park Ave.

MUSEUMS.

CENTRAL PARK.—The Metropolitan Museum of Art will soon advertise for bids for the construction of a 2 and 3-sty rear extension 78.6x79 ft. to the Metropolitan Museum of Art in Central Park, opposite 82d st, the west side of 5th av, to cost \$350,000. McKim, Mead & White, 160 5th av, are the architects.

STORES, OFFICES AND LOFTS.

JOHN ST.—Plans are being prepared by Howells & Stokes, 100 William st, for the erection of a 3-sty and basement addition to the Hilliard Building, at 55 John st, corner of Dutch st. This addition will contain about 15,000 ft. of space, fireproof throughout, and will be leased to an insurance company. The building is owned by the Underwriters Building Co., Messrs. J. G. Hilliard, president, and John A. Eckert, secretary. The same company also recently awarded a contract for the erection of a 5-sty marble bank building at 38 Pine st, from plans of Frederick Putnam Platt.

5TH AV.—The Libman Contracting Co., 1968 Broadway, is figuring on the general contract for the new store and loft building to be erected at 605 5th av for the Peerless Investing Co., from plans by Townsend, Steimle & Haskell, Marbridge Building. They desire estimates on all sub-contracts.

40TH ST.—Plans are ready for the 12-sty office and auction room building, 53.6x98.4 ft., which Lillia Babbitt Hyde, of the Aphorh Apartments, Broadway and 78th st, is to erect at 15-17 East 40th st, at a cost of \$200,000. N. C. Mellen, 29 West 34th st, is the architect, and the Anderson Auction Co., 284 Madison av, the lessee. No contract has yet been issued.

BROADWAY.—Maynicke & Franke, architects, 25 East 26th st, are still working on plans for the 20-sty fireproof brick, limestone and terra cotta loft building, 45x110 ft., to be erected at the southwest corner of Broadway and 21st st, for Henry Corn, 341 5th ave. Contracts have not yet been placed.

16TH ST.—Excavating is going on at 43-47 West 16th st, for the 12-sty loft building, 64x81 ft., to be erected for the Hasco Building Co., of 17 Madison av. L. E. Scott, 561 West 141st st, is president. Walter Haefeli, 17 Madison av, architect. Samuel Thomason, 1559 Undercliff av, has the mason contract. The cost is estimated at \$225,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

183D ST.—Frederick Jaeger, architect, 441 East Tremont av, is preparing plans for a 3-sty brick flat, with stores in the north side of East 183d st, 27 ft. west of Prospect av for Giuseppe Tannura, of 2737 Decatur av. Estimated cost, \$15,000.

HUGHES AV.—Chas. Clark, architect, 441 Tremont av, is preparing plans for three 4-sty brick flats, on the southwest corner of Hughes and Creston avs, covering a plot, 101x132 ft. Joseph Tesora, of 180th st, and Crotona av, is the owner. Estimated total cost, \$75,000.

FACTORIES AND WAREHOUSES.

AUSTIN PL.—Neville & Bagge, architects, 217 West 125th st, will soon take bids on the 5-sty brick factory building, 70x80 ft., to be erected on the east side of Austin Pl, 132 ft. north of 144th st, for H. & F. Mesinger, of 1801 1st av. Estimated cost, \$60,000.

BROOK AV.—M. J. Garvin, architect, 3307 3d av, has plans for \$30,000 worth of changes to the brick factory building for grainary purposes on Brook av, west side, north of 163d st, for Rheinhardt Brothers, on premises. The owner will handle the building contract.

HALLS AND CLUBS.

MCCOMBS DAM PARK.—Severance & Schumm, architects, 21 West 45th st, are taking bids on the 2½-sty club and boat house, 60x80 ft., to be erected at McCombs Dam Park, for the Metropolitan Rowing Club, of 2994 8th av. Estimated cost, \$20,000.

STORES, OFFICES AND LOFTS.

MELROSE AV.—Moore & Landsiedel, architects, 148th st and 3d av are preparing plans for a 1-sty store building, 28x30 ft., at the southeast corner of Prospect pl and Saratoga for Chas. S. Levy. Patrick Murphy, 371 East 144th st, is the general contractor.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BERGEN ST.—Emil J. Ericson, 385 Jay st, architect, has completed plans and the St. Julian Construction Co., 142 Columbia st, is taking estimates on the general contract for three 4-sty tenements, 48x88 ft. and 24x88 ft., to be erected in the north side of Bergen st, 204 ft. west of New York av, to cost a total of \$104,000.

PROSPECT PL.—The Klepper Construction Co., of 313 Albany av, will erect two 4-sty brick and limestone apartment houses, 40x88 ft., on the south side of Prospect pl, 100 ft. west of Saratoga av, to cost \$24,000 each. Cohn Bros., 361 Stone av, are making the plans. The owner will receive all bids on subcontracts and materials.

PROSPECT PL.—Cohn Bros., architects, 361 Stone av, Brooklyn, have completed plans for the 4-sty brick and limestone apartment house with stores, 20x90 ft., to be erected at the southeast corner of Prospect pl and Saratoga av, for Julius Robbins. The owner will build and take bids on sub-contracts and materials. The cost is estimated at \$18,000.

OCEAN BAY PARK.—Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for a 2-sty frame store and dwelling, 20x45 ft., in the south side of Bay 47th st, 180 ft. east of Cropsy st, for Thos. D'Amillo, of 2072 First av. Estimated cost is \$3,000.

CROPSEY AV.—M. W. Del Gaudio, architect, 1910 Webster av, Bronx, is preparing plans for a 2-sty dwelling, 20x32 ft., on the northeast side of Cropsy av, south of 27th av, Ocean Bay Park. A. De Santis, 8 Roosevelt st, N. Y. C. is the owner. Estimated cost, \$4,000.

DWELLINGS.

METROPOLITAN AV.—Reiley & Steinbach, 481 5th av, architects, are taking estimates on a 3-sty brick and stone rectory, 25x46 ft., for the Church of Our Lady of Consolation, Rev. Father A. Jarka, pastor, to be erected on Metropolitan av, near Bedford av, to cost \$25,000.

BAY 46TH ST.—M. W. Del Gaudio, architect, 1910 Webster av, Bronx, is preparing plans for a tile and stucco, 2-sty dwelling, 20x40 ft., on the northwest side of Bay 46th st, 210 ft. southwest of Bath av, Ocean Bay Park. Frank Corrado, of 50 Mott st, N. Y. C., is the owner. Estimated cost, \$5,000.

GREENE AV.—Reiley & Steinbach, architects, 481 5th av, N. Y. C., are taking bids for alterations to the 3-sty brick parish house, 23x40 ft., at 40 Greene av, for the St. Casimir's Church, Rev. Father Joseph Dworgha, pastor. The alteration consists of a 1-sty addition.

FACTORIES AND WAREHOUSES.

MYRTLE AV.—H. A. Kolble, architect, 73 Nassau st, New York City, is taking estimates for enlarging the storage building at Myrtle and Wyckoff avs, for Welz & Zerwerk, of 1562 Myrtle av, to cost about \$8,000.

HOTELS.

VAN SINDEREN AV.—P. Tillion & Son, architects, 957 Broadway, Brooklyn, have prepared plans for a 3-sty brick and limestone hotel, 28x100 ft. to be erected at the southeast corner of Fulton st, and Van Sinderen av, for Charles E. Van Sice, 2300 Fulton st, Brooklyn, owner. The owner is ready for bids. Estimated cost, \$20,000.

MUNICIPAL WORK.

CEMENT SIDEWALKS.—The President of the Borough of Brooklyn will open bids on Wednesday, September 6, for constructing cement sidewalks on both sides of Richards st, between Verona st and Rapelyea st, where not already done, and on various other streets in the Borough of Brooklyn.

FENCING.—The Borough President will receive bids until September 6 for fencing vacant lots on the northeast corner of Decatur av and Patchen av, and on various other streets in the Borough of Brooklyn.

SEWER WORK.—Bids will be received by the President of Borough of Brooklyn until Wednesday, September 6, for constructing a sewer in East 12th st, between Aves J and K; East 31st st, between Beverly road and Clarendon road; Snyder ave, between East 34th st and New York av; Livonia ave, between Hinsdale st and Snediker ave; at the north and west corners of 53d st and 8th ave.

BUILDING.—Bids will be received by the Park Board until Thursday, September 7, for labor and materials required for repairs and for the erection and completion of an addition to the Litchfield Mansion located in Prospect Park, Brooklyn.

PUBLIC BUILDINGS.

COURT ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., have been officially selected architects for the new municipal building to be erected by the city on the plot known as Murphy Park, taking in the site of the present Municipal building and the southeast corner of Court and Joralemon sts, now covered with old brick buildings. Under agreement the architects must comply with the demand that they reimburse the city for the \$60,000 that the city has already paid for plans contracted for by previous borough presidents. The estimated cost of construction is placed at \$3,000,000. Frank J. Helmle, of Brooklyn, and Clinton & Russell, 32 Nassau st, N. Y. C., also competed.

STABLES AND GARAGES.

5TH ST.—Wall construction has started on the milk dairy and stable building, brick, 3-stys, 127x100 ft., in the north side of 5th st, 50 ft. east of 4th av, for the Empire State Dairy Co., 502 Broadway, Brooklyn, to cost \$50,000. Theodore Englehardt, 905 Broadway, Brooklyn, is architect, M. Almendinger & Son, 1153 Myrtle av, are the architects. Joseph Wagner, 1103 Flushing av, has the carpenter work.

STORES, OFFICES AND LOFTS.

5TH AV.—Frank Straub, architect, 18-20 East 42d st, N. Y. C., is preparing plans for a 1-sty brick taxpayer, 25x95 ft., to be erected on 5th av, 75 ft. north of 51st st, for A. L. Casazza, plumber, of 169 Worth st, N. Y. C. The owner will be ready for bids about September 5.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY, N. Y.—The Astoria Bohemian Realty Co. will erect two 3-sty tenements on Rapelyea av, north of Flushing av, at a cost of \$13,000.

EVERGREEN, L. I.—Albin Wagner, of this place, will erect four 2-sty stores and dwellings on Dill pl, south of Millwood av, at a cost of \$12,000.

DWELLINGS.

ROCKAWAY BEACH, L. I.—The Schirmacher Realty Co., of Long Island City, will erect ten 2½-sty frame dwellings on Wygant pl, south of the Boulevard, at a cost of \$35,000.

WOODHAVEN, L. I.—The Parkway Construction Co., L. I. C., will erect four 3-sty brick dwellings at this place. One will be erected at the corner of Jamaica av and Dumas pl, to cost \$8,000, and three will be on Dumas pl, adjoining, at a cost of \$18,000.

ROCKAWAY BEACH, L. I.—Jacob Rosenthal, of this place, will erect three 2-sty brick stores and dwellings on Grove av, at the corner of the Boulevard, to cost \$18,000.

PORT WASHINGTON, L. I.—William Emerson, architect, 201 5th av, New York City, has taken estimates on the general contract for the new residence, 2½-stys, for Robert Hoe, Jr., to be erected here.

SETAUKET, L. I.—Ford Butler & Oliver, architects, 103 Park av, N. Y. C., will take bids until September 7, on a 2½-sty brick and stucco residence for Robert H. Bloodgood. The cost is estimated at \$40,000.

LONG BEACH, L. I.—Kirby & Petit, architects, 103 Park av, N. Y. C., are taking bids on five 2½-sty block and stucco residences, to be erected by the Long Beach Estates, of 225 5th av, N. Y. C., at a cost of \$15,000 each.

HOSPITALS AND ASYLUMS.

ROCKAWAY, L. I.—McKim, Mead & White, 160 5th av, N. Y. C., have made preliminary plans for a large hospital group for the New York Hospital, to be known as the "Seaside Hospital" to be erected at Rockaway, at a cost of nearly \$5,000,000. As contemplated the construction will be strictly fireproof of brick and stone. The main building will measure 1400x30 ft., with three wings, 4-stys, 35x100 ft., a nurses' dormitory, 4 stys, 40x100 ft., power house, boiler house, sun buildings, administration building, laundry and kitchen. The kitchen and dining room will be 1-sty, 35x70 ft. It is expected that the architects will soon call for bids for the construction of a section of the main building.

HALLS AND CLUBS.

LONG ISLAND CITY, N. Y.—Enterprise Lodge, Knights of Pythias, of this place, will erect a 3-sty brick building on 10th av, south of Jamaica av. The building will be 25x75 ft., and will cost \$10,000.

JAMAICA, N. Y.—The Jamaica Lodge, No. 546, F. & A. M., will build a brick extension 3-stys high to their temple on Union av, Jamaica, at a cost of \$10,000.

THEATRES.

GLENDALE, L. I.—L. Berger & Co., architects, Myrtle and Cypress avs, Ridgewood, L. I., are preparing plans for the 1-sty brick moving picture theatre with stores, 40x100 ft., at Yale and Myrtle avs, for G. Neumann, of William st, Glendale, to cost \$7,000. The owner will build and take bids on all sub-contracts.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Michael Praete will erect a brick apartment house at the corner of Union av and First st. The cost is estimated at \$15,000.

BANKS.

LONG BRANCH, N. J.—Alfred C. Bossom, architect, 366 5th av, N. Y. C., is taking bids for alterations to the 1-sty brick and stone bank building at 196 Broadway, for the Citizens National Bank. Long Branch builders are submitting estimates on the general contract. The cost is estimated at \$10,000.

DWELLINGS.

SYRACUSE, N. Y.—Contracts have been let for the residence of William B. Gere, at James and Dewitt sts. Gaggin & Gaggin, University Building, are the architects. The contractors are: Masonry, John Churchill; carpenter, John Sherlock; plumbing, John Walsh; painting, Lewis G. Hayes; tile, Syracuse Mantel & Marble Co.; wiring, Edward Joy Co. The cost is estimated at \$20,000.

YONKERS, N. Y.—Moore & Landsiedel, architects, 148th st and 3d av, Bronx, are preparing plans for a 2½-sty brick dwelling, 20x38 ft. in First st, between Scott and Wakefield avs, Yonkers, for the Oulletta & Co., of McLean & Sterling av, Yonkers. Estimated cost, \$6,000.

NEW ROCHELLE, N. Y.—J. and A. Walter Co. will erect three new houses on Thomas pl, for Augustus Thomas, from plans by Charles A. Lupprian, 180 Main st, New Rochelle.

NEW ROCHELLE, N. Y.—William M. Sears, of this place, will erect a frame dwelling on the corner of Linwood and Clinton avs, to cost \$5,500.

NEW ROCHELLE, N. Y.—Frederick Probst, of this place, will erect a frame building at Mayflower av and Faneuil pl, to cost about \$7,000.

NEW ROCHELLE, N. Y.—Patrick Bergin will erect a two-family dwelling on the easterly side of Mount Joy pl, 500 ft. from Mayflower av, to cost, \$5,500.

TROY, N. Y.—The Bigelow & Joslin Co., contractors, 314 Madison av, N. Y. C., are completing the masonry for the foundations for the dwelling now being erected for George B. Cluett on Pine Woods av, at a cost of \$100,000. The building will be 2½-stys high, 116x38.2 ft.

FACTORIES AND WAREHOUSES.

TUCKAHOE, N. Y.—The Hodgman Rubber Co. will enlarge its plant with a 3-sty addition to its factory. No contract has yet been issued.

SYRACUSE, N. Y.—The A. F. Werner Mfg. Co. will build an addition to its factory in West Division and Solar sts, to cost about \$10,000. H. D. Phoenix, New Rosenbloom bldg., is the architect.

BINGHAMTON, N. Y.—Mitchell & Church will erect a 3-sty concrete factory building to cost about \$25,000 at 199 Water st. H. Sumner Gardner, Ackerman Bldg., is the architect and A. N. Coffin, the general contractor; reinforced concrete will be used throughout.

AUBURN, N. Y.—J. R. Steele, of Owego and Auburn, has received the general contract to erect a concrete sea wall and for footings and concrete work on the foundation of the new factory buildings that the Bowen Mfg. Co. will erect at this place. Plans are being prepared by architect Mark Conklin, Seward Bldg. The buildings to be erected include a 2-sty annealing room and storage department, 60x66 ft. Later a 4-sty factory building 90x40 ft., will be erected.

FIRE HOUSES.

NEWARK, N. J.—John H. and W. C. Ely, Firemen's Insurance Building, Newark, have been selected as architects for the brick and stone central fire station in Academy st, for the Common Council of the City of Newark. Jacob Haussling, City Hall, is Mayor. The Public Building Committee consists of Frederick J. Fisher, chairman, 174 Morris av; J. Francis Hanlon, 170 Pol st; Herman Scheininger, 138 Court st; W. Frank Hopping, 166 Hillside av; Albert H. Biertumpfel, 35 Komorn st, and Anthony G. Kroehl, Jr., 303 Fairmont av, all of Newark. The cost is estimated at about \$100,000.

HALLS AND CLUBS.

ALBANY, N. Y.—Bids for the construction of the new home for Albany Lodge, 49, Benevolent & Protective Order of Elks, at 138 State st, have been received and it is expected that contracts will soon be awarded. Marshall L. Emery, Drislane Block, is the architect; George Addington, chairman, and William R. Condon, secretary of the building committee.

HOSPITALS AND ASYLUMS.

WESTFIELD, N. Y.—A. W. Rumsey is the leader in another movement to develop the Blackwater bath and sanitarium work at Westfield. A company has been organized and a charter obtained incorporated at \$100,000, under the name of the "Westfield Mineral Bath Sanitarium."

YONKERS, N. Y.—Plans by G. Howard Chamberlin for the new tuberculosis hospital have been approved by the Committee on Buildings. Bids will be received up to September 7, by the president of the commission, Thomas Ewing.

MORRIS PLAINS, N. J.—Bids will be received by the Board of Managers of the New Jersey State Hospital at this place, John C. Eisell, president, until September 14, for furnishing material and erecting a tuberculosis pavilion; also a nurses' home.

NIAGARA FALLS, N. Y.—Bids closed on Thursday, August 31, for the new St. Mary's Hospital, brick, stone and steel, 4 and 5-stys, 170x22 ft., consisting of private wards two, public wards, chapel, laundry, power house and heating plant, at Ferra av and 6th st, for the Sisters of St. Francis, 604 Ferry st, this city, to cost \$150,000. W. P. Ginther, Arcade Building, Akron, Ohio, prepared these plans.

NEW PROVIDENCE, N. J.—The Board of Chosen Freeholders of Union County, Court House, Elizabeth, N. J., John N. Cady, Director, J. Harvey Deane, Chairman, is taking bids which will close September 14, for the "Bonnie-Burn" Sanitarium building at this place. Oakley & Son, 280 North Broad st, Elizabeth, are the architects. The M. Byrnes Building Co., 430 Westfield av, Elizabeth, is estimating.

SOUTHAMPTON, L. I.—Arrangements have been made to raise \$30,000 for a modern fireproof building for the Southampton Hospital, more than one-half of this amount having been pledged. Address the secretary for particulars.

LIBRARIES.

NEW ROCHELLE, N. Y.—Albert Randolph Ross, 16 East 42d st, New York City, has been commissioned by the Public Library Board as the successful competitor out of an invited list of eight well known architects to prepare plans for the new library to be erected here.

MUNICIPAL WORK.

CAMDEN, N. J.—The Board of Freeholders will receive bids until September 7 (readvertisement), for constructing a gravel road between Gibbsboro and Berlin. J. J. Albertson is engineer.

HUNTINGTON, N. Y.—Bids will be received by the Town Board until September 8 for improving Main st from New York ave to Green st. Alonzo P. Whitson is superintendent of highways.

CORTLAND, N. Y.—Bids are wanted for constructing two miles of fence for State road and about 1,700 yds. of cobble paving. Address Thomas O'Hern, R. F. D. No. 1, Cortland, N. Y.

BUILDING.—On Tuesday, September 5, bids will be opened by the Board of Water Supply, at its offices, 165 Broadway, New York, for Contract 49, for the construction of two reinforced concrete arch bridges, with span 67 ft. 6 ins. and 200 ft., respectively, and four reinforced concrete girder bridges having spans of 25 ft. and 39 ft., with their approaches, in connection with the new system of highways around Ashokan Reservoir.

KEARNY, N. J.—Sealed proposals for the improvement of the Belleville Turnpike road, from the Newark Turnpike to Saw Mill Creek, will be received by the Board of Chosen Freeholders at the Court House, Jersey City, on September 7th.

OSSINING, N. Y.—Sealed proposals will be received for the laying of a creosoted wood block floor on the Van Cortlandt Bridge over the Croton River, between this city and Cortlandt, by the Board of Supervisors at the Court House in White Plains, N. Y., until September 11th.

PORTCHESTER, N. Y.—Sealed proposals will be received for the widening of masonry bridge over the Byram River at this place, by the Board of Supervisors at the Court House until September 11th.

PUBLIC BUILDINGS.

HORNELL, N. Y.—Congressman Underhill has introduced bills for the erection of federal post-office buildings at this place at a cost of \$85,000 and at Waterloo at a cost of \$75,000

sites, for which were secured through the efforts of Congressman Fasset. James Knox Taylor, Washington, D. C., is supervising architect.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—John C. Moore architect, Realty Building, White Plains, expects to have plans for the new Brandes Building ready for bids within a few days.

WHITE PLAINS, N. Y.—F. H. Brown, architect, of Railroad av, will have plans ready this week for bids on the new building to be erected by John T. Rehil. It will have a frontage of 103 ft.

HACKENSACK, N. J.—The New York Telephone Co., 15 Dey st, N. Y. C., will take bids on the general contract for the 3-sty fireproof telephone building, 35x60 ft, to be erected in Main st, this place, at a cost of \$30,000. E. A. Munger is architect for the company.

SCHENECTADY, N. Y.—Plans have been completed for the erection of a \$10,000 building for A. L. Nehr, druggist, at Crane and Francis sts. It will be 2-stys, the ground floor being for three stores, the upper floor for dwelling purposes.

NEWARK, N. J.—W. Orrin Bartlett, architect, 738 Broad st, Newark, has prepared plans for the 5-sty fireproof brick loft building, to be erected at 397 and 399 Market st for J. Sturm & Sons. The cost is estimated at \$50,000.

SCHENECTADY, N. Y.—Samuel Friedman, owner, will erect a brick business building at 312 Crane st, 3-stys high, to cost \$16,500. L. Rodman Nichols, 208 South Centre st, is the architect, and Frank Anker is the contractor.

UTICA, N. Y.—Agne, Rushmere & Jennison, architects, 31 Arcade Bldg., have completed plans for a new building for the C. A. Durr Packing Co., at the foot of Schuyler st, on the north side of the New York Central Railroad tracks. Contractor Pius Kerner & Son will probably have the construction in charge. The new building will be fireproof throughout and will be built of concrete, steel and brick.

THEATRES.

BINGHAMTON, N. Y.—Charles Savery, proprietor of the moving picture theatre at 42 Clinton st, is contemplating the erection of a new theatre at 38-49 Clinton st, at a cost of about \$10,000. The new building will be about 83x40x20 ft.

POUGHKEEPSIE, N. Y.—M. S. Rosen and Simon King, of this city, have contracted for the erection of a new theatre here. The building will be fireproof and cost about \$25,000. The seating capacity will 1,250.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Lazette & Murphy, 2255 Broadway, have received the plumbing contract on the apartment house at Park av and 82d st being erected by the Fullerton Weaver Co.

SCHENECTADY, N. Y.—Charles B. Davis, of this city, has received the contract to erect the 3-sty store and apartment building for Frank J. Carlson, of 215 3d av. The cost is estimated at \$10,000.

CHURCHES.

138TH ST.—Wakeham & Miller 103 Park av, have received the general contract to erect the 1-sty stone church, 49.11x98 ft., at 58-60 West 138th st, for the Rev. J. H. McMullen, 55 East 132d st, to cost \$30,000. Tandy & Foster, 1931 Broadway, are the architects.

DWELLINGS.

HARTSDALE, N. Y.—George Mertz Sons, of Portchester, N. Y., have received the general contract to erect the residence for Paul Warburg, of 17 East 80th st, N. Y. C., to be erected here from plans by Walker & Gillette, 128 East 37th st, N. Y. C. Local stone will be used, 2½-stys, 150x175 ft. Chas. W. Leavitt, 220 Broadway, N. Y. C., is landscape architect.

RYE BEACH, N. Y.—D. F. Dakin & Co., of Mount Kisco, have the general contract to erect a 2½-sty frame residence at Rye Beach for Mrs. Grace L. Sloane for about \$9,000. James & Leo, 124 West 45th st, N. Y. C., are the architects.

68TH ST.—Mart & Lawton, 1123 Broadway, have received the interior tile work and the Otis Elevator Co. the contract for elevators necessary for the residence at 45 East 68th st for J. S. Frelinghuysen, of 111 Broadway, from plans by C. P. H. Gilbert, 1123 Broadway. The Whitney-Steen Co., 1 Liberty st, holds the general contract.

FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—Percival M. Lloyd, architect, 1 Washington st, has closed contracts for the manufacturing plant to be erected on the New York Central at Gill place, about three miles south of this place, for R. U. Delephena & Co. Work is to be started at once. The general contract was awarded to the Amsterdam Building Co., N. Y. C.; heating to George W. Lawton, of Hoboken, N. J.; plumbing to P. C. Doherty, of Poughkeepsie, and the excavating to William J. Garcey, of Long Island City. The main building will be of reinforced concrete, 100x400 ft. The entire structure will be strictly fireproof.

WATERVLIET, N. Y.—James Ackroyd & Sons, of Albany, have received the roofing contract on the new Delaware & Hudson Railroad buildings at this place. It will require between 800 and 900 tons of roofing materials.

EDGEWATER, N. J.—James Stewart & Co., 30 Church st, N. Y. C., have received the general contract to erect the manufacturing plant, brick, steel and reinforced concrete, 1 and 5-stys, six buildings in all; main building, 4 and 5-stys, 240x100 ft., for the Midland Linseed Co., of which E. C. Warner, 1254 Chamber of Commerce Annex, Minneapolis, Minn., is president. The estimated cost is about \$1,000,000.

2D AV.—The Voss Ice Machine Works, 242 East 122d st, has received the contract for interior changes to the manufacturing building,

2325 2d av. for John Graf, owner. William G. Haug, 242 East 122d st, prepared plans.

MORRISTOWN, N. J.—Bockoven & Day have awarded contracts for a brick storage building to be erected in the rear of their present building in Budd st. Collins B. Weir is the architect; De Coster, Mills & Co., carpentry and roofing, and William Mooney, masonry.

HALLS AND CLUBS.

TROY, N. Y.—The Whitney-Steen Co., 1 Liberty st, N. Y. C., received the general contract during the week for the 2-sty fireproof gymnasium building to be erected by the Rensselaer Polytechnic Institute in this city at a cost of \$150,000. Construction will be of brick, limestone and terra cotta. It will include a swimming pool 40x75 ft. Lawlor & Haase, 69 Wall st, N. Y. C., are the architects.

ALBANY, N. Y.—John Dyer, Jr., Albany County Bank Building, has received the contract to erect the new Albany Yacht Club House here, to cost \$30,000.

HORNELL, N. Y.—Dennison & Jones, of this place, have received the contract to erect the new Elks' home in Broad st, to cost \$22,000. The building will be 3-stys high.

HOSPITALS AND ASYLUMS.

WOODHAVEN, L. I.—Jacob A. Zimmerman, 505 Fifth av, N. Y. C., has received the general contract to erect the new fireproof hospital building, 268x221 ft., including a hospital with four wings, sisters' home, chapel and power house, at Woodhaven, Vandever and Fulton av and Elm pl block front, to cost about \$500,000. St. Peter's Hospital, Congress and Warren sts, is the owner, and I. E. Ditmars, 111 5th av, N. Y. C., the architect.

DE KALB AV.—Alexander Brown, Jr., 33 East 20th st, N. Y. C., has received the general contract to erect the 2-sty fireproof brick dispensary, 48x140 ft., at De Kalb av and Raymond st, for the Brooklyn Hospital, on premises. Lord, Hewlett & Tallant, 345 5th av, N. Y. C., are the architects.

NORTH BROTHERS ISLAND, e s, two 4-sty concrete hospitals, tile roof, 123.8x43.6, 21.6x14.3; total cost, \$100,000; owner, City of New York; architect, Wm. E. Austin, 46 West 24th st. Plan No. 649.

HOTELS.

BROADWAY.—The Thompson-Starrett Co., 51 Wall st, have the contract for enlarging the entrance to the hotel, 1508 Broadway, for the Hotel Rector Co., from plans by D. H. Burnham & Co., 46 Cedar st.

BROADWAY.—Warren & Wetmore, 3 West 33d st, are taking bids on contracts for alterations on the Hotel Imperial, Broadway, 31st and 32d sts. Bids will be required on iron work, carpentry, masonry, cut stone and ventilation.

MUNICIPAL WORK.

CHARLESTON, S. C.—Alexander Miller & Bros., of Jersey City, N. J., have received the contract for the construction of a suction dredge for delivery at the Charleston Navy Yard for the sum of \$34,950.

CONNELLSVILLE, PA.—Wm. H. Fissell, 1133 Broadway, N. Y. C., has received the contract for the construction of the U. S. postoffice at Conneltsville, Pa., at \$96,592. Time to complete, November 1, 1912.

MOHAWK, N. Y.—The steel work for the new bridge to be erected by the Delaware & Hudson Railroad Co. at this place is being constructed in the shops of the Pennsylvania Steel Co., at Harrisburg, Pa. There will be about two million pounds of steel used. The Foundation Company of N. Y. C. has the concrete foundation work. The estimated cost is \$200,000.

MASSENA SPRINGS, N. Y.—The contract for constructing the new drive bridge at this place has been awarded to W. L. Pratt, of Massena, and G. F. Phillips, of Watertown, at \$27,625.12, which includes the cost of the plans. The designs provide for a reinforced concrete structure with two spans of 88 ft. each.

PUBLIC BUILDINGS.

COMSTOCK, N. Y.—R. T. Ford & Co., of Rochester, put in the lowest bid among seven for the erection of the Great Meadow State prison at Comstock. Their bid was \$443,000. The appropriation is \$450,000. Franklin B. Ware, Capitol, Albany, is the architect.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Youmans & Co. and Joseph Ryan have received the contract for furnishing electrical supplies for the new Trade School of Yonkers.

BEDFORD, N. Y.—The new public school in Bedford Village will soon be under way, McCabe Brothers having been awarded the contract.

STORES, OFFICES AND LOFTS.

WHITE ST.—Lazette & Murphy, 2255 Broadway, have received the plumbing contract on the new building in course of erection at the northwest corner of White and Baxter sts, for Aronson & Baum, owners.

PORT CHESTER, N. Y.—Penovi & Son, of Port Chester, have received the contract for plumbing and gas fitting in the new Grinaldi Building, corner Grace Church and Sands sts, this place.

OSSINING, N. Y.—H. B. Meyers has awarded contracts to Richard Styer and Andrew Montagu for his new building, to be erected in Main st.

PORT CHESTER, N. Y.—Contracts have been made for the erection of three business blocks in Westchester av, this place. J. Fred Dold will erect a 3-sty brick structure, Paul J. Burgevin, president of the Board of Trade, will construct a building, and Edward C. Sherwood a 4-sty building. The contracts on all call for the beginning of work on September 1.

BROOKLYN.—J. Schlesinger, 222 East 37th st, N. Y. C., has received the contract for interior alterations to the Imperial Restaurant, for S. Leibman Sons, Brooklyn.

BROADWAY.—Contracts for the alteration of the Cafe Madrid, at 46th st and Broadway, plans for which have been made by H. B. Herts,

architect, has been awarded to the Vogel Cabinet Co., of which J. Schlesinger, 222 East 37th st, is president.

2D AV.—The Vogel Cabinet Co., J. Schlesinger, 222 East 37th st, president, has received the contract for alterations to the cafe building at the southwest corner of 2d av and 82d st, owned by J. Griffen. Plans are by P. W. Gussow, architect.

MANHATTAN.—J. Schlesinger, 222 East 37th st, has received the contract for alterations to the McGill house, 90th st and West End av; the stores of Truly Warner, 203 and 1379 Broadway, Wm. G. White, 3 W 42d st, and Dr. Fitch, 152 W 34th st.

BROADWAY.—Rouse & Goldstone, architects, 38 West 32d st, have awarded the contract for the complete light and power installation for the new Wilson office building, at 33d st and Broadway, to the E. J. Electric Installation Co., and the complete elevator equipment to the Otis Elevator Co., 17 Battery pl.

TREMONT AV.—Rouse & Goldstone, architects, 38 West 32d st, have awarded the general contract for the new Schultze building, at Tremont av and 177th st, Bronx, to William C. Monks.

NEWARK, N. J.—The George A. Fuller Co., 111 Broadway, N. Y. C., has awarded the contract for all the cement, sand, crushed stone and brick to the Builders' Material Supply Co., Newark, to be used in the construction of L. Bamberger & Co.'s \$2,000,000 store building at the corner of Halsey and Market sts.

32D ST.—Levering & Garrigues, 552 West 23d st, have received the steel contract for the 16-sty office building, 43x100 ft., at 39-41 West 32d st, for the 39 West 32d Street Co., plans for which have been prepared by Griffin & Wynkoop, 30 Church st. Ewing, Bacon & Henry, 30 Church st, are consulting engineers. The Whitney-Steen Co., 1 Liberty st, has the general contract. Old buildings are now being razed.

BROADWAY.—Cramp & Co., of Philadelphia, Pa., have received the carpenter contract for alterations to the restaurant building, 1557-1563 Broadway, for the Horn & Hardart Baking Co. Stuckert & Sloan, Phila., Pa., are the architects.

TREMONT AV.—Post & McCord, 44 East 23d st, have received the contract for 700 tons of steel necessary for the new 7-sty office building to be erected by William C. Bergen, at the southeast corner of Tremont and Arthur avs., the Bronx, to cost about \$200,000. Chas. Clark, 441 Tremont av, is architect.

42D ST.—Post & McCord, 44 East 23d st, received the contract this week for 4,700 tons of structural steel necessary for the new Aeolian Building to be erected in the north side of 42d st, between 5th and 6th avs. Warren & Wetmore, 3 West 33d st, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE, s e cor 151st st, 6-sty brick and stone tenement, 103.9x143.1; cost, \$175,000; owner, W. Axelrod Realty Co., 314 West 100th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 550. Owner builds.

48TH ST, s s, 150 W 8th av, 6-sty brick and stone apartment, 50x86.6, slag roof; cost, \$50,000; owner, 48th Street Realty Co., 325 W 43d st; architect, Harold L. Young, 67 West 125th st. Plan No. 551. Owner builds.

PARK AV, No. 521, 12-sty brick and stone apartment house, 60x90.5, tile roof; cost, \$350,000; owner, 521 Park Avenue Co., 2 Rector st; architect, Wm. A. Boring, 32 Broadway. Plan No. 555. Edward Corning Co., has contract. Ira Barrows, 17 Maiden Lane, is president; Arthur Van Brunt, 52 Wall st, treasurer; Herbert Frazier, 2 Rector st, secretary.

71ST ST, Nos. 138-144 West, 9-sty brick and stone tenement, 80x84.4; cost, \$290,000; owner, Allendale Building Co., 135 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 558. Owner builds.

CHURCHES.

138TH ST, Nos 58-60 West, 1-sty stone church, 49.11x98, slag roof; cost, \$30,000; owner, Rev. J. H. McMullen, 55 East 132d st; architects, Tandy & Foster, 1931 Broadway. Plan No. 552. Wakeham & Miller, 103 Park av, have contract.

123D ST, Nos. 237-239 East, 1-sty stone and brick church, 35.4x86, extension, 10.6x10, tin roof; cost, \$20,000; owner, Trustees of Norwegian Lutheran Church of Our Savior, 237 East 123d st; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 561. Gillies Campbell Co., 1 Madison av, has mason and carpentry.

DWELLINGS.

71ST ST, Nos. 105-107 East, two 6-sty brick and stone dwellings, 40x66.3, extension 11x25.10, concrete slabs roof; cost, \$90,000; owner, Hiram W. Sibley, 214 East av, Rochester, N. Y.; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 560. W. T. Jack 618 Lexington av, plumbing. Gillies Campbell Co., 1 Madison av, mason and carpentry.

FACTORIES AND WAREHOUSES.

GRAND ST, No. 530, 1-sty brick storage, 17x12; cost, \$1,000; owner, Barnett Appell, 181 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 553.

54TH ST, Nos. 415-419 East, 2-sty brick wagon storage, 75x95, tar and gravel roof; cost, \$24,000; owner, L. Schnurmacher, 1128 1st av; architect, L. A. Sheinart, 194 Bowery. Plan No. 554. Not let.

STABLES AND GARAGES.

ST. NICHOLAS AV, No. 718, 1-sty brk and stone garage, 32.6x20; cost, \$1,500; owner, Henry L. Joyce, 151 W. 61st; architects, Walter H. C. Hornum & Chas. S. Saxe, 360 W. 125th st. Plan No. 556.

STORES, OFFICES AND LOFTS.

40TH ST, Nos. 15-17 E, Madison av, No. 284, 12-sty brick and stone office and auction room, 53.6x98.4, slag roof; cost, \$200,000; owner, Lillia Babbitt Hyde, Aphthorp Apartments, Broadway and 78th st; architect, N. C. Mellen, 29 West 34th st. Plan No. 549. Not let. The Anderson Auction Co., 284 Madison av, lessee.

MADISON AV, n w cor 102d st, 2-sty moving picture, store and loft, 50x95; cost, \$12,000; owner, J. & C. Fischer, 417 West 28th st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 557. J. Goldstein, 229 East 12th st, builder.

MANGIN ST, Nos. 62-64, 12-sty brick and stone factory and loft, 50x125, extension 50x23, slag roof; cost, \$125,000; owner, Louis Marx, 336 Delancey st; architect, Paul C. Hunter, 191 9th av. Plan No. 559. Not let.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

158TH ST, s e cor Trinity av, two 6-sty brick tenements, plastic slate roof, 54x88.8; total cost, \$120,000; owner, Poldtacheck Spencer Realty Co., 818 East 161st st; architect, John C. Watson, 271 West 125th st. Plan No. 660.

ARTHUR AV, e s, 100 n 176th st, two 5-sty brick tenements, slag roof, 40x86.6; total cost, \$80,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 654.

180TH ST, n s, 65.2 W Honeywell av, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$80,000; owner, Consolation Construction Co., Ernest Di Blasi, 2117 Honeywell av, president; architect, Chas. S. Clark, 441 Tremont av. Plan No. 652.

176TH ST, n e cor Arthur av, three 5-sty brick tenements, slag roof, 45x90; total cost, \$130,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 653.

181ST ST, n s, 100 e Bathgate av, 5-sty brick tenement, plastic slate roof, 35.7x108; cost, 40,000; owner, Hubbard Realty Co., M. Levy, 90 West st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 648.

BROOK AV, e s, 168.10 s 169th st, 5-sty brick tenement, plastic slate roof, 44.11x88.6; cost, \$45,000; owner, J. H. Buscalf, 1825 Anthony av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 668.

FOREST AV, s e cor 166th st, three 5-sty brick tenements, slag roof, 50x90x87.3; total cost, \$160,000; owners, Amolsky Con. Co., David Amolsky, 1475 Washington av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 671.

BEAUMONT AV, e s, 100 n 187th st, three 4-sty brick tenements, slag roof, 33.4x89; total cost, \$90,000; owners, Mercury Realty Co., Samuel Brenner, 600 Prospect av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 669.

DWELLINGS.

CEDAR ST, w s, 200 s Kingston av, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$10,000; owner, John Siefermann, 763 East 158th st; architect, John Fitzpatrick, 3855 Barnes av. Plan No. 664.

MONTICELLO AV, e s, 275 n Jefferson av, 2½-sty frame dwelling, shingle roof, 21x26; cost, \$5,000; owner, Eric Erickson, 17 Monticello av; architect, John Fitzpatrick, 3855 Barnes av. Plan No. 662.

CRESTON AV, e s, 31.85 n Bush st, two 2-sty and attic frame dwellings, shingle roof, 22x43; total cost, \$12,000; owner, Robt. S. Ament, 165 Bush st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 661.

WOODLAWN RD, s w cor 210th st, 3-sty brick dwelling, asbestos shingle roof, 65.4x49; cost, \$15,000; owner, Montefiore Home, Jacob A. Schief, 138th st and Broadway, president; architects, Buchman & Fox, 11 East 59th st. Plan No. 655.

KINGSBRIDGE TERRACE, e s, 691.3 n Kingsbridge rd, 3-sty stone dwelling, tile roof, 23.6x65; cost, \$10,000; owner, Fred Schill, 2748 Kingsbridge Terrace; architect, R. F. Knockenhauer, Tremont and Bathgate avs. Plan No. 666.

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236TH ST, s s, 105 e Carpenter av, four 2-sty brick dwellings, tin roof, 22x53 each; total cost, \$24,800; owner, J. B. & G. Construction Co., John H. Gault, 203 Broadway, secretary; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 650.

HARRINGTON AV, n s, 50 e Mayflower av, two 2-sty brick dwellings, plastic slate roof, 20x51; total cost, \$9,000; owner, Anna Vogel, 1531 Prospect av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 663.

POWELL AV, n s, 105 w Pugsley av, four 2-sty brick dwellings, tin roof, 20x52; total cost, \$24,000; owners, Martin Pletscher Con. Co., Martin Pletscher, 908 Bryant av, pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 666.

STORY AV, s s, 155.4 w Castle Hill av, two 2-sty frame dwellings, tin roof, 20x45; total cost, \$8,000; owner, John E. Bentz, Butler pl and Zerega av; architect, Edward Bentz, 2041 Watson av. Plan No. 670.

FACTORIES AND WAREHOUSES.

CEDAR ST, w s, 225 s Kingston av, 1-sty frame shop, 12x13; cost, \$100; owner, John Siefermann, 763 East 158th st; architect, John Fitzpatrick, 3855 Barnes av. Plan No. 663.

AUSTIN PL, e s, 132.3 n 144th st, 5-sty brick factory, slag roof, 75x77.4; cost, \$50,000; owner, H. & F. Messenger Mfg. Co., 1801 1st av; architects, Neville & Bagge, 217 West 125th st. Plan No. 659.

MINNFORD AV, w s, 90 n Bridge st, C. I., 1-sty frame shop, 22x36; cost, \$350; owner, Wm. H. Booth, 62 Scofield st, C. I.; architects, S. H. Booth & Sons, 30 Center st, C. I. Plan No. 667.

MISCELLANEOUS.

152D ST, n s, 200 w Morris av, 1-sty frame shed, 17x22; cost, \$100; lessee, Nunziata Armend, on premises; architect, T. Cunningham, 648 Robbins av. Plan No. 658.

HOFFMAN ST, e s, 275.11 n 184th st, 1-sty frame shed, 13.17x13.17; cost, \$200; owner, Joseph Borello, on premises; architect, R. P. Knockenhauer, Tremont & Bathgate avs. Plan No. 672.

STABLES AND GARAGES.

KINGSBRIDGE TERRACE, e s, 724.34 n Kingsbridge rd, 1-sty stone garage, concrete roof, 14x23; cost, \$800; owner, R. F. Kolb, 2748 Kingsbridge Terrace; architect, R. F. Knockenhauer, Tremont and Bathgate av. Plan No. 657.

STORES AND DWELLINGS.

3D AV, e s, 49.6 n 180th st, three 2-sty brick stores and dwellings, tin roof, 16.10x51.4; total cost, \$9,000; owner, Marcus Beckmann, 2170 Bathgate av; architect, Anton Pirner, 1656 Holland av. Plan No. 651.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CHERRY ST, Nos. 105-107, partitions, windows, to 1-sty brick tenement; cost, \$600; owner, F. F. Connery, 450 Pearl st; architect, A. V. Bourke, 220 Broadway. Plan No. 2368.

ESSEX ST, No. 126, cellar rear extension, 75x15.10, change chimney breast to 3-sty brick store and dwelling; cost, \$800; owner, Rubin Auerbach, 126 Essex st; architect, Max Muller, 115 Nassau st. Plan No. 2369.

DOWNING ST, No. 30, extend stairways, iron sinks, fire escapes to 3-sty brick tenement; cost, \$325; owner and architect, Peter Roberts, 37 Sullivan st. Plan No. 2380.

DIVISION ST, No. 20, 1-sty brick rear extension, 12.6x67.6, steel beams to 4-sty brick store and shops; cost, \$1,200; owner, J. Katz, 88 Division st; architect, O. Reissmann, 30 1st st. Plan No. 2383.

GREENWICH ST, Nos. 317-319, elevator shaft to 5-sty brick store and loft; cost, \$1,500; owner, Wm. MacBain, 40 Wall st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 2382.

GRAMERCY PARK, No. 21, change dumb-waiter to 4-sty brick residence; cost, \$1,000; owner, John Bigelow, on premises; architect, E. Flagg, 109 Broad st. Plan No. 2366.

LAFAYETTE ST, Nos. 409-413, partitions, windows, to 6-sty brick loft; cost, \$2,000; owner, Estate Simon Goldenberg, 156 5th av; architect, Albert S. Gottlieb, 156 5th av. Plan No. 2356.

LAFAYETTE ST, Nos. 405-407, change windows, fence, coping to 3-sty brick turkish bath; cost, \$1,000; owner, Fleming Smith, 405 Lafayette st; architect, John F. Hurd, 1055 Dean st, Brooklyn. Plan No. 2371.

MERCER ST, No. 231, add 1-sty to 6-sty brick loft; cost, \$15,000; owner, Buttenweiser & Weil, 110 West 34th st; architect, C. B. Meyers, 1 Union sq. Plan No. 2341.

PRINCE ST, No. 64, 1-sty side extension, 7.6x49.8, to 4-sty brick loft and store; cost, \$1,500; owner, Rocco M. Marasco, 57 East Houston st; architect, Sommerfeld & Steckler, 31 Union sq. Plan No. 2333.

RIVINGTON ST, No. 74, partitions, toilets, walls, to 3-sty brick dwelling; cost, \$1,000; owner, J. Wasserman, 74 Rivington st; architect, M. Schwartz, 194 Bowery. Plan No. 2395.

RIDGE ST, No. 83, fireproofing door openings to 4-sty brick tenement; cost, \$250; owner, N. Somerman, premises; architect, O. Reissmann, 30 1st st. Plan No. 2384.

SPRING ST, No. 39, partitions, steps to 3-sty brick moving picture theatre and loft; cost, \$300; owner, G. Campo, 39 Spring st; architect, P. Goldick, 24 East 103d st. Plan No. 2367.

WASHINGTON ST, Nos. 393-397, fireproof enclosure to 6-sty brick warehouse and auction room; cost, \$800; owner, Percy R. Pyne, 30 Pine st; architect, L. C. Holden, 103 Park av. Plan No. 2338.

5TH ST, No. 548 East, steel beams, partitions, stairs, to 5-sty brick tenement; cost, \$3,000; owner, Conrad Schmitt, 72 Av B; architect, Henry Regelmann, 133 7th st. Plan No. 2339.

14TH ST, Nos. 29-31 West, change stoop to 2-3-sty brick dwellings; cost, \$800; owner, Van Bueren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2347.

14TH ST, No. 21 West, new steps to 4-sty brick dwelling; cost, \$1,000; owner, Van Beuren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2346.

14TH ST, Nos. 56-70 West, change vault to 5, 9 and 10-sty brick store; cost, \$3,000; owners, Fourteenth Street Realty Co., 56 West 14th st; architect, Geo. Keister, 12 West 31st st. Plan No. 2392.

14TH ST, Nos. 60-62 East, show windows to 3-sty brick store and hotel; cost, \$1,000; owner, Courtland Palmer Estate, 842 Broadway; architect, L. A. Sheinart, 194 Bowery. Plan No. 2376.

15TH ST, No. 251 West, skylight, doors, to 4-sty brick tenement; cost, \$500; owner, Mrs. Hattie Bourg, Westfield, N. J.; architects, Kafka & Lindenmeyr, 37 East 28th st. Plan No. 2348.

23D ST, No. 248 West, fire escape to 6-sty brick loft; cost, \$500; owner, Lewis Mendelsohn, 327 Central Park West; architect, Alexander Brociner, 20 East 42d st. Plan No. 2351.

26TH ST, No. 304 E., partitions to 5-sty brick tenement; cost, \$100; owner, Chas. J. Hesse, 217 E. 26th st; architect, O. Stuhmer, 329 E. 10th st. Plan No. 2378. Herman Krutzler, 39 Av A, has contract.

26TH ST, n s, 525 e 1st av, erect two shelters on roof, balconies to 7-sty brick pavilions to hospital; cost, \$20,000; owner, Bellevue & Allied Hospitals, of the City of N. Y., 1st av and 26th st; architects, McKim, Mead & White, 160 5th av. Plan No. 2390. Not let.

27TH ST, No. 107 W., 1 and 2-sty brick rear extension, 21x47, 21x13, partitions, show windows to 3-sty brick office and store; cost, \$5,000; owner, Adolph Weiss, 107 W. 27th st; architects, Gronenberg & Leuchtag, 7 W. 22d st. Plan No. 2385.

31ST ST, No. 29 East, partitions, steel beams, windows, to 4-sty brick loft; cost, \$15,000; owners, Terry & Tench Co., Inc., Grand Central Terminal; architect, J. J. Smith, 9 East 42d st. Plan No. 2360.

32D ST, Nos. 137-149 West, change stoop, steps to 7 4-sty brick office and tenement; cost, \$90; owner and architect, Thomas Diamond, 139 West 32d st. Plan No. 2343.

33D ST, No. 121 West, partitions, galvanized iron cornice, store fronts, to 3-sty brick store and dwelling; cost, \$450; owner, H. A. Ayer-cross, 102 Chambers st; architects, Glassberg & Gertner, 445 West 45th st. Plan No. 2335.

34TH ST, No. 223 West, 1-sty brick rear extension, 16.8x35.4, roof, change steps, show windows, to 4-sty brick dwelling; cost, \$15,000; owner, Borough Realty Co., 99 Nassau st; architects, Geo. A. Boehm, 7 West 42d st. Plan No. 2345. Not let.

34TH ST, No. 206 West, staircase, change entrance door to 3-sty brick store and tenement; cost, \$650; owner, Hartford Realty Co., 47 Cedar st; architect, Emil Ginsburgh, 2272 Prospect av. Plan No. 2377.

41ST ST, Nos. 521-525 W., iron stairs, steel floor beams, skylight to 2 5-sty brick brewery; cost, \$2,500; owner, Loewer Realty Co., 528 W. 42d st; architect, John Ph. Voelker, 979 3d av. Plan No. 2387.

42D ST, No. 119 West, iron beams, columns, stairs, to 4-sty brick store and studio; cost, \$2,500; owner, Willet C. Ely, 27 William st; architect, E. S. Child, 29 Broadway. Plan No. 2373.

47TH ST, No. 226 East, partitions, toilets, to 5-sty brick tenement; cost, \$1,200; owner, Vincenzo Messineo, 107 1st av; architect, H. J. Feiser, 150 Nassau st. Plan No. 2388. Owner builds.

51ST ST, No. 340 West, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, E. J. Harlow, 340 West 51st; architect, W. G. Clark, 438 West 40th st. Plan No. 2361.

54TH ST, No. 119 West, windows, to 3-sty brick stable and dwelling; cost, \$350; owner, Jane Wilson, 166 West 58th st; architect, Geo. B. Cooper, 7 East 44th st. Plan No. 2355.

56TH ST, No. 122 East, windows, partitions, to 4-sty brick dwelling; cost, \$6,000; owner, Fredericka Teepe, on premises; architect, S. E. Gage, 340 Madison av. Plan No. 2359.

57TH ST, No. 28 West, change stairs, elevator shaft, to 6-sty brick residence; cost, \$800; owner, Geo. S. Scott, 28 West 57th st; architects, Lyall & McKee, 334 5th av. Plan No. 2362.

67th ST, No. 23 West, windows, partitions, doors to 8-sty brick apartment and studio; cost, \$945; owner, the Sixty-Seventh Street Building Association, 23 West 67th st; architect, H. K. Stevens, 115 Broadway. Plan No. 2353.

78TH ST, No. 52 East, 2-sty brick rear extension, 4.10x14, partitions, windows to 4-sty brick dwelling; cost, \$1,000; owner, Franklin Hames, 507 5th av; architect, D. J. Comyns, 147 4th av. Plan No. 2350.

81ST ST, No. 6 East, 2-sty brick front extension, 20.7x6.3, sleeping porch, stairs, partitions, to 4-sty brick dwelling; cost, \$15,000; owner, Mrs. Oscar Saenger, 51 East 64th st; architects, Marvin, Davis & Turton, 303 5th av. Plan No. 2370. Not let.

85TH ST, No. 145 West, partitions, toilets, windows, to 4-sty brick dwelling; cost, \$500; owner, M. D. Rothschild, on premises; architect, C. A. Hutchings Co., 569 5th av. Plan No. 2358.

87TH ST, No. 333 West, add 1-sty, windows to 4 and 5-sty brick dwelling; cost, \$500; owner, Marie A. Cowing, 333 West 87th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2372.

91ST ST, Nos. 81-83 East, 2-sty brick rear extension, 18.8x16, partitions, to two 4-sty brick dwellings; cost, \$18,500; owner, Sara G. Bronson, 115 East 72d st; architects, Ford, Butler & Oliver, 103 Park av. Plan No. 2393. Robinson & Webber, 1368 Broadway, have contract.

109TH ST, s s, 92 e Broadway, erect balcony to 1-sty brick garage; cost, \$2,500; owner, Estate John Jacob Astor, 29 West 26th st; architect, Walter Pugh, 362 Riverside Drive. Plan No. 2375.

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118TH ST, No. 54 East, windows, to 5-sty brick tenement; cost, \$100; owner, H. M. Kaplan, 54 East 118th st; architect, Henry Klein, 505 East 15th st. Plan No. 2374.

121ST ST, No. 338 East, windows to 4-sty brick tenement; cost, \$200; owner, Abe Hertzfeld, 194 Rivington st; architect, Max Krendel, 338 East 121st st. Plan No. 2363.

124TH ST, No. 178 East, enclose balcony to 2-sty office and dwelling; cost, \$200; owner, Sophia R. E. Gentle, Mamaroneck, N. Y.; architect, A. C. Davis, 244 5th av. Plan No. 2344.

125TH ST, Nos. 8-14 West, partitions to 4-sty brick store office and studios; cost, \$200; owner, J. M. Horton, 205 East 24th st; architect, T. M. Lamb, 491 5th av. Plan No. 2332.

125TH ST, s s, 262 w 7th av, windows, partitions, to 2 and 3-sty brick store; cost, \$600; owner, L. M. Blumstein, 453 West 141st st; architect, M. J. Garvin, 3307 3d av. Plan No. 2357.

145TH ST, n e cor Lenox av, fence to — sty plot, 15x75; cost, \$250; owner, Estate Mary E. Pinkney, 33 Wall st. Plan No. 2379.

AV D, No. 86, 4-sty rear extension, 6.4x8.4, to 4-sty brick store and tenement; cost, \$5,000; owner, L. Weinberger, on premises; architects, Gross & Kleinberger, Bible House. Plan No. 2331.

BROADWAY, e s, 181st to 182d sts, toilets, partitions, to 6-sty brick tenement and store; cost, \$250; owner, Bendheim Construction Co., 128 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 2334.

BROADWAY, No. 1508, enlarge entrance to 15-sty brick and stone hotel; cost, \$2,000; owner, Hotel Rector Co., on premises; architects, D. H. Burnham & Co., 46 Cedar st. Plan No. 2330.

BROADWAY, n w cor 40th st, partitions, toilets, wall, to 7-sty brick office and store; cost, \$2,500; owners, C. Josephson & Wolf, 143 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 2337.

BROADWAY, No. 456, partitions to 5-sty brick store and loft; cost, \$300; owner, Joseph Hyman, 507 5th av; architect, Morris Schwartz, 194 Bowery. Plan No. 2354.

CENTRAL PARK, opposite 82d st, west side of 5th av, 2 and 3-sty brick rear extension, 78.6x79, to 4-sty brick and stone Metropolitan Museum of Art; cost, \$350,000; owner, Metropolitan Museum of Art, on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 2340. Not let.

LEXINGTON AV, No. 638, 2-sty brick front extension, 19.10x4, partitions, front wall to 3-sty brick dwelling; cost, \$2,500; owner, Mary I. Eisfeldt, 127 W. 43d st; architects, Ross & McNeil, 39 E. 42d st. Plan No. 2381.

LENOX AV, w s, 30 n 145th st, change platform to hotel piazza; cost, \$500; owner, Wm. T. McAvoy, premises; architect, John E. Kerby, 18 East 42d st. Plan No. 2396.

MADISON AV, Nos. 137-141 31st st, Nos. 23-27 East, new entrance, store front, toilets to 12-sty brick store and loft; cost, \$1,000; owner, 31st Street Co., 70 East 45th st, E. F. Terry, pres.; architects, Terry & Tench, Grand Central Station Terminal. Plan No. 2397.

MADISON AV, No. 1626, partitions, stairs, windows, to 5-sty brick store and tenement; cost, \$5,000; owner, E. Fartgang, 64 East 110th st; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 2352.

SECOND AV, 2325, walls, iron beams, to —sty manufacturing building; cost, \$2,500; owner, John Graf, 2325 Second av; architect, Wm. G. Haug, 242 East 122d st. Plan No. 2342. Voss Ice Machine Works, 242 East 122d st, has contract.

2D AV, Nos. 60-62, change stoop to 7-sty brick tenement; cost, \$600; owner, Harry Fischel, 118 East 93d st; architect, V. Hugo Koehler, 489 5th av. Plan No. 2364.

2D AV, No. 111, 1-sty brick rear extension, 21x55.11, partitions, stairs, skylights, change stoop to 2-sty brick club house; cost, \$5,000; owner, Dr. Sedonia Weiss, 329 W. 28th st; architects, Gross & Kleinberger, Bible House. Plan No. 2386.

2D AV, No. 2497, windows, partitions, to 5-sty brick store and tenement; cost, \$2,000; owner, Mary Woodward, Nyack, N. Y.; architect, B. & J. P. Walther, 147 East 125th st. Plan No. 2398.

5TH AV, s e cor 34th st, vault to —sty office; cost, \$5,000; owner, Trustees Jacob Korn, 353 5th av; architect, L. Korn, 353 5th av. Plan No. 2399.

5TH AV, w s, opposite East 82d st, 1-sty brick court extension, 36.6x21.2 to 2 and 3-sty brick museum; cost, \$5,000; owner, Metropolitan Museum of Art, premises; architects, McKim, Mead & White, 160 5th av. Plan No. 2391. Not let.

5TH AV, Nos. 1368-1374 partitions, toilets, to 5-sty brick tenement and store; cost, \$150; owners, Frances M. Twitly & Aneta Clark, 283 Elizabeth st; architect, John H. Friend, 148 Alexander av. Plan No. 2394.

5TH AV, No. 501, partitions, windows, toilets, to 7-sty brick store and office; cost, \$2,500; owner, Edwin Wolf, premises; architect, T. W. Lamb, 501 5th av. Plan No. 2389.

8TH AV, No. 375, partitions, show windows, to 5-sty brick tenement; cost, \$800; owner, Estate Wm. D. Dubois, 42 West 92d st; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2336.

10TH AV, No. 335, show windows to 4-sty brick tenement; cost, \$500; owner, Sam Hollander, 335 10th av; architect, O. Reissmann, 30 1st st. Plan No. 2349.

10TH AV, No. 778, partitions, windows, concrete floor, steel beams, to 5-sty brick tenement; cost, \$2,500; owner, H. N. Kohn, 3 West 39th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2365.

Bronx.

HOME ST, No. 848, new show windows to 3-sty frame store and tenement; cost, \$500; owner, Jos. Maticka, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 394.

169TH ST, No. 454, new steps and new iron grating to 5-sty brick tenement; cost, \$500; owner, Catherine Singler, on premises; architect, O. Reissmann, 30 1st st. Plan No. 396.

222D ST, n s, 556.57 e Barnes av, new partitions to 1-sty frame extension, 7x10.8, to 1-sty frame dwelling; cost, \$500; owner, Chas. Ringenstein, 847 East 222d st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 393.

ST. PETER'S AV, w s, 169.74 s Walker av, new partitions to 1-sty frame dwelling; cost, \$200; owner, J. Venito, on premises; architect, O. C. Krauss, 2318 Newbold av. Plan No. 391.

WHITE PLAINS AV, No. 4450, new water-closet to 2-sty brick store and tenement; cost, \$350; owner, Jacob Marx, 35 Nassau st; architect, Wm. W. Penfield, 4704 White Plains rd. Plan No. 392.

WALES AV, w s, 188 s 149th st, new partitions to 1-sty frame dwelling and stable; cost, \$500; owner, Fred W. Ehrsau, 525 Wales av; architect, M. J. Garvin, 3307 3d av. Plan No. 395.

Government Work

WINCHESTER, KY.—Sealed proposals will be received at the office of James Knox Taylor, supervising architect, Washington, D. C., until October 9, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures of the United States post office at Winchester, Ky. The building is 1-sty in height, with a ground area of approximately 5,000 sq. ft., faced with marble, and except the roof, of fireproof construction. Drawings and specifications may be obtained from the custodian of site at Winchester, Ky., or at this office at the discretion of the supervising architect.

PENDLETON, ORE.—Sealed proposals will be received at the office of the supervising architect, James Knox Taylor, Washington, D. C., until October 6, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures) of the United States post office at Pendleton, Ore., in accordance with drawings and specification, copies of which may be obtained from the custodian of site at Pendleton, Ore., or at this office, at the discretion of the supervising architect.

Personal and Trade Notes.

THE OFFICES OF THE LANG CONTRACTING CO. have been moved from 509 5th av to 23 West 42d st.

JULIUS FRANKE, of Maynicke & Franke, architects, who is automobiling through the Alps, sends a picture card on which he says: "There is a lot of land here, but nobody has yet asked me to make plans for an office building. It is a great place, however, to forget your work and go automobiling."

DEPARTMENTAL RULINGS.

[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. The rulings affect the operations of Architects, Owners, Contractors and Others.]

BULLETIN NO. 32, 1911.

BOOTHS ENCLOSING CINEMATOGRAF OR SIMILAR APPARATUS.

Attention is called to the provisions of Chapter 756, Laws of 1911, which goes into effect this month.

1. No cinematograph or other apparatus for projecting moving pictures, shall be set up for use or used in any building, place of public assemblage or entertainment, unless such apparatus shall be inclosed in a booth or enclosure constructed of iron frame work covered or lined with asbestos board, or with some equally strong and fire-resisting material.

2. The booth shall be constructed according to plans and specifications which shall have been approved by the Superintendent of Buildings, and must comply substantially with the following requirements.

3. Such booths shall be at least seven feet in height. If one machine is to be operated in such booth the floor space shall be not less than forty-eight square feet. If more than one machine is to be operated therein, an additional twenty-four square feet shall be provided for each such additional machine. Such booths shall be constructed with a framework of iron angles not less than one and one quarter inches by one and one quarter inches by three-sixteenths of an inch thick, the adjacent iron members being joined firmly with angle plates of iron. The iron members of the frame work shall be spaced not more than four feet apart on the sides and not more than three feet apart on the front and back and top of such booth. The asbestos board shall completely cover the sides, top and all joints, of such booth. The sheets shall be at least one-quarter of an inch in thickness and shall be securely attached to the iron framework by means of iron bolts or rivets. The floor space occupied by the booth shall also be covered with asbestos board not less than three-eighths of an inch in thickness. There shall be provided for the booth a door not less than two feet wide and six feet high consisting of an angle iron frame covered with sheets of asbestos board one-quarter of an inch thick, and attached to the framework of the booth by hinges, in such a manner that the door shall be kept closed at all times, when not used for ingress or egress.

The operating windows, one for each machine to be operated therein and one for the operator thereof, shall be no larger than reasonably necessary to secure the desired service, and shutters of asbestos board shall be provided for each window. When the windows are open, the shutters shall be so suspended and arranged that they will automatically close the window openings, upon the operating of some suitable fusible or mechanical releasing device.

4. No apparatus for projecting moving pictures shall be operated until a certificate has been obtained from the Superintendent of Buildings stating that the booth enclosing the same is in accordance with the law.

A violation of this law is a misdemeanor. Applications for the erection of such booths, and certificates, should be made at once to the Superintendent of Buildings.

RUDOLPH P. MILLER,
Superintendent of Buildings.
Dated August 18, 1911.

The Architectural Attractiveness of Pittsburgh.

Pittsburgh leads the country in having a real civic center. Its miles of homes show good architecture, rather than the desire to spend money. Pittsburgh has more bridges than any other city in the country and these bridges are more picturesque and more amusing than any other.

With the exception of one article, the entire number of the September Architectural Record is devoted to a critique by Montgomery Schuyler on the "Building of Pittsburgh." In discussing its homes, the writer says:

"It is specially notable that in considering the most recent houses of Pittsburgh to observe how—although externally and internally the designs have been executed quite regardless of expense and the decoration is of great sumptuousness—successful pains are taken to avoid palatial pretensions, that there are no state apartments; that it is a house, in Bacon's phrase, 'built to live in and not to look on.'"

"As in most American cities, so especially in Pittsburgh, one is more astonished at the extent of good domestic architecture than at the rapidity of its evolution. In any of our cities the contrast between the common domestic architecture of a generation ago and that of today affords matter equally for astonishment and congratulation.

"In none is the contrast sharper than in Pittsburgh, largely because the new there is better than it mostly is elsewhere, partly because the old is worse.

"The speculative builder, whose wisdom in this generation is wiser beyond dispute, has taken a hint of the attractiveness of beauty. And note that most everybody in Pittsburgh occupies his own house to himself. One notes few apartment houses in the whole residential district, and only one or two of any pretensions. The enormous demand for small houses leads to a competition in architecture as well as in other things.

"There is no other civic center in this country to be compared with this, excepting possibly Copley Square, and Copley Square is so much less extensive as hardly to come into comparison," writes Mr. Schuyler, in discussing Pittsburgh as a real civic center. Continuing, he says:

"If at the entrance to Central Park, New York had a reservation which should comprise the chief seats of public instruction and public entertainment, it would have only what Pittsburgh already has at the entrance to Schenley Park, partly by natural advantages, partly by enlightened interest of promoters in real estate. Thanks to the lucky union of all these things, the panorama which one looking forward northward from Schenley Park sees unfold itself comprises and combines the social and civic functions which are elsewhere scattered."

Wall Space Between Windows.

Architects are not giving their clients buildings that are the most economical in the end, when they either ignore or neglect the details that help to prevent serious fires, says "Insurance Engineering." There is a growing tendency to diminish the height of those outside wall sections of buildings that extend from the top of one row of windows to the bottom of the row above. This tendency is being fostered by the manufacturers of large-area window sash.

Reducing this wall section shortens the distance that flames must leap in passing out of one floor and into the one above by way of unprotected window openings. A safe minimum height for these wall sections is about six feet, but it is essential that one-half or more of this height should be between the top of each row of windows and the ceiling of the same floor, in order to provide a fire-barrier at the top of the room. Another remedy would be to use standard metal frames and sash, and glaze the upper sash with wireglass.

THE BUILDING MATERIAL MARKET.

The Demand for Structural Steel Equaling Record Made in 1906.

Continuous Rains Causes a Suspension of Outside Building Operations and a Stationary Market for Materials—Analysis of Circumstances Controlling the Portland Cement Trade.

On account of the continued rains this has been an inactive week in construction work. Very little outside work has been done, and consequently the market for materials was in a state of suspension. General conditions continue to improve. The orders for structural steel for the whole country so far this year have equaled the record of 1906 up to the corresponding time. This represents a vast amount of first-class construction in the near future.

The brick market was stationary this week owing to the adverse weather conditions, with few sales of cargoes and no change in manufacturers' quotations to dealers. The report of arrivals and sales of Hudson River common brick for the week ending August 26 follows:

Left over from Aug. 19, 10 cargoes.	
Arrivals.	Sales.
Monday, August 21.....	12 11
Tuesday	3 4
Wednesday	10 3
Thursday	7 4
Friday	2 5
Saturday	3 6
Totals	37 33

Left over for Aug. 28, 14 cargoes. Sales in corresponding week last year 75. Prices a year ago, \$5.00. Current quotations for Hudson River common hards, \$5.87½ to \$6.25.

RECORD YEAR IN STRUCTURAL STEEL.

Business booked for plain fabricated steel throughout the country so far this year has passed the record made during the year 1906 to September, and the indications are that 1911 will be a record year in this line. While the export trade has contributed largely to swell the amount of business, railroad orders have been relatively light, and consequently the credit must be given mainly to projected building construction.

The American Bridge Company with 350,000 tons booked took a stand on Monday of this week on the basis of \$1.35 for plain material. Destructive competition is being eliminated and fabricators are becoming more independent. The extraordinary large amount of material ordered is a certain prophecy of a corresponding amount of construction in prospect.

Post & McCord have obtained the contract for the steel work of the Aeolian Building in 42d st, which will require 4,700 tons. They have also taken the contract for the steel work of the Bergen Building at Tremont and Arthur avenues, Bronx, which will require 700 tons. The steel contract for the two loft buildings to be erected at the northeast corner of Fifth avenue and 52d street has not yet been awarded.

Business in wire products is unusually active for this time of the year. August was one of the best months ever for the American Steel & Wire Co.

The American Iron & Steel Association reports the production of cut nails and cut spikes in 1910 amounted to 1,005,233 kegs of 100 pounds each, against 1,207,597 kegs in 1909, a decrease of 202,364 kegs or over 16.7%.

The production of wire nails in 1910 amounted to 12,704,902 kegs of 100 pounds, as compared with 13,916,053 kegs in 1909, a decrease of 1,211,151 kegs, or over 8.7%. Steel wire nails only were made in both years. The maximum production was reached in 1909.

According to the last annual report of the American Iron & Steel Association the production of iron and steel plates and sheets in 1910, excluding nail plate, amounted to 4,955,484 tons, against 4,234,346 tons in 1909, an increase of 721,138 tons, or over 17%.

The numerous small orders for fabricated steel for buildings and bridges have finally amounted to more than 200,000 tons at the mills. These small orders have scarcely been mentioned in trade reports, but in the aggregate they have become formidable.

It is almost a year since there has been a revision of prices of merchant steel pipe. A new card expected to-day will recognize a reduction of \$2 a ton.

About 400 tons of steel will be required for the reconstruction of the burned portion of the Capitol at Albany and the garage in this city for the Locomobile

Company of America will require about 1,800 tons. Plans are out for a three-story boiler house for the Metropolitan Museum of Art in this city. Bids will soon be received on 2,000 tons of steel for the New York Telephone Company's 15-story office building in Buffalo, and also on 450 tons for three stores and office buildings in the same city.

SPRUCE AND HEMLOCK ACTIVE.

One of the most important developments in the building material market this week was the activity of spruce and hemlock. The increased number of building operations which are going ahead as a result of the relinquishment of large sums of building money, in both the local and suburban fields, has prompted dealers everywhere to lay in extra stocks. Prices, consequently, have become stiffer, although there has so far been no change in quotations to consumers. Word has come down from the northern mills that both spruce and lumber will be cut in reduced quantities this winter, owing to the large quantity of logs still lying at the mills, due to the falling off in demand earlier in the season.

The hardwood field is unchanged, excepting that the demand for finishing materials is better than it was a month ago. Lath is moving in fair quantities into the eastern and western suburbs, and there is also a good movement in shingles from wholesalers to retailers.

CRUSHED STONE, SAND AND GRAVEL.

The crushed stone interests are more active this year than last, and quotations are 15 to 20 cents a cubic yard higher than last season.

At the office of the Clinton Point Stone Company, it was said that stone was still the favorite material for roadmaking, in spite of long experience with other materials, and just as much stone is being used now as ever before. This company has recently furnished 12,000 cubic yards to the Borough of the Bronx, 15,800 cubic yards to Queens Borough, and 25,000 to Richmond Borough.

CRUSHED STONE (Full cargo lots of 500 cu. yds. along side dock, N. Y.)	
1½ in. Hudson trap.....	\$1.00 per cu. yd.
¾ in. Hudson trap.....	\$1.10 per cu. yd.
SAND.	
Screened Cow Bay, sharp, delivered along side deep water docks, N. Y.....	\$0.25
Same delivered along side shallow water docks, N. Y.....	.35
White quartz .....	.60
White quartz, grit.....	.75
GRAVEL.—Washed .....	.85

Electrical Code for City.

Commissioner Thompson, of the Department of Water Supply, Gas and Electricity, has just compiled rules and regulations for the construction, care, maintenance and operation of all electrical work, apparatus and appliances in the city, in the form of a pamphlet entitled "The Electrical Code of the City of New York."

This is the first time, says the commissioner, that anything of this kind has been attempted by the department. It was undertaken for the particular benefit of the electrical trade and contractors, but it should be of general use to all people who use electricity. It took many months to prepare the work.

Methods of obtaining various kinds of permits from the department are explained; the rules under which the department inspectors work, and the general regulations for the construction and maintenance of all kinds of electrical work. Particular attention is devoted to moving-picture establishments, and a series of suggestions for all kinds of interior working is included. Copies can be obtained at the office of the department free of charge.

Old Roman Brick.

When the preparations for rebuilding the Campanile in Venice were undertaken the archaeologists were afforded an opportunity to make some interesting studies of the bricks, says Harper's Weekly. It was found that they had been used in arches, fortifications, the tops of walls, and in other ways before they were built, into the Campanile, and that they were not Venetian, but Roman brick.

These ancient brick were made in courses, for in many the layers could be seen undisturbed. It is said that brick made this way can bear a greater weight than modern brick. The brick examined were of the first century. One of them bore the imprint of a horseshoe, which may prove that Romans used a horseshoe like ours, although it is generally believed that their horseshoes were strapped on, not nailed.

Building Up a Contracting Business.

I know a small town near a large city where there is every inducement for good, reliable contractors to locate. Plenty of building is going on all the time, and the future looks bright. There are several capable builders in this town and they have been doing much of the business, but gradually city contractors are getting the work.

Each year sees more and more of it go cityward, much to the wonder of local men who know that they are able to do business at a lower cost than their city competitors. Why are city men getting the work at even higher prices? Simply because city builders are easier to do business with.

Local contractors, in many instances, have no offices. They work with the men all the time, so if a prospective customer wishes to talk business with those builders he must visit them in their homes at night. On the other hand, city contractors' offices are open most of the time, usually with a clerk in charge. The city builders visit their offices several times during the day, so that when a message is left they can get it and attend to it with no great delay. And that is why work is walking away from local men, and it will continue to do so unless they install modern methods in their business.

The country contractor is just as wide awake as his city competitor, but he is not always so quick to see the value of business-like methods. His "style" is not so fine, though country contractors are beginning to improve along these lines.—Charles E. White, Jr., in "Building Progress."

American Granite Work.

Alfred Borrowdale has written a letter to one of the Scottish labor journals in which he pays tribute to the granite work done in this country. Mr. Borrowdale says: "I have only recently returned from America (where I have been pushing some of my work) and was delighted with a great deal of the granite work over there. They certainly know how to work granite; at all events they put a degree of finish into most of their work which we do not get at this side of the pond. Of course, I am not forgetting that most of their granites are much finer in grain than ours, but, really, some of the memorials I saw, both in Greenwood and Woodlawn cemeteries, New York, were astonishingly accurate and beautifully finished. They are all on the Classics over there and have gone further in that direction than we have. But they cannot render Celtic as we do, not by a long run. Of course, the chief trouble with the American in dealing with Celtic work is that he simply copies from photographs, etc., work the original of which he has never seen. I believe that in the near future the sarcophagus type of memorial so much in evidence all over the United States will be largely superseded by large Celtic crosses.—"Stone."

Oil in Place of Coal.

California's production of coal in 1910 was 11,164 short tons, with a spot value of \$18,336, according to E. W. Parker, of the United States Geological Survey. The small production of coal in California is offset by the enormous increase in the production of petroleum, most of which is used for fuel. The oil produced in California in 1910 aggregated between 65,000,000 and 70,000,000 barrels, which, on the basis of 3½ barrels of oil for each ton of high-grade coal, would be equal to a production of 2,000,000 tons of coal.

The use of petroleum by the transportation and manufacturing industries of California has practically eliminated coal as a steam-raising fuel in the State. Oil is also used in the manufacture of gas which is employed for cooking and for heating residences as well as for lighting. Oil is now also coming into use as a direct fuel for household purposes.

The rainfall during the seven days that it rained broke the August record made in 1873. Reports received by Water Commissioner Thompson showed that from last Friday, when the rain began, to 8 a. m. Thursday, the average rainfall over the Croton watershed was 5.64 inches. This insures about fifty additional days' supply to the city.

—When the development of the gas engine has reached such a stage as to warrant its use for such an exacting service as propelling a fire-engine, the motor must have acquired a fair degree of reliability to add to its other great advantages, namely, greater power for unit weight than is possessed by any other prime mover, simplicity and safety.

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

Vol. LXXXVIII

New York, September 2, 1911

(88) No. 2268

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

9-20	626-12	1204-50½	1641-51½	1916-11
67-50-53	631-17	1206-12½	1648-10	1927-5
214-2	643-20	1219-40-41	1663-35-36	1958-33
238-23	754-49	1250-34	1672-14	1963-62
261-37	791-50	1283-56-57	1681-16	1965-29
315-3	846-5	1314-6-7	1710-45	1980-8
404-58	868-31	1320-38	1728-57-58	2010-38-40
411-27	884-77	1488-50	1730-53	2029-43
421-74	891-82	1494-20-23 & 50-53	1745-62	2045-56
427-35	893-70	1522-29-31	1747-13 & 34	2063-50
434-23	952-61	1558-4	1769-21-22	2066-13
458-23, 24 & 47	1027-60	1571-2-3	1775-67-68	2069-11
455-48	1062-62	1584-12	1776-43-44	2075-39
475-33	1086-10-11	1594-pt Lt 69	1797-32	2081-46½
482-5	1122-45½	1598-1	1832-33-40	2088-23-26 & 39
521-13-14	1143-24-26	1629-70	1842-57	2132-pt Lot 1
525-32	1152-24 & 40	1630-10	1857-48½	2157-67
534-29	1153-6 & 61	1631-20-21	1888-53	2177-145
574-72	1196-39	1639-2 & 6½	1902-43	2180-93
595-73				

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

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

A \$20,000—\$30,000 indicates the as-

essed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

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

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

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ADVERTISED LEGAL SALES.

SEPT. 2 and 4. No Legal Sales advertised for these days SEPT. 5.

15TH st. 607 E, ns, 113 e Av B, 25x 103.3, 5-sty bk tnt & str; Melanie Johl, pres, agt Wm J T Dugan, adm et al; Jerome Eisner, atty, 41 Park Row; Henry A Friedman, ref. (Amt due, \$5,995.82; taxes, &c, \$2,682.84.) Mgtg recorded Mar 3'97. By Joseph P Day.

SEPT. 6. STH st. 17 W, ns, 280.6 w 5 av, 25.1x 93.11, 4-sty bk tnt; Herrmann Boeker agt Minnie T Owens et al; Appell & Taylor, attys, 90 West Bway; Wm Klein, ref. (Amt due, \$1,639.60; taxes, &c, \$35; sub to a pr mtg of \$24,000.) By Bryan L Kennelly.

11TH st. 548-50 E; see Av B, 174. 67TH st. 307-9 W, ns, 100 w West End av, 50x100.5, 3-sty fr tnt & vacant; Annie R Bauerdorf agt John F Cockerill et al; Deyo & Bauerdorf, attys, 111 Bway; Henry J Goldsmith, ref. (Amt due, \$5,624.50; taxes, &c, \$498.30.) Mgtg recorded Jan13'05. By Bryan L Kennelly.

100TH st. 301-3 E; see 2d av, 1946. 101ST st. 300 E; see 2d av, 1960. 128TH st. 246 E, ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; Henry B Twombly et al, trustees, agt Harry Muldoon et al; Putney, Twombly & Putney, attys, 2 Rector; Phoenix Ingraham, ref. (Amt due, \$14,473.60; taxes, &c, \$833.38.) Mgtg recorded June13'88. By D Phoenix Ingraham.

Av B, 174, swc 11th (548-50), 25x70, 5-sty bk tnt & str & 1-sty ext; Wm Herz agt Annie Miner et al; Wolf & Kohn, attys, 203 Bway; Louis B Hasbrouck, ref. (Amt due, \$3,605.03; taxes, &c, \$25; sub to a first mtg of \$24,500.) By Herbert A Sherman.

Hull av, 3081, on map 3083, ws, 100 s Woodlawn rd, 25x110, 2-sty fr dwg; Emma Keller agt Mary A Costello et al; Wm A Goodhart, atty, 93 Nassau; Isidore Cohen, ref. (Amt due, \$2,267.34; taxes, &c, \$14; sub to a first mtg of \$5,500.) By Samuel Marx, at 3156 3d av.

2D av, 1946, nec 100th (301-3), 25.11x 100, 5-sty bk tnt & str; Rose Sobel et al, exrs, &c, agt Isidor Koplik et al; Keller & Klein, attys, 271 Bway; Jas A Foley, ref. (Amt due, \$7,819.08; taxes, &c, \$29; sub to a first mtg of \$32,500.) Mgtg recorded Mar12'09. By Herbert A Sherman.

2D av, 1960, sec 101st (300), 25.11x100, 5-sty by tnt & str; Frederic E Klein et al exrs agt Isidor Koplik et al; Keller & Klein attys, 271 Bway; Jas A Foley, ref. (Amt due, \$8,664.85; taxes, &c, \$130.51; sub to a first mtg of \$32,500.) Mgtg recorded Dec 10'07. By Joseph P Day.

SEPT. 7.

96TH st. 49 W, ns, 204 e Col av, 20.8x 100.11, 4-sty & b bk dwg; Mary C Maguire agt Annie Goldflam et al; Danl Seymour, atty, 29 Wall; Geo S Mittendorf, ref. (Amt due, \$24,715.92; taxes, &c, \$1,404.34.) By Joseph P Day.

152D st. 456 W, ss, 308.4 e Ams av, 16.8 x99.11, 3-sty & b bk dwg; Isabella Jex agt Susie J Coburn et al; Action No 1; Saml Hoff, atty, 140 Nassau; Phoenix Ingraham, ref. (Amt due, \$7,357.02; taxes, &c, \$4,414.95.) Mgtg recorded May5'04. By D Phoenix Ingraham.

152D st. 458 W, ss, 291.8 e Ams av, 16.8 x99.11, 3-sty & b bk dwg; Same agt same; Action No 2; same atty; same ref. (Am due, \$7,364.02; taxes, &c, \$4,383.11.) Mgtg recorded May5'04. By D Phoenix Ingraham.

152D st. 460 W ss, 275 e Ams av, 16.8x 99.11, 3-sty & b bk dwg; Same agt same; Action No 3; same atty; same ref. (Amt due, \$7,360.52; taxes, &c, \$4,817.77.) Mgtg recorded May5'04. By D Phoenix Ingraham.

Holland av, 3552, es, opp 212th, 50x100; Marie Regina agt Selig Abraham et al; John V Judge, atty, 55 Liberty; Clarence Y Palitz, ref. (Amt due, \$2,522.11; taxes, &c, \$108.21; sub to a first mtg of \$6,000.) Mgtg recorded Sept8'09. By Joseph P Day, at 3156 3d av.

9TH av, 277, ws, 61.9 n 26th, 18.6x70, 4-sty stn tnt & str; Ada B Gardiner et al exrs agt Ellenora Dunne; Chas T Adams, atty, 165 Bway; Wm H Wadhams, ref. (Amt due, \$14,135.80; taxes, &c, \$223.) By Bryan L Kennelly.

SEPT. 8.

Delancey st, sec Ludlow; see Ludlow, 96-8.

Ludlow st. 96-8, sec Delancey, 37.1x87.6, 5-sty bk tnt & str; also NORFOLK ST, 82, es, 2.1 s Delancey, 25x100, 5-sty bk tnt & str; Mathilda Karg et al agt Wm Karg et al; C H & J A Young, attys, New Rochelle, N Y; Leverett F Crumb, ref. (Partition.) By D Phoenix Ingraham.

SEPT. 8.

Delancey st, sec Ludlow; see Ludlow, 96-8.

Norfolk st, 82; see Ludlow, 96-8. 165TH st. 946, ss, 70.3 e Kelly, runs s 70.6x519.7xe50xn21.4xn72.3xw50 to beg, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Bristow Construction Co et al had May17'11, or since; Cohen Bros, attys, 64 Wall; John S Shea, sheriff. By Daniel Greenwald.

SEPT. 9.

No Legal Sales advertised for this day.

SEPT. 11.

135TH st. 311, ns, 125 w Alexander av, 25x100, 4-sty bk tnt; Wm Hanselmann et al agt Elizabetha Fritzel et al; Geo H Hyde, atty, 41 Park av; John J Hynes, ref. (Amt due, \$8,736.86; taxes, &c, \$518.) Mgtg recorded Sept29'04. By Herbert A Sherman, 3156 3d av.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 1, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*Rivington st, 183, ss, 50 e Attorney, 25 x100, 4-sty bk tnt & str; (Partition.) Denbosky Bros. 24,000

*62D st, 225 W; see 62d, 212-216 W.

*62D st, 212 to 216, ss, 200 w Amsterdam av, 75x100.5, three 5-sty bk tnts & str; also 62D ST, 225, ns, 375 w Amsterdam av, 25x100.5, 5-sty bk tnt; (Amt due, \$1,243.75; taxes, &c, \$650; sub to a mtg of \$70,750.) Adj to Sept 29.

*118TH st E, nec Lexington av; see Lexington av, 1897-1903, on map 1899-1905.

*124TH st, 355 E, ns, 94 w 1 av, 18.8x 100.11, 3-sty & b stn dwg; (Amt due, \$5,968.28; taxes, &c, \$168.21.) Mgtg recorded Dec23'91. Jacob Moss. 7,200

183D st, 465-7, on map 467, () ns, 99.7 w Washington av, 35x100, 4-sty bk tnt; (Amt due, \$20,964; taxes, &c, \$500.) Carrie A Torriani et al. 21,100

Lexington av, 1897-1903, on map 1899-1905, () nec 118th, 100.11x39, 5-sty bk tnt & str; (Amt due, \$17,340.94; taxes, &c, \$—; sub to a first mtg of \$52,000.) Rubin Bros. 58,190

*So Boulevard, es, 75 s Jennings, 50x100, vacant; (Amt due, \$6,929.06; taxes, &c, \$700.) Adj to Sept 12.

*West Broadway, 555, es, 97 s 3d, 22x128, 3-sty bk loft & str bldg & 5-sty bk tnt in rear; (Amt due, \$27,405.36; taxes, &c, \$126.39.) Adj to Sept 12.

3D av, 4004-4, () es, 176.11 s 174th, 75x 90, three 4-sty bk tnts & str; (Amt due, \$6,628.20; taxes, &c, \$1,200; sub to three first mtgs aggregating \$39,000.) Chas Strauss. 43,950

BRYAN L. KENNELLY.

3D st, 353-5 E, () ns, 155.3 e Av D, runs n96xe35x55xw6x58.5xw41.9 to beg, 6-sty bk tnt & str; (Amt due, \$7,310.50; taxes, &c, \$250.) Theo Guterman. 42,125

*Broadway, 3686, es, 51 n 152d, 16x78, 3-sty & b stn dwg; (Amt due, \$10,732.22; taxes, &c, \$381.46.) Adj to Sept 15.

HERBERT A. SHERMAN.

*Poe pl, cl, 355.6 s 194th; see Briggs av, 2590.

172D st, 1012 (1270), () ss, 50 w Boone av, 25x100, 2-sty fr dwg; (Amt due, \$5,952.43; taxes, &c, \$444.20.) Sarah A Gardiner, extr, et al. 6,000

Briggs av, 2590, () es, 355.6 s 194th, 19.7x95.10 to c l Poe pl. —x94.3, 2-sty bk dwg; (Amt due, \$7,649.69; taxes, &c, \$439.13.) Fredericka Knoechel. 7,000

CHARLES A. BERRIAN.

*Varick st, 65, ws, 68 s Vestry, 22x62.3, 4-sty bk loft & str bldg; (Amt due, \$20,271.33; taxes, &c, \$—.) Withdrawn.

SAMUEL MARX.

*233D st, sec 4 av; see 4 av, sec 233d.

*4TH av, sec 233d, runs se94.10xe—xn100 xw77.7 to beg; Wakefield. (Amt due, \$1,611.44; taxes, &c, \$260; sub to 3 prior mtgs aggregating \$12,000.) Anniello Bianchi. 14,680

Total

Corresponding week, 1910..... \$224,245

Jan. 1, 1911, to date..... \$33,248,594

Corresponding period, 1910..... \$40,040,706

CONVEYANCES

Borough of Manhattan.

AUG. 25, 26, 28, 29, 30 and 31.

Attorney st, 8, (1:315-3) es, 140.7 s Grand, runs e100xs9.4xw50xs11.3xw50 to st xn20.7 to beg, 3-sty bk tnt; Wm Atkinson to Abr L Kass, 226 S 9, Bklyn; Mgtg \$8,000; Aug30; Aug31'11; A\$15,000-18,000. O C & 100

Beach st, 57-9, see Greenwich, 399.

Charles st, 88, (2:620) ss, 112.6 e Bleecker, 25x100; also 72D ST, 417 E, (5:1467) ns, 325 w Av A, 25x102.2; assignment of rents; Ninth Ward Realty Co, 811 Ritter pl, Bronx, to Royal Co of NY, 93 Nassau; Aug25; Aug28'11. 1,000

Charles st, 128, see Greenwich, 716-8.

Christie, 223, (2:427-35) ws, 194.8 ne Stanton, 20x100, 4-sty bk tnt; Ferdinand F Steinebach, INDIVID & EXR Louise Klener to Mary E MacCornac, 127 Engert av, Bklyn; Aug25'11; A\$16,000-18,000. nom

Crosby st, 49, (2:482-5) es, 187.4 n Broome, 25x100, 6-sty bk loft & str bldg; Morris Byk to Ernestina Marks, 655 Evergreen av, Bklyn; mtg \$45,000; Aug28; Aug30'11; A\$25,000-46,000. O C & 100

Elizabeth st, 91, (1:238-23) ws, 115 s Grand, 40x94, 6-sty bk tnt & str; Checchia Realty Co to Rocco Musoroffti, 135 Mott; 1/2 of A T & I; Mtg \$58,500 & AL; Aug29; Aug30'11; A\$27,000-62,000. O C & 100

Elizabeth st, 91, (1:238-23) ws, 115 s Grand, 40x94, 6-sty bk tnt & str; Checchia Realty Co to Gaetano Gubitosi, 218 Grand; 1/2 pt; AT; Mtg\$58,500; Aug28; Aug31'11; A\$27,000-62,000. O C & 100

Eldridge st, 191-3, see Rivington, 52.

Greenwich st, 716-8, (2:631-17), swc Charles (No 128), 39.7x60.6x14.10x67.7, 5-sty bk tnt & str; Susannah C Banta et al to Colfax Realty Co, 303 W 43; July18; Aug30'11; A\$16,000-26,000. O C & 100

Greene st, 213, (2:534-29) ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; Sophie Martinson to Julius Martinson, 295 E 10; Mtg\$38,000; Aug17; Aug26'11; A\$27,000-45,000. 100

Greenwich st, 514, (2:595-73) swc Spring (No 322), 18.4x40, 4-sty bk tnt & str; Chas C Marrin, ref to Jas P McManus, 451 52d, Bklyn; FORECLOS, July 7; Aug22; Aug25'11; A\$6,000-9,000. 3,000

Greenwich st, 399, (1:214-2), nec Beach (Nos 57-9), 25x100, 1 4 & 1 5-sty bk tnts; Edw D Hays, ref to Paul F O'Neill & Margt J, his wife, tenants by entirety, 123 W 70; Mtg\$32,000; referee's sale July19; Aug18; Aug26'11; A\$27,000-41,000. 15,200

Grand st, 60, (2:475-33) ns, 125 w Wooster, 25x100, 7-sty bk loft & str bldg; View Realty Co to Code Realty Co, 200 Bway; Mtg\$—; Aug24; Aug28'11; A\$25,000-50,000. O C & 100

Houston st, 171-3 W, see Mad av, 269.

Houston st, 128 W, (2:525-32) nec Sullivan (Nos 167-9), 25x100, 6-sty bk tnt & str; Agnes T Madden to Victoria Michellien, 210 W 146; B&S; Aug15; Aug28'11; A\$30,000-78,000. nom

Hudson st, 635, (2:626-12), swc Horatio (No 54), 26.8x78.2x17.2x78.4, 4-sty bk tnt & str; Chas N Morgan, ref, to Ethel Quimby, 210 W 102; mtg \$6,000; PARTITION, Aug22; Aug29; Aug30'11; A\$17,000-21,500. 12,400

Horatio st, 54 see Hudson, 635.

Jackson st, 35, see Monroe, 274.

John st, 50-6, (1:67-32-3) ss, abt 185 e Nassau, 69.5x86.7x70.9x91.6, es, 2 4-sty bk loft & str bldgs; Margt A Goodridge to Edw A Schmidt, at Radnor, Delaware Co, Pa; Aug29; Aug31'11; A\$169,800-188,000. 295,000

Laight st, 30, see Mad 269.

Ludlow st, 141-3, (2:411-27), ws, 213 s Stanton, 37.6x87.10, 6-sty bk tnt & str; Isaac Krugman to Harris Scal, 24 Attorney; mtgs \$57,000; Aug29; Aug30'11; A\$34,000-60,000. nom

Macdougall st, 49, see Mad av, 269.

Mott st, 307, see Mott, 309.

Mott st, 309, (2:521-13) ws, 135.6 s Bleecker, 22.9x81, 5-sty bk tnt & str; exempt-exempt; also MOTT ST, 307, (2:521-14) ws, 158.3 s Bleecker, 22.9x81, 5-sty bk tnt & str; exempt-exempt; N Y Protestant Episcopal City Mission Society to Saverio Ursetti, 184 Mulberry; B&S & C A G; June19; Aug25'11. O C & 100

Monroe st, 274, (1:261-37) swc Jackson (No 35), 25x89.7x25x89.6, 6-sty bk tnt & str; Annie Levine & ano to Israel Rotkowitz, 253 East Bway & Louis Rotkowitz, 12 E 85; Mtg\$47,000 & AL; Aug21; Aug22'11; A\$24,000-50,000. Corrects error in last issue when grantees were Israel Botkowitz & Louis Rotkowitz. nom

Pearl st, 12, (1:9-20) ss, abt 130 e State, 19.6x83x19.8x83, 5-sty bk loft & str bldg; Ruth Livingston to Chesebrough Building Co, 17 State; Feb24 (re-recorded from Apr 5'11); Aug30'11; A\$26,000-33,000. O C & 100

Rivington st, 52, (2:421-74) nwc Eldridge (Nos 191-3), 20x75, 6-sty bk loft & str bldg; Sophie Martinson to Julius Martinson, 295 E 10; AT; AL; Aug17; Aug26'11; A\$20,000-36,000. 100

St Nicholas pl, 83, (7:2069-11) ws, 224 n 153d, 50x112, 6-sty bk tnt; Jacques Lobel to Saml Greenfield, 26 W 119; B&S; AL; Mar24; Aug25'11; A\$20,000-77,500. O C & 100

Sullivan st, 167-9, see Houston, 128 W.

Spring st, 322, see Greenwich, 514.

Vestry st, 9, see Mad, 269.

Washington st, 814, (2:643-20) ws, 24.2 s Gansevoort, 24x77.6x23.11x79.6, 3-sty bk tnt & str; Johanna H Stegman et al to Herman Steinkamp, 110 E 86; QC; Aug10; Aug30'11; A\$10,000-12,500. nom

2D st, 4 E, (2:458-47) ns, 87.6 e Bowery, runs n62.1xw3.4xn4.1xw17xs66.2 to st xe 20.4 to beg, 3-sty bk tnt; Jos Graham to Gizella Rosenberg, 150 Keap, Bklyn; Mtg \$8,000; Aug23; Aug26'11; A\$10,500-14,000. nom

3D st, 32 E, (2:458-23) ss, 69 w 2 av, 23.1 x58.8x23x58, 3-sty bk tnt; Margt D Wise to Noah James, 1165 Fox; mtg \$7,000; Aug 25; Aug30'11; A\$9,000-12,000. O C & 100

3D st, 34 E, (2:458-24) ss, 46 w 2 av, 23 x58x23x57.4, 3-sty bk tnt; Frieda Hart to Noah James, 1165 Fox; Mtg\$10,000; Aug 30; Aug31'11; A\$9,000-12,000. O C & 100

7TH st, 118 E, (2:434-23) ss, 199.10 w Av A, 24.11x90.10, 5-sty bk tnt; Fredk Zimmer et al, EXRS, &c, Bertha Wank to Amelia Pahl & Bertha Wank, both at 511 W 113, heirs of Bertha Wank; Mtg\$16,000 & AL; Aug18; Aug31'11; A\$17,000-25,000. nom

7TH st, 118 E; Eliz V Kuensberg, wid, to same; QC; Aug8; Aug31'11. nom

10TH st, 295 E, (2:404-58) ns, 24 e Av A, 23.10x109.4, 4-sty bk tnt; Sophie Martinson to Julius Martinson, 295 E 10; AL; Aug 17; Aug26'11; A \$18,000-23,000. 100

10TH st, 57 W, (2:574-72) ns, 166.2 e 6 av, 21.11x94.10, 7-sty bk hotel; David Weingarten to Wm J Mitchell, 517 W 158; Mtg\$56,000; Aug15; Aug31'11; A\$17,500-60,000. nom

10TH st, 57 W; Wm J Mitchell to Ida H Sachers, 136 Park av, Yonkers, NY; Mtg \$56,000; Aug15; Aug31'11. O C & 100

16TH st, 112 W, (3:791-50) ss, 150 w 6 av, 25x103.3, 3-sty bk tnt & str & 3-sty bk tnt in rear; Browning Baker to Eliz B & Jas Baker, Jr, Central av, ss, — e Lawrence av, at Lawrence, LI; AT; Mtg \$15,000; May25; Aug28'11; A\$17,000-20,000. nom

13TH st, 335 E, (2:455-48) ns, 193.4 w 1 av, 28.4x103.3, 5-sty stn tnt; Louis Abramowitz et al to Israel Brill, 335 E 13; mtg \$39,000; Aug25; Aug29'11; A\$21,000-39,000. O C & 100

17TH st, 3 E, (3:846-5) ns, 100 e 5 av, 25x92, 10-sty bk loft & str bldg; Postal Life Ins Co to Geo W Buckridge, 143 Park av; B&S & C a G; Aug28; Aug30'11; A \$53,000-155,000. O C & 100

29TH st, 114 E, (3:884-77) ss, 209.4 w Lex av, 21.10x98.9, 3-sty & b stn dwg; Esther A Mellon to Saml Marcus, 1187 Lex av; ½ pt; Aug29'11; A\$21,800-27,500. O C & 100

29TH st, 114 E; Dorothy Dowdney & Marjorie Dowdney by John Delahunty GDN to same; ½ pt; AT; Aug29'11. **21,250**

31ST st, 312 W, (3:754-49) ss, 137.6 w 8 av, 18.9x98.9, 3-sty bk dwg; Agnes G Cumming to Isaac E House, of Chicago, Ill; Aug17'96; Aug25'11; A\$8,500-8,500. **9,000**

31ST st, 312 W; Isaac E House to Agnes G Hawthorne, of Chicago, Ill; Jan11'97; Aug25'11. **10,000**

36TH st, 112 E, (3:891-82) ss, 155 e Park av, 25.6x98.9, 4-sty & b stn dwg; Jno A Weekes, EXR Cath A De Peyster to Corporation of the Brick Presbyterian Church, 412 5 av; ¾ pts; Aug10; Aug25'11; A\$42,500-51,500. **46,666.67**

36TH st, 112 E; Saml V Hoffman, Pres of N Y Historical Society, EXR Cornelia B De Peyster to same; ¾ pt; Aug22; Aug 25'11. **23,333.33**

38TH st, 33 E, (3:868-31) ns, 203 e Mad av, 22x98.9, 4-sty & b stn dwg; Blanche Potter to Fredk B Jennings, 86 Park av; mtg \$30,000; July25; Aug30'11; A\$59,000-72,000. O C & 100

40TH st, 207-9 E, (5:1314-6-7) ns, 130 e 3 av, 50x98.9, 2 4-sty bk tnts & str with 3-sty bk tnt in rear; Seal Realty Co to Annie Fishman, 583 Grand; Mtg\$30,000; May22; Aug28'11; A\$20,000-37,000. O C & 100

47TH st, 220 E, (5:1320-38) ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & str; Frame Realty Co to Form Realty Co, 200 Bway; AL; Aug29'11; A\$7,500-12,000. O C & 100

48TH st, 24-6 E, see Mad av, swc 48.

56TH st, 244 W, (4:1027-60) ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; Rudolph A Rodol to Leander S Sire, 240 W 56; AL; July12; Aug26'11; A\$25,000-32,000. 100

57TH st, 545-7 W, (4:1086-10-1) ns, 525 w 10 av, 50x100.5, 2 5-sty bk tnts with str in 547; Jacques Zipser et al to Salina M Zipser, all at 65 E 84; Mtg\$837,000; Aug26; Aug28'11; A\$22,000-34,000. nom

60TH st, 213 W, (4:1152-24) ns, 200 w Ams av, 25x100.5, 5-sty stn tnt & str; Pietro Viscardi & Salvatore Di Pace to Wilhelmina Deile, 64 Patterson av, Hoboken, NJ; Mtg\$13,900; Aug30; Aug31'11; A\$6,000-15,000. O C & 100

61ST st, 212 W, (4:1152-40) ss, 175 w Ams av, 25x100.5, 5-sty stn tnt & str; Hannah Cohen to Jacob R Schiff, 18 E 120; Mtg\$12,000; Aug30; Aug31'11; A\$6,000-16,000. O C & 100

61ST st, 247 W, (4:1153-6) ns, 125 e West End av, 25x100.5, 5-sty bk tnt & str; Curtiss P Byron to Annie P Zunz, 2819 Pine Grove av, Chicago, Ill; AL; May5; Aug30'11; A\$6,000-16,000. nom

62D st W, see West End av, see West End av, 54.

70TH st, 26 W, (4:1122-45½) ss, 313 w Central Park W, 19x100.5, 4-sty & b stn dwg; Henrietta A Rosenblatt to Philipin Schwarz 336 E 57; mtg 27,000; Aug30'11; A \$17,000-36,000. O C & 100

71ST st, 117 W, (4:1143-26) ns, 150 w Col av, 25x102.2, 5-sty bk tnt; Addison W Edelmeyer et al to Ellen Y Scott, 27 Reid, Jersey City, NJ; mtg \$31,666.67; Aug14; Aug29'11; A\$19,000-34,000. 100

71ST st, 119-21 W, (4:1143-24-25) ns, 175 w Col av, 50x102.2, 2 5-sty stn tnts; Walter S Edelmeyer EXR, &c, John H Edelmeyer to Ellen Y Scott, 27 Reid, Jersey City, NJ; Aug28; Aug29'11; A\$38,000-66,000. 100

71ST st, 117-21 W, (4:1143-24-6) ns, 150 w Col av, 75x102.2, 2 5-sty stn tnts; Ellen Y Scott to A L Mordecai & Son, 135 Bway; mtgs \$95,000; Aug28; Aug29'11; A\$57,000-100,000. O C & 100

72D st, 417 E, see Charles, 88.

82D st E, see Mad av, see Mad av, nec 82.

83D st, 10 W, (4:1196-39) ss, 148 w Central Park W, 17x102.2; also 83D ST, (4:1196) ss, 165 w Central Park W, strip 0.2x 25.9x0.3x25.9; Oakley Myers to Leonard G Weber, 71 W 83; mtg \$17,000 & AL; Aug 16; Aug29'11; A\$12,000-19,000. O C & 100

83D st E, see Mad av, see Mad av, sec 83.

87TH st, 517 E, (5:1584-12) ns, 274.10 e Av A, 24.11x100.8, 5-sty stn tnt; Geo P Engel & ano to Wm H Specht, 229 E 52; ½ pt; AT; Mtg\$14,000; Aug24; Aug25'11; A\$8,000-21,000. 100

87TH st, 517 E; Barbara E Butler et al to same; ½ pt; AT; Mtg\$14,000; Aug4; Aug25'11. O C & 100

87TH st, 517 E; re dower; Georgiana Engel, wid of Phillip J Engel to same; ½ pt; QC; Aug24; Aug25'11. nom

89TH st, 108-10 W, (4:1219-40-41) ss, 175 w Col av, 50x100.8, 2 5-sty bk tnts; Brown Realty Co to Brown-Weiss Realities, 63 Park row; Mtg\$60,000; Aug25; Aug26'11; A\$22,000-54,000. nom

89TH st, 108-10 W; Brown-Weiss Realities to Warren Investing Co, 710 Col av; Mtg\$60,000; Aug25; Aug26'11. nom

91ST st, 50 W, (4:1204-50½) ss, 446 w Central Park W, 18x100.8, 4-sty & b bk dwg; Dinah J Levi to Edw H Ross, 29 W 91; Mtg\$20,000 & AL; Aug14; Aug31'11; A \$12,000-22,000. O C & 100

92D st, 55 W, (4:1206-12½) ns, 284.10 e Col av, 20x100.6, 3-sty & b stn dwg; Marcia Inez Le Fevre to Mercedes Barthold, 57 W 92; Mtg\$13,500; Aug23; Aug31'11; A \$11,000-16,000. nom

93D st, 179-83 E, (5:1522-29-31) ns, 130.6 w 3 av, 90x100.8, 3 4-sty stn tnts; Max J Jacoby & ano, EXRS, &c, Herman Jacoby, decd, & Pauline Cohen to Sender Feldmark, 984 Union av; Mtgs\$57,000; Aug17; Aug26'11; A\$43,500-72,000. **75,000**

97TH st, 2 W, see Central Park W, swc 97.

98TH st, 215 E, (6:1648-10) ns, 235 e 3 av, 25.2x100.11, 5-sty bk tnt & str; Frame Realty Co to Form Realty Co, 200 Bway; AL; Aug30; Aug31'11; A\$9,000-21,000. O C & 100

99TH st, 315-7 W, (7:1888-53) ns, 275 w West End av, 75x100.11, 8-sty bk tnt; M R L Building Co to S Levy Realty Co, 200 Bway; mtg \$215,000; Aug9; Aug22'11; A \$—\$—; corrects error in last issue, when location was 9th st, 315-7 W. O C & 100

100TH st, 321 E, (6:1672-14) ns, 325 e 2 av, 25x100.11, 5-sty bk tnt & str; Pincus Lowenfeld et al to John H Bodine, 1427-9 Mad av; mtg \$18,000; Aug28; Aug30'11; A \$7,000-25,000. nom

102D st, 119-21 E, (6:1630-10) ns, 227.6 e Park av, 50x100.11, 6-sty bk tnt & str; Francis V S Oliver, ref, to Freehold Constn Co & Bellewood Constn Co, 200 Bway; Mtg\$40,000; FORECLOS, Aug1; Aug21; Aug26'11; A\$18,000-58,000. **55,000**

102D st, 104 E, (6:1629-70) ns, 55 e Park av, 25x75, 5-sty stn tnt; Eliz Guenther to Jennie I Ryan, 126 E 95; Mtg \$13,000; Aug25; Aug26'11; A\$8,000-14,000. O C & 100

103D st, 130 W, (7:1857-48½) ss, 386.9 w Col av, 16.3x100.11, 3-sty & b stn dwg; Ralph Townsend to Ada T Richards, 130 W 103; Aug25; Aug26'11; A\$7,800-11,000. nom

107TH st, 66 W, (7:1842-57) ss, 148.9 e Col av, 48.9x100.11, 7-sty bk tnt; Westown Realty Co to Reliant Holding Co, 160 Bway; mtg \$67,500; Aug29; Aug30'11; A \$25,400-67,000. O C & 100

109TH st, 331 E, (6:1681-16) ns, 375 e 2 av, 25x100.11, 5-sty bk tnt & str; Eugene A Philbin, ref, to Alfred L Rose, 309 W 81; FORECLOS, Apr25; Aug21; Aug30'11; A\$7,000-23,000. 100

110TH st, 18 E, see 110th, 16 E.

111TH st W, see Lenox av, see Lenox av, sec 111.

111TH st, 103 E, (6:1639-2) ns, 31.11 e Park av, 15.11x100.11, 3-sty & b stn dwg; A\$6,500-7,500; also 111TH ST, 113 E, (6:1639-6½) ns, 111.7 e Park av, 15.11x100.11, 3-sty & b stn dwg; A\$6,500-7,500; Arthur B Tuttle to Astor Trust Co, 389 5 av; July12; Aug26'11. nom

111TH st, 113 E, see 111th, 103 E.

114TH st, 61 W, see Lenox av, 80-2.

114TH st, 238-40 E, (6:1663-35-6) ss, 163 w 2 av, 42x100.11, 2 4-sty stn tnts; Louis Lese to Louis S Barnard, 175 E 79; ½ pt; Mtg\$19,500; Aug26; Aug31'11; A\$13,000-25,000. O C & 100

117TH st, 408 E, (6:1710-45) ss, 127.4 e 1 av, 16.8x100.11, 3-sty & b bk dwg; Barney Epstein to Pasquale Colio, 419 E 117; Mtg\$5,500; Aug31'11; A\$4,500-6,000. O C & 100

118TH st, 120 W, (7:1902-43) ss, 235 w Lenox av, 20x100.11, 3-sty & b stn dwg; Selina Aronson to Max Landesman, 42 W 114; Mtg\$18,000 & AL; July29; Aug25'11; A\$10,400-21,000. O C & 100

119TH st, 26 E, (6:1745-62) ss, 137.8 w Mad av, 15.8x100.11, 3-sty & b stn dwg; Emanuel Doctor to Edw A Weiss, 106 W 113; Mtg\$10,250; Aug26'11; A\$6,500-9,500. O C & 100

120TH st, 73 E, (6:1747-13) ns, 100 w Park av, 25x100.11, 5-sty stn tnt; Clara Blumenthal to Henry W Unger, 139 W 130; mtg \$20,000 & AL; Aug28; Aug29'11; A \$10,500-21,000. O C & 100

120TH st, 143-7 E, see Lex av, 1943-7.

121ST st, 271 W, (7:1927-5) ns, 100 e 8 av & 67.9 e St Nicholas av, 17x100.11, 3-sty & b stn dwg; Jas J Martin to Peter Lahm, 2110 Walton av; mtg \$10,500; Aug 24; Aug29'11; A\$8,800-12,000. O C & 100

121ST st, 358-60 E, (6:1797-32) ss, \$3.3 w 1 av, runs s100.11xw16.7xn0.11xw0.2xs0.10 xw20xn100.10 to st xe36.9 to beg, 6-sty bk tnt & str; Solomon Baer to Freehold Constn Co, 200 Bway; mtg \$32,000; July31; Aug29'11; A\$10,500-40,000. O C & 100

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

125TH st, 545 W, (7:1980-8) ns, 150 e Bway, 25x99.11, 5-sty bk tnt & str; Harris Schwartz to Gertie Halpin, 127 E 117; Mtg\$20,000; Aug25'11; A\$11,000-23,000. O C & 100

127TH st, 112-6 E, (6:1775-67-68) ss, 90 e Park av, 50x99.11, 2 3-sty & b stn & 1 3-sty & b fr dwgs; Wm Bachrach et al to Robt Bader, 21 E 7; mtg \$19,000; July13; Aug29'11; A\$18,000-23,500. 100

127TH st, 112-6 E, (6:1775-67-68) ss, 90 e Park av, 50x99.11, 2 3-sty & b stn & 1 3-sty fr dwgs; Robt Bader to Flora Bachrach, 20 E 90 & Rebecca Bachrach, 16 E 96; mtg \$17,500; July13; Aug30'11; A\$18,000-23,500. omitted

128TH st, 168-70 E, (6:1776-43-4) ss, 138.9 w 3 av, 38.6x99.11, 2 3-sty & b bk dwgs; Robt Bader to Sand Realty Co, 120 Bway; Mtg\$15,000; May15; Aug26'11; A \$13,000-17,000. 100

128TH st, 168-70 E, (6:1776-43-4) ss, 138.9 w 3 av, 38.6x99.11, 2 3-sty & b bk dwgs; Sand Realty Co to Robt Bader, 27 7th; AL; May15; Aug25'11; A\$13,000-17,000. O C & 100

131ST st, 151 (147) W, (7:1916-11) ns, 225 e 7 av, 20x99.11, 3-sty & b stn dwg; Margt E Napier to Clara B Wright, 34 W 135; Mtg\$14,500; Aug25; Aug31'11; A\$8,300-15,000. nom

131ST st, 38-40 W, (6:1728-57-8) ss, 335 e Lenox av, 50x99.11, 2 5-sty bk tnts; Lorenz Strack & ano to Wenare Holding Co, 90 Lenox av; Mtg\$40,000; Aug25; Aug 26'11; A\$22,000-54,000. 100

133D st, 32 W, (6:1730-53) ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Jennie Kuretsky to Jas C Thomas, 89 W 134; mtg \$18,500; Aug1; Aug29'11; A\$9,000-21,000. O C & 100

133D st, 300 W, see 8 av, 2481.

140TH st, 617 W, see 141st, 616 W.

141ST st, 616 W, (7:2088-23-6 & 39) ss, 125 w Bway, 100x199.10 to 140th (No 617), 2-sty fr academy & 1-sty fr gymnasium; Wm J Farrell et al, heirs, &c, Leocadie M P Farrell to St Walburga's Academic School, 610 W 141; QC; July31; Aug31'11; A Exempt-exempt. nom

141ST st, 616 W; Francisco L Farrell et al, heirs, &c, as above to same; QC; Aug4; Aug31'11. nom

141ST st, 616 W; Adelaide L Farrell, heir, &c, as above to same; QC; Aug7; Aug31'11. nom

142D st, 110-6 W, (7:2010-38-40) ss, 100 w Lenox av, 100x99.11, 2 6-sty bk tnts; Dutchess Constn Co to 142d St & Lenox Av Co, 128 Bway; Mtgs\$103,000; Aug21; Aug25'11; A\$40,000-\$. O C & 100

144TH st, 510 W, (7:2075-39) ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; August W Mehler et al to International Distributors Corp, 204 Franklin; mtg \$166,500; Aug29; Aug30'11; A\$—\$. O C & 100

144TH st, 234 W, (7:2029-43) ss, 225 w 7 av, 25x99.11, 5-sty bk tnt; Thos McPhillips to Selina L Bloch & Clarice Engel, at Lawrence, LI; Mtg\$15,000; Aug29; Aug31'11; A\$8,500-17,000. O C & 100

148TH st, 300 W, see 8 av, 2785.

149TH st, 450 W, see Convent av, 432.

150TH st, 538 W, (7:2081-46½) ss, 355 w Ams av, 15x99.11, 3-sty & b bk dwg; Wm H Dennis to Chas Newman, 538 W 150; Mtg\$11,000; Aug30; Aug31'11; A\$5,000-11,500. nom

151ST st W, (7:2066-13) ns, 300 e Ams av, 25x99.11, vacant; Susie J Coburn & ano to Jennie E Morris, at Le Roy, Genesee Co, NY; AL; Aug17; Aug26'11; A \$7,000-7,000. O C & 100

175TH st, 519-21 W, (8:2132-pt lot 1) ns, 50 e Audubon av, 50x89.3x50.2x94, 5-sty bk tnt; Simon Impt Co to Annie Bernstein, 219 Audubon av; Mtg\$48,000; Aug 25; Aug26'11; A\$—\$. O C & 100

175TH st, 521-5 W, (8:2132); cancellation of assignment of rents; Simon Impt Co, 277 Bway, to Geo W Weill, 365 W 118; Aug25; Aug26'11. nom

186TH st W, see St Nicholas av, see St Nicholas av, 1520-2.

Av A, 1446, (5:1488-50) es, 26.6 s 77th, 25.6x98, 5-sty bk tnt & str; Jacques Zipser et al to Sigmund Zipser, all at 65 E 84; Mtg\$15,000; Aug26; Aug28'11; A\$8,000-23,000. nom

Audubon av, 201, (8:2132-pt lot 1), nec 175th, 98.9x50.2x94x50, 5-sty bk tnt & str; Simon Impt Co to Lorenz Strack & Johanna his wife tenants by entirety, 147 E 92; Mtg\$65,000; Aug25; Aug26'11; A \$—\$. O C & 100

Amsterdam av, 1253-5, (7:1963-62) es, 36.2 s 122d, 39.10x100, 6-sty bk tnt & str; Worthville Realty Co to Saml J T Wood, 357 W 123; Mtg\$46,000; Aug30; Aug31'11; A\$29,000-65,000. O C & 100

Broadway, 4271, (8:2180-93) ws, 149.10 n 181st, 30.3x184.11x30x188.5, vacant; Francis C Menair to Robt Gordon Realty Co, 657 W 46; QC & correction deed; Aug 19; Aug26'11; A\$12,000-12,000. nom

Central Park W, (7:1832-33-40) swc 97th (No 2), 100.11x200, vacant; Willbrook Realty Co to Josepha A Schulze, 100 W 87; B&S; mtg \$250,000; Aug29; Aug30'11; A\$182,000-\$—. nom

Convent av, 432, (7:2063-50), swc 149th (No 450), 99.11x100, 6-sty bk tnt; Tomahawk Realty Co to Sadie Barfield, 591 Sutter av, Bklyn; Mtg\$150,000; Aug24; Aug31'11; A\$41,000-P95,000. O C & 100

Convent av, 432; Sadie Barfield to City Holding Co, 540 W 149; Mtg\$150,000; Aug 24; Aug31'11. O C & 100

Lexington av, 1835, (6:1641-51½) es, 60.11 s 114th, 19.9x78, 4-sty stn tnt & str; Alex Wolf, ref, to Mary S Guerrier, 482 Park av; FORECLOS, Aug24; Aug25; Aug 26'11; A\$8,500-14,500. 15,000

Lexington av, 1635-37, (6:1631-20-1) es, 50.11 n 103d, 50x95, 2 4-sty stn tnts; Curtiss P Byron to Annie J Zunz, 2819 Pine Grove av, Chicago, Ill; Mtg\$30,500; June 30; Aug26'11; A\$22,000-35,000. O C & 100

Lenox av, 80-2, (6:1598-1) nec 114th (No 61), 45x100, 5-sty bk tnt & str; Fredk Levy to Julia Levy, 700 W 178; Mtg\$106,500 & int; Aug24; Aug25'11; A \$52,000-83,000. nom

Lexington av, 1943-7, (6:1769-21-22) nec 120th (Nos 143-7), 100.11x49.11, 2 3-sty bk tnts & str, 2-sty bk bldg & 3-sty bk dwg; John Volz to L & W Constn Co, 50 Church; mtg \$40,000; July25; Aug29'11; A\$32,500-44,500. exch & 100

Lenox av, (6:1594-pt lot 69) sec 111th, 71.10x100, part 1-sty fr bldg; Henry Morgenthau Co to Kate Blank, 997 Union av; B&S; mtg \$45,500; Aug16; Aug30'11; A \$—\$. O C & 100

Lenox av, (6:1594), same prop; Kate Blank to Kramer Contracting Co, 35 Nassau; B&S & C a G; Aug28; Aug30'11. O C & 100

Lexington av, 310, (3:893-70) ws, 24.9 s 38th, 24.8x100, 3-sty & b bk dwg with 1-sty ext; Fredk R Going to Harold M P Stokes, 230 Mad av; Mtg\$35,000; Apr11; Aug31'11; A\$32,000-38,000. nom

Lexington av, 367, (5:1295); asn rents; Harry Dodds to Alfred Haase, 1227 47th, Bklyn; Aug11; Aug31'11. 3,500

Madison av, (5:1494-20-23) nec 82d, 102.2x85, vacant; Fredk A Schermerhorn to Ellen Y Scott, 17 Reade, Jersey City, NJ; B&S; Aug15; Aug26'11; A\$160,000-160,000. O C & 100

Madison av, (5:1494-50-53) sec 83d, 102.2x85, vacant; Ellen S Auchtmuty to Ellen Y Scott, 17 Reade, Jersey City, NJ; B&S; Aug16; Aug26'11; A\$124,000-124,000. O C & 100

Madison av, 269, (3:869-21) es, 56 n 39th, 28.5x100, 4-sty & b stn dwg; A \$94,500-125,000; also LAIGHT ST, 30, (1:220-24) ns, abt 140 w Varick, 27x175 to ss Vestry (No 9), 6-sty bk storage bldg & str; A\$29,000-55,000; also HOUSTON ST, 171 W, (2:520-67) ss, 66 se Congress, 21.10x75.8x21.10x75.5, 4-sty bk tnt; A\$10,000-12,500; also HOUSTON ST, 173 W, (2:520-66) ss, 44 se Congress, 22x75.5x22x 75.2, 4-sty bk tnt & str; A\$10,000-12,500; also MACDOUGAL ST, 49, (2:520-80) nws, 58.2 n King, runs nel9.2xnw69xsw12.3xw 12.10xsw2.6xse76.6 to beg, 3-sty bk tnt; A \$9,000-11,000; also PROPERTY at Marbletown, Ulster Co, NY; re dower; Bessie MacLeod Leggett, wid of Francis H Leggett to Francis H Leggett, 72 Bruton, Berkeley Sq W, London, Eng; AT; QC; Aug15; Aug28'11. O C & 51,494.11

Madison av, (5:1494-20-23) nec 82d, 102.2 x85, vacant; Ellen Y Scott to Allenel Constn Co, 135 Bway; mtg \$175,000; Aug25; Aug29'11; A\$160,000-160,000. O C & 100

Madison av, (5:1494-50-53) sec 83d, 102.2 x85, vacant; Ellen Y Scott to Allenel Constn Co, 135 Bway; mtg \$175,000; Aug25; Aug29'11; A\$124,000-124,000. O C & 100

Morningside av E, 120-2, (7:1965-29) n wc 124th (No 401), 50.5x100, 5-sty bk bldg & str; Chas D Donohue, ref, to Cornelia G Chapin, 261 Bway; FORECLOS, Aug16; Aug24; Aug29'11; A\$35,000-65,000. 50,000

Madison av, (5:1283-56-7) swc 48th (Nos 24-6) 100.5x44.9, 2 4-sty & b bk & stn dwgs; Dreicer Realty Co to Shepherd K De Forest at Lakewood, NJ; mtg \$247,000; Aug24; Aug30'11; A\$163,000-184,000. O C & 100

Madison av, 1851, (6:1747-34) es, 84.11 s 121st, 16x83, 3-sty & b stn dwg; Anna Brainin to Bendet Nelson, 268 E Bway; mtg \$5,000; Aug29; Aug30'11; A\$11,000-15,000. O C & 100

Pinehurst av, (8:2177-145) nec 180th, 100x101.6x100x100.5, vacant; 180th St Co to Jas J Martin, 58 East Kingsbridge rd; Mtg\$23,250; Aug30; Aug31'11; A\$27,000-27,000. O C & 100

St Nicholas av, 1520-2, (8:2157-67), nec 186th, 58x100, 5-sty bk tnt & str; Mary F Martin to One Hundred & Eightieth St Co, 165 Bway; Mtg\$85,000; Aug30; Aug31'11; A\$—\$. O C & 100

West End av, 54, (4:1153-61), sec 62d, 25.5x100, 5-sty bk tnt & str; West 139th St Realty Co to Nancy Krakower, 565 W 144; Mtg\$26,000; Aug24; Aug25'11; A\$12,000-26,000. 100

West End av, 589, (4:1250-34) ws, 84.8 n 88th, 16x100, 4-sty bk dwg; Alice C Lynch to Emily G R Nichols, at Hotel Gramaton, Bronxville, NY; Mtg\$13,000; Aug31'11; A\$12,500-22,000. 100

1ST av, 1758, (5:1571-2) es, 25.8 n 91st, 25x94, 5-sty bk tnt & str; A\$11,500-22,000; also 1ST AV, 1760, (5:1571-3) es, 50.8 n 91st, 25x94, 5-sty bk tnt & str; A\$11,500-22,000; Jacques Zipser et al to Rosalie Zipser, all at 65 E 84; Aug26; Aug28'11. nom

1ST av, 1760, see 1 av, 1758.

1ST av, 352, (3:952-61) es, 46 s 21st, 23x 68.8, 3-sty bk tnt & str; Louis Frooks to L Frooks Engine Co, 225 Chrystie; AL; Aug10; Aug31'11; A\$9,500-12,000. O C & 100

2D av, 1846, (5:1555-8) es, 100.8 s 96th, 25x100, 5-sty bk tnt & str; David Zipkin to John H Wynn, 686 Sackett, Bklyn; B&S; mtg \$21,500 & AL; Aug29; Aug30'11; A \$13,000-23,000. nom

STH av, 2785, (7:2045-56) swc 148th (No 300), 25x75, 5-sty bk tnt & str; Chas W Knoche to Central Brewing Co, 68th & E R; mtg \$35,000; Aug18; Aug30'11; A\$11,000-24,000. nom

STH av, 2481, (7:1958-33), swc 133d (No 300), runs s25xw83.3x—41.7 to st xe50 to beg, 5-sty bk tnt & str; Henry J Baierlein to Thos McPhillips, 234 W 144; QC; Mtg\$15,000; Aug30; Aug31'11; A\$16,000-26,000. nom

STH av, 2481; Selina L Bloch & ano to same; Mtg\$15,000; Aug17; Aug31'11. O C & 100

STH av, 2481; Malvina Lesser to same; QC; Mtg\$15,000; Aug17; Aug31'11. nom

10TH av, 778, (4:1062-62) es, 25.2 s 53d, 25x75, 5-sty bk tnt & str; Saml Levin to Harry N Kohn, 3 W 39; Mtg\$13,000; Aug 30; Aug31'11; A\$12,000-22,000. nom

10TH av, (4:1062) es, 25.2 s 53d, a strip 0.4x75; Michl Farrell to Saml Levin, 896 7 av; QC; Aug29; Aug31'11. nom

MISCELLANEOUS CONVEYANCES
Borough of Manhattan.

Assignment of A R T & I to trust fund, etc., under will of John Baird; Richd H Crowe to David G Baird & Sophia A O Betz, both of Elizabeth, NJ; Mar26'07; Aug30'11. 100

Appointment of trustees; Sarah Hess, exr & Trste David S Hess to Stephen G & Arthur M Hess, her sons, 302 Central Park W, as co-trustees under said will; Aug16; Aug28'11.

Assignment of interest in decedant's estate; in estate of Kate N Motley; Lewis Motley to First National Bank of Chattanooga, Tenn; Aug19; Aug28'11. nom

Last will of Azariah H Sawyer, late of Watertown, NY; Mar13'98; Aug25'11.

Power of attorney; Mary Donohue to Patk J Donohue, 877 6 av; Dec 29; Aug 25'11.

Power of attorney; Robt O Swan to C Walter Artz; Jan21'10; Aug31'11.

Power of atty; Delia McLaughlin to John McLaughlin; July23'07; Aug29'11.

Power of attorney; same to same; Jan 21'10; Aug31'11.

Power of attorney; Jacob Levin, 1531 Mad av, to Hyman Levin; June26; Aug31'11.

Power of attorney; Eliz M McKay, of Poole, Eng, to Robt O Swan, of Oyster Bay, NY; Dec30'09; Aug31'11.

Revocation of power of attorney; Josephine Schoeppy to Carl Schoeppy; Aug 16; Aug31'11.

CONVEYANCES

Borough of the Bronx.

Chauncey st (*), es, 100 n Walker av, 25x100; Emma N Polak to Berent Jacobson & Osear Pederson, Gifford av, near Swinton, Throggs Neck; AL; Aug22; Aug 28'11. O C & 100

Catherine st (*), ws, 250 s 239th, 150x 100; Lillian G Sullivan to Maxberg Constn Co, 320 Bway; Mtg\$5,900; Aug10; Aug31' 11. O C & 100

Catherine st (*), ws, 250 s 239th, 150x 100; Jeannette Holmes to Lillian G Sullivan, 596 E 169; Mtg\$3,000; Aug10; Aug31'11. O C & 100

Elmsere pl, 790-6, (11:2955) ss, 300 w Marmion av, 100x100, 2 4-sty bk tnts; Isaac Loewenberg to Isidor Oliver, 1864 7 av; ½ of ½ pt; Mtg\$56,000; July31, Aug30'11. O C & 100

Grand View pl, (9:2464) es, 84.7 n Transverse rd or 167th, 37.6x106.3 to Grand Blvd & Concourse x38.5x97.11, vacant; Louis A Risse to Marion D Risse his wife, 599 Mott av; Mtg \$2,500; Sept20'10, Aug 30'11. nom

Guerlain pl (*), swc Unionport rd, see Unionport rd (*), swc Guerlain pl.

Home st (10:2752) sec Hoe av, 25.2x82x 25x79.1 vacant; Thos J Mooney, 233 E 19, to Wm Sinnott, 967 E 165; Mtg\$4,000; Aug24; Aug28'11. O C & 100

Harrison st (*) ws, 288 n Classon Pt rd, 25x81.11x25.11x75.1; Angelo Tosto to Giovanni Tosto at Taylor av near Davis & Salvatore Viola at Theriot av near Davis; Aug26, Aug31'11. O C & 100

Louise st (*), ws, 200 s Van Nest av, 25x100; Jos Matthews to Wilgus Realty Co, Westchester sq; Aug24; Aug26'11. nom

Montgomery pl (*), ns, 150 w Maclay av, 25x73.3, Westchester; Richd J McNulty to Wilgus Realty Co, 120 Westchester sq; Mtg\$561; Aug24; Aug26'11. O C & 100

Magenta st (*), ss, 125.6 w Olinville av, 24.6x100.6x24.6x100.7; Michl Murtha to Jno Boddis, 3563 Olinville av; Mtg\$5,000; Aug 30; Aug31'11. O C & 100

Overing st (*), swc Maclay av, 100x 123.3, Westchester; Maclay Av Realty Co to Wilgus Realty Co, 120 Westchester sq; Aug23; Aug25'11. O C & 100

Overing st, 1641 (*), swc Maclay av, 25x 98.3; Wilgus Realty Co to Wm J Curley, 2522 Maclay av; Aug24; Aug25'11. O C & 100

Overing st, 1643 (*), —x—; Wilgus Realty Co to Jos Matthews, 1643 Overing; Mtg\$3,100; Aug24; Aug26'11. O C & 100

Overing st, 1647 (*), —x—; same to Richd J McNulty, 2521 Maclay av; Mtg \$4,000; Aug24; Aug26'11. O C & 100

Pond pl (3d av), (12:3290) nwc 197th (William), 50x125, vacant; Edw Haight EXR Edw Haight to Thos J Finlay, 953 Park pl, Bklyn; Aug8, Aug30'11. nom

Pond pl, (12:3290); same prop; Esther S Baar to same; Mtg \$7,000; Aug29, Aug 30'11. nom

Pond pl, (12:3290); same prop; Sarah E Finlay, wid to same; QC; Apr4, Aug 30'11. nom

Pond pl, (12:3290); Same prop; Cath wife of & Matthew Nolan to same; QC; Mar27, Aug30'11. nom

Pond pl, (12:3290); same prop; Thos J Finlay heir Anne Finlay to Esther S Baar, 574 Warwick, Bklyn; Aug25, Aug30'11. nom

Simpson st, 1076 (10:2727) es, 281.10 n Westchester av, 40x100; 5-sty bk tnt; Simpson Constn Co to Chas Danewitz, 3040 Woodlawn rd; Mtg\$37,250; Aug16; Aug25'11. O C & 100

St Pauls pl, nwc Fulton av, see Edwards av (*) sec Balcom av.

4TH st (*), ses, at sws Union av, see Union av (*), sws at ses 4th.

135TH st, 293 (9:2311), ns, 225 e Lincoln av, 25x100; 4-sty bk tnt; Saml Weisinger to Solomon E Nelson, 67 Grand; ½ pt; Mtg\$8,900; Aug25; Aug26'11. nom

136TH st, (10:2549) ns, 189.5 w Cypress av, 62.6x100, vacant; Louis Lese to Louis S Barnard, 175 E 79; ½ pt; Mtg\$4,000; Aug26; Aug31'11. O C & 100

139TH st, nwc Morris av, see Morris av, 281.

142D st, 375 (9:2305) ns, 507 e Alex av, 18x50; 4-sty bk tnt & str; Jerome H Buck ref to Mary E H Gavenesch, 53 Griffith, Jersey City, NJ; FORECLOS; July25; Aug 25'11. 7,955

148TH st, 432-4 (678-80) E, (9:2292) ss, 390 w Brook av, 50x100 (error, deed reads Nos 43 & 43 E), 2 5-sty bk tnts; Bertha Glatt to her daughters, Josephine M Weiss, 432 E 148, & Anna M Schwanewede, 2771 Creston av; AL; Aug29'11. gift

149TH st, 518 (758) E, (9:2275) ss, 100 e Brook av, 25x84.11, 5-sty bk tnt; Max Reich to Louis A Ewald, 48 E 87; mtg \$21,000; Aug23; Aug29'11. nom

151ST st, sec Morris av, see Morris av, 600-2.

167TH ST, nec Intervale av, see Intervale av, 1104.

167TH st, nec Sheridan av, see Sheridan av, nec 167.

171ST st, ss, 125.1 e 3 av, see Edwards av (*), sec Balcom av.

171ST st (*) ws, 275 n Gleason av, 25x— to Classon Pt rd, x—x—; Peoples Trust Co TRSTE Jos J Gleason to Arthur V Bennett, 36 Sidney pl, Bklyn; C a G; Aug28, Aug30'11. 1,000

175TH st, (11:2958) nec Trafalgar pl (No 1808) 79.6x85.8x78x101.1, vacant; Patk Oates to Florence H wife Frank J Marion at Stamford, Conn; Aug29, Aug30'11. O C & 100

176TH st, swc Clinton av, see Clinton av, swc 176th.

180TH st, (11:3036) ss, 98 w Washington av, runs s21.6xe3.6xn21.6 to st xw3.6 to beg; re mtg; Cath Bigley, Trste Isabella Urban to Emanuel Freund, at South Nyack, NY; May26'10; Aug31'11. nom

180TH st, (11:3036) ss, 188 e Park av, strip, 3.6x21.6; re mtg; Jno Klein to Emanuel Freund, South Nyack; Aug29; Aug31'11. nom

180TH st, 720, (11:3036) ss, 116 e Park av, runs s135.10xe25xn25xe45xn25xe2 x n 42.10xe3.6xn43 to st xw75.6 to beg, 2-sty fr dwg, 2-sty fr stable & vacant; Emanuel Freund to Melillo Constn Co, 320 Bway; Mtg\$9,000 & AL; Aug30; Aug31'11. O C & 100

180TH st, 811 (1063) E, (11:3111) ns, 95.1 e Mapes av, 25x118.2, 2-sty fr dwg; Chas W P Kleine to Peer Realty Co, 154 Nassau; Mtg\$5,000; Aug31'11. O C & 100

182D st, nwc Webster av, see Webster av, 2237-41.

183D st, 467 (11:3038), ns, 99.7 w Washington av, 35x100, 4-sty bk tnt; Edw G Whitaker ref to Carrie A Torriani & Ella L Barr, 438 W 116; FORECLOS; Aug28; Aug29, Aug30'11. 21,100

188TH st, nwc Cambreleng av, see Cambreleng av, nwc 188.

191ST st, 600-2, (12:3273) ss, 50 w Hughes av, 75x57.9x76.4x40.10, 4-sty bk tnt; Louis B Hasbrouck, ref, to Jas A Clynes, 577 Grove, Jersey City, NJ; mtg \$11,000 & AL; FORECLOS, June14; Aug25; Aug29'11. 1,000

191ST st, 600-2; Jas A Clynes to Amelia M Keiser, 150 Railroad av, Bklyn; mtg \$22,000; Aug25; Aug29'11. O C & 100

197TH st, nwc Pond pl; see Pond pl, nwc 197.

214TH st (*), ns, 150 e Maple, 25x125, & being lot 50 map New Village of Jerome; Jno J Zuelch to Adelaide Burlando; AL; Jan25'10; Aug25'11. O C & 100

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

223D st (*), ss, 280 w White Plains rd, 25x103.1; also 223D ST (*), ss, 305 w White Plains rd, 25x103.1; Philip Krausch to Eliz J Conlan, 670 E 223; mtg \$12,000; Aug 29'11. O C & 100

223D st (*), ss, 305 w White Plains rd, see 223D (*) ss, 280 w White Plains rd.

225TH st (*), ns, 300 w Paulding av, 100x109; Terence Conlan to Philip H Krausch, 2427 Walker av; Aug 29'11. nom

235TH st (*), ss, 105.6 e Carpenter av, 60.1x114.6, Wakefield; Emilie Gieberich to Leo F Gieberich, 249 E 86; B&S; Dec 21'09; Aug 29'11. O C & 100

230TH st (*), ns, 205 e Carpenter av, 50x114, Wakefield; Clara E Brown to Fredk Swanberg, 421 Temple, New Haven, Conn; Mtg \$1,500; Aug 29, Aug 30'11. exch & 100

233D st (*), ns, 155 e Carpenter av, 25x114, Wakefield; Re mtg; Isabel S Kemp to Jos H Jones, 949 Ogden av; Aug 24, Aug 30'11. nom

233D st (*), ns, 155 e Carpenter av; Jos H Jones to Wm F Wochian, 348 E 86; Aug 30'11. O C & 100

236TH st (*), ss, 105 e Carpenter av, 100 x114, Wakefield; Julia Cassebeer et al to Richd Dudensing Jr, 1078 Mad av; June 1, Aug 30'11. O C & 100

236TH st, 245 E, (12:3377) ns, 450 e Kepler av, 25x100, 4-sty bk tnt; Melillo Constn Co to Emanuel Freund, at South Nyack, NY; Mtg \$14,000; Aug 30; Aug 31'11. nom

261ST st (13:3423) ss, 37.5 w Tyndall av, 37.5x100, vacant; Wm L Taylor to Helen Hellerson, 337 E 58; AL; Aug 24; Aug 25'11. nom

Av A (*), ns, 150 w Maple, 25x125; Peter Tavolacci to Eligio Crisantiello, 706 E 214; Aug 28, Aug 29'11. O C & 100

Anthony av (old) ws, 494.5 n Bedford Park Blvd; see Grand Blvd & Concourse, 3029.

Andrews av, (11:3218) sec Fordham rd, 23.11x100x115 to road x—, vacant; re mtg; Emigrant Industrial Savings Bank to Augustinian Society, 2342 Andrews av; QC; July 7; Aug 29'11. nom

Andrews av, (11:3218) sec Fordham rd, begins at ss of Fordham rd at line bet lots 57 & 58, amended map Cammamn Estate, runs s along es lot 58x115xw100 to e s of av xn, ne & e along av & road 163.6 to beg, vacant; Augustinian Society to Jas J McCabe, 419 W 147; Aug 14; Aug 29'11. O C & 100

Arthur av, sec Pelham av, see Pelham av, 600.

Aqueduct av, (11:3218) ws, abt 139.9 s Fordham rd, 100x100, vacant; Jas J McCabe to Augustinian Society, at Troy, NY; July 25; Aug 28'11. O C & 100

Bronxdale av (*), ws, 285 n Morris Park av, 50x100; Jos Gamache to Chas Toerper at Mamaroneck, NY; Mtg \$9,500; Aug 26; Aug 28'11. O C & 100

Bronxdale av (*), ws, 210 n Morris Park av, 25x100; same to Jos E E Lapointe, 571 Van Nest av; Mtg \$5,000; Aug 26; Aug 28'11. O C & 100

Barker av (*), es, 133 n Julianna, 33x125; Geo Zuelch to Conrad Zuelch, 3414 Barker av; Mtg \$4,500; June 1; Aug 25'11. O C & 100

Balcom av (*), sec Edwards av, see Edwards av (*), see Balcom av.

Burke av (*), ws, 275 n Jefferson av, see Edwards av (*), see Balcom av.

Briggs av, 2873, (12:3302) nws, 377.4 ne 198th, 25x100, 4-sty bk tnt; Peter Lahm to Jas J Martin, 58 Kingsbridge rd E; mtg \$14,250; Aug 24; Aug 29'11. O C & 100

Brady av (*), ss, 50 w Muliner av, see Fowler av (*), ws, 387.6 s Neil av.

Boston Post rd (*), ns, 27 w Tieman av; Revised map; Seneca Park, 27x97x25 x—; Cath Sullivan to Nora O'Connell, 39 Sherman av, East Newark, NJ; Aug 29, Aug 30'11. O C & 100

Boston Post rd (*), ns, 27 e Westervelt av, 27x116x25x126; Nellie Sullivan to Nora Sullivan, 94 Oak, Yonkers, NY; Aug 29, Aug 30'11. O C & 100

Boston Post rd (*), ss, 75.6 e Delaville av, 25.2x92.11x25x110.6; Hudson P Rose Co to Luigi Piscione, 2285 1 av; AL; Aug 25, Aug 30'11. nom

Brook av, 1354-6 (11:2894) es, 269.6 s 170th, 50x100.6, 6-sty bk tnt; Jennie Hoepfner to Herman W Schaefer, 292 Webster av, Jersey City, NJ; Mtg \$46,650; Aug 12, Aug 30'11. 100

Becker av (*), ns, 38.6 w White Plains rd, runs w50xn116.5xe92.7 to es (?) White Plains rd, xs66.6xw38.6xs50 to beg (error) Washingtonville; Thos F Plunkett to Wm W Penfield, 730 E 242; Mtg \$14,000; Feb 27'09, Aug 30'11. O C & 100

Bracken av (*), ws, 200 n Randall av, 25x100; Nedeer Realty Co to Ida H Mulgannon, 435 Main, Hempstead, LI; B&S; Aug 22; Aug 31'11. nom

Brook av, 139-45 (9:2262) nwc, 134th, 100x45, 5-sty bk tnt & str; Meyer Goldberg et al to Jas Van D Card, 248 W 73; Mtg \$40,000 & AL; Aug 30, Aug 31'11. nom

Clinton av (11:2949), swc 176th, 157.10x149.10x158.1x149.10, vacant; Benj Benenon to Checchina Carucci, 641 E 183; Mtg \$18,500; Aug 25; Aug 26'11. exch

Crotona av, (11:3095) es, 96 n Oakland pl, 24x100, vacant; Francis Freudenvoll Jr to Barbara Janson, 850 Freeman; mtg \$2,850; Aug 28; Aug 29'11. O C & 100

Commonwealth av (*), es, 75 n Beacon, 25x100; Sidney J Burton at Westford, Otsego, NY, to Harry C Burton, 23 Mt Ida rd, Dorchester, Mass; ½ pt; AL; Aug 27'08; Aug 29'11. nom

College av, 1029 & 1033; see College av, 1027.

College av, 1027 (9:2437) ws, 62.6 n 165th, runs n21.6xw92.6xs9xe7.6xs12.6xe85 to beg; 3-sty bk dwg; also COLLEGE AV, 1029, (9:2437) ws, 84 n 165th, 22x92.6, 3-sty bk dwg; also COLLEGE AV, 1033, (9:2437) ws, 128 n 165th, 22x92.6, 3-sty bk dwg; Reliant Holding Co to Westown Realty Co, 160 Bway; Mtg \$28,500 & AL; Aug 29, Aug 30'11. O C & 100

Clay av, 1390, (11:2887) es, 162.05 n 168th, 25x78.5x25x78.2, 2 & 3-sty fr dwg; Robt S Howard to Benj Elisberg, 1811 Lex av; Mtg \$3,300; Aug 26, Aug 30'11. O C & 100

Chatterton av (*), ns, 130 w Havemeyer av, 25x80, Unionport; Lena Henry to Wm G Weber, 2066 Newbold av; Mtg \$4,000; Aug 26, Aug 30'11. O C & 100

Creston av, (11:3165) es, 205.1 s 189th, runs e8.3xs10xe8.7xs60xw95 to av, xn70 to beg; 3-sty fr dwg; Mary A McCormick to Jas T Doyle, 2288 Grand av; Mtg \$9,000 & AL; Aug 29, Aug 30'11. O C & 100

Commonwealth av (*), es, 250 s Merril, 25x100, except part for av; Wilhelmmina Deile to Pietro Viscardi, 33 Ams av, & Salvatore Di Pace, 8 Ams av; Mtg \$3,000; Aug 30; Aug 31'11. O C & 100

Cambreleg av, (11:3075), nwc 188th, 95x100, vacant; Moses Hess to Garibaldi Realty & Constn Co, 288 E 152; Mtg \$4,000; Aug 30; Aug 31'11. O C & 100

Decatur av (12:3354), es, 319.4 n 205th, 125x100; vacant; Chas Danewitz to Simpson Constn Co, 1293 Union av; Mtg \$3,500; Aug 16; Aug 25'11. 100

Delaville av (*), ws, 150 n Hollers av, 25x100; Giovanni Platania to Angelo Restivo, 315 E 108; ½ pt; mtg \$3,300; Aug 8; Aug 29'11. nom

Delaville av (*), ws, 200 n Hollers av, 25x100; Hudson P Rose Co to Luigi Leone, 316 E 115; Aug 25, Aug 31'11. nom

Edwards av (*), sec Balcom av, 3 lots; also BURKE AV (*), ws, 275 n Jefferson av, 50x100; also FULTON AV, nwc St Pauls pl, 2 lots; also 171ST ST, ss, 125.1 e 3 av, 3 lots, vacant; also PROPERTY at Dunton, B of Q; also Bonds, Mtgs, &c; Francis Kelly deed (by will) to Mary Higgins his niece; Mar 8'10; Aug 28'11. —

Elizabeth av (*), ns, 300 w City Island av, 275 to hw mark of Eastchester Bay x100x25x100, City Island; Saml J T Wood to Harnet Realty Co, 103 E 125; Aug 30; Aug 31'11. O C & 1,000

Fowler av (*), ws, 387.6 s Neil av, 25x98.11; also BRADY AV (*), ss, 50 w Muliner av, 25x100; Edw J Cahill to Anna Vogel, 1531 Vyse av; mtg \$1,600 & AL; Aug 28; Aug 29'11. O C & 100

Fordham rd, sec Andrews av, see Andrews av, sec Fordham rd.

Fulton av, nwc St Pauls pl, see Edwards av (*), sec Balcom av.

Grand Blvd & Concourse (Anthony av) (12:3310) ws, 218 n Bedford Park Blvd, 25.1x115.1x25x117.8, except for Grand Blvd & Concourse, vacant; Margt & Eliz A Burns to Wm J McComb, 3029 Grand Blvd & Concourse; Aug 29, Aug 30'11. O C & 100

Grand Blvd & Concourse, 3029 (Anthony av) (12:3310) ws, 494.5 n Bedford Park Blvd, 25.1x93.9x25x94.11, 2-sty fr dwg; also ANTHONY AV (Old) (12:3310) ws, 494.5 n Bedford Park Blvd, runs e10 to ws Grand Blvd & Concourse, xn25xw12.6 to av, xs25.1 to beg, vacant; Wm J McComb to Rev Danl Burke, 3025 Grand Blvd & Concourse; Aug 29, Aug 30'11. O C & 100

Heath av, 3046 (12:3257) es, 144.11 n Boston av, 33.4x64x33.4x64.5; 2-sty fr dwg; Geo L Lucas et al to Clarence W Eisner, 3046 Heath av; Aug 24; Aug 28'11. O C & 100

Hughes av, 2466, (11:3076) es, 150 s 189th, 25x87.6; 5-sty bk tnt; Louis B Hasbrouck ref to Chas Reinecke, 2376 Webster av; Mtgs \$11,915.18 & AL; FORE-CLOS; July 13; Aug 16; Aug 25'11. 4,000

Hoe av, sec Home, see Home, sec Hoe av.

Hollywood av (*), swc Waterbury av, 51x100; Mary A Nally to Jas Doherty, 1109 Mad av; AL; Aug 29'11. 100

Harrington av (*), ns, 150 e Mapes av, 50x100; Edw J Cahill to Anna Vogel, 1531 Vyse av; mtg \$899; Aug 28; Aug 29'11. O C & 100

Intervale av, 1104 (10:2706) nec 167th (No 871) 33.3x85.8x33x90; 5-sty bk tnt & str; re Mtg; Jas G Wentz to O'Connor Constn Co, 1270 Boston road; Aug 22; Aug 25'11. 25,000

Jerome av (11:3202) ws, 162.7 s Kingsbridge road, 100x114.1x100x114.8; vacant; Sutherland Realty Co, 505 5 av, to Eugenie Levy, 280 Railroad av, Bklyn; Mtg \$25,000; Aug 12; Aug 28'11. O C & 100

Morris av, 600-2 (9:2410) sec 151st, 64.4 x70.3; two 3-sty fr tnrs & str; Louise Kuster et al to Excelsior Brewing Co, 254 Hart, Bklyn; Aug 21; Aug 26'11. O C & 100

Morris av, 2426 (2398) (11:3173) es, 425.9 n 184th, 37x120; 2-sty fr dwg; Carrie Damm to Julius W Meyers, 2250 Bassford av; Mtg \$8,500; Aug 26'11. O C & 2,000

Morris av, 281 (9:2333) nwc 139th (No 257), runs w 19.6 x n e 38.10 to ws Morris av xs39.4 to beg; 2-sty fr str & office; Edw Gustavson to Frank A Carr, 1018 E 163; Aug 17, Aug 28'11. O C & 100

Maclay av (*), swc Overing, see Overing (*), swc Maclay av.

Murdock av (*), ws, 100 n Jefferson av, 25x100; Herman Cohen to Agan Bldg & Constn Co, 7 W 117; Mtg \$250; Aug 29, Aug 30'11. O C & 100

Ogden av, ws, 112.6 s 166th, see Summit av, es, 112.6 s 166th.

Plympton av, (11:2874) es, 125 n 172d, 50 x96.5; also PLYMPTON AV, (11:2874) es, 75 n 172d, 25x96.5, vacant; Five Boroughs Realty Co to Chas E Burgess, 14 Morningside av E; Aug 23; Aug 26'11. 100

Plympton av, es, 75 n 172d, see Plympton av, es, 125 n 172.

Pelham av, 600, (11:3078) sec Arthur av, 15x98.5x16.5x95.2, 2-sty fr str; Antonio Bastone to Augusta Ilg, 600 Pelham av; AL; Aug 28; Aug 29'11. nom

Prospect av, 1909 (11:2951) ws, 25 n Fairmount pl, 25x100; 2-sty fr dwg; re Mtg; Julius B Denicke to Wm Edbohls, 749 Fairmount pl; Aug 21; Aug 26'11. nom

Robbins av (10:2557), ws, 237 n land of Port Morris Branch of N Y & Harlem R R, runs w114.2 to said R R, xse263.7 to av, xn237 to beg, gore; 2-sty fr dwg & vacant; Anthony McOwen to Chas McLoughlin at Rye, NY; Aug 24; Aug 25'11. nom

Summit av (9:2526) es, 112.6 s 166th, 43.9x190 to ws Ogden av; vacant; Brown-Weiss Realities to Victor J Fisher, 3420 Atlantic av, Atlantic City, NJ; Mtg \$5,100; Aug 16; Aug 25'11. nom

Sheridan av, (9:2453 & 2457) nec of Transverse road at 167th, 100.9x48.11x114.7 x72.7, vacant; 101st St Co to Central Realty Co, 103 Park av; mtg \$3,000; Nov 21'10. Aug 29'11. nom

Seneca av (10:2761) ss, 125 w Faile, 47.2x165, vacant; Peter A Peterson to Marmay Realty Co, 52 Wm; July 22, Aug 30'11. 100

Tiebout av (11:3145) ws, 250.9 s 183d, 74.1x70.7x73.6x76.3; vacant; re Mtg; Geo E Buckbee to Edmondson Constn Co, 109 E 175; Aug 24; Aug 25'11. O C & 100

Tiebout av (11:3145); same property; re Mtg; Paragon Mtg Co to same; Aug 24; Aug 25'11. O C & 100

Tinton av, 1137 (10:2661), ws, 181 s Home, 18.6x110; 3-sty fr tnt; Frank Davis to Julia A Reilly, 1133 Tinton av; Mtg \$6,000; July 31; Aug 25'11. 100

Trafalgar pl, 1808; see 175th, nec Trafalgar pl.

Teller av, 1267, (9:2431 & 2436) ws, 170 s 169th, 20x100, 2-sty fr dwg; Thornton Bros Co to Henry F Gibney, 349 E 72; Mtg \$4,000; Aug 25, Aug 30'11. O C & 100

Union av, 780 (10:2676) es, 66.2 s Westchester av, 50x117.2x50.5x123.7; 2-sty fr dwg & str; also UNION AV, 774-6, es, 116.2 s Westchester av, 50x110.9x50.5x117.2 two 2-sty fr dwgs; Checchina Carucci to Benj Benenon, 407 E 153; Mtg \$21,000; Aug 25; Aug 26'11. exch

Union av, 774-6, see Union av, 780.

Union av (*), sws, at ses 4th, 25x97, Westchester; Rosa Nathan et al, EXRS Marcus Nathan to Wm Fonzo, 1701 Zerega av; Mtg \$4,200 & AL; July 31; Aug 31'11. O C & 5,400

Unionport rd (*), swc Guerlain pl, 26.2x107.1x25.2x100; re restrictions; Thos B Bowne & Son Co to Sarah Gluck, 505 W 141; Aug 4; Aug 31'11. nom

Unionport rd (*); same prop; re restrictions; Park Versailles Realty Co to same; July 31; Aug 31'11. nom

Unionport rd (*); same prop; re restrictions; Jno S Mapes to same; July 25; Aug 31'11. nom

Vyse av, 1531, (11:2989) ws, 93.9 n 172d, 18.9x100, 3-sty bk dwg; Annie Vogel to Edw J Cahill & Sarah F, his wife, 756 Morris Park av, as tenants by entirety; mtg \$8,500; Aug 2; Aug 29'11. O C & 100

Valentine av (*), es, 150 s Fairmount av, 25x100; Frank J Novotny to Jos Clancy, 455 E 146; Aug 24; Aug 29'11. nom

Waterbury av (*), swc Hollywood av, see Hollywood av (*), swc Waterbury av.

White Plains rd (*), ws, abt 50 n Becker av; see Becker av (*) ns, 38.6 w White Plains rd.

Wallace av, 1660 (*) (Jefferson) es, 125 s Col av, 25x100; Fredk Swanberg to Clara E Brown, 4528 Richardson av; Mtg \$3,000; Aug 10, Aug 30'11. exch & 100

Washington av, 1647 (11:2905), ws, 180.5 n 172d, 40.2x140.1; 5-sty bk tnt; Francis W Greene to Justin Herold, 427 Ft Washington av; Mtg \$33,000 & AL; Aug 25; Aug 26'11. nom

Washington av, 1651 (11:2905) ws, 220.8 n 172d, 39.11x140.1; 5-sty bk tnt; Louis Livingston to Julius Kaufman, 100 W 78; Mts \$24,000; Aug 25; Aug 26'11. O C & 100

Webster av, 2237-41 (11:3143), nwc 182d, 100.1x100; two 4-sty bk tnrs; Bernard Schultz to Florence L Sick, 812 E 227; Mtg \$37,800; Aug 23; Aug 26'11. nom

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets
BROOKLYN, NEW YORK

3D av (11:2919) ws, 115.4 n Wendover av, 200.11x109.6x200x90; vacant; Title Guarantee & Trust Co TRSTE Henrietta E Tisdale to Burkam Realty Co, 801 Caudwell av; B&S & C a G; Aug10; Aug26'11. 47,000

Interior strip, (11:3036), 98 w Washington av & 21.6 s 180th, runs s21.6xe3.6xn21.6 xw3.6 to beg; re mtg; Cath Bigley to Emanuel Freund, at South Nyack, NY; May 26; Aug31'11. nom

LEASES

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

Borough of Manhattan.

AUG. 25, 26, 28, 29, 30 and 31.

1Broome st, 243, (2:408) swc Ludlow, all; Teresa Samuels to Harry Witrio, 132 Essex; 3yf Sept1; Aug29'11. 5,648

1Christie st, 230, (2:422) all; Eliza Cohn to Mary Viscardi, 230 Christie; 5yf Aug1; Aug29'11. 2,900

1Cherry st, 150, (1:253), asn ls; Saverio Castelli to Giuseppe Clementi, 150 Cherry; Jan1'10; Aug30'11. nom

1Cherry st, 150, (1:253), asn ls; Giuseppe Clementi to Nassau Brewing Co, 1042 Dean, Bklyn; Sept15'10; Aug30'11. nom

1Cherry st, 150, (1:253), asn ls; Nassau Brewing Co to Eastern Brewing Co, 205 Bushwick av, Bklyn; Aug24'11; Aug30'11. nom

1Cherry st, 150, (1:253) str; Martin Garone & ano to Saverio Castelli, 150 Cherry; 5yf Nov1'09; Aug30'11. 300 & 360

1Clinton st, 188, (1:314), nec Division, str with 2 bs; Julius Tishman to Jennie Finkelstein, 10 W 116; 5yf July1; Aug31'11. 1,800 & 2,100

1Division st, nec Clinton; see Clinton, 188.

1Grand st, 66, (2:475), all; Maybelle S Soich committee Caroline A Wood to Moses Gutman, 1184 Lex av, & Harry Gutman, 1705 Bathgate av; 10yf May1; Aug28'11. 2,500

1Ludlow st, swc Broome, see Broome, 243.

1Lewis st, 88-90, (2:329), middle str & b; Asher Haber to Tillie Stein, 95 Lewis; 1 11-12yf May1; Aug30'11. 531.96

1Mulberry st, 91, (1:199), all; Chas McManus Sons to Angelina Foglia, 91 Mulberry; 3yf May1; Aug26'11. 3,600

1Orchard st, 146, (2:411), asn ls; Louis Finger to Aaron Steinberg, 71 1st; Aug11; Aug26'11. nom

1Water st, 65S, (1:260), str, &c; Daniel O'Neill to Wm Hickey, on premises; 5yf Mar6 (5yren); Aug29'11. 420

1Water st, 65S, (1:260), asn ls; Wm Hickey to Geo W Vockerath, 1419 Blondell av; Aug17; Aug29'11. nom

3D st, 312 E, (2:372), str of front bldg & ground fl rear bldg; Fannie Fried to Philip Hess, 96 Av A; 3yf Sept 1; Aug25'11. 528

13TH st, 33-7 W, see 14th, 34-8 W.

14TH st, 40-2 W, see 14th, 34-8 W.

14TH st, 34-8 W, (2:577) ss, 475 w 5 av, 75x206.6 to ns 13th (Nos 33-7); also 14TH ST, 40-2 W, (2:577) ss, 550 w 5 av, 50x 103.3, all; Bernard J & Isidor Ludwig, firm Ludwig Eros to Selig Rosenbaum & Leo A Price, firm Rothenberg & Co, on premises; 10yf Mar1'09 (10y ren); Aug30'11. 100,000

22D st, 22-4 W, (3:823) double str, 40x —, & part b; 22d St Holding Co to Wm B Quinance, 918 West End av; 4 8-12yf Sept1 (5y ren at \$7,500); Aug30'11. 7,600

22D st, 166 W, (3:797), all except front r on 2d fl; Inslee H Berry to Thos Turner, on premises; 9mosf Aug1; Aug28'11. table board & 720

40TH st, 147 W, (4:993), all; Mary M E Deane et al, EXRS, &c, Michl Deane to Archibald Hadden, 147 W 40; 5yf Nov1; Aug26'11. taxes, &c, & 3,300

42D st, 511-13 W, (4:1071) ns, 175 w 10 av, 50x100.5, 8-sty bldg, all; Albert L Thompson to Alwood Realty Co, 111 Bway; 21yf May 1; Aug30'11. taxes, &c, & 9,000

43D st, 303-303½ E, see 2 av, 806.

50TH st, 365 W, (4:1041), w str, sur Ls; Paul Kaskel & ano to Robt Schwartz, 365 W 50; AT; Jan12; Aug25'11. nom

69TH st, 225 W, (4:1161), apartments Nos 22, 23, 25, 30, 32, 33, 38, 39, 40, 41, 41a, 42 to 44, 48 to 50, 51a, 53, 58 to 64, 66, 69, 70 & 71a; Saml Jones to Cath de Wolf, 225 W 69; 2yf Oct1; Aug28'11. 14,476

83D st, nec Ams av, see Ams av, 481.

91ST st, 53 W, (4:1205), 4-sty & b dwg; Bertha Strasburger et al to Emma L Taylor, 55 W 91; 3yf Sept1; Aug26'11. 2,000 to 2,200

91ST st, 40 W, (4:1204), all; Cath F Mitchell to Sara Raphael, 40 W 91; 3yf Sept1 (3y ren); Aug28'11. 2,000

106TH st, 119 E, (6:1634), all; Chas Wynne to Jno Arena, 119 E 106; 2yf Sept 1; Aug28'11. 780

107TH st, 326 E, (6:1678), str; Giuseppe Taravella to Fiore Arena, 320 E 107 et al; 3yf Feb1; Aug26'11. 480

109TH st, 251 E, (6:1659), east store; Harry N Greenberg, 589 8 av to Lioluca Labbia, 251 E 109; from Sept1'11 to May1 '16; Aug29'11. 270

119TH st E, sec 3 av, see 3 av, 2181.

122D st, 406-12 E, (6:1809-44) ss, 100 e 1 av, 88x100.11, all; Adolph G Austin et al to Louis Wannemacher, 166 E 93 & Fredk Weis, 2041 5 av; 20yf Nov1 (20y ren); Aug 29'11. taxes, &c, & 1,300

129TH st, 109 E, (6:1778), Sobrn of Ls to mtg for \$1,500; Jno Quinn, 2153 5 av, & ano with Eliz L Mortimer, 5200 18 av, Bklyn; Aug25; Aug26'11. nom

131ST st, 527 W, (7:1986), asn Ls; Wm Zoll to Michl O'Shea, 354 Cypress av; AT; Mtg\$3,600; Aug30; Aug31'11. nom

137TH st W, swc Bway, see Bway, swc 137.

1Amsterdam av, 481, (4:1214) nec 83d; sur Ls; Ashley P Shea to Margt S Shea, EXTRX Jas S Shea, 61 E 86; Aug29'11. nom

1Amsterdam av, 481, (4:1214), asn ls; Wm J McKittrick to Diedrich Niemeyer, 68 W 65; Aug17; Aug29'11. nom

1Amsterdam av, 481, (4:1214), asn ls; Diedrich Niemeyer to Thos Kelly, 404 W 58; Aug28; Aug29'11. nom

1Amsterdam av, 481, (4:1214) nec 83d, str & b; Jas S Shea to Wm J McKittrick, 61 E 86; 10 2-12y & 10 days f July21; Aug 25'11. 2,600 to 3,000

1Broadway, 643, (2:532), b; Alvin T Stewart & ano to Max Scheer, 68 W 139, & Victor Lebovitz, 353 4th, Bklyn, firm Scheer & Lebovitz, 27 Mercer st; 4 5-12yf Sept1 '11; Aug31'11. 1,800

1Broadway, 1565, (4:1018), all; Jefferson Hotel & Restaurant Co to Saml Feinberg, 62 Lewis; f Sept1 to Apr29'16; Aug25'11. taxes, &c, & 6,500

1Broadway, (7:2002), swc 137th, asn Ls; Myer S Sasserath to Edw Arnheiter, 3379 Bway; Aug3; Aug26'11. nom

1Broadway, 1565, (4:1018), asn Ls; Saml Feinberg to S Liebmann's Sons Brewing Co, 36 Forrest, Bklyn; collateral for \$6,000; Aug24; Aug26'11. nom

1Broadway, 3411, (7:2087) str & b; Realty Fund Co, 156 Bway to Braunsdorf Bros, 3411 Bway; 5yf Sept1; Aug29'11. 1,560 to 1,800

1Lenox av, 46S, (6:1731) str & b & n apartments above store; Marie A Eckert to Herman Frank & Anthony Meyers, on premises; 9 8-12 yf Sept1; Aug29'11. 1,155 to 1,335

1Lexington av, 359-61, (5:1295) es, 39.6 n 40th, 35.6x85, all; Marie N Hogue, 152 Riverside Drive to Earl G Pier, 321 W 22; 21 9-12yf Apr1; Aug30'11. taxes, &c, & 4,000

1Park Row, 124-26, (1:159), n ½ of str & b; Archibald C M I Stewart to Frank & Susan Wehman, firm Wehman Bros, on premises; 3yf May1; Aug26'11. 1,620

1Park Row, 128, (1:159), n ½ of b; Washington H Taylor to Saml Rosenthal, on premises; 3yf May1; Aug26'11. 420

12D av, 806, (5:1336) nec 43d (Nos 303 & 303½), all; Edw Rafter to Obermeyer & Liebmann, 59 Bremen, Bklyn; 5 8-12yf Sept1; Aug29'11. 2,700

13D av, 2181, (6:1783), sec 119th, str & front cellar; Saml Winters to Becky Godles, 110 Delancey; 2 8-12yf Sept1'11; Aug31'11. 2,000 to 3,750

16TH av, 811, (4:998), ws, 20 s 46th, 20x 80, all; Marie N Hogue widow et al HEIRS, &c, Robt J Hogue to Fritz Mehl, 811 6 av; 10yf Oct1; Aug30'11. taxes, &c, & 4,000 & 4,250

LEASES

Borough of the Bronx.

1German pl, 774, (9:2360), cor str; Solomon Katz to Albert & Louis Danzig, 853 Sheridan av; 5yf Jan1; Aug31'11. 360

1Pond pl, (12:3290), nwc 197th, 50x125, asn tax Ls; Jas A Hudson to Thos J Finlay, 953 Park pl, Bklyn; AT; July12; Aug 30'11. nom

142D st, nwc So Boulevard, see So Boulevard, nwc 142.

187TH st, 616 E, (11:3073) swc Hughes av; str b & c; Giovannina Maresca to Camelia Capalbo, 616 E 187; 5½yf Nov1'07 (5 y ren); Aug29'11. 900 & 1,020

187TH st, 616 E, (11:3073), asn ls; Camelia Capalbo to Wm Sudbrink, 564 Robbins av; Aug22; Aug29'11. nom

187TH st, 617 E, (11:3077) str; Andrea Aiello to Fanelli-Bua Co, 2382 Hughes av; 4 3-12yf Sept1'11; Aug30'11. 360

197TH st, nwc Pond pl, see Pond pl, nwc 197.

Architectural Bronze AND IRON WORK

1Arthur av, 2363-5, (11:3065) all; Jos Tesoro to Martin Delisi & Vincenzo Larina, both at 623 Crescent av; 3yf Sept1; Aug30'11. 4,900

1Fulton av, 1571-3, (11:2929), 5-sty bldg; Rosina Pinelli to Abr Sacks, 208 E 114; 5yf July1; Aug31'11. 4,728

1Fulton av, 1567-9, (11:2929), 5-sty bldg; Antonio Vernaglia to Abr Sacks, 208 E 114; 5yf July1; Aug31'11. 4,740

1Hughes av, swc 187th; see 187th st, 616.

1Southern Boulevard, (10:2575) nwc 142d, str & b; Vincenzo Razzano & ano to Wm Sudbrink, 561 Robbins av; 10yf July1; Aug25'11. 1,200 to 1,620

1Williamsbridge road, 1422 (*), es, 25 s Halperin, all; Mary McGurl to Roscoe Conklin, 4815 Osgood; 5yf Sept1; Aug28 '11. 600

1Wendover av, 481, (11:2913) nec Washington av, str; Fannie Harris to Isidor L Romanoff, 481 Wendover av; 3yf May1'11; Aug30'11. 1,600 & 1,700

1Washington av, nec Wendover av; see Wendover av, 481.

13D av, 3389, (9:2371) north str & b; Lawrence Davies to Saml Vogel, 487 E 144; from Sept1'11 to May1'14; Aug29'11. 660

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

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

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

Borough of Manhattan.

AUG. 25, 26, 28, 29, 30 and 31.

1Chatham Sq, 15-16, (1:281) es, at swc Catharine (Nos 4 & 6), 43x30x60x34.6; ext of \$20,666.66 mtg until Nov1'16 at % as per bond; Aug28'11; Anna B Haulenbeck with Chas H Phelps, 324 W 103, exr Wm Wall. nom

1Charles st, 143, (2:632) nec Washington (Nos 685-7), 60.8x35.10x54.9x50; Aug28; Aug29'11, 5y5%; Lyons T, Wm H & David W Carr to Emigrant Industrial Savings Bank, 51 Chambers. 10,000

1Catharine st, 4-6, see Chatham sq, 15-16.

1Columbia st, 105-7, (2:335) ext of \$12,000 mtg until July20'14 at 5%; Aug17; Aug 29'11; Walter Trimble & ano exrs Mary S Trimble with Fannie Dorb. nom

1Catherine slip 10, (1:251) nwc Water (No 396) 40.1x20; Aug30'11; 5y5%; Catherine & Water Street Constn & Realty Co to Lawyers Mtg Co, 59 Liberty. 10,000

1Catherine sl 10; Certf as to above mtg Aug30'11; Same to same.

1Charles st, 128; see Greenwich, 716-18.

1Division st, 56, (1:289) ns, 81.1 e Chrystie, runs ne28xn52.10xe3.9xne5xnw76.3xsw 3.11xse37.1xsw73.6 to beg; pr mtg \$ —; Aug21; Aug26'11, due Aug21'12, 6%; Abr Shultz, 119 Henry, & Louis Winkler, 54-6 Division, to Viola Hahn, 1242 Mad av. 2,000

1Dry Dock st, 19, see 12th, 722-8 E.

1Dyckman st, 283, (8:2247) nes, being lot 30 & part lot 136 map No 208 of Inwood; Aug29; Aug31'11, due as per bond; Mary Molloy to Title Guarantee & Trust Co, 176 Bway. 1,500

1Forsyth st, 56, (1:301) es, 51.3 s Hester, 24.9x75, with AT to strip 0.2x75, adj on n; Aug23; Aug29'11, 5y4½%; Isaac Lipschitz, 1 E 106 to German Savings Bank, 157 4 av. 20,000

1Forsyth st, 56; pr mtg \$20,000; Aug28; Aug29'11, 3y6%; same to Neva H Sadler, 1038 5 av. 4,300

1Greenwich st, 716-18, (2:631) swc Charles (No 128), 39.7x60.6x14.10x67.7; P M; Aug8, Aug30'11; 5y5%; Colfax Realty Co to American Mtg Co, 31 Nassau. 17,000

1Greenwich st, 791, (2:624); ext of mtg for \$15,500 to Apr15'14 at 4½%; Apr19; Aug25'11; Jno E Wellenkamp with Wm A Spencer, — Eastern Boulevard, Throggs Neck, & ano, Trstes, &c, Lorillard Spencer. nom

1Greenwich st, 716-18; Certf as to above mtg; Aug8, Aug30'11; Same to same. —

1Greenwich st, 806-10, (2:641) ws, 41.8 n 12th, 62.6x75; Aug29, Aug30'11, due as per bond; Philip Hano & Co, 806 to 810; Greenwich to Chas H Phelps trste Jno G Butler, 324 W 103. 45,000

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

Greenwich st, 806-10; Certf as to above mtg; Aug7, Aug30'11; Same to same. —

Greenwich st, 806-10 (2:641) ws, 41.8 n 12th, 62.6x75; sobr n agmt; Aug29, Aug30'11; Max Loebenberg with Chas Henry Phelps trste Jno G Butler, 334 W 103. nom

Hester st, 209-11; also 482 STERLING PL, Bklyn; certf as to chattel mtg for \$40,000 on horses, &c; Aug24, Aug25'11; Fredk Ochse & Co, a corpn, to Fredk Ochse. —

Horatio st, 54; see Hudson, 635.

Hudson st, 635, (2:626) swc Horatio (No 54) 26.8x78.2x17.2x78.4; PM; Pr mtg \$6,000; Aug29, Aug30'11, due June16'13; 5%; Ethel Quimby to Chas G Koss, 628 West End av. 5,500

Houston st, 376-80 E, see 2d, 271-5 E.

John st, 50-6, (1:67) ss, abt 185 e Nassau, 69.5x86.7x70.4x91.6; PM; Aug29, Aug31'11, due as per bond; Edw A Schmidt, Radnor, Pa, to Margt A Goodridge, 51 W 73. 245,000

Ludlow st, 141-3, (2:411) ws, 213 s Stanton, 37.6x87.10; PM; Mtg \$59,000; Aug29, Aug30'11; installs; 6%; Harris Seal to Dora Krugman, 589 E 138. 1,950

Mott st, 309, (2:521) ws, 135.6 s Bleecker, 22.9x81; also MOTT ST, 307, (2:521) ws, 158.3 s Bleecker, 22.9x81; PM; June19; Aug25'11, due Aug19'12, 5%; Saverio Ursetti to New York Protestant Episcopal City Mission Society, 38 Bleecker. 35,350

Mott st, 307-9; PM; pr mtg \$35,350; June18; Aug25'11, due Aug1'14, 6%; same to Max L Schallek, 145 W 111. 10,000

Mott st, 307, see Mott, 309.

Orchard st, 182 (2:412) es, 127.6 n Stanton, 25.1x87.9; pr mtg \$26,600; Aug29, Aug30'11, due &c as per bond; Morris Levine to Jacob Kerner, 31 E 1. 2,000

Varick st, 65 (1:220); Ext of \$19,000 mtg until Aug2'15 at 6%; Aug29, Aug30'11; Greenwich Investing Co with Marion B Del Monte at Florence, Italy. nom

Water st, 396; see Catherine sl, 10.

Water st, 658, (1:260), asn ls by way of mtg to secure chattel mtg for \$1,200; Aug 28, Aug29'11; Geo W Vockerath, 1419 Blondell av to Ebling Bwg Co, 760 St Ann's av. nom

Washington st, 685-7, see Charles, 143.

2d st, 4 E, (2:458) ns, 87.6 e Bowery, runs n62.1xw3.4xn4.1xw17xs66.2xe20.4 to beg; PM; pr mtg \$—; Aug25; Aug26'11, 1y6%; Gizella Rosenberg, Bklyn, to Jos Graham, 23 Bayside pl, Hammels, Rockaway Beach. 5,500

2d st, 271-5 E, & Houston st, 376-80 E, (2:371); agmt by party 1st pt as to payment of \$7,000 by installs of \$300 monthly & after same has been paid Kate Krautman agrees to transfer above premises, &c; Nov1'09; Aug31'11; Elias Krautman with Sarah, Kate, Pauline & Morris Krautman & Dora Hauben. nom

3d st, 32 E, (2:458) ss, 69 w 2 av, 23.1 x58.8x23x58; PM; pr mtg \$7,000; Aug30'11, due &c as per bond; Noah James, 1165 Fox to Margt D Wise, 264 2 av. 3,000

10th st, 57 W, (2:574) ns, 166.2 e 6 av, 21.11x94.10; PM; pr mtg \$56,000; Aug15; Aug31'11, due, &c, as per bond; Ida H Sachers, of Yonkers, NY, to Wm J Mitchell, 517 W 158. 9,000

11th st, nec 5 av, see 5 av, 43.

12th st, 722-8 E, (2:381), swc Dry Dock (No 19), 84x75; pr mtg \$—; Aug16, Aug 31'11; 5y5%; Sallie wife Markus Weil to Marie J Myers, 573 W 183. 23,000

12th st, 722-8 E; Sobrn agmt; Aug23; Aug31'11; same & Rachel Williams with same. nom

17th st, 3 E, (3:846) ns, 100 e 5 av, 25 x92; PM; Aug28, Aug30'11; 5y4½%; Geo W Buckridge of Mt Vernon, NY to Postal Life Ins Co, 35 Nassau. 175,000

17th st, 3 E; PM; pr mtg \$175,000; Aug 28, Aug30'11; 3y6%; Same to Oscar J Schuessler, 497 Hancock, Bklyn. 10,000

26th st, 358-60 W, (3:749) ss, 110 e 9 av, 40x98.9; pr mtg \$16,000; Aug25; Aug28'11, 1y4½%; Theo F Wieland to Geo Ehret, 1197 Park' av. 10,000

29th st, 233 E, (3:910) ext of \$10,000 mtg until Aug15'14 at 5%; Aug16; Aug29'11; Henry S Bowron with Antonio Ferrara & Salvatore Rizzo. nom

30th st, 146-8 E, (3:885) ss, 170 w 3 av, 50x98.9; Aug14, Aug30'11; demand; 6%; Aloin Kranich of Dresden, Germany to Elvira Walton at Bellport, LI. 5,000

39th st, 319 W, (3:763) ns, 275 w 8 av, 25x98.9; Aug30; Aug31'11, due as per bond; Geo L Kohler to Irving Savgs Instn, 115 Chambers. 6,000

42d st, 550 W (4:1070); Ext of \$9,000 mtg until Aug1'14 at 5½%; Aug18; Aug 29'11; Henry C Kohlman, 2 W 72 with Louis Kendal, 28 W 20. nom

46th st, 444 W, (4:1055) ss, 225 e 10 av, 25x100.5; Aug29'11, 3y5%; Henry Levy to Title Insurance Co of N Y, 135 Rway. 14,000

46th st, 440 W, (4:1055) ss, 275 e 10 av, 25x100.5; Aug25'11, 3y5%; Wm H Jennison to U S Trust Co, 45 Wall. 10,000

46th st, 442 W, (4:1055) ss, 250 e 10 av, 25x100.5; Aug23; Aug25'11, due Sept1'14 5%; Wm H Jennison to U S Trust Co, 45 Wall. 11,500

49th st, 126-8 W, ss, 350 w 6 av, 50x 100.5; June21; Aug25'11, 5y5%; Felix Hirsch to Franklin Savgs Bank, 656 8 av, 5,000

52d st, 449 W, (4:1062) ns, 150 e 10 av, 25x100.5; ext of \$21,000 mtg until Aug15 '13 at 5%; Aug9, Aug26'11; Caroline L Gilsey extrx Peter Gilsey with Harry N Kchn, 3 W 39. nom

53d st, 417 W, (4:1063); ext of \$18,500 mtg until Aug22'14 at 5%; Aug8; Aug31 '11; Lawyers Title Ins & Trust Co with Abr J Benaim. nom

54th st, 118-24 E, (5:1308) ss, 115 w Lex av, 76x100.5; bldg loan; Aug30; Aug 31'11, 2y6%; 118 East 54th St Co to City Real Estate Co, 176 Bway. 300,000

54th st, 118-24 E; certf as to above mtg; Aug30; Aug31'11; same to same. —

55th st, 527-35 W, (4:1084) ns, 375 w 10 av, runs n100.5xw25xn100.5 to ss 56th (Nos 528-32) xw75xsl100.5xw25xsl100.5 to 55th, xel25 to beg; Aug29, Aug30'11, due as per bond; Wm A Chanler of Gt Neck, LI to Title Guar & Trust Co, 176 Bway. 45,000

56th st, 528-32 W; see 55th, 527-35 W.

58th st, 128 W, (4:1010) ss, 283.4 w 6 av, 16.8x100.5; Aug28, Aug30'11, due as per bond; Geo G Heye to Title Guar & Trust Co, 176 Bway. 30,000

60th st, 101-5 E, see Park av, 521.

60th st, 213 W, (4:1152) ns, 200 w Ams av, 25x100.5; PM; Aug30; Aug31'11, due as per bond; Wilhelmina Deile, of Hoboken, NJ, to Pietro Viscardi, 33 Ams av. 1,500

61st st, 212 W, (4:1152) ss, 175 w Ams av, 25x100.5; Aug30'11; 5y5%; Hannah Cohen to Central Trust Co, 54 Wall. 12,000

67th st, 36 W, (4:1119) ss, 350 w Central Park W, 25x100; Aug29, Aug30'11, due as per bond; Lizzie W Wright to Bankers Trust Co, 7 Wall. 22,500

70th st, 120 E, (5:1404) ss, 224.8 e Park av, 20x100.5; Aug21; Aug28'11, 2y4½%; Maria L G Sloan Auchincloss to Orphan Asylum Soc in City NY, 22 Wm. 15,000

70th st, 430-2 E, (5:1464); Ext of \$32,000 mtg until June30'16 at 5½%; July18, Aug30'11; Lawyers Mtg Co with Sarah Roth. nom

71st st, 117-21 W, (4:1143) ns, 150 w Col av, 75x102.2; PM; pr mtg \$74,000; Aug 14; Aug29'11, due Dec13'13, 6%; Ellen Y Scott, 17 Reid, Jersey City, NJ, to Walter S Edelmeyer, 226 W 71 exr, &c, John H Edelmeyer et al. 21,000

82d st E, nec Mad av, see Mad av, nec 82.

83d st E, sec Mad av, see Mad av, sec 83.

83d st, 50 E, (5:1494) ss, 118 e Mad av, 18x102.2; ext of \$30,000 mtg until Aug4'16 at 4½%; Aug3; Aug30'11; Jacques Hahn with Rosalie Kaufmann, 285 Central Park W; Gustav Kaufmann, 46 E 83, & Max L Kaufmann, 231 West End av, Trstes Leopold Kaufman. nom

89th st, 108-10 W, (4:1219) ss, 175 w Col av, 50x100.8; PM; pr mtg \$—; Aug 25; Aug26'11, 1y6%; Warren Investing Co to Brown-Weiss Realities, 63 Park Row. 1,000

89th st, 108-10 W, (4:1219); ext of 2 mtgs for \$27,000 each until July'14 at 5%; May31; Aug26'11; Selwell Realty Co with Henry F Miller, 591 West End av. nom

91st st, 163 W, (4:1222), ext of \$14,000 mtg until Jan15'17 at 5%; Aug12; Aug29 '11; Jacob H Warner with Berney Realty Co, 41 Liberty. nom

91st st, 50 W, (4:1204) ss, 440.6 w Central Park W, 18x100.8; PM; Aug14; Aug31 '11, installs, 6%; Edw H Ross to Esperanto Mtg Co, 37 Liberty. 3,900

92d st, 55 W, (4:1206) ns, 284.10 e Col av, 20x100.6; PM; pr mtg \$13,500; Aug23; Aug31'11, 3y5%; Mercedes Barthold to Marcia Inez Le Fevre, 13 Rue Miromesnil, Paris, France. 6,500

93d st, 179-83 E, (5:1522) ns, 130.6 w 3 av; 3 lots, each 30x100.8; 3 mtgs, each \$20,000; Aug25; Aug26'11, 5y5%; Sender Feldmark to Lawyers Mtg Co, 59 Liberty. 60,000

99th st, 211 E, (6:1649) ns, 180 e 3 av, 25x100.11; ext of mtg for \$20,000 to July12 '14 at 5%; Aug24; Aug26'11; Herman A Loeb & ano, Trstes Solomon Friend with Rose Liebling, 8675 Bay 24, Bklyn. nom

99th st, 211 E, (6:1649) ns, 180 e 3 av, 25x100.11; pr mtg \$22,500; Aug25; Aug26 '11, due July2'14, 5%; Rose Liebling, 8675 20 av, Bklyn, to Julius Rosenberg, 216 E 83. 3,000

99th st, 211 E, (6:1649) ns, 180 e 3 av, 25x100.11; Aug24; Aug25'11, due as per bond; Rose Liebling to David W Cohen, 3 Manhattan. 500

99th st, 224 E, (6:1648), ext of \$33,000 mtg until Jan1'16 at 5%; Aug14; Aug29 '11; New York Protestant Episcopal Public School, 63 Wall with Isaac & Ray Weil, 210 W 110. nom

99th st, 226-8 E, (6:1648); ext of \$33,000 mtg until Jan1'16 at 5%; Aug14; Aug 29'11; same with same. nom

106th st, 100-4 E, see Park av, sec 106.

106th st, 160-2 E, (6:1633), sec Park av, 33.4x100.11; ext of mtg for \$20,000 to June9'14 at 5½%; Aug23; Aug26'11; Arthur L Livermore Trste Jno P Kennedy with Mary A Loeffler, 3397 3 av. nom

108th st, 169 E, (6:1636) ns, 199.3 e Lex av, 16.9x100.11; Aug24; Aug25'11, 5y 5%; Arnold Adler, 54 St Nicholas av, to Empire State Widows & Orphan Soc, 170 E 60. 8,000

111th st W, sec Lenox av; see Lenox av, sec 111th.

111th st, 220-2 E (6:1660) str Ls; Aug24 Aug30'11, demand; 6%; Vincenzina Carullo to Eastern Bwg Co, 205 Bushwick av, Bklyn. 1,090

114th st, 166-8 E, (6:1641); ext of \$42,000 mtg until July20'14, at 5%; July17; Aug31'11; Margt E & Albert W Putnam, exrs Albert E Putnam with Clara Heyman. nom

115th st, 306 E, (6:1686); ext of mtg for \$12,000 to June30'14 at 5½%; July25; Aug25'11; Robt B Hirsch et al, Trstes Adolphe Openhym with Michele Marrazzo & Mary D'Anna. nom

116th st, 93 E, (6:1622); ext of mtg for \$18,000 to Aug15'14 at 4½%; Aug30; Aug 31'11; N Y Life Ins & Trust Co, 52 Wall, with Hinna Unger, 1340 Mad av. nom

117th st, 408 E, (6:1710) ss, 127.4 e 1 av, 16.8x100.11; PM; pr mtg \$—; Aug31 '11, 1y6%; Pasquale Colio to Barney Epstein, 150 Lenox av. 500

118th st, 166-8 E, (6:1645) ss, 150.10 w 3 av, 50.10x100.11; pr mtg \$46,000; Aug24; Aug26'11, 3y6%; Rosa Goldberger, of NY, & Sarah Weiss, of Chicago, Ill, to Armin H Mittlemann, 1018 E 163. 5,000

118th st, 535 E, (6:1815) ns, 436.8 e Pleasant av, 20.5x100.11; pr mtg \$8,500; Aug18, Aug30'11; 3y6%; Geo I Pavelka, 56 Fox, Bklyn to Ferdinand Cibulay, 334 E 54. 1,400

120th st, 204 W, (7:1925) ss, 100 w 7 av, 37.6x100.11; pr mtg \$—; Aug28; Aug 29'11, installs, 6%; Harry Sugarman to Chas Wynne, 321 4 av, Mt Vernon, NY. 1,600

121st st, 267 W, (7:1927) ns, 101.9 e St Nicholas av, 17x100.11; Aug28'11, due as per bond; Fredk Hulberg to N Y Savgs Bank, 81 8 av. 5,000

123d st, 117 W, (7:1908) ns, 225 w Lenox av, 18.9x100.4; Aug25; Aug26'11, due, &c, as per bond; Pauline A Eckerson, extrx Peter Q Eckerson to Title Guarantee & Trust Co, 176 Bway. 5,000

125th st, 545 W, (7:1980) ns, 150 e Bway, 25x99.11; PM; pr mtg \$—; Aug24; Aug25'11, due Mar1'14, 6%; Gertie Halpin to Harris Schwartz, 5 E 106. 2,500

126th st, 7 W, (6:1724) ns, 126.10 w 5 av, 16.4x99.11; Aug30; Aug31'11, 3y4½%; Wm Hills, of New Rochelle, NY, to German Savgs Bank, 100 E 14. 9,000

128th st, 168 E, (6:1776); ext of \$8,000 mtg until Sept1'16 at 4%; Aug23; Aug26 '11; Robt Bader with Danl S Doran, 249 E 125. nom

129th st, 109 E, (6:1778) ns, 140 e Park av, 25x99.11; pr mtg \$—; Aug25; Aug26 '11, 1y6%; Abr Gabriel to Elz L Mortimer, 5200 18 av, Bklyn. 1,500

131st st, 147 W, (7:1916) ns, 225 e 7 av, 20x99.11; PM; Aug25; Aug31'11, 3y6%; Clara B Wright to Margt E Napier, 34 W 135. 3,000

133d st, 300 W, see 8 av, 2481.

133d st, 32 W, (6:1730) ss, 460 e Lenox av, 25x99.11; PM; pr mtg \$18,500; Aug1; Aug29'11, installs, 6%; Jas C Thomas to Jennie Kuretsky, 1365 Intervale av, 2,950

137th st, 616 W, (7:2002) ss, 255 w Bway, 85x99.11; estoppel certf; Aug23; Aug26'11; Sigmund Ashner to whom it may concern. —

142d st, 110-6 W, (7:2010) ss, 100 w Lenox av, 100x99.11; bldg loan; Aug22; Aug25'11, 1y6%; 142d St & Lenox Av Co, a corpn, to Sound Realty Co, 128 Bway. 44,408

142d st, 110-6 W; certf as to above mtg; Aug22; Aug25'11; same to same. —

144th st, 510 W, (7:2075) ss, 125 w Hamilton pl, 100x99.11; pr mtg \$140,000; Aug29; Aug31'11, due Oct29'12, 6%; International Distributers' Corp to State Trust Co of Plainfield, NJ, at Plainfield, NJ. 7,000

144th st, 510 W; certf as to above mtg; Aug29; Aug31'11; same to same. —

149th st, 542 W, (7:2080) ss, 333.4 e Bway, 16.8x99.11; Aug29'11, due, &c, as per bond; Minna Vondrann to Albert L Lowenstein, 12 West Fordham rd. 382

150th st, 538 W, (7:2081); certf as to payment of \$500 on account of mtg of \$1,500; Aug29; Aug31'11; Edw E Ashley to Wm H Dennis, 315 Convent av. —

175th st, 519-21 W, (8:2132) ns, 50 e Audubon av, 50x89.3x50.2x94; agmt as to payment of mtg of \$3,000 on June22'14 at 6%; Aug25; Aug26'11; Solomon Simon, 23 W 120, to Simon Impt Co, 277 Bway. nom

Amsterdam av, 481, (4:1214), sal Ls; Aug28; Aug29'11, demand, 6%; Thos Kelly to Geo Ehret, 1197 Park av. 1,000

Lenox av, (6:1594) sec 111th, 71.10x100; pr mtg \$80,000; Aug28, Aug30'11; 1y6%; Kramer Contr Co to Kate Blank, 997 Union av. 25,000

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Lenox av. (6:1594) same prop; Certf as to above mtg; Aug28, Aug30'11; Same to same.

Lenox av. (6:1594) sec 111th, 71.10x100; PM; Aug16; Aug30'11; 5y5½%; Kate Blank, 997 Union av to Henry Morgenthau Co, 165 Bway. 80,000

Lexington av. 1029-31. (5:1408) es, 68.2 s 74th, 34x93.9; pr mtg \$27,000; Aug24, Aug30'11, due Nov1'13; 6%; Saml Newman to Lena Milch, 168 E 74. 3,000

Madison av. 1851. (6:1747) es, 84.11 s 121st, 16x83; PM; pr mtg \$5,000; Aug29, Aug30'11; 4y5%; Bendet Nelson to Anna Brainin, 1851 Mad av. 6,000

Madison av. (5:1494) nec 82d, 102.2x85; PM; Aug15; Aug26'11, 3y4½%; Ellen Y Scott, 17 Reade, Jersey City, NJ, to Fredk A Schermerhorn, 101 University pl. 175,000

Madison av. (5:1494), sec 83d, 102.2x85; PM; Aug16; Aug26'11, 3y4½%; Ellen Y Scott, 17 Reade, Jersey City, NJ, to Ellen S Auchmuty, wid, at Lenox, Mass. 175,000

Madison av. 1470. (6:1607); ext of mtg for \$21,000 to Aug3'16 at 4½%; Aug25'11; N Y Life Ins Co, 52 Wall, gdn of Louis G & Kath L Hamersley with Carl Paland, 21 E 101. nom

Park av. 521. (5:1395) nec 60th (Nos 101-5), 100.5x60; bldg loan; Aug22; Aug25'11, 5y6% until completion of bldg & 5% thereafter; Five Hundred and Twenty-one Park Av Co to City Real Estate Co, 176 Bway. 420,000

Park av. 521; certf as to above mtg; May10; Aug25'11; same to same.

Park av. (6:1633), sec 106th (Nos 100-4), 100.11x50; pr mtg \$26,500; Aug3; Aug26'11, due as per bond; Mary A Loeffler to Danl Buckley, 58 W 72. 2,500

Park av, sec 106TH, see 106th, 100-2 E.

Park av. 1089. (5:1517); ext of \$15,000 mtg until June30'16 at 5%; Aug3; Aug26'11; Lawyers Mtg Co with Thos Kavanagh et al heirs Ellen Kavanagh. nom

1ST av. 989. (5:1347) ws, 41 n 54th, runs 20xw68xs0.7xw12xs20xe12xn0.7 x e 68 to beg; pr mtg \$7,500; Aug31'11, 5y5%; Marie Schungel, 920 3 av, to Peter Kuhnhardt, 989 1 av. 5,000

5TH av. 43. (2:560), nec 11th, —x—; ext of \$345,000 mtg until Aug30'16; at 4½%; Aug30, Aug31'11; Title Guar & Trust Co with Birport Realty Co, 43 5 av. nom

6TH av. 511. (4:998) ws, 20 s 46th, 20x 80; saloon ls; Aug26; Aug29'11, demand, 6%; Fritz Mehl to Geo Ehret, 1197 Park av. 2,550

6TH av. 323. (3:796); Sobrn of asn of rents to mtg; Aug17; Aug31'11; De Witt Fox with Nathan J Packard, 411 West End av, & Moses Packard, 275 Cleremont av, Bklyn. nom

7TH av. 2210 (7:1936) Ext of \$20,000 mtg until July27'14 at 5%; July21, Aug30'11; Title Guar & Trust Co with Felice B Keene, 2790 Bway. nom

8TH av. 664-6. (4:1014) es, 40.3 n 42d, runs e55.7xe24.4xn39.9xw80 to av xs39.8 to beg; pr mtg \$26,000; Aug28, Aug29'11, due May22'13, 5%; Richd S Treacy to Emigrant Industrial Savings Bank, 51 Chambers. 10,000

8TH av. 2074. (7:1828) es, 50.5 n 112th, 25x100; pr mtg \$30,000; Aug29; Aug31'11, due Sept1'13, 6%; Lillie Bauml to Sigmund Bauml, 101 W 115. 3,000

8TH av. 2481. (7:1958), swc 133d (No 300), 25x83.3x41.7x50; PM; pr mtg \$—; Aug17; Aug31'11, 5y6%; Thos McPhillips, 234 W 144, to Selena L Bloch, Lawrence, LI, & ano. 8,000

10TH av. 493. (3:709) ws, 61.9 s 38th, 20.6x75; Aug19, Aug30'11, due &c as per bond note; Patk Walsh to West Side Bank 481 8 av. 7,500

10TH av. 160. (3:717); sal Ls; Junel4'10; Aug25'11, demand, 6%; Michl J Murphy & Peter J Crotty to Clausen-Flanagan Bwy, 441 W 25. 4,700

10TH av. 778. (4:1062) es, 25.2 s 53d, 25x 75; PM; pr mtg \$13,000; Aug30; Aug31'11, 3y5%; Harry N Kohn, 3 W 39 to Saml Levin, 896 7 av. 8,650

certf as to six mtgs for \$1,500 each on prop at Lodi & Hasbrouck Heights, NJ; Aug25, Aug30'11; Preridential Land & Impt Co to North Jersey Title Ins Co at Hackensack, NJ.

MORTGAGES

Borough of the Bronx.

Bristow st. 1342. (11:2972) es, 78.9 s Jennings, 25x62.4x25.9x68.6; Aug25'11, 5y 5%; Ida D Otten to Herman Steinkamp, 110 E 86. 5,200

Catherine st (*), ws, 250 s 239th, 150x 100, So Washingtonville; PM; pr mtg \$—; Aug30; Aug31'11, installs, 6%; Max-berg Constn Co to Lillian G Sullivan, 596 E 169. 2,900

Glover st (*), es, 175 n Lyon av, 25x 130; ext of \$500 mtg until July31'14 at % as per bond; July31; Aug26'11; Nicholas J O'Connell with Jennie Sealy. nom

Glover st (*), es, 150 n Lyon av, 25x130; ext of \$500 mtg until July31'14 at % as per bond; July31; Aug26'11; Nicholas J O'Connell with Jennie Sealy. nom

Home st. (10:2752), sec Hoe av, 25.2x82 x25x79.1; PM; Aug24; Aug25'11, due Jan12 '12 6%; Wm Sinnott, 967 E 165, to Thos J Mooney, 233 E 19. gold, 900

Harrison st (*) ws, 288 n Clason Pt rd, 25x81.11x25.11x75.1; PM; Aug30, Aug 31'11; 3y5½%; Salvatore Viola & Giovanni Tosto to Emily A Taber at Bailey Island, Me. 3,500

Kelly st. (10:2705) ws, 90 s 167th, 2 lots, each 37.6x100; 2 bldg loan mtgs, each \$29,000; Aug25; Aug31'11, demand, 6%; Psaty Constn Co to City Mtg Co, 15 Wall. 58,000

Kelly st. (10:2705); same prop; 2 certfs as to above mtgs; Aug31'11; same to same.

Louise st (*), es, 275 s Van Nest av, 25x 100; Aug25; Aug26'11, due as per bond; Bridget Murphy to Title Guarantee & Trust Co, 176 Bway. 3,000

Overing st. 1645-7 (*) being lots 40 & 41 map 1336 of 63 lots Maclay Av Realty Co; 2 PM mtgs, each \$4,000; Aug24; Aug25'11, due Oct14, 5½%; Wilgus Realty Co to Fishkill Savgs Inst, a corpn at Fishkill, NY. 8,000

Overing st. 1645-7 (*); 2 certfs as to above mtgs; Aug16; Aug25'11; same to same.

Overing st. 1643 (*), being lot 42 map 1336 of 63 lots Maclay Av Realty Co; PM; Aug24; Aug25'11, due, &c, as per bond; Wilgus Realty Co to Wm Ludden, 221 Gates av, Bklyn. 3,100

Overing st. 1643 (*); certf as to above mtg; Aug24; Aug25'11; same to same.

Overing st (*), swc Maclay av, 25x98.3; Aug24; Aug25'11, due, &c, as per bond; Wm J Curley to Hugh Morris, 221 W 105. 4,000

Pond pl (12:3290), nwc 197th, 50x125; Aug29; Aug30'11, due as per bond; Esther S wife Leopold Baar, 574 Warwick, Bklyn, to Jno F Cronin, 265 E Kingsbridge rd. 7,000

Randall st (*), nwc 4 av, see 4 av (*), n wc Randall.

Van Buren st. 1632 (*), es, 125 s Van Nest av, 25x100; pr mtg \$2,500; Aug23; Aug26'11, 2y6%; Nathan Drillich, 1838 Mad av to Fredk Kern, 2140 Storey av. 1,500

3D st (*), nws, 100 sw Mad av, 25x100, Westchester; Aug30; Aug31'11, 3y5½%; Wm H Springstead to Jno O'Neil, 2034 Blackrock av. 2,500

4TH st (*), see Union av, see Union av (*), sec 4.

135TH st. 283. (9:2311) ns, 100 e Lincoln av, 25x100; pr mtg \$8,500; Aug3; Aug25'11, 2y6%; Jno Bozzuffi, 339 E 62, to Harry Miller, 338 E 58. 2,000

138TH st. 605 E. (10:2551-2552); ext of \$30,000 mtg until July6'14 at 5%; July6; Aug31'11; Margt E & Albert W Putnam, exrs Albert E Putnam to Kathleen MacFarlane. nom

139TH st. (10:2567-8) ns, 167.1 w Rob- bins av, 37.6x100.10; pr mtg \$—; Aug29, Aug31'11; 3y6%; Cypress Constn Co to Israel Karp, 16 E 103 & ano. 3,500

139TH st. (10:2567-8) ns, 167.1 w Rob- bins av, 37.6x100; Certf as to above mtg; Aug29; Aug31'11; Same to same. 3,500

151ST st. (9:2440) ss, 225 w Morris av, 25x118.5; also 218TH ST (*), ss, 181 e White Plains rd, 50x114, Wakefield; Aug 26; Aug28'11, demand, 6%; Nicola Finelli, 248 E 151, to Clausen-Flanagan Brewery, 441 W 25. 1,500

151ST st, sec Morris av, see Morris av, 600-2.

157TH st. nwc Walton av, see Gerard av, es, 100 s 158.

157TH st, nec Gerard av, see Gerard av, es, 100 s 158.

158TH st. 384 E. (9:2404) ss, 99 w Mel- rose av, 50x98.4; pr mtg \$49,500; July6; Aug26'11, due Nov1'12, 6%; Ernestine Harris to Max Hirsch, 1926 3 av. 2,500

160TH st, sec Union av, see Union av, s ec 160.

162D st, swc Anderson av, see Anderson av, swc 162.

164TH st. (9:2369) ns, 108.4 w 3 av, 50x 200; Aug18; Aug29'11, due Junel'14, 5%; Saxe Realty Co to Dollar Savings Bank, 2808 3 av. 12,000

164TH st. (9:2369), same prop; certf as to above mtg; Aug18; Aug29'11; same to same.

167TH st. 871, see Intervale av, 1104.

171ST st. 496 E. ss, 140 w 3 av, 16x100; Sobrn agmt; Aug19; Aug25'11; N Y & N J R E Impt Co with Morris Cooper, 415 Brook av. nom

171ST st. 496 E. (11:2911); Sobrn agmt; Aug23; Aug25'11; Hyman Shatzkin, 1987 Washington av, & Harris H Uriss, 120 E 93, with Morris Cooper, 415 Brook av. nom

171ST st. 496 E. (11:2911); Sobrn agmt; Aug19; Aug25'11; N Y & N J R E Impt Co with Jno Bussing, Jr, & Amanda his wife, at Mt Vernon, NY. nom

171ST st. 496 E. (11:2911) ss, 140 w 3 av, 16x100; July31; Aug25'11, due Jan1'15, 5½%; A S Realty Co to Jno Bussing, Jr, & Amanda his wife, at Mt Vernon, NY. 3,000

171ST st. 496; certf as to mtg for \$3,000; July31; Aug25'11; same to same.

171ST st. 496 E; pr mtg \$3,000; Aug17; Aug25'11, 2y6%; same to Morris Cooper, 415 Brook av. 1,000

171ST st. 496 E; certf as to mtg for \$1,000; July29; Aug25'11; same to same.

171ST st. 496 E. (11:2911); Sobrn agmt; Aug23; Aug25'11; Hyman Shatzkin & Har- ris H Uriss, 120 E 93, with Jno Bussing, Jr, & Amanda his wife, at Mt Vernon, NY. nom

172D st. 957. (11:2989) nwc Vyse av, sa- loon ls; Aug21; Aug30'11, demand, 6%; Jas J O'Donohue to Lion Brewery, 104 W 108. 989.36

173D st (*), ws, 306.8 s Gleason av, 25x 100; Aug25; Aug28'11, installs, 6%; Marie & Fredk Koenig to Henrietta Shotten, 258 E 138. 260

176TH st, swc Clinton av, see Clinton av, swc 176.

179TH st. (11:3107) ss, 78.2 w Marmion av, 2 lots, each 36x75.2; 2 mtgs, each \$3,000; Aug24; Aug25'11, 2y6%; C K Realty Co to Patk J Heaney, 1030 Faile. 7,000

179TH st. (11:3107); same prop; 2 certfs as to above mtgs; Aug24; Aug25'11; same to same.

179TH st, swc Marmion av, see Mar- mion av, swc 179.

180TH st. (11:3036) ss, 116 e Park av, runs s135.10xe25xn25xe45xn25xe2xn42.10 x e3.6xn43 to st xw75.6 to beg; PM; pr mtg \$9,000; Aug30; Aug31'11, due as per bond; Melillo Constn Co to Emanuel Freund, — Clinton av, So Nyack, NY. 3,000

183D st, swc Belmont av, see Belmont av, swc 183.

191ST st. 600-2. (12:3273) ss, 50 w Hughes av, 75x57.9x76.4x40.10; Aug25; Aug 29'11, 3y5½%; Jas A Clynes of Jersey City, NJ to Patk J McGrath, 300 E 81. 18,000

191ST st. 600-2; pr mtg \$18,000; Aug25; Aug29'11, demand, 6%; same to Eliz H Cleary, 240 W 149. 4,000

197TH st, nwc Pond pl, see Pond pl, nwc 197.

218TH st (*), ss, 181 e White Plains rd, see 151st st, ss, 225 w Morris av.

233D st (*), ns, 155 e Carpenter av, 25x 114, Wakefield; PM; Aug30'11, 3y6%; Wm F Wochian, 348 E 86 to Jos H Jones, 949 Ogden av. 1,900

236TH st. (12:3376) ss, 285 w Katonah av, 25x100; pr mtg \$2,000; Aug3; Aug25'11, due Jan1'15, 6%; Gerda wife of & Leland H Miner to Smith Williamson, at White Plains, NY. 545

236TH st. (12:3376) ss, 285 w Katonah av, 25x100; Aug3; Aug25'11, due July1'16, 5½%; Gerda wife of & Leland H Miner to Katharina Bruckner, 412 E 161. 2,000

236TH st. (12:3376) ss, 100 e Kepler av, 25x100; Aug30; Aug31'11, 1y6%; Augustus L Hayes to Jno H Rogan, 625 St Marks av, Bklyn, exr Patk Hall. 700

238TH st. (12:3372 & 3390) ss, 200 e Oneida av, 25x100; also KATONAH AV, e s, 125 n 241st, 25x85; Aug30'11, installs, 6%; Ernst Keller to Henrietta Shotten, 258 E 138. 1,590

Av A (*), ns, 150 w Maple, 25x125; Aug 28; Aug29'11, due Jan1'15, 6%; Eligio Cristantiello, 706 E 214 to Thos Burke, 453 W 37. 1,000

Alexander av. (9:2299) es, 72.2 s 137th, 14.6x75; pr mtg \$2,000; Aug19; Aug25'11, 1y6%; Annie M wife of & Jonas A Ross- man to Wm MacNeven Purdy, 32 E 63. 1,000

Anderson av. (9:2504) swc 162d, 100x 115.11x100x109.8; pr mtg \$95,000; Aug21; Aug25'11, installs, 6%; Louis Meckes, 950 Ogden av, to Thos H Reynolds, 982 An- derson av. 10,000

Beaumont av. (11:3105) es, 100 n 187th, 3 lots, each 33.4x100; 3 mtgs, each \$18,000; 3 pr mtgs \$— each; Aug25; Aug26'11, due, &c, as per bond; Mercury Realty Co to Manhattan Mtg Co, 198 Bway. 54,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

certf as to mtg for \$1,000 covering land at Yonkers, NY; Aug24; Aug25'11; Auletta & Co to Henry D Greenwald & ano.

certf as to mtg for \$5,000 covering land in Yonkers, NY; Aug17; Aug28'11; F T Richter Realty Co to Westchester & Bronx Title & Mtg Guaranty Co.

certf as to mtg for \$4,500 covering land in Yonkers, NY; Aug17; Aug28'11; same to same.

certf as to mtg for \$10,000 on land in Yonkers; Aug25; Aug28'11; Geo Edgar Co to Ruth A Silk.

certf as to mtg for \$2,000 on land in Yonkers, NY; Aug25; Aug28'11; South Yonkers Home Constn Co to Alice G Van Ness.

certf as to mtg or deed of trust dated Aug24'11; Aug24; Aug28'11; Farnham Sand Blast Co to F Warren Wright, of Yonkers, NY.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Beaumont av. (11:3105); same prop; 3 certfs as to above mtgs; Aug25; Aug26'11; same to same.

Brook av. (9:2396) ws, 98 s 169th, 70x90; Aug24; Aug25'11, 5y5%; Normal Constn Co to Rockland Realty Co, 509 Willis av. 40,000

Brook av. (9:2396); same prop; certf as to above mtg; Aug24; Aug25'11; same to same.

Brook av. (9:2396); same prop; pr mtg \$40,000; Aug24; Aug25'11, 1y6%; same to Greenwich Mtg Co, 391 E 149. 2,000

Brook av. (9:2396); same prop; certf as to above mtg; Aug24; Aug25'11; same to same.

Bathgate av. (11:3045) es, 133.5 n 179th, 83x78.3x83x80.3; Aug29'11, 3y5%; Mary J Kerby, 2038 Bathgate av to Cornelia H Hughes at Harrow Weald Park, Middlesex, Eng. 12,000

Boston Post rd. (*) ss, 75.6 e Delavelle av, 25.2x92.11x25x110.6; PM; Aug25; Aug30'11, 3y5%; Luigi Piscione, 2285 1 av to Hudson P Rosa C, 32 W 45. 800

Belmont av. (11:3086) ws, 150 s 183d, 50x100; Aug29; Aug30'11, due as per bond; Patk Vaughan, 2231 Belmont av, & Sarah Lynch, 2231 Belmont av to Title Guarantee & Trust Co, 176 Bway. 3,000

Belmont av. (11:3086) swc 183d, 75x16.8; Aug30'11, due as per bond; Fannie Kramer to Christina Schlamp, 2309 Beaumont av. 5,000

Bainbridge av. (12:3292) nec Bedford Park Boulevard, 100x75x99.8x75; Aug31'11, 5y5%; Margt Houlihan to Emigrant Industrial Savgs Bank, 51 Chambers. 52,000

Bedford Park Boulevard, nec Bainbridge av. see Bainbridge av, nec Bedford Park Boulevard.

Courtlandt av. (9:2408) ses, 84 sw 162d, 28x115x25x102.6; Aug25; Aug26'11, 5y5%; Frank Schleining, 779 Tinton av, to Chas Himmel, 416 W 55, exr Andrew Himmel. 5,000

Clinton av. (11:2949), swc 176th, 157.10x149.10x158.1x149.10; PM; pr mtg \$18,500; Aug25; Aug26'11, due Feb25'13, 6%; Checchina Carucci to Benj Benenson, 407 E 153. 8,700

Crotona Parkway. (11:3118) es, 60.6 n 179th, 47.4x74x44x56.9; Aug24; Aug25'11, 2y6%; C K Realty Co to Patk J Heaney, 1030 Faile. 4,000

Crotona Parkway. (11:3118); same prop; certf as to above mtg; Aug24; Aug25'11; same to same.

Crotona av. (11:3095) es, 96 n Oakland pl, 24x100; PM; Aug28; Aug29'11, due as per bond; Barbara Janson, 850 Freeman to Francis Freudenvoll, Jr, 672 Oakland pl. 2,850

Comfort av. (*), ws, 100 n Jefferson av, 25x100, Edenwald; Aug11; Aug29'11, 3y6%; Mary Warren, 4081 Baychester av to Geo A Leek at Bayside, LI. 1,300

Carpenter av. (*), ws, 50 s line bet lots 1136 & 1137, runs w105xs25x105 to st xn 25 to beg, being part lot 1137, map Wakefield; pr mtg \$4,000; Aug28; Aug29'11, 2y6%; Louise Ringelstein to Julius Kenner, 155 E 92. 600

Crotona Parkway. (11:2985) es, 384.3 s Tremont av, 54.11x129x52.2x136.9; Mar9; Aug29'11; ext of mtg for \$36,000 to Mar9'14, 5%; Isaac L Kip & Philip Rhinelander, exrs, &c, Cornelia B Kip with Rosa Realty Co. nom

Decatur av. (12:3354) es, 319.4 n 205th, 75x100; PM; Aug16; Aug25'11, due, &c, as per bond; Simpson Constn Co, 1082 Simpson st, to T Emory Clocke, 520 W 183. 4,000

Decatur av. (12:3354) es, 394.4 n 205th, 50x100; PM; Aug16; Aug25'11, due, &c, as per bond; same to Mary J Haviland, 6 Morningside av. 2,800

Daly av. (11:2985) ws, 353.8 s Tremont av, 50.6x129x52.2x136.9; Mar9; Aug29'11; ext of mtg for \$34,000 to Mar9'14, 5%; Isaac L Kip & Philip Rhinelander, exrs, &c, Cornelia B Kip with Rosa Realty Co. nom

Eastern Boulevard (*), nec Fairmount av. 50x100; pr mtg \$—; July25; Aug25'11, 5y5½%; Wm Sohmer & Philip J Schmidt to Jos B Ziegler, 76 W 86. 2,000

Eastern Boulevard (*), es, 50 n Fairmount av, 50x100; pr mtg \$—; July25; Aug25'11, 5y5½%; same to same. 1,500

Eagle av. (10:2617) ws, 553.2 s 156th, 50x95x49.4x95; bldg loan; Aug25; Aug26'11, 1y6%; Flanagan Inc, a corp, to Title Guarantee & Trust Co, 176 Bway. 30,000

Eagle av. (10:2617); same prop; certf as to above mtg; July20; Aug26'11; same to same.

Elizabeth av. (*), ns, 300 w City Island av, 275 to ordinary high water mark of Eastchester Bay x100x254x100, City Island; PM; Aug30; Aug31'11, 4y6%; Harnet Realty Co to Saml J T Wood, 357 W 123. 20,000

Fairmount av. (*), ns, 25 w Kearney av, 75x100; pr mtg \$—; July25; Aug25'11, 5y5½%; Wm Sohmer & Philip J Schmidt to Jos B Ziegler, 76 W 86. 1,500

Forest av. (10:2646) ws, 125 n 156th, 25x87.6; Aug28'11, 3y5½%; Margt A Clarke to American Mtg Co, 31 Nassau. 2,000

Forest av. (10:2646); same prop; pr mtg \$2,000; Aug28'11, 1y6%; same to Carrie S Baldwin, 534 W 152. 300

Fairmount av. (*), nec Eastern Boulevard, see Eastern Boulevard (*), nec Fairmount av.

Gerard av, nec 157, see Gerard av, es, 100 s 158.

Gerard av. (9:2474) es, 100 s 158th, 202.10 to 157th x177.3 to Walton av x202.10 x178; pr mtg \$—; Aug24; Aug28'11, 3y6%; Peter Maguire & Leo Bishop to Besse Maguire, 165 Jersey av, Port Jervis, NY. 6,000

Heath av. 3046, (12:3257) es, 144.11 n Boston av, 33.4x64x33.4x64.5; PM; Aug24; Aug28'11, 3y5½%; Clarence W Eisner, 3046 Heath av, to Isabelle G Forsyth, at Old Albany Post rd, ws, 150 n 246. 3,000

Hoe av, see Home, see Home, see Hoe av.

Hughes av. 2466, (11:3076) es, 150 s 189th, 25x100; certf as to mtg for \$2,230; Oct28'10; Aug25'11; Fratantoni & Amabile Realty Co to Cipriani Realty & Constn Co. —

Intervale av. 1104, (10:2706) nec 167th, (No 871), 33.3x85.8x33x90; Aug24; Aug25'11, 3y5%; O'Connor Constn Co to Andrew Wilson, 107 Spruce, Newark, NJ. 31,000

Intervale av. 1104; certf as to above mtg; Aug24; Aug25'11; same to same.

Katonah av, es. 125 n 241st, see 238th, ss, 200 e Oneida av.

Morris av. 600-2, (9:2410), sec 151st, 63.5x70.3; PM; Aug25; Aug26'11, due as per bond; Excelsior Brewing Co to Title Guarantee & Trust Co, 176 Bway. 16,000

Maclay av. (*), es, 114 s Overing, 25x128.9x25x129.1; Aug24; Aug26'11, due as per bond; Wm J Curley to Hugh Morris, 221 W 105. 5,000

Marmion av. (11:3107), swc 179th, 39x78.2x39.2x78.2; Aug24; Aug25'11, 2y6%; C K Realty Co to Patk J Heaney, 1030 Faile. 6,000

Marmion av. (11:3107); same prop; certf as to above mtg; Aug24; Aug25'11; same to same. 6,000

Mohegan av. (11:3118) ws, 55.1 n 179th, 44x57; Aug24; Aug25'11, 2y6%; C K Realty Co to Patk J Heaney, 1030 Faile. 4,000

Mohegan av. (11:3118); same prop; certf as to above mtg; Aug24; Aug25'11; same to same.

Marmion av. (11:3107) ws, 39 s 179th, 36x78.2; Aug24; Aug25'11, 2y6%; C K Realty Co to Patk J Heaney, 1030 Faile. 3,000

Marmion av. (11:3107); same prop; certf as to above mtg; Aug24; Aug25'11; same to same.

Maclay av. 2523 (*), lot 44 map 1336 63 lots Maclay Av Realty Co; PM; Aug24; Aug25'11, 3y5½%; Wilgus Realty Co to Milton A Fowler, at Poughkeepsie, NY. 4,000

Maclay av. 2523 (*); certf as to above mtg; Aug16; Aug25'11; same to same.

Maclay av. (*), swc Overing, see Overing (*), swc Maclay av.

Mapes av. (11:3107) sec 178th, 73x69.2x72.11x69.2; ext of \$38,000 mtg until Aug25'16; at 5%; Aug29'11; Title Ins Co of NY with Jos Diamond Constn Co, 1139 Wyatt. nom

Morris av. 688, (9:2414), str 1s; Aug21; Aug30'11, demand, 6%; Alex Stanorski to Lion Brewery, 104 W 108. 822

Prospect av. 1909, (11:2951) ws, 25 n Fairmount pl, 25x100; Aug25; Aug26'11, 3y5%; Wm Edebohls to Emigrant Indust Savgs Bank, 51 Chambers. 2,800

Ryer av. (11:3149) ws, 220.1 n Burnside av, 25x100; Aug23; Aug26'11, 3y5%; Mary E Kennedy to Emigrant Indust Savgs Bank, 51 Chambers. 4,000

Ryer av. (11:3149) ws, 220.1 n Burnside av, 25x100; Sobrn agmt; Aug11; Aug26'11; Anna F Hodgins with Emigrant Indust Savgs Bank, 51 Chambers. nom

Road (*) leading from Westchester Village to Pelham Bridge adj land now or formerly Simon Paul, runs —55.10xse—x sw483.3 to beg, except part for Westchester av; Aug25; Aug26'11, demand, 5½%; Mary G wife of & Jerome F Reilly to Kings Co Trust Co, 346 Fulton, Bklyn. 2,000

So Boulevard. 1226, (11:2979); agmt as to share ownership in mtg; Aug16; Aug26'11; Adolph & Henry Bloch, 911 Park av, with Nicholas Klippel, 435 E 14; Annie D Klippel, 1642 Av A, & Barbara Degener, 1642 Av A, exrs, &c, Margaretha Ley. nom

Sheridan av. (9:2453 & 2457) sec Transverse rd at 167th, 100.9x48.11x114.7x72.7; pr mtg \$3,300; Nov21'10; Aug21'11, 2y6%; Central Realty Co, 103 Park av to E Bradley Currier Co, 119 W 23; corrects error in last issue when last line was ley Currier Co. 3,660

Sheridan av. (9:2453 & 2457) same prop; certf as to above mtg; Nov21'10; Aug21'11; same to same.

Seneca av. (10:2716) ss, 125 w Faile, 47.2x165; PM; July22; Aug30'11, 3y5½%; Mar-may Realty Co to Prospect Investing Co at Purchase, NY. 35,000

Seneca av. (10:2761) ss, 125 w Faile, 47.2x165; PM; pr mtg \$—; July22; Aug30'11, 2y6%; same to same. 8,000

Tiebout av. (11:3145) ws, 250.9 s 183d, 4 lots, together in size 74.1x70.7x73.6x76.3; 4 mtgs, each \$4,000; Aug24; Aug25'11, due, &c, as per bond; Edmondson Constn Co, 109 E 175, to Wm D Lent, Grand Union Hotel, 42 & Park av. 16,000

Tiebout av. (11:3145) ws, 250.9 s 183d, 74.1x70.7x73.6x76.3; certf as to 4 mtgs for \$4,000 each; Aug23; Aug25'11; same to same.

Tiebout av. (11:3145) ws, 269.4 s 183d, 18.6x73.5x18.4x74.10; pr mtg \$4,000; Aug28; Aug29'11, due, &c, as per bond; Edmondson Constn Co, 109 E 175 to Geo E Buckbee, 1941 Grand Blvd & Concourse. 1,000

Tiebout av. (11:3145) ws, 287.11 s 183d, 18.7x72x18.5x73.5; pr mtg \$4,000; Aug28; Aug29'11, due as per bond; same to same. 1,000

Tiebout av. (11:3145) ws, 306.5 s 183d, 18.5x70.7x18.4x72; pr mtg \$4,000; Aug28; Aug29'11, due as per bond; same to same. 1,000

Teller av. 1267, (9:2431 & 2436) ws, 170 s 169th, 20x100; PM; pr mtg \$4,000; Aug25; Aug30'11, installs, 6%; Henry F Gibney, 349 E 72 to Thornton Bros Co, 1320 Clay av. 2,000

Union av. (10:2666) sec 160th, 39.2x105; Aug8; Aug30'11, 5y5½%; Katie Lauber to Simon Wolf, 22 E 81 & ano exrs, &c, Herrman Schiffer. 40,000

Union av. (10:2666) sec 160th, 39.2x105; sobrn agmt; Aug29; Aug30'11; Wm J Freed with Simon Wolf, 22 E 81 & ano exrs Herrman Schiffer. nom

Union av. (*), sec 4th, 25x97, Westchester; PM; pr mtg \$—; Aug30; Aug31'11, due as per bond; Wm Fonzo to Rosa Nathan, 154 W 151, et al, exrs Marcus Nathan. 200

Vyse av, nwc 172d; see 172d, 957.

West Farms rd. (11:3015) ws, 361.4 n 174th, 30x101.11x30x97.11; pr mtg \$—; May9; Aug28'11, 1y6%; Walter Wilcox to Dimock & Fink Co, 220 E 125. 3,000

White Plains rd. (*), es, 170.10 s 216th, runs e40.10xse5.2xs42.5xw49.5 to rd xn43 to beg; pr mtg \$8,500; June28; Aug25'11, demand, 6%; Adelaide Burlando to Leonora M Maccabe, 150 W 84. 275

Walton av, nwc 157th, see Gerard av, es, 100 s 158.

Webster av. (9:2396) es, 120.1 n 168th, 42.10x90; Aug24; Aug25'11, demand, 5%; O J Schwarzler Co to American Mtg Co, 31 Nassau. 25,000

Webster av. (9:2396); same prop; certf as to above mtg; Aug24; Aug25'11; same to same.

Washington av. 1830, (11:2917) es, 156.9 n 175th, 46x109; pr mtg \$—; Aug29; Aug30'11, installs, 6%; Psaty Constn Co to David Rosing, 61 W 113. 8,500

Washington av. 1830; certf as to above mtg; Aug29; Aug30'11; same to same.

Webster av. 1714, es, 209.3 n 173d, 16.8x124.7x16.8x125; Aug29; Aug30'11, demand, 5%; Magdalena Fischer, 265 E 160 to North Side Savings Bank, 3230 3 av. 4,500

Webster av. 1716, (11:2898) es, 225.11 n 173d, 16.8x123.8x16.8x124.7; Aug29; Aug30'11, 1y5%; same to same. 4,500

Wallace av (Jefferson st), 1660, (*) es, 125 s Col av, 25x100, Westchester; PM; Aug29; Aug30'11, 3y6%; Clara E Brown to Fredk Swanberg, 421 Temple, New Haven, Conn. 1,000

3D av. (11:2919) ws, 115.4 n Wendover av, 200.11x109.6x200x90; PM; Aug25; Aug26'11, due July1'14, 5%; Burkam Realty Co to Title Guarantee & Trust Co, 176 Bway, Trste under deed of trust. 42,000

3D av. (11:3048) ws, 231.6 n 181st, 150x127.11; Apr29; Aug25'11, due as per bond; Valentine Constn Co to Pinkus Nathan, 35 W 86. 5,000

3D av. (11:3048); same prop; certf as to above mtg; Apr29; Aug25'11; same to same.

3D av. 3038, (9:2363), saloon 1s; Aug28; Aug29'11, demand, 6%; Fredk Rossbach to Beadleston & Woerz, 291 W 10. 2,500

4TH av. (*), nwc Randall, 26x—x25x114, Wmsbridge; pr mtg \$14,500; July1; Aug29'11, 3y6%; Gaetano Di Puma, 206 E 108 to Domenico La Sala, 567 E 178 & Andrew La Sala, 2007 La Fontaine av. 2,000

6TH av. (*), es, 100 s Sheil, 35x—x25x100, Laconia Park; Aug25; Aug26'11, 3y5%; Jno J Rose to Ernst Durrast, 3670 Barnes av. 1,500

Plot (*), begins 395 w White Plains rd at point 550 n along same from Morris Park av, runs e100x25xw100xs25 to beg, with right of way over strip to Morris Park av; pr mtg \$—; Aug30; Aug31'11, installs, 6%; Adolph W Goldgeier to Grace L Horton, 2881 Bway. 350



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JUDGMENTS IN FORECLOSURE SUITS.

AUG. 24.

Broadway, 1164; Chas E Wilcox agt Ellsworth Childs et al; Hotchkiss, Barber & McGuire, attys; James A Lynch, ref. (Amt due, \$13,699.17).

AUG. 25.

Vandewater st, 36; Francis J Mahoney agt Fredk W Crawford et al; Henry D merchant, atty; Ellwood H Rabenold, ref. (Amt due, \$3,123.28).

AUG. 26 & 28.

No Judgments in Foreclosure filed these days.

AUG. 29.

2D av, 1850; Sarah W Gilbert agt Kesil Leibowitz et al; A A Silberberg, atty; Chas A O'Neil, ref. (Amt due, \$20,741.67).

2D av, 1848; Alonzo Kimball agt Kesil Leibowitz et al; A A Silberberg, atty; John J Egan, ref. (Amt due, \$20,741.76).

118TH st, ns, 212.6 w 1 av, 37.6x100.10; American Missionary Ass'n agt Vincenzo Ciuti; Lyon & Smith, attys; Edw J McGuire, ref. (Amt due, \$31,225.00).

Bathgate av, 2283; Frank Reilly agt Florence M Constantian; Jos P Fallon, Jr, atty; Denis A Spellissy, ref. (Amt due, \$4,305.00).

AUG. 30.

140TH st, ns, 137.6 e 7 av, 126.6x99.11; Metropolitan Life Ins Co agt Lenox Realty Co; Woodford, Bovee & Butcher, attys; Jos C Davidson, ref. (Amt due, \$200.-011.09).

LIS PENDENS.

AUG. 26.

Franklin av, ws, 94 n 170th, 33.2x94.11; Fiore Amanna agt Hodes Realty Co et al; action to foreclose mechanics lien; J P Donellan, atty.

146TH st, 531-523 E; Daniel London agt Julius S Rosenthal et al; foreclosure of transfer of tax lien; J Gans, atty.

AUG. 28.

14TH st, ss, 175 e 5 av, 33x103.3; also 13TH ST, ns, 150 e 5 av, 19.9x103.3; two actions; Louis Bloom agt Vienna D Gano et al; actions to foreclose mechanics lien; L Scheuer, atty.

Grand st, 345-347; Louis Bloom agt The Fourteenth Street Bank et al; action to foreclose mechanics lien; L Scheuer, atty.

77TH st, 332-336 E; Roman Marble Works agt Otto Doepfner et al; action to foreclose mechanics lien; Simon & Weinstein, attys.

10TH av, 469-473; also 36TH ST, 505-509 W; Wilhelmina F Gengerich agt D Gesine Hildebrand et al; partition; Holm, Whitlock & Scharff, attys.

164TH st, Jerome & Caldwell avs, lot 22 block 2501; Tax Lien Co of N Y agt Wm Waldorf Astor exr et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

3D av, 3872; Dora Kriegsman agt Sarah Diamond; specific performance; M Sackler, atty.

52D st, 634 W; Peter Schmidt agt Jno C Schmidt et al; partition; H C Mitchell, atty.

AUG. 29.

Thompson st, 139; People of the State of N Y agt Michael Shilliant et al; notice of levy; C S Whitman, atty.

111TH st, 51-53 W; Isidore Seigel agt Chas A Ashmead et al; action to cancel satisfaction of mortgage; P Hellinger, atty.

AUG. 30.

West Farms rd, ws, 182.10 s 172d, 51.5x 173.6; Layretta Jones agt Theodore M Malcke et al; action to declare trust; Sachs & Levy, attys.

22D st, 132 W; Mayer S Auerbach agt Albt H Ammidown et al; partition; M Stern, atty.

AUG. 31.

5TH av, ws, 71 s 132d, 19x75; People of the State of N Y agt Abraham Berney; notice of levy; atty not given.

5TH av, ws, 71 s 132d, 19x75; same agt same; notice of levy; atty not given.

5TH av, same prop; same agt same; notice of levy; atty not given.

Lenox av, sec 138th, 99.11x100; Anna Radford agt C L Massauer Estates; notice of levy; atty not given.

Mulberry st, 120; People of the State of N Y agt Anna T Espisito; notice of levy; C S Whitman, atty.

109TH st, ss, 232 w 2 av, 20x98; Tenement House Dept agt Carolina Cupola; notice of levy; A R Watson, atty.

Mulberry st, es, 66 s Hester, 16x50; People of the State of N Y agt Vitaliano Liberti et al; notice of levy; C S Whitman, atty.

Mulberry st, 120; same agt Anna T Espisito; notice of levy; C S Whitman, atty.

43D st, ss, 158 e 5 av, 41x100.5; Edwin H Weatherbee agt Lena K Hoag; notice of levy; H Holljes, atty.

63D st, 207 W; Tenement House Dept agt Friedland Realty Co; notice of levy; A R Watson, atty.

63D st, 215 W; Tenement House Dept agt same; notice of levy; A R Watson, atty.

132D st, 281 W; People of the State of N Y agt Chas Monday; notice of levy; C S Whitman, atty.

46TH st, 216 W; Marion F Turney agt John R Livermore et al; action to impress trust; Frost & Johnson, attys.

140TH st, ns, 137.6 e 7 av, 114x99.11; also 140TH ST, ns, 251.6 e 7 av, 12.6x99.11; Rosary Flower Co agt Lenox Realty Co; notice of levy; Rosenthal & Herrmann, attys.

62D st, 226 W; Tenement House Dept agt Rexton Realty Co; notice of levy; C S Whitman, atty.

Houston st, 97 W; People of the State of N Y agt Raeflo Tusso; notice of levy; C S Whitman, atty.

Summit av, es, 112.6 s 166th, 43.9x190 to Ogden av; Wm A Darling et al agt Chas R Myers et al; notice of attachment; J Levy, atty.

Tremont av, ns, 100.3 e Jerome av, 50x 94.10x irreg; Frank Genninger agt Han Construction Co et al; action to foreclose mechanics lien; B J Kelly, atty.

6TH av, 21; also 133D ST, 23 E; James N Taylor agt Walter Urban et al; partition; Ingram, Root, Massey & Clark, attys.

110TH st, 320 E; People of the State of N Y agt C Tony Bracepe et al; notice of levy; C S Whitman, atty.

63D st 211 W; Tenement House Dept agt Friedland Realty Co; notice of levy; A R Watson, atty.

SEPT. 1.

2D av, ws, 48.6 n 5th, 24.3x100; David Glucksman agt Fred Ackerman et al; action to set aside conveyance; J A Seidman, atty.

39TH st, ss, 147 e 6 av, 21x98.9; K Eugene Bunnell agt Albertina C Wilkins; specific performance; Harris & Towne, attys.

Prospect av, es, 50 n 183d, 50x114x50.1x 117.9; also CAMBRELING AV, es, 400 n 183d, 50x100; Wm Weinheimer agt Augusta Kratz et al; partition; Goldsmith, Rosenthal, Mork & Baum, attys.

Vyse av, ns, 250 w 12th, 25x100, Bronx; Bertha C Stahr agt Jas Nealis et al; foreclosure of transfer tax lien; M Frank, atty.

FORECLOSURE SUITS.

AUG. 26.

191ST st, ns, 175 w Hughes av, —x—; right, title, &c, Lot 24, map 261 of Fordham, Bronx; Hamilton F MacFarlan admr agt Luigi Ferrara et al; J L O'Brien, atty.

Madison av, 413; Susan Van Praag agt Lesk Realty Co et al; Eisman, Levy, Corn & Lewine, attys.

AUG. 28.

Villa av, ws, 230.7 n Transverse rd, 75 x100; also VILLA AV, es, 71.6 s Van Cortlandt av, 50x120.5xirreg; also 206TH ST, ns, part of lot 206 map of property of Geo F Opydyke et al; Saml Keeler agt Annie D'Ambra et al; S Keeler, atty.

70TH st, 326 E; Virginia Danziger et al; amended; M Gross, atty.

85TH st, 205 W; Edmund Dwight agt Gertrude D Hawes et al; Hurry & Dutton, attys.

Jefferson st, es, part of lot 425, 50 n divisionline bet lots 425 & 426, Unionport; Jas Carney agt Philip Kaufman et al; M J Sullivan, atty.

Av D, 49-51; Bertha Halpron agt Jos Golding et al; S N Tuckman, atty.

Jerome av, es, 161.7 s Van Courtlandt av, 25x100; Wm B Hobbu, trustee, agt Maria G Del Gaizo et al; S Keeler, atty.

AUG. 29.

Coster st, es, 260 s Spofford av, 20x100; Hunts Point Estates agt Feiser Realty & Con Co; S T Stern, atty.

165TH st, nwc of Colonial Pkway, 140.3 x80.9xirreg; Woodmont Realty Co agt Sun Construction Co et al; amended; Eisman, Levy, Corn & Lewine, attys.

99TH st, 257 W; Evelyn C Manley agt Mary B Cunningham et al; J E Doross, atty.

184TH st, ns, 100 w Amsterdam av, 50x 99.11; Henry H Davis agt Van Orden Construction Co et al; J Kaufman, atty.

Mott av, sec 144th, 100x100; South Side Construction Co agt Handy Realty Co et al; amended; Davies, Auerbach, Cornell & Barry, attys.

Lots 53 & 54, map 1431, map of 175 lots of estate of Louis Gouveneur Morris, Bronx; Lewis G Morris agt Chas Jacob et al; J D Peabody, atty.

AUG. 30.

227TH st, ss, lot 555, map of village of Wakefield, Bronx, 50x114; Sarah Brennan agt Ellen C Bradley et al; Wood & Bennett, attys.

Pelham av, 916; Augusta W Wurtheim agt Bernard Halpin; Gerlich & Schwegler, attys.

Walton av, ws, 129.9 n 184th, 19.10x96.6; also WALTON AV, ws, 149.7 n 184th, 19.10 x96.6; two actions; Belle A Davol agt Liberty Investing Co et al; Noble & Camp, attys.

139TH st, ss, 425 e Lenox av, 75x99.11; two actions; Clara Bloomingdale et al agt Isaac J Danziger et al; E E Spiegelberg, atty.

Amsterdam av, es, 50 n 166th, 37.6x100; Barbara Mayer agt Mutual Construction Co et al; M Mayer, atty.

Clinton av, ws, 200 s Woodruff av, 33x 149.10; Luella B Andrews et al agt Jno R Peterson et al; N S Smith, atty.

181ST st, ss, 318.5 w Bway, 100x118.11; Pauline P Dinkelspiel agt M Linck Construction Co et al; Riegelman & Bach, attys.

Crotona av, ws, 100 n Oakland pl, 25x 125; Fredk A Southworth, trustee, agt Kate Reilly et al; amended; W R Brinckerhoff, atty.

135TH st, ss, 145.10 w Amsterdam av, 45.10x99.11; Louis Lemaire agt Salvage Realty Co et al; Wise & Seligsberg, attys.

AUG. 31.

Amsterdam av, es, 50 n 166th, 37.6x100; Jos B O'Neill agt Mutual Construction Co et al; J V Mitchell, atty.

122D st, ss, 284 w 4 av, 21x100.11; John H Ives et al agt Dennis Cunahan et al; E R Vollmer, atty.

Webster av, ws, 376.11 s Gun Hill rd, 25 x110; Annie E Burke agt Vincent Avollone et al; Austin & McLanahan, attys.

Valentine av, ses, intersec nes 198th, 105.9x—x irreg; Pauline Greenberg agt Francesco La Sala et al; O A Samuels, atty.

STH st, ns, 239.1 e Av B, 41.3x69.10 (two actions); Lambert Suddam agt Fannie Cohn et al; W R Adams, atty.

Prospect av, ws, part of lot 76 and lot 77, map of Village of East Tremont, Bronx; Nellie A Murphy agt Jessie A Hall et al; Reed & Pallister, attys.

47TH st, 318 E; Mary Campbell agt Max Cohen et al; Gillespie & O'Connor, attys.

132D st, 115 W; Catharine A Collins agt Mary C Dolan; P C Anderson, atty.

SEPT. 1.

Av B, nec 9th, 23.3x70; Betty Simon agt Isaac Stroh et al; H Bergman, atty.

110TH st, 170 E; Emma Pawel agt Chas R Reagan et al; Arens & Pawel, attys.

115TH st, 73 E; Betty Davidson agt Leopold Kaufmann et al; E A Hassey, atty.

Hughes av, 2418; Universay Bank agt Julia D Bernard et al; R Malet, atty.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Aug. and Sept.	
28 Alexander, Jno S—F Repetto	..539.88
29 Ackerman, Max—D Rosenthal	..389.15
30 Aarons, Herman—M Weil	..168.61
30 Anderson, Edw et al—Julius Kessler & Co	..192.30
31 Anzelewitz, Anna S et al—C Carraturo	..565.20
31 Anderson, Isaac E et al—Western Wheeled Scraper Co	..69.86
31 Altersohn, Abraham—Hazen Confectionery Co	..48.66
1 Asmussen, Chas C—R H Donnelly	..45.56
1 Aronson, Michael—M Bunderoff	..52.89
26 Black, Minnie et al—H Wilson	..260.66
26 Brodsky, Isaac et al—the same	..260.66
26 Breuer, Elizabeth—J Kerrigan	..247.61
26 Bloom, Warfield—A Reymont	..340.40
28 Barnefuer, Henry—The Equitable Trust of N Y	..69.41
28 Bloomer, Millard J—Palmer Lime & Cement Co	..108.17
28 Breymaier, Geo H—A Loewenberger	..123.40
29 Brandt, Saml—L Leindorfer et al	..203.06
29 Beecroft, Wm G—The Arthur H Crist Co	..195.23
29 Breen, Jas H—H Hess	..104.02
29 Berman, Mary—F M Theall et al	..116.11
30 Baker, Hyman D B & Wm S—Northern Bank of N Y	..328.60
30 Brinker, Edw B—European American Bank	..1,991.43
30 Back, Moses—United Store Realty Co	..564.65
30 Berkowitz, Jacob—P Lesser et al	..216.41
30 Brunning, Ernest P—E J Gillies et al	..89.67
30 Brunning, Ernest T—the same	..89.71
30 Burnett, Chas—C E Tracy	..52.91
31 Brown, Frank—W H Rogers	..502.18
31 Baxter, Michael—Davie Rubber Co	..89.73

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1 Brush, Abraham et al—R H Donnelly	25.96	31 Fowler, Geo W—Gimbel Bros, N Y	47.56	26 Lefferts, Theodore C & Homer D—	100.44
1 Blei, Benj—M Lenkowsky	41.40	31 Feinblott, Boris L—G E Goldsmith.	2,266.25	26*Livingston, Silas H et al—J Govern-	416.17
1 Brown, Frank—Willis H Rogers, Inc	502.18	1 Fink, August D—R H Donnelly.	30.26	nalli et al	1,957.52
1 Brown, Isaac—Olin J Stephens, Inc.	484.38	1 Fischer, Arthur et al—the same.	30.36	28 Ludlow, Louis—Butler Bros.	47.08
1 Brown, Margaret A—E J Hancy et al	242.31	26 Gallagher, Jno M—J W Clark.	309.69	29 Leszer, Jos—H C Neuwirth.	29.31
1 Brindley, Nicholas C—S S Zwerdling	147.33	26 Goodrich, Laura—R Leycraft.	459.26	30 Lebovitz, Louis—F Mayer	101.67
1 Barta, Rudolph et al—M A Lesser et	722.60	26 Gagliano, Antonio—J Seeman et al.	86.22	30 Liebman, Saml—A Freundlich.	19.41
1 Blumenkrohn, Siegfried—M Fried-	863.71	28 German, Jacob—International Pro-	27.91	30 Levine, Saml J—N Y Independent	140.00
26 Conte, Alfred et al—Embroiders Sup-	249.01	28 Garzillo, Dominick & AnthonyMaples	185.31	30 Laheny, John E—Manhattan Color	38.61
26 Cerra, Antonio et al—H Sehrank.	291.84	28 Glucksman, Louis—Goldsmith Bros	40.11	Works	18.41
26 Clement, Alfred L—W G Palmer.	875.75	29 Smelting & Refining Co.	84.41	30 Lange, Abraham—M Heinrich.	31.74
26 Cumminsky, Hugh et al—J E Murray	1,049.83	29 Grossbard, Harry—A Kufik et al.	84.41	30 Levin, Saml & Morris* et al—Hein-	343.35
28 Curtis, Edward F—Duryea Mfg Co.	16.67	30 Ginsberg, Louis N—M Schlossman.	28.11	rich Bros	1,834.88
28 Cole, Bayard N, Robt Valentine Math-	827.75	30 Gammon, Montague—L Gammon et	157.71	30 Link, John M—Church E Gates &	1,041.01
28 Cohen, Saml—P K Wilson et al.	106.61	30 the same—the same	133.31	Co	151.21
28 Cohen, Sadye—I Gross.	151.00	30 Greenleaf, Arthur et al—J Lawson.	69.41	30 Link, John M—the same.	68.18
29 Christian, Emma L & Addie L—Gif-	443.66	30 Goodstein, Wm L et al—L Meisse et	114.76	31 Lisner, Clarence W—N Y Telephone	151.21
29 Cohen, Aaron—The Equitable Trust	292.50	31 Gertler, Abraham—Brooklyn, Queens	68.18	Co.	251.85
29 Cahn, Edw—H Muller et al.	20.90	County & Suburban R R Co.	68.18	31 Lyons, Stephen—Nassau Electric R R	239.73
29 Caraboolad, Salim—M A Doud.	84.19	31 Gold, Solomon—E J Schwabe.	30.76	Co.	26.23
29 Conhaim, Robt J—H W Vogel et al.	43.91	31 Gage, J Prescott—R F Yost.	72.06	1 Lieberman, Abraham & Alfred—Em-	60.41
30 Curran, Hugh J—J M Stoddard et al	351.64	31 Grosslight, Fred L et al—Geo Ringler	917.20	broiders Supply Co	73.01
30 Chesman, Sophie et al—E J Gillies et	17.09	& Co.	104.07	1 Linetzky, Barnet—Monarch Water-	90.79
31 Chapman, Chas W—G S Nichols et al	39.78	31 Groff, Jos C—Thorndale Farms.	104.07	proofing & Specialty Co.	235.60
31 Cohen, Nathan—Brooklyn, Queens	68.18	31 Gaynor, Patrick A—B W Fryer.	776.67	1 Levy, Chas—H Frank, Jr.	39.41
County & Suburban R R Co.	68.18	31*Grinberg, David et al—N Y Sporting	53.89	1 Leindorf, Emil—L Smith & Bros	324.21
31 Crockett, Thos B—Gimbel Bros, N Y	45.93	Goods Co.	239.77	1 Lewin, Isaih—B Berger	269.65
31 Cass, Michael W & Fannie—George	783.10	1 Gesswein, Fredk W—A G Schomm.	39.11	Co	29.31
31 Costanzo, Domenico—the same.	1,761.60	1 Goldstein, Wm—Butler Bros	39.11	1 Linck, John M et al—Noonan & Price	269.65
31 Culbert, Chas J et al—the same.	1,494.40	1 Garvey, Wm F et al—W F Barnes.	35.91	26 Malamed, Benj—S Fishkin.	29.31
31 Coleman, Wm et al—S Weckstein.	120.45	1 Galerstein, Wm—K Rothenberg et al	17.65	26 Mullany, Michael—A Levy.	42.00
31 Cohen, Abraham—J Stern et al.	99.30	costs.	17.65	28 Marx, Magdalena—Henry Meyer Co.	61.20
31 Cahill, Michael—L Bandes et al.	183.21	28 Hayes, Edw—The I S Remsen Mfg	28.34	28 Morins, Gabe—Whitney Duplicating	53.52
1 Clark, Arthur B—W J Salomon.	362.25	Co.	30.31	28 Moritz, Jos—Manhattan Electrical	402.73
1 Carlos, Abraham—J Johnson.	59.72	28 Hoag, Lena K—F N Dowling.	30.31	Check Co.	1,292.76
1 Cuffe, Ezra J—R H Donnelly.	25.06	28 Hull, Arthur B—The Equitable Trust	208.03	28 F O Cudlipp	1,221.41
1 Craddock, Edw S—the same.	45.56	Co of N Y	39.26	28 Merendino, Concetta & Antonio—W	228.12
1 Choos, Geo—R Waldo, Comr.	59.72	28 Haas, Harry L—L Berg	39.26	Klein	942.57
1 the same—the same	59.72	28 Horgan, Gerald M & Mrs Mathew	83.44	29 Muller, Conrad—Geo Ringler & Co.	288.54
1 Cummsusky, Hugh et al—Frank J	172.14	Robinson—Prang Educational Co.	100.39	29 Mensch, Jos—F Ackerman	42.63
Lennon Co	172.14	28 Huber, Ernest—J Hand	41.62	29 Machiz, Ida—N Y Life Ins & Trust	3,404.80
1*Clark, John et al—R H Donnelly.	30.36	28 Horowitz, Fannie—K Bennett.	28.67	30 McGrath, Wm—Equitable Trust Co	34.41
1 Clarke, Jas—R G McFarran Co.	139.41	28 Hume, Mayston, Leopold H—Wyckoff,	203.93	30 Martin, Martin J—J Perel.	224.53
1 Cohen, Jos et al—Peoples Tabernacle	24.03	Church & Partridge Inc.	38.86	30 Mulcahy, John J F—M H Burt.	162.89
of the City of N Y.	24.03	29 Hoffman, Fredk—M P Dean et al.	249.63	30 May, Albt S—L Wieher.	214.41
1 Carbonaro, Ludivico—C Polisenese.	27.15	29 Heywang, Jno J—B P Morris.	121.91	30 Merrinow, John et al—Julius Kess-	192.30
1 Calderone, Salvatore—R Waldo, Comr	59.72	29 Haire, Robt J—H Muller et al.	17.96	ler & Co	74.95
1 Chapman, Walter—N Schellenberg et	101.51	29 Hebble, Christian B—H C Ferve et al	151.86	30 McKenna, Danl—W J Jersey.	12.31
al	101.51	29 Hitt, Bruce D—M Hyman et al.	108.17	30 Murphy, Frank E—M Ball.	406.41
26 D'Ambra, Anna—F W Moore et al.	59.72	30 Hohmann, Philip—A Schmitt	858.73	30 Murphy, John A—Geo Ringler & Co.	2,548.23
26 Darre, Bruno—J P Ortig.	124.07	30 Hookey, Wm T et al—Northern Bank	328.06	31 Milks, Arthur R—M S Milks.	86.95
28 Danacher, Louis D—Eugene Dietz-	42.99	of N Y	38.86	31 Moore, Franklin—J H Powell.	7,234.42
gen Co.	42.99	30 Hynds, John G—L C Weir.	120.15	31 Meehan, Jno—E Blume	132.60
28 Draper, Geo Otis—G E Keith.	2,045.03	30 Haas, Jacob—Buffalo Shirt Co.	22.96	31 Mittenight, Lawrence E—M A Cunning-	944.74
28 Day, John or John Lugrue—Produce	94.41	30 Hill, Frank T—Manhattan Color	28.67	ham et al	40.50
Reporter Co.	94.41	Works	28.67	31 Michels, Robt et al—S Weckstein.	120.45
30 De Rose, Henrietta—W W Farley.	88.77	30 Hahn, Louis M—Louis De Groff &	25.80	31 Morris, Adolph et al—N Y Sporting	53.89
30 Doctor, Henry—M Dreyfus et al.	85.09	Son.	25.80	Goods Co.	30.21
30 Demand, Martin—E J Gillies et al.	112.73	31 Harabes, Frank—J Doelger et al.	25.80	1 MacManus, Alfred J* & Jerome T—	30.21
31 Delbon, Ange—J Barkley	96.38	31 Hart, Wm P—G J Hollerith et al.	203.93	1 Murray, Edw R—N Schellenberg et	43.40
31 De Falco, Nunzio—Marchesini Bros.	46.21	31 Hatoff, Louis et al—C Carraturo.	565.20	1 Murray, Edw R—T H Roberts.	116.40
31 Drambourg, Rudolph—Columbia Brass	40.98	31 Horowitz, Isaac et al—M R Levey.	65.81	1 McLaughlin, Jas—Tamrick Co	202.73
Foundry	40.98	1 Haarmann, Edw—Lion Brewery of	170.68	1 McSherry, Jos—Ludwig Baumann &	33.41
31 Dickson, Herbert E—H Floy.	178.66	N Y City.	148.86	Co	1,208.41
31 Damelio, Morris—Geo Ringler & Co.	814.57	1 Hiller, Paul W—Parkington Slight,	25.96	1 Moskowitz, Leo—American Woolen	1,521.60
31*Dailey, Wm J et al—Western Wheeled	69.86	Inc	25.96	Co of N Y	1,208.41
Scraper Co.	69.86	1 Horowitz, Saml I et al—R H Don-	32.31	1 Maniakis, Marcos W—R Wittner et	1521.60
31 Deutsch, Saml—Shapleigh Coffee Co.	32.73	nelly	32.31	al	15.29
1 D'Angelo, Antonio—American Bond-	37.31	1 Headen, Wm H—H F Alexander &	94.70	1 Marchese, Thos—J W Anderson et al	45.22
ing Co of Baltimore.	37.31	Co	344.72	1 Mann, Wm H—Aldine Club.	43.45
1 Dreyfus, Jennie et al—Martindale	30.21	30 Imperatori, Reginald J—N J Pakera-	94.70	26 Norton, Augusta M—Louis De Groff	257.75
Mercantile Agency	30.21	et al	344.72	& Son	416.17
1 Dale, John—J Beuchler et al.	31.11	30 Johnson, Margaret T et al—Otis El-	151.75	26 Nusbaum, Jos et al—J Governalli et	416.17
26 Egner, Wm O, Otto C & Caroline—R	666.49	evator Co.	151.75	al	77.00
H Conway	666.49	28 Jennings, Herbert T—American Sure-	341.91	26 Noonan, Stephen J—G Knauer et al	100.34
29 Eyth, Theodore H—Fullerton Elec-	358.93	ty Co of N Y.	341.91	31 Needham, Henry B—M A Needham.	43.50
tric Co.	358.93	28 Jones, Jno—Rosenthal & Grotta.	41.16	31 Nordstrom, Jno W—McBride Wins-	204.30
29 Epstein, Max—Jos B Friedlander Co.	480.29	28 Jorisch, Max—O Kohn et al.	270.04	ton & Co	63.46
30 Eichengreen, Morris E—C Weil.	814.99	30 Johnson, Wm—L E Peeler	91.90	1 Nicklaus, Michael—J Brodie	25.90
30 Engeman, Wm A et al—Benedict &	1,105.66	30 Jacobson, Max—Manhattan Color Wks	14.06	26 Ortloff, Herman et al—S Noyes et	119.14
Pardee Co	1,105.66	31 Jones, Fredk A—M Weingarten et al	148.96	al	296.29
30 Ellerman, Jerome S—Waters Gatling	42.08	31 Jones, Obadiah W et al—Motor Boat	334.56	30 Onderdonk, John T et al—J Lawson	69.41
Improvement Co	42.08	Pub Co.	334.56	31 Oetting, August gdn—Nassau Electric	68.18
1 Ebell, Francesco—Rockfall Apart-	741.22	1 Jackson, Richard L—M Weil.	23.78	Co.	29.31
ments	741.22	1 Jones, Wm F—J C Roper	122.91	1 O'Neil, John E et al—Geo Schleicher	40.33
28 Fromer, Benj—L Baumgold et al.	88.71	26 Kaufman, Harry A—C E Cash.	163.41	Co return of chattels and \$40.33 or	90.38
28 Friday, Edw & Cecilia E—C F San-	32.59	26 Kantrowitz, Hadasa—J Picker.	110.29	1 O'Byrne, Robt—J T Carmody.	116.23
ford	32.59	28 Kaplan, Saml—Interborough Cigar	28.22	26 Porcell, Jno C—M Schaffer Flaum	31.42
28 Frank, Mary & Albt Peiser—G Gara-	86.37	Co.	28.22	Co.	111.45
brant et al	86.37	29 Kilcullen, Patk—The Equitable Trust	40.57	28 Price, Lina, or Lena—L Besdine.	29.31
29 Fitzgerald, Oliver A—C D Chapin.	3,679.40	Co of N Y	230.56	28 Pannici, Alfredo—Commercial Adv	489.74
30 Fredericks, Paul C—Equitable Trust	221.17	30 Kennely, John B—Equitable Trust	95.33	Assn	
Co of N Y.	221.17	Co of N Y	95.33		
30 Freeman, Blanche B—M Mayers et al	163.49	30 Kahn, Sigmund—H Katz et al.	332.92		
30 Fleming, Jos—J Byrne et al.	29.72	30 Kaufman, Max—M Marcuse.	66.10		
30 Fitzpatrick, Patrick & Catharine—	146.41	30 Kurk, Haigajn H—E J Gillies et al	83.63		
Geo Ringler & Co.	146.41	30 Kesselman, Saml & Jacob—D Mayer.	158.87		
		31 Kobe, Wm—N Y Telephone Co.	30.35		
		31 Kolinsky, Oscar et al—C Carraturo.	565.20		
		1 Kitchen, Andrew—McConnell Coal Co	382.49		
		1 Klein, Jacob & Jos—A Schnap.	225.71		
		1 Kalfus, Philip L—H Maupal.	52.82		
		26 Lefkowitz, Robt—J Schreyer.	34.41		
		26 the same—the same	84.41		
		26 List, Leopold—L H Lang Co.	30.30		

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- 28 Parshelsky, Isaac—B M Yankauer. 575.00
30 Pollock, Thos C or Pollok—Equitable Trust Co of N Y. 171.51
30 Pollio, Louis—the same. 80.81
30 Prudovsky, Jacob N—F D Kangstroth. 623.51
1 Pirk, Amalia et al—E V Handy et al. 372.28
1 the same—the same. 272.22
1 Post, Alfred H—M Gottheil. 436.07
1 Pollok, Harry—C Ironmonger. 103.61
1 Peckelman, Isidor—Parkington & Slight, Inc. 24.61
1 Plitt, Moses—Parkington & Slight, Inc. 29.35
1 Pengel, Walter P—Martin Carriage Works. 1,680.79
26 Rumsey, Jno W—G F Sloan et al. 470.71
26 Robinson, Irving—H Lieb. 112.15
26 Radlauer, Emma—Jos Scathehards Sons Inc. 124.11
28 Roulston, Herbert—S W Daily. 49.75
28 Rogers, Edw G—M J Kane. 171.91
28 Russo, Jos—Sonn Bros Co. 95.19
29 Raddin, Sarah—H Rabinowitz. 114.41
30 Rubenstein, Nathan—Canton Steel Ceiling Co. 148.91
30 Russell, Todd—Ballenger Co. 129.15
30 Roberts, Jos et al—L Meisse et al. 114.76
31 Robinson, G W et al—Motor Boat Pub Co. 334.56
31 Rifkin, Louis & Julius* et al—S Miller. 519.41
31 Ratner, Louis—Hill Dryer Co. 32.89
1 Ray, Allan L—R H Donnelly. 29.72
1 Reider, Chas G—B Hersch et al. 239.91
1 Rogers, Geo P—M E Lynch. 264.22
1 Robinson, Geo H—Brokaw Bros. 1,304.03
1 Ramsey, Geo W—Wyanook Co. 161.50
1 Racos, Jas D—C D Wood, Jr. 64.21
1 Rankin, John M—R H Donnelly. 29.41
1 Rose, Robt J et al—Dunbar Box & Lumber Co. 208.82
1 Read, Selon E—Jos Horne Co. 40.63
26 Schneider, or Snyder, Mary—N Y Telephone Co. 45.58
26 Smith, Wm B B—D Davenport. 289.29
26 Schwenk, Saml K—G R Sutherland. 1,396.77
26 the same—the same. 711.38
26 Scarborough, Alonzo W—W M Grant. 551.41
26*Sender, Moses et al—G H Sperzel. 51.24
26 Schaffer, Harold—J P Duffy Co. 688.57
26*Smith, Chas et al—Otis Elevator Co. 151.75
26 Stolz, Geo—E Hunter. 50.15
26 Schaefer, Louis B—F Hayden. 91.10
26 Sganga, Jacob—M S Guerrier. 3,543.11
28 Simpson, Walter—V R Hawley. 615.66
28 Sharp, Jno G—J H K Blauvelt et al. 250.23
29 Seiler, Jos—S H Shearer et al. 114.17
29 Scanlan, Brendan—M Fuller. 43.53
29 Sasserath, Kaufman—Geo Ringler & Co. 737.05
29 Smul, Louis—Monroe Table Co. 30.70
29 Schultz, Richard—Fullerton Electric Co. 92.66
30 Spear, Albt—G G Benjamin. 53.61
30 Shaffer, Philip H—R C Dunlop. 27.13
30 Schlitz, Magdalena, Henry, George, Clara, John, Kate & Andrew—A R Bree. 1,453.82
30 Stein, Jos—A Salzman. 30.41
30 Stein, Jacob—the same. 27.91
30 Smith, Edgar M—H B Roberts. 11.26
30 Sauer, John—Manhattan Color Works. 15.41
30 Solomon, Louis—the same. 14.48
30 Spector, Abraham—C Samuels. 89.32
30 Sicher, Saml et al—Geo Ringler & Co. 343.35
30 Schiff, Lena—H Rabinowich et al. costs, 114.00
31 Stein, Isidore—Brooklyn Heights R R Co. costs, 68.18
31 Stiller, Jos—the same. costs, 68.18
31 Spelman, Wm H—Garfield National Bank of City of N Y. 218.38
31 Seifer, Mike—M R Bernstein et al. 89.53
31 Sulver, Nathan—Fiberloid Co. 95.86
31 Strauss, Harry et al—Geo Ringler & Co. 917.20
31 Stewart, De Clinton et al—the same. 1,494.14
31 Shapiro, Morris et al—S Miller. 519.41
31 Sullivan, Patk—Bradley Contracting Co. costs, 109.33
1 Schwartz, Abraham—J Weil et al. 32.65
1 Smith, Clinton H—G R Sutherland. 357.71
1 Strahl, David—M Salzman. 325.20
1 Stokum, Harry J—H B Roberts. 13.71
1 Simmonds, Herman—D Ryan. 190.15
1 Springer, John H—American Bill Posting Co. 534.40
1 the same—R H Donnelly. 25.05
1*Sender, Moses et al—Frank J Lennon Co. 172.14
1 Smoski, Michael & Mary—National Fertilizer Co. 235.03
1 Spatz, Selig—J Seinstein. 126.00
1*Stein, Saml et al—R Waldo, Comr. 59.72
1 Schiff, Simon—G Rosenfeld. 309.72
1 Sullivan, Timothy et al—Geo Schleicher Co, return of chattels and \$40.38 or. 90.38
1 Smith, Wm E—L Devillers. 112.43
26 Tucker, Clarence E—W J Salomon. 28.94
26 Trainen, Morris—S H Jollow et al. 27.41
28 Wellwood, Elizabeth—Watson Con. 17.11
31 Tarbox, Harold E—H M Toffler. 211.39
31 Tenent, Ralph V—M S Eakin. 211.39
31 Taylor, Leroy M—Eronel Realty Co. 456.07
31 Taylor, Leroy M—R T Short. 461.69

- 1 Thornton, Matthew—Cross, Austin & Ireland Lumber Co. 1,266.50
1 Trauman, Saml et al—R Waldo, Comr. 59.72
1*Uhlfelder, Simon et al—Raisler Heating Co. 115.32
28 Von Bloedon, Gustav—A Bergman. 39.18
tracting Co. 96.52
29 Von Gerichten, Mabel A & Ellen M—Geo Ringler & Co. 80.61
31 Van Loan, Irving S—Waterburg Co. 92.41
1*Van Buren, John D et al—Dunbar Box & Lumber Co. 208.82
1 Von Unruh, Victor—Parkington & Slight, Inc. 18.31
26*Wolfert, Sidney et al—Embroiders Supply Co. 249.01
26 Wattenberg, Phillip—E Gordon et al. 204.12
28 Walpole, Patk—McConnell Coal Co. 256.07
29 Williams, Jno & Herbert—The N Y State Construction Co. 3,158.74
30 Weiant, Gustave H—S P Jones et al. 145.17
30 Wineman, Morris—A Dreyfus et al. 65.27
30 Welles, Mary J—A Srein. 44.41
30 Warshavsky, Koopel—Manhattan Color Works. 39.29
30 Werner, Gustave—Manhattan Color Works. 28.64
31 Woodbury, Elmer F—M Baer et al. 39.11
31 Wilkes, Alfred G—J Barkley. 112.68
31 White, Joseph—Otis Elevator Co. 45.72
31 Wilkenfeld, Jos et al—M R Levey. 65.81
1 Weiner, Charles et al—R H Donnelly. 25.96
1 Wood, Chas S—M L Nesbit. 699.30
1 Wilhelms, Carl G—Simplex Lithograph Co. 1,251.23
1 Wackett, Frank H—J Rothschild et al. 135.37
1*Weinberg, Abraham et al—Raisler Heating Co. 115.23
28 Ziegfeld, Florenz—H S Boissnot. 104.59
28 Ziegfeld, Florenz or Florence Ziegfeld, Jr—The Garfield National Bank City of N Y. 2,385.25

- 31 Draper Realty Co—Bayside Lumber Co. 228.53
31 the same—the same. 347.89
31 Forquignon Mfg Co—T J Kieley. 2,254.49
31 John M Linck Construction Co—H Vossnack Jr et al. 477.96
1 Astor Garage et al—R H Donnelly. 25.05
1 Barta Publicity Column Co et al—M A Lesser. 722.50
1 Borough Automobile Co et al—R H Donnelly. 30.26
1 Charles J Metz Inc—A K Klein. 1,518.10
1 F Dreyfus Co et al—Martindale Mercantile Agency. 30.21
1 John M Linck Constn Co et al—Noonan & Price Co. 269.65
1 Kalfus & Co et al—H Maupai. 52.82
1 Patin American Export Co—W R Grace & Co. 1,375.65
1 Longfellow Realty Corp—R Robinson. 85.54
1 the same—M Haas. 76.02
1 Lieberman & Sons et al—Embroiders Supply Co. 60.41
1 Municipal Decorative & Sing Co—M E Towne Furniture Co & E R Breck. 2,077.28
1 New Castle Stone Co—W L Salomon. 362.25
1 Otto Motor Car Sales Co—J A Kent. 422.25
1 Pirk Realty Co et al—E V Handy et al. 272.22
1 the same—the same. 372.28
1 Powers Fireproofing Metal Lath Co—H Frank, Jr. 45.91
1 Royal French Process Co—R H Donnelly. 114.81
1 Sender & Cummuskey et al—Frank J Lennon Co. 172.14
1 Spitzer & Harris Co—P Voss et al. 280.31
1 Swedish Venetian Blind Co et al—R H Donnelly. 62.46
1 Standard Ice Cream Co—D Robinson et al. costs, 14.91
1 Sattler Suit & Coat Co—M Sattler. costs, 12.65
1 Taxi Flyer Co—Ajax Grieb Rubber Co. 302.93

CORPORATIONS.

- 26 Giant Construction Co, Inc—J E Saper. 148.65
26 F H Cloak Co—G Miller. 84.56
26 Cerra Realty & Construction Co et al—H Schrank. 291.84
26 Orloff, Inc, et al—S Noyes et al. 119.14
26 C H & F A Stirrup, Inc—Five Hundred Three Fifth Avenue Co. 190.81
26 Roth Construction Co—W J Bierach et al. 160.22
26 John M Linck Construction Co—Elite Gas & Electric Fixture Co. 216.65
26 John Glass, Jr, Construction Co—Chas M Gray Marble & Slate Co. 87.42
26 Beck Bros Brewing Co—Meyer & Lange. 561.25
28 Tidewater Coal Co et al—E C Moore, Jr. 827.75
28 Kings Improvement Co—Charles Sohle Lumber Co. 100.26
28 Luxenberg Electric Protective Co—W B Richardson et al. 85.62
26 Packard Car Livery Co—H V Veght. 37.11
28 Solinger Realty Co—N J Terra Cotta Co. 921.00
28 University Heights Co et al—Watson Contracting Co. 96.52
29 American Talking Scale Co—Eastern Parkway Co. 684.97
29 Draper Realty Co—Fiss-Doerr & Carroll Horse Co. 2,019.47
29 John Scheidig & Co—Mutual Life Ins Co of N Y. 436.40
29 John Young Co—James Beggs & Co. 477.03
29 Minsker Progressive Mens & Ladies Assn—M Goldberg. 138.41
29 Post Card Envelope Co—Half Tone Press. 46.39
29 Port Richmond Hygeia Ice & Cold Storage Co—H Hohlner. 617.83
29 Seitz Brewing Co—Shipley Construction & Supply Co. 2,043.01
30 Young Realty & Construction Co et al—Northern Bank of N Y. 328.06
30 Wm T Hookey, Inc, et al—the same. 328.06
30 Sundstrom & Stratton Co—G A Hugstins et al. 103.01
30 the same—J Hughes et al. 214.05
30 Breslin Hotel Co—Anheuser Busch Agency. 744.78
30 Benvenue Granite Co et al—Benedict & Pardee Co. 1,105.66
30 Seitz Brewing Co—Shipley Construction & Supply Co. 12,664.23
30 the same—York Mfg Co. 5,324.58
30 the same—the same. 1,788.03
30 United Electric Protection Co—C H Kayser. 611.91
30 John M Linck Construction Co—John Bell Co. 624.08
30 Bristow Construction Co et al—L Meisse et al. 114.76
31 Draper-Hansen Co—J Twyford. 1,420.98
31 Art Mfg Co—Illustrated Postal Card & Novelty Co. 597.73
31 Sapphire Record & Talking Machine Co—Neostyle Envelope Co. 627.57
31 Ehrmann Drug Co—H K Mulford Co. 42.43

SATISFIED JUDGMENTS.

- AUG. 26, 28, 29, 30, 31 and Sept. 1.
Adams, Walter C & Jos W Cody—J Weber et al. 1901. 110.70
Same—same. 1897. 1,884.61
Same—same. 1900. 110.15
Adams, Albert J Jr—R Kragg. 1908. 729.48
Same—F P J Hatcliffe. 1903. 797.82
Adams, Walter C—A H Hastorf. 1904. 890.73
Same—American Forcite Powder Mfg Co. 1902. 1,050.98
Same—J Murray et al. 1901. 1,057.97
Ascher, Albert—M Groh. 1911. 400.00
Allen, John F agt—J Brodie. 1911. 65.00
Arnold, Frank C—J Brodie. 1911. 40.18
Braden, Maretta J—F E Spear. 1911. 242.75
Blanchfield, Thos C—J Brodie. 1911. 65.00
Brice, Stewart M—Park Row Realty Co. 1903. 132.00
Binney, Harold—Aerial Equipment Co. 1911. 1,549.90
Black, Edie—M Kurtin et al; 1911. 121.51
Cooper, Jas H—J McQuade; 1911. 66.60
Cody, Jos W—A Willberg. 1911. 1,720.94
Cogswell, C Van Ransselaer—S Renneck. 1911. 122.72
De Canio, Felix—B Rood. 1911. 319.72
Doctor, Emanuel—A Larsen et al. 1911. 70.02
Eisen, Louis & Henry—I Hammer et al. 1911. 27.72
Franklin, Edw Morrell—M I Franklin. 1911. 92.95
Faerber, Karl & Mollie—S J Park et al. 1911. 282.54
Frasch, Abraham—S Lessler et al; 1909. 153.85
Goldan, Sidney Orman—M Tecla & Co; 1911. 254.65
Graham, Nelson D—Smith Worthington Co. 1911. 125.01
Goldschleg, Abraham & Isaac Portman—W Wolkenberg. 1910. 64.65
Gould, John J—J Brodie. 1911. 65.00
Grisucoli, Luigi & Raphael Grassi—M Bachert et al. 1908. 47.22
Greenbaum, Louis—Dry Dock, East Broadway & Battery R R Co. 1908. 107.88
Hochstein, Max—W N Thayer & Co. 1906. 102.02
Hoag, Lena K—C Muller et al. 1911. 290.27
Hayes, Albt F—B W Foss. 1910. 83.66
Herzenstein, David & Chas Weinberg—E Getzler. 1909. 425.23
Hiller, Paul W—Stowe & Eddy Co; 1911. 84.64
Jacobson, Albt—N J Packard; 1911. 59.41
Jarcho, Morris & Jacob—Pierce, Butler & Price Mfg Co; 1911. 2,088.12
Janos, Morris & Jacob—C E Potter; 1911. 64.41
Jenkinson, Isabella B—Simpson Crawford Co. 1908. 97.95
Kotteman, Fredk R—S Jacob et al; 1911. 47.16
Kimmel, Isaac—Monroe Table Co. 1911. 83.65
Kuttroff, Arthur—J Golding. 1911. 3,275.34
Konthe, Chas J—Rosenbaum & Co. 1911. 64.92
Leibowitz, Strul—H Levinsohn. 1911. 32.65

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Levinson, Leo & Philip Kransch—G Spaeth, 1911 327.82
 Lavin, Gregoru S—J Brodie, 1911.....115.53
 Leiman, Louis—F Stropoli, 1911.....5,878.05
 McGuire, Frank J—E Bady, 1911.....140.22
 Mendelowitz, Zelman—M Davidson, 1911.....30.15
 Masulli, Antonio—R Picone, 1908,1,128.72
 Munn, Rolla W—Patter, Sloan & O'Donohue Co, 1911.....114.90
 Messer, Louis & Yettie—C Scheneweiss, 1910244.85
 Menair, Francis C & Ethel T—H Meyer, 1911181.48
 McKeon, Robt J—J Strobach; 1902,204.14
 Pomroy, Annie T—M Bodenheimer; 1911.....85.65
 Perry, Mary & Christian Dages—People, &c, 1911500.00
 Peters, Simon—Louis Bernheimer Co, 191162.41
 Place, Frank C—Rosenbaum & Co, 191129.98
 Quinn, Patrick F—J Brodie, 1911.....65.37
 Quest, John H—J McKesson, Jr, et al, 1900208.56
 Same—same, 190144.70
 Rosenthal, Alexander S & Elias—H Russell et al, 1901415.28
 Reiner, Solomon, Louis Frambach & Julia Frambach—L Fooks, 1910,4,110.98
 Reich, Jacob—City of N Y, 1911.....59.41
 Same—same, 191159.41
 Reilly, Peter—M Rosenfield et al, 1909.....179.22
 Rockefeller, Fletcher J—Federal Tire Co, 191124.97
 Read, Marion G & Ella V Eisenhuth, indiv & Trustees, agt—J E Gates, 1911costs,39.03
 Sheaff, Jos C—J S Bryant et al; 1901.....480.15
 Sweetser, Wm A—O P Byrne, 1911.....35.06
 Skinner, Edw N—Fred Adeo Co, 1911.....287.21
 Schwartz, Jacob—J Goldman, 1905.....269.41
 Schasberger, Otto C—J Brodie, 1911,65.38
 Salvin, Paul—J W Tway, 1904.....1,707.10
 Schneider, Helene—A J Anderson et al, 1910276.85
 Same—Albt & J M Anderson Mfg Co, 19101,635.75
 Smith, Philip—Tenement House Dept; 1911.....59.72
 Todd, Margt H—L L Todd; 1911.....2,543.15
 Tompkins, Wm M—C H Randall, 1908.....302.03
 Thoma, Catherine V—A J Rodgers, admtrx, 1911costs, 218.50
 Weill, Henry M—E J Adler, 1911.....216.91
 Wechler, Louis, Chas Nenschotz, Philip Lichtentritt & Herman S Licht—M S Birkhahn, 1911171.85
 Weinberg, Leon—T Kirk, 1910.....102.76
 Wilsen, Geo E—A H Brown; 1910.....136.70
 Zehden, Elizabeth—R T Short, 1911,419.67

CORPORATIONS.

Codae Realty Co, Emanuel Doctor & Parsons Marble Works—C Romagnoli, 1911321.73
 Postal Life Ins Co—H Crandall, 1910,675.91
 Codae Realty Co, Emanuel Doctor & Abraham Muntz—G M Krakower, 1911216.06
 Same—same, 1911215.86
 Codae Realty Co, Emanuel Doctor, Saml Finkelstein & Isaac Kugel—G M Krakower, 1911318.81
 Same—same, 1911216.37
 Same—same, 1911216.06
 Codae Realty Co, Herman Feldman & Wm Narberg—G M Krakower, 1911.....216.46
 Dutchess Construction Co & Jos Bloch—Noonan-Price Co, 1911709.16
 Tangier Development Co—N Y City Car Advertising Co, 1911540.52
 Same—same, 19111,619.77
 Same—same, 19111,499.54
 Codae Realty Co & Emanuel Doctor—N J Terra Cotta Co; 1911.....270.41
 Same—same; 1911.....477.96
 Simon Impvt Co & Sol Simon—W O Fredenberg et al; 1911.....313.89
 Simon Impvt Co & Wm Strianese—Michl Cohen & Co; 1911.....319.55
 Norcross Bros Co—P Cebrelli; 1911.....1,532.57
 Hicks, Johnson Constn Co—Crescent Sand & Gravel Co; 1911.....376.11

¹Vacated by order of Court. ²Satisfied by appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

AUG. 26.

Audubon av, ws, whole front between 187th & 188th, 199.9x75; Harlem River Lumber & Wood Working Co agt Belland Building Co, (223) 9,865.00
Audubon av; same prop; Indiana Flooring Co agt same, (224) 866.06
9TH st, 226 E; Abraham Franklin et al agt Mendel Alterman & Michael Berg, (225) 375.00
25TH st, 127 to 131 W; Lockwood Co agt John E Olson Construction Co, (226) 473.00
111TH st, 231 E; Antonio Anzalone agt Frank Frascello, (227) 455.00
Webster av, ws, 30 n 182d, 90x100; S Siegel, Inc, agt Bernard Schultz, (228) 120.00
Bathgate av, es, 81.6 s 180th, 123x100; P J Heaney Co agt Chas R Farnolo & Durante & Laporte, (229) 693.01
Tiffany st, sec Fox, —x—; S Siegel, Inc, agt Knox Construction Co, (230) 383.00
Tremont av, ns, 100 e Jerome av, 50x 100; P J Heaney Co agt Han Construction Co & Bernard Russino, (231) 343.49
Amsterdam av, ws, whole front between 176 & 177th, 199.10x100; Parshelsky Bros, Inc, agt Gingold Realty Co, (232) 1,025.00
Zerega av, 1438; Isidoro Marcello agt August & Lina Huth & Adam Jansen, (234) 275.00

AUG. 28.

138TH st, 435-437 E; United Shade & Awning Co agt Ignace Gruber, (235) 50.00
120TH st, 56 E; United Plumbers Supply Co agt John Doe & Leo L Wolins, (236) 151.00
58TH & 59TH sts & 9TH & 10TH avs, the block; Hecla Slate Co agt Roosevelt Hospital & Robt T McMurray & Bros, Inc, (237) 185.00
Webster av, es, 158.3 n 169th, 74.7x90; Wm L Goodstein agt Bernard Construction Co, (238) 400.00

AUG. 29.

Audubon av, ws, whole front between 187th & 188th, 199.9x75; Germania Roofing Co agt Belland Building Co & Raymond Realty Co, (239) 550.00
Hull av, ws, 150 n Mosholu Parkway North, 81.11x110; G B Raymond & Co agt D'Ambra Construction Co, (240) 1,608.52
Hull av; same prop; Same agt D'Ambra Construction Co & Raffele Luongo, (241) 4,005.85

Bowery, 12; Hyman Cesler agt Jas F Geis, David Schwartz & Philip Brounini, (242) 795.00

Board Walk, ns, 80 e Stephens av, 20x 60; Classon Point; Baker & Fox agt Refac Amusement Co, (243) 567.36

Hull av, nws, 150 e Mosholu Parkway North, 82x110; Thos C Edmonds & Co agt D'Ambra Construction Co, (244) 118.75

Hull av, ws, 150 n Mosholu Parkway, 81.11x110; Geo H Storm agt Annie D'Ambra, (246) 307.20

Hull av; same prop; Raffael Puongo agt D'Ambra Construction Co, (247) 6,555.85

Crotona av, nwc 183d, 100x80; S Siegel, Inc, agt Max Marx & Harry Aranson, (248) 353.75

116TH st, 11 & 13 W; Harlem Structural Supply Co agt Mitral Realty & Construction Co, Danl A Doran, lessee; renewal, (249) 150.00

116TH st; same prop; Same agt same; renewal, (250) 55.00

187TH st, ns, 80 w Crotona av, 50x100; Frank Mazza agt Scalzo Realty Co, (251) 200.00

AUG. 30.

43D st, 108 to 116 W; P F Kenny Co agt N Y Lodge No 1 Benevolent Protective Order of Elks, (252) 22,579.78

Hull av, ws, 150 n Mosholu Parkway North, 81.11x110; Henry G Silleck, Jr, agt D'Ambra Construction Co, (253) 3,162.74

Intervale av, nec 167th, 81x100; Saml Moskalik agt Maria O'Connor & O'Connor Construction Co, (254) 95.00

43D st, 108 to 116 W; Patrick J Keogan agt N Y Lodge No 1 Benevolent Protective Order of Elks, (255) 6,900.00

Haven av, nec 179th, 100x100; De Francisco Bros Co agt R H M Realty Co & Sipkes Construction Co, (256) 432.14

Zerega av, 1523; Christian Meurer agt Conrad C Heilman, (257) 10.00

138TH st, 457 E; Harry Segal agt Morris Drier, (258) 3.65

Webster av, ws, 30 n 182d, 90x100; Reliance Fireproof Door Co agt Bernard Schultz, (259) 106.00

3D av, es, 464.10 n 174th, 75.1xirreg; Jacob Lieberman agt Pickney Marks & Maurice J Katz, (260) 275.00

AUG. 31.

199TH st, ns, 105 w Grand Blvd & Concourse, 49x120; Raffael Luongo agt D'Ambra Constn Co, (261) 3,838.74

119TH st, 451 E; Jacob Kleinberg agt Richd W Harner & Sigmund Fox, (262) 150.00

43D st, 108-116 W; A B See Electric Elevator Co agt N Y Lodge No 1, Benevolent Protective Order Elks, (263) 8,550.00

Tremont av, ns, 100.3 e Jerome av, 50.2x 94.10x50x91.2; August Hampfner agt Han Constn Co, Solomon Burdeyener, Abraham Abelman & Picken-Quinn Realty Co, (264) 40.90

76TH st, 324 W; Benj Chenkin agt Eleanor A M Hall & Maurice Runkle, (265) 158.00

Webster av, es, 134 n 173d, 75x100; Person & Co agt Kensa Impt Co, (266) 588.00

20TH st, 26 W; U S Vault Light Constn Co agt M Talsky & Co & S N Katz, (267) 64.90

West End av, 600; Leopold Kantor agt West End Constn Co, (268) 5,405.00

SEPT. 1.

Morningside av W, swc 121st, 101.10x 181.3; Candee, Smith & Howland Co agt Stevenson Constn Co, (1) 7,554.01

144TH st, 164 W; Morris Levy agt Diedrich N Blenderman, (2) 445.00

Henry st, 200; American Radiator Co agt Abraham Germansky & A L Kopatz, (3) 476.97

Morningside Drive, swc 121st, 102x167.2; Levering & Garrigues Co agt Stevenson Constn Co, (4) 26,447.10

Morningside Drive, swc 121st, 100x168; Atlantic Terra Cotta Co agt Stevenson Constn Co, (5) 750.00

Fillmore st, 1731; Abraham Doctoroff agt Rachel Schanz, (6) 35.00

Bryant av, 1352; Wm Shapiro agt Elie Beline, (7) 4,395.45

Pier 14, East River, foot of Fulton st; Danl J Skelton agt Brunswick Steamship Co & A Schwoerer & Sons Inc, (8) 1,000.00

15TH st, 124 E; Danl J Skelton agt Consolidated Gas Co & A Schwoerer & Sons Inc, (9) 460.00

Barretto st, nwc Whitlock av, 90x100; G B Raymond & Co agt Michl J Tully & Tully Constn Co & Whitlock Arch Co, (10) 206.25

Park av, swc 76th, 100x133; same agt Fredk Johnson & 76th St & Park Av Co & Whitlock Fireproof Arch Co, (11) 180.00

Boston rd, 1369; same agt McKinley Sq Taxicab Co & Whitlock Fireproof Arch Co, (12) 24.75

Mott av, es, 100 n 144th, 100x117; same agt Mott Av Realty Co & Whitlock Fireproof Arch Co, (13) 569.25

175TH st, ss, whole front bet Grand Blvd & Concourse & Eastburn av, 9.5x125 x113x83; same agt Nathan B Levine & Whitlock Fireproof Arch Co, (14) 148.50

Mapes av, sec 178th, 90x125; same agt Jos Dimond & Whitlock Fireproof Arch Co, (15) 214.50

151ST st, 258 E; Ciavanni & Cavaluzzo Contracting Co agt Giovanni Saracino & Giovanna Saviano & Semplicio Saviano. (16). 95.00
River Drive, sec 232d, 120x116.7; Country Home Builders agt Huntington W Merchant. (17). 6,124.94

BUILDING LOAN CONTRACTS.

AUG. 26.

Park av, nec 60th, 100x60; City Real Estate Co loans Five Hundred & Twenty-One Park Avenue Co to erect a —sty bldg; — payments. 420,000
Beaumont av, es, 100 n 187th, 33.4x100; Manhattan Mortgage Co loans Mercury Realty Co to erect a —sty bldg; — payments. 18,000
Beaumont av, es, 166.8 n 187th, 33.4x 100; Same loans same to erect a — sty bldg; — payments. 18,000
Beaumont av, es, 133.4 n 187th, 33.4x 100; Same loans same to erect a —sty bldg; — payments18,000
Paulding av, es, 125 n Briggs, 35x—; Ernst Dyrast loans John J Rose to erect a —sty bldg; — payments. 1,500
Webster av, nwc 181st, 31x100; Bronx Investment Co loans Bernard Schultz to erect a —sty bldg; — payments. 20,000

AUG. 28.

Eagle av, ws, 553.3 s 156th, 50x95; Title Guarantee & Trust Co loans Flanagan, Inc, to erect a —sty bldg; — payments. 30,000
Audubon av, sec 170th, 25x95; N Y Mortgage & Security Co loans Morris Simon Construction Co to erect a —sty bldg; — payments. 27,000

AUG. 29.

No Building Loans filed this day.

AUG. 30.

Lenox av, sec 111th, 71.10x100; Kate Blank loans Kramer Contracting Co to erect a —sty bldg; 4 payments. 25,000
175TH st, 267-9 W; Ida B Iden loans Louise H Wassman to erect a —sty bldg; — payments. 15,000
Tiegan st, ws, 125 s Chester av, 25x 100; Timothy Doorley loans M Kempf Realty Co to erect a —sty bldg; — payments. 3,000

AUG. 31.

178TH st, nwc Monterey av, 75x105; Neils Hansen loans Henry Raabe; to erect a —sty bldg; — payments. 30,000

SEPT. 1.

54TH st, ss, 115 w Lexington av, 76x 100.5; City Real Estate Co loans 118 East 54th Street Co; to erect a 9-sty apartment; — payments 300,000
Kelly st, ws, 90 s 167th, 37.6x100; City Mortgage Co loans Psaty Constn Co; to erect a 5-sty apartment; 10 payments. 23,000
Kelly st, ws, 127.6 s 167th, 37.6x100; same loans same; to erect a 5-sty apartment; 10 payments. 23,000

SATISFIED MECHANICS LIENS.

AUG. 26.

175TH st, 521 to 525 W; Wm Strianese agt Simon Improvement Co et al; Feb17 '11. 900.00
175TH st, 521 to 525 W; Geo Colon & Co agt same; Feb11'11. 6,675.96
Audubon av, nec 175th; P & F Corbin agt same; Feb10'11. 525.00
175TH st, 521 to 525 W; Moritz Arnstein agt same; Mar13'1911. 320.00

Northern av, nwc 181st; Poellot & Schwarz agt Codae Realty Co et al; Aug 19'11. 405.91
Northern av; same prop; Jos Flanagan agt Codae Realty Co; June 20'11. 400.00
Decatur av, ws, 109 s 193d; Fiori Amanna agt Baisly & Watson Coal Co et al; Aug24'11. 804.75

AUG. 28.

142D st, ss, 100 w Lenox av, 100x99.11; John C Schnitzer agt Dutchess Con Co; April6'11. 285.00
142D st; same prop; Isaac Simons et al agt same; Apr6'11. 3,596.56
142D st; same prop; South Ambok Terra Cotta Co agt same; Apr6'11. 400.00
142D st; same prop; Geo Colon & Co agt same; Apr7'11. 2,750.00
142D st; same prop; Salvatore Luckes agt same; Apr6'11. 3,000.00
142D st; same prop; John H Symmers agt same; Apr8'11. 1,650.00
142D st; same prop; Kahn & Malkin Co agt same; Apr13'11. 65.00
142D st; same prop; Barney Greenberg agt same; May18'11. 2,835.00
142D st; same prop; Savoy Glass Co agt same; May18'11. 370.00
142D st; same prop; Isaac O Farber et al agt same; Apr5'11. 4,930.00
142D st; same prop; Getler Sand Co agt same; May22'11. 352.92
Audubon av, nec 175th; Theodore C Wood agt Simon Impt Co; Feb10'11. 423.40
Audubon av; same prop; Nathan H Brandt agt same; Feb10'11. 3,900.00
Audubon av; same prop; Empire City Gerard Co agt same; Feb9'11. 3,800.00
Audubon av; same prop; A Pardi Tile Co agt John Doe et al; Feb15'11. 345.00
Marmion ov, swc 179th; P J Heaney Co agt C K Realty Co et al; Aug21'11. 1,628.78
Marmion av; same prop; H Herrmann Trim Co agt same; Aug21'11. 2,950.00
Marmion av; same prop; Church E Gates & Co agt same; Aug21'11. 2,754.76
Marmion av; same prop; Frank J Johnson agt same; Aug18'11. 2,350.00
Marmion av; same prop; P J Heaney & Co agt same; Aug21'11. 2,323.20
Marmion av; same prop; Gianarelli, Grossi & Co agt same; Aug22'11. 1,300.00

Washington av, 1044; Cross, Austin & Ireland Lumber Co agt Anton Dill et al; Sept16'10. 777.43
Washington av; same prop; Van Nest Wood Working Co agt same; Sept8'10. 401.54
Washington av; same prop; August Diedrick agt same; Aug8'10. 70.00
Washington av; same prop; C L Reiger et al agt same; July30'10. 1,339.25
Washington av; same prop; C L Reiger agt same; July25'10. 1,339.25
Washington av; same prop; Henry Buttner agt same; Aug8'10. 92.00
Washington av; same prop; Wm Ackerman agt same; Aug6'10. 412.15
Washington av; same prop; C Fabel agt same; Aug12'10. 40.96
Washington av; same prop; J E Abbott agt same; Aug11'10. 173.35
181ST st, nwc Northern av; Geo F Moore, Inc, agt Codae Realty Co; June 16'11. 158.20

AUG. 29.

213TH st, nwc Barnes av, 50x99.8; D La Sala et al agt Gaetano Di Puma et al; June14'11. 4,320.00
213TH st; same prop; R Izmirian et al agt same; July7'11. 45.00
213TH st; same prop; A M Adolff agt same; June15'11. 850.00

213TH st; same prop; Hudson Wood-working Co agt same; June30'11. 775.00
213TH st; same prop; Tomback & McPhee agt same; July5'11. 205.00
213TH st; same prop; Same agt same; July5'11. 635.00
Grand st, 207; Morris Goldberg agt Saml Cohen et al; July31'11. 170.00

AUG. 30.

Pinhurst av, ws, whole front between 179th & 180th; August Kampfner agt Rountree Realty Construction Co et al; Aug22'11. 366.00
Allen st, 134; Israel Schwartz agt H Benjamin; Aug26'11. 47.00
Barnes av, nwc 213th; Mount Vernon Builders Supply Co agt Gaetano Di Puma et al; June15'11. 620.00

AUG. 31.

Riverside Drive, nec 149th; American Enameled Brick & Tile Co agt A Feldman Constn Co et al; Aug30'11. 332.44
Union av, nec Kelly; Canton Steel Ceiling Co agt May Holding Co et al; Aug19 '11. 70.00

SEPT. 1.

Van Buren st, 1632; Morris Gitelson agt Jacob Becher et al; Oct24'10. 32.00
Northern av, nwc 181st; Christian Jacobs agt Codae Realty Co et al; May16'11. 200.00
Amsterdam av, 1253; Rudolph Federman agt Worthville Realty Co et al; Aug 9'11. 48.15
Amsterdam av, 1253; Jacob Lewine agt same; Aug21'11. 47.31
Mott av, es, 100 n 144th; Max Zudek agt Mott Avenue Realty Co et al; July18'11. 49.50

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

AUG. 24, 25 & 26.

No Attachments filed these days.
 AUG. 28.
 Leroux, Michel; Alphonse H Cobden; \$6, 478.22; A Mayer.

AUG. 29.

No Attachments filed this day.
 AUG. 30.

Bielmaier, Max; Mary Bielmaier; \$400; J Cohen.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

AUG. 24, 25, 26, 28, 29 and 30.

Audubon Improvement Co. Amsterdam av, nwc 156th..Robinson Dumb Waiter Co. Dumb Waiters. 215
 Berliner & Greenberg (Inc). S s 156th, near Ams av..Malbin & Kammerman. Plumbing Supplies & Fixtures. (R) 2,100
 C N & S A Constn Co. Bradhurst av, nec 151st..Anton Larsen. Dumb Waiters. 30 at \$33 each
 Elsinger, B. 114 E 23d..Consolidated Gas Co of N Y. Water Heater, &c. 356
 Elsinger, B. 114 E 23d..Consolidated Gas Co of N Y. Range, &c. 68
 Hopper, Isaac A (Inc). 48-50 W 65th ..McDowell Elevator Co. Elevator. 2,825
 Irvine Realty Co. Burnside av, nec 178th ..A B see Electric Elevator Co. Elevator. (R) 612
 Merritt, Chas A. 163 W 34th..Consolidated Gas Co. Range. 85
 R H M Realty Co. Nec Northern av & 179th..Raisler Heating Co. Radiators, &c. 2,400

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